



Enquiries to:
Democratic Services

Direct Dial: 024 7637 6204

Email: committee@nuneatonandbedworth.gov.uk

Date: 22nd September 2026

Our Ref: MM

Dear Sir/Madam,

A meeting of the **Business, Regeneration and Planning Overview and Scrutiny Panel** will be held in the Council Chamber, Town Hall, Nuneaton on
Thursday, 1st October 2026 at 6.00 p.m.

Yours faithfully,

Tom Shardlow

Chief Executive

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

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

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

AGENDA

PART 1 – PUBLIC BUSINESS

1. **ANNOUNCEMENTS AND EVACUATION PROCEDURE**

A fire drill is not expected, so if the alarm sounds please evacuate the building quickly and calmly. Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

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

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

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

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

3. **MINUTES** - To confirm the minutes of the Business, Regeneration and Planning Overview and Scrutiny Panel held on 11th June 2026, attached **(Page 7)** .

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

Declaring interests at meetings

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

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

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

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

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

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

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

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

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

5. PUBLIC CONSULTATION - Members of the Public will be given the opportunity to speak on specific agenda items if notice has been received.

Members of the public will be given three minutes to speak on a particular item and this is strictly timed. The chair will inform all public speakers that: their comments must be limited to addressing issues raised in the agenda item under consideration: and that any departure from the item will not be tolerated.

The chair may interrupt the speaker if they start discussing other matters which are not related to the item, or the speaker uses threatening or inappropriate language towards Councillors or officers and if after a warning issued by the chair, the speaker persists, they will be asked to stop speaking by the chair. The chair will advise the speaker that, having ignored the warning, the speaker's opportunity to speak to the current or other items on the agenda may not be allowed. In this eventuality, the chair has discretion to exclude the speaker from speaking further on the item under consideration or other items of the agenda.

6. QUESTIONS TO CABINET – In accordance with Overview & Scrutiny Procedure Rule 4.E.8 c) 20 minutes shall be set aside for questions to a member of the Cabinet from the Panel in relation to matters in respect of which the Panel has powers or duties.
7. MONITORING DELIVERY OF THE BOROUGH PLAN AND CONSIDERATION OF THE DATA AROUND THE LAND SUPPLY TARGETS – A report of the Planning Manager - Policy, attached (**Page 12**).
8. NUNEATON TOWN FOOTBALL CLUB – UPDATE – a report of the Strategic Director – Culture and Environment (**Page 141**).
9. INTEGRATED PERFORMANCE REPORT – FIRST QUARTER 2026/27 – a summary report of the Risk Management and Performance Officer, attached (**Page 145**).
10. FIRE SAFETY POLICY AND CORPORATE FIRE SAFETY MANAGEMENT PLAN – a report of the Assistant Director - Assets and Compliance (**Page 156**).
11. FORWARD PLAN – attached for information (**Page 187**).
12. WORK PROGRAMME SUGGESTION FORMS – (**Page 198**)
 - a) – NBBC Garage Repatriation
 - b) – Harefield Road Carpark
 - c) – Council Owned Empty Properties

13. WORK PROGRAMME 2026/27 – for noting, attached (**Page 204**).
14. ANY OTHER ITEMS which in the opinion of the Chair should be considered as a matter of urgency because of special circumstances (which must be specified).

PART 2 – EXEMPT BUSINESS

15. EXCLUSION OF THE PUBLIC AND PRESS - Under section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting during consideration of the following item, it being likely that there would be disclosure of exempt information of the description specified in paragraph (i) of Part I and II of Schedule 12A to the Act.
16. QUEENSBURY REAL ESTATE LTD – a report of the Strategic Director – Communities and Place.

THIS PAGE IS FOR INFORMATION ONLY

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

Theme 1: Place and Prosperity

Strategic Aims:

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

Theme 2: Housing, Health and Communities

Strategic Aims:

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

Theme 3: Green Spaces and Environment

Strategic Aims:

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

Theme 4: Your Council

Strategic Aims:

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

NUNEATON AND BEDWORTH BOROUGH COUNCIL

**BUSINESS, REGENERATION AND PLANNING
OVERVIEW AND SCRUTINY PANEL**

11th June 2026

A meeting of the Business, Regeneration and Planning Overview and Scrutiny Panel was held on Thursday, 11th June 2026 in the Council Chamber, Town Hall Nuneaton.

Present

Councillor J. Clarke (Chair)

Councillors: M. Bird (Vice-Chair), D. Boughan, P. Hickling, N. King, K. Kondakor, and R. Brill (substitute for A. Brassington) and Mr J. Healy.

Apologies: Councillors A. Brassington and C. Cape.

Absent: Councillor N. Bagga.

PART I – PUBLIC BUSINESS

The Chair gave thanks to Councillor Hickling, the previous Chair of this Committee for the past two years, which had been run well and he hoped this would continue.

BRP1 Minutes

RESOLVED that the minutes of the Business, Regeneration and Planning Overview and Scrutiny Panel meeting held on 29th January 2026 be approved and duly signed by the Chairman.

BRP2 Declarations of Interest

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

BRP3 Questions to Cabinet

The Portfolio Holder for Planning, Enforcement and Public Services (Councillor S. Coates-Jarman) and the Portfolio Holder for Town Centre Regeneration and Business Development (Councillor J. Groves) were not able to attend the meeting. The Council Leader (Councillor G. Finch) and the Portfolio Holder for Finance, Enabling Services and Communities (Councillor M. Bannister) were in attendance at the meeting to answer questions from the Panel.

All Members were advised that if they had any specific questions that could not be answered at the meeting, they should email the question to Committee Services, and a response from the relevant Cabinet Member would be forwarded to all Panel Members.

Councillor Bird asked:

Referring to the minutes of the last meeting and staffing of the Town Centres Team, a new member of staff was being appointed and restructure was under way. Is there an update at all please with where we are with that?

The Assistant Director – Economy and Regeneration responded:

The new member of staff started six months ago and is doing a great job, covering the whole Town Centres areas including the markets. There are still

gaps in the Enforcement team which are being addressed, but the team is nearly up to speed now.

Councillor K. Kondakor asked the Leader of the Council:

It would be useful to have an update on the local plan as its going to Cabinet next week please, and it would be useful to have an idea what the plan is going forward please.

The Leader of the Council responded:

With the Local Plan, we have only been in administration since May, but its obviously a very important document which we need to look at and there will be changes. We will be reviewing it and have been having discussions with Officers. With the current Government wanting us to build so many new homes, but we think, and residents have said, the infrastructure is not there – so should we be building all these new homes when the infrastructure is not there. We need to look at schools, transport, shops that are needed in the communities were housing are being built. So we will be reviewing it and updating the Committee when we know of the changes.

The Chair asked the Leader of the Council:

At a previous scrutiny meeting, we agreed that relevant Portfolio Holder should be on the Committee of the Abbey Theatre Group, Its an extremely important community group in Nuneaton and it was recommended to Cabinet that the relevant portfolio holder attends the meetings on the Councils behalf. Can that be taken forward please?

The Leader of the Council responded:

Yes, we are currently looking at all the outside bodies and if that is the request of this committee then therefore the Portfolio Holder will be on that outside body and attend the meetings.

Panel Members felt it would be useful for the relevant Cabinet Members to attend future meetings where possible, and Members were also asked to email in questions beforehand if possible so answers could be given at the meeting.

BRP4 Integrated Performance Report – Third and Fourth Quarter 2025-26

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

The Panel discussed and asked questions on the following:

- The way some data is presented is not always easy to analyse, or establish if information is based on data from last year or last month. For example with the footfall data percentages, Members queried if this was based on the last quarter, last year, performance targets etc.
- Some measures and descriptions within the report don't currently have trend data – this will improve as its built up over time, and there will then be comparable data.
- Reports are now tailored to each Scrutiny Panel, so each Panel may get different information/data.

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

BRP5 Annual S106 Monitoring Report

A report of the Assistant Director for Planning gave Panel Members an opportunity to scrutinise the effectiveness of the Council's current S106 monitoring arrangements and spending of S106 monies.

Public Speaker: Councillor L. Cvetkovic

The Panel discussed and asked questions on the following:

- Queries about the software enabling area based reporting so residents and Ward Councillors can see what has been invested across the Borough. It is hoped the new system will be able to provide some sort of breakdown and the new software should be installed by the end of the year.
- Ensuring all S106 monies are collected so developers do not get away with things. Concerns about money being lost and not spent.
- Transparency in relation to where money is going, at the moment it is unclear as to where money is going/what project.
- How S106 money is allocated, and the fact there are time limits before money is lost.
- Recruitment underway for a new Officer who will look at S106 and can be more proactive and on top of spend deadlines, prioritising where necessary.
- Once the new system has been installed, a briefing note can be provided to Members on the system, and how to access the information.

RESOLVED that the contents of the report be considered and noted, and Panel Members views be noted by Officers.

BRP6 Abbey Theatre Lease Update

A report of the Assistant Director – Economy and Regeneration provided the Panel with an update on the progression of Lease arrangements for Abbey Theatre/Nuneaton Arts CIO as recommended by Cabinet.

Public Speaker: Councillor C. Watkins

The Panel discussed and asked questions on the following:

- Income comparisons with other theatres – need more information on expenditure and profits for comparison, and comparisons with leasehold venues as well as freehold.
- It was recognised that the Abbey Theatre is more of a community theatre rather than commercial, with lots of shows being community led by local groups and available to the local Scouts and youth groups/dance clubs to use.
- The new administration advised they will be reviewing the contracts and leases in place for a number of venues, and are keen on transparency.
- Next steps – Officers will be taking this item to Cabinet as a full report and the issue is on the Forward Plan.
- As part of the report to Cabinet, Panel Members requested that Cabinet be recommended to refer the matter back to scrutiny.

RESOLVED that

- a) the update be considered and noted; and

- b) as part of the report going to Cabinet, Officers advise Cabinet Members that this Panel have requested the item be referred back to the Scrutiny Panel.

BRP7 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 within the report be scrutinised and the report be noted; and
- b) **IT BE RECOMMENDED TO CABINET** that any outstanding leases be reviewed.

BRP8 Forward Plan

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

The Panel discussed and asked questions on the following:

- Local Government Reform – it was felt this should be on the Local Plan for Cabinet.

RESOLVED that the Forward Plan be noted.

BRP9 Work Programme 2026-2027

The Panel were presented with the Work Programme for the municipal year 2026-2027.

RESOLVED that the 2025-2026 work programme be approved.

BRP10 **Work Programme Suggestion Form – Queensbury Review**

The Panel discussed a work programme suggestion form which had been received.

RESOLVED that the work programme suggestion form be approved and the item added to the Work Programme, for Officers to report on consultants costs and what money has been spent on.

Chair

AGENDA ITEM NO. 7

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Business, Regeneration and Planning Overview and Scrutiny Panel
Date of Meeting:	1 October 2026
Subject:	Monitoring delivery of the Borough Plan and consideration of the data around the land supply targets
Portfolio:	Planning, Enforcement and Public Services
Responsible Officer:	Sarah Matile – Planning Manager (Policy)
Corporate Plan – Theme:	All
Corporate Plan – Aim:	All
Ward Relevance:	All
Public or Private:	Public
Forward Plan:	No

1. Purpose of report

- 1.1. The purpose of this report is to outline to Members of the Panel the Council's approach to monitoring the delivery of the Borough Plan through the annual Authority Monitoring Report ([AMR](#)) and to consider the effectiveness and monitoring arrangements currently in place.

2. What is the panel being asked to consider?

- 2.1. The Members of the Panel are asked to consider the background information in this report and appendices.
- 2.2. The report includes details of the monitoring undertaken by the Council on planning applications, as documented in the AMR, and explains how this monitoring informs the Council's housing land supply position and other statutory planning documents.

3. Recommendations

- 3.1. It is recommended that Members note and scrutinise the contents of this report, the AMR (Appendix A) and the Housing Land Supply Position Statement (Appendix B); and make any recommendations to the Cabinet Portfolio Holder for Planning, Enforcement and Public Services.

4. Background

Local Plan Context

- 4.1. By way of background and for context, Members should note that this report relates to the monitoring period from 1 April 2024 and 31 March 2025 and therefore reports against to the monitoring indicators in the [Borough Plan](#). The Borough Plan was adopted in June 2019 and has since been superseded by the [Borough Plan Review](#) (BPR) which was adopted on 10 December 2025. The BPR establishes a housing requirement of 9,810 dwellings over the plan period to 2039, compared with the Borough Plan's housing requirement of 14,060 dwellings over the plan period to 2031.
- 4.2. Members will be aware the Council is in the initial stages of preparing a new Local Plan, which will be known as the Nuneaton and Bedworth Borough Local Plan (NBBLP). In accordance with the [Local Plan Timetable](#) the NBBLP is anticipated to be adopted in 2029 and is therefore not considered further within this report.

AMR

- 4.3. Section 35 of the Planning and Compulsory Purchase Act 2004 as amended by Section 113 of the Localism Act 2011 requires the Local Planning Authority to prepare an AMR. The [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#) sets out more details on the content of the report. The

latest published AMR covers the monitoring period 1 April 2024 to 31 March 2025. The next AMR, covering the period 1 April 2025 to 31 March 2026, is due to be published in early 2027.

4.4. The key focus of the AMR is to ensure:

- Progress towards achieving the objectives of the adopted Borough Plan is monitored and reported effectively, and
- The extent to which the planning policies are being achieved is assessed against the relevant monitoring indicators.

4.5. The AMR analyses employment land, housing, retail, leisure and town centre developments and how any relevant planning appeal decisions may have affected these figures. The main section of the document presents monitoring data and compares this against performance in previous years. Appendix A of the AMR assesses the monitoring indicators in the Borough Plan against the monitoring outcome for the financial year, whilst appendices 3 to 7 of the AMR provide more detailed information on how the data has been derived.

5. Body of report

Monitoring the Delivery of the Borough Plan

5.1. The Borough Plan sets out the requirement for housing and economic growth across the Borough to the end of the plan period to 2031. It also contains policies to protect the Borough's environmental and heritage assets as well as guide future development proposals. The majority of policies within the Borough Plan are accompanied by monitoring indicators and targets, the progress of which is then reported within the AMR.

Effectiveness of Monitoring Arrangements

5.2. The Council's planning policy monitoring framework is principally delivered through the AMR. Monitoring data is collected from planning permissions, housing completions, employment land monitoring, developer contributions and appeal decisions. This information is used to assess progress against the objectives and monitoring indicators contained

within the adopted development plan and to identify whether policy intervention or review may be required.

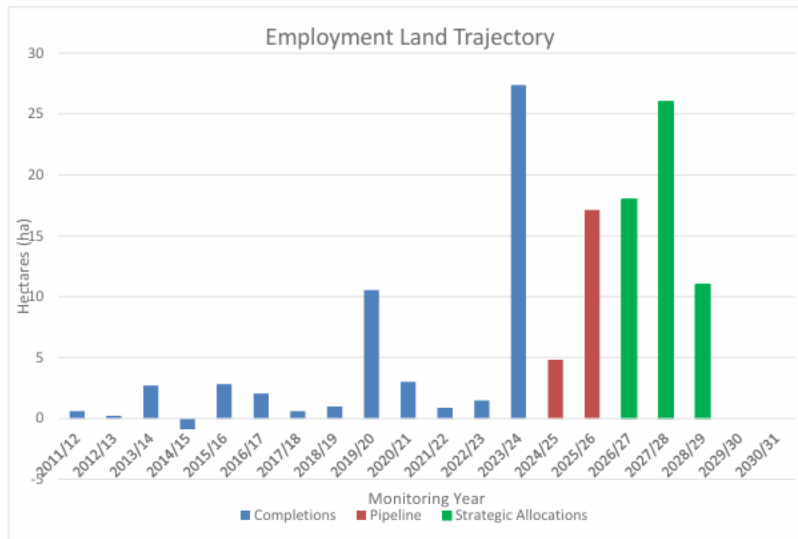
- 5.3. The current monitoring arrangements enable the Council to assess the delivery of housing and employment land, the effectiveness of planning policies, infrastructure delivery and broader development trends. They also provide an evidence base to support planning decisions, plan-making and the Council's ability to defend its position at appeal. The monitoring framework enables emerging trends and potential issues to be identified at an early stage, helping to inform future policy reviews where necessary.
- 5.4. Following the adoption of the BPR, the Council has updated its monitoring framework to reflect the revised housing and employment requirements and associated monitoring indicators. Future AMRs will therefore assess performance against the objectives and targets contained within the BPR.

Housing Land Supply Targets

- 5.5. Notwithstanding the above, the Council has published its latest [Housing Land Supply Position Statement](#) as at the base date of 1 April 2026 (Appendix B). This is assessed against the housing requirement of 545 dwellings per annum in the BPR and in accordance with the National Planning Policy Framework (NPPF) (August 2026) includes a 20% buffer. Nuneaton and Bedworth Borough Council (NBBC) can demonstrate a housing land supply position of 10.2 years.
- 5.6. Members should be aware that the Secretary of State published the [Housing Delivery Test](#) (HDT) results for local authorities in August 2026. NBBC achieved a result of 221%, significantly exceeding the national threshold. As a result, there are no policy consequences for the authority and no requirement to apply any additional housing land supply buffer beyond that already required by national policy.

Employment Land Supply

- 5.7. The Borough Plan sets out a requirement for 107.8 ha of employment land to be delivered within the plan period. Section 3 of the AMR sets out the employment land trajectory as shown below.



- 5.8. The trajectory shows that the total supply of employment land for the plan period within the Borough is 125.4 hectares, which exceeds the requirement.
- 5.9. The BPR sets out a requirement for 87.85 hectares of employment land across the plan period 2021 to 2039. The employment land position demonstrates that sufficient land exists to meet both existing and future business needs within the Borough. Ongoing monitoring will be required to ensure that allocated sites remain deliverable and continue to support the economic growth objectives of the BPR.

6. Conclusion

- 6.1. The Council is required to monitor development across the Borough. The monitoring data contained within the AMR demonstrates that, during the 2024/25 monitoring year, the Borough continued to make progress towards meeting the objectives of the Borough Plan including housing and employment growth.
- 6.2. Since the adoption of the BPR, the Council's monitoring framework has been updated to reflect the revised housing and employment requirements. The latest Housing Land Supply Position Statement demonstrates a deliverable housing land supply equivalent to 10.2 years as at 1 April 2026, significantly exceeding the five year supply requirement set out in national planning policy. Therefore, the authority is in a strong position when determining planning applications, including speculative development proposals.

7. Appendices

- 7.1. Appendix A – Authority Monitoring Report (1 April 2024 – 31 March 2025) available to view at: [AMR](#)
- 7.2. Appendix B - Housing Land Supply Position Statement (August 2026) available to view at: [Housing Land Supply](#)

8. Background papers

Borough Plan (2019) Available to view at: [Borough Plan](#)

Borough Plan Review (2025) Available to view at: [Borough Plan Review](#)

National Planning Policy Framework (August 2026)
Available to view at:
[National Planning Policy Framework](#)

9. Report Writer Details:

Officer Job Title: Planning Manager (Policy)

Officer Name: Sarah Matile

Borough Plan

1st April 2024 – 31st March 2025

Authority Monitoring Report



Nuneaton
&
Bedworth
United to Achieve



Nuneaton and Bedworth Borough Council

Town Hall, Coton Road, Nuneaton,
Warwickshire, CV11 5AA

www.nuneatonandbedworth.gov.uk
024 7637 6376

CONTENTS

1.	Introduction	3
2.	Strategic planning matters	4
	Local Development Scheme	4
	Nuneaton and Bedworth Borough Plan	4
	Gypsy and Traveller Site Allocations Development Plan Document (DPD).....	5
	Supplementary Planning Documents	6
	Neighbourhood plans	6
	Duty to Co-operate	6
3.	Employment land.....	8
	Employment land summary.....	8
	Employment land completed during the Plan period 1 st April 2011 to 31 st March 2025.....	8
	Floor space losses and gains	9
	Employment land completed during monitoring period 1st April 2024 to 31st March 2025..	11
	Employment land available with planning permission.....	13
	Employment land targets	14
	Employment trajectory.....	14
4.	Housing.....	16
	Completions.....	16
	Permitted development - change of use to residential (prior approval)	16
	Summary of the housing completions per year April 2011 to March 2025	17
	Completions by ward and settlement	19
	Housing mix	20
	Affordable housing	21
	Density of housing development.....	23
	Housing development on previously developed land	25
	Self-build and custom house build register	25
	Housing trajectory 2011 to 2031	26
	C2 Housing	27
	Gypsy and Traveller pitches.....	27
5.	Retail, LEISURE, and town centre developments	29
6.	Planning appeals summary	30
	Appendices	31

Appendix 1: Monitoring Indicators.....	31
Appendix 2: Planning Use Class Definitions.....	60
Appendix 3: Employment Land Completed and Available in Nuneaton and Bedworth as of 31 st March 2025 (Sites >0.2 hectares when Rounded).....	62
Appendix 4: Employment Land and Floor Space Completed and Lost Between 1 st April 2024 and 31 st March 2025	64
Appendix 5: Employment Land Commitments.....	67
Appendix 6: Housing Completions for 2024/25 Monitoring Period.....	68
Appendix 7: Commercial Floor Space Tables – Retail and Leisure	89
Glossary	109
Acronyms	112

1. INTRODUCTION

- 1.1 The Localism Act 2011 requires Local Planning Authorities to prepare an Authority Monitoring Report (AMR). This is the twenty-first AMR produced by Nuneaton and Bedworth Borough Council (NBBC).
- 1.2 This AMR covers the period 1st April 2024 to 31st March 2025. The purpose of an AMR is established in legislation and should provide annual updates on the following:
- Progress on the timetable and milestones for preparation of documents set out in the Local Development Scheme (LDS).
 - Progress and effectiveness of the Borough Plan, including details of policies and proposals which are not being implemented and the reasons for this.
 - Information collected for monitoring purposes.

Information collected for monitoring purposes

- 1.3 The AMR also considers the monitoring targets set out in the Gypsy and Traveller Site Allocations Development Plan Document (2021 – 2037) which was adopted on the 18th January 2024 and supersedes the equivalent monitoring targets in the Nuneaton and Bedworth Borough Plan 2019.
- 1.4 This report provides an assessment of the most significant changes experienced within the borough, during the defined monitoring period. It is not intended to be an exhaustive study of all developments that have taken place.

INFORMATIVE

PLEASE NOTE THAT WHILST THIS AMR COVERS THE BASE PERIOD TO 31st MARCH 2025, THE REPORT HAS BEEN PUBLISHED FOLLOWING THE ADOPTION OF THE BOROUGH PLAN REVIEW (2021-2039) ON 10 DECEMBER 2025 AND THEREFORE SOME OF THE MONITORING INDICATORS, INCLUDING THE HOUSING AND EMPLOYMENT REQUIREMENT, HAVE SINCE BEEN SUPERSEDED BY THOSE IN THE BOROUGH PLAN REVIEW.

2. STRATEGIC PLANNING MATTERS

Local Development Scheme

- 2.1 There were two Local Development Schemes (LDS) in effect for the 2024/25 monitoring period. The first was adopted in September 2024 and then updated in February 2025 (The LDS has subsequently been amended again in December 2025 but not within the period this AMR covers).

A LDS has two main functions:

- i. to identify the current planning policy documents that are being applied in Nuneaton and Bedworth; and
- ii. to provide a three-year project plan that outlines the key planning policy documents that are to be produced over that period.

The documents referenced in NBBC's LDS will be reviewed on an annual basis through the AMR.

Nuneaton and Bedworth Borough Plan

- 2.2 The Council adopted the Borough Plan on 11th June 2019. The Plan sets out the vision, spatial strategy and core policies for the borough. The plan includes monitoring indicators and these, along with the monitoring results, are provided in Appendix 1. The 2019 Plan covers the period 2011 – 2031.
- 2.3 **On 10th December 2025 a new Local Plan, the Borough Plan Review (2021-2039), was adopted at Full Council. This Borough Plan Review now supersedes the 2019 version of the Borough Plan (2011-2031). However, this AMR is still reflective of the superseded 2019 Borough Plan (2011-2031) due to the 24/25 monitoring period it covers.**
- 2.4 Table 1 below sets out the most up to date timetable for the preparation of a next Local Plan (for clarity the latest LDS has been used for this which was adopted in December 2025 outside of the period of this AMR). As outlined above, the Borough Plan Review was adopted at Full Council on 10th December 2025. However, in accordance with the latest National Planning Policy Framework (NPPF) (December 2024), if the housing requirement in the plan to be adopted (Borough Plan Review) meets less than 80% of the local housing need, the local planning authority will be expected to begin work on a new Local Plan in order to address the shortfall in housing need. This is the case for Nuneaton and Bedworth Borough and therefore, an immediate review of the Borough Plan Review has commenced.

Table 1: Borough Plan Timetable (LDS adopted in December 2025)

Key Milestones for Preparation of New Local Plan ¹	
Stage of Plan Making	Timetable
Initial preparatory work pending the issue of further Government guidance, likely to include call for sites, initial stakeholder engagement and 4-month period giving notice to commence the new plan.	2025 – Quarter 2 2026
Plan visioning and strategy development – including first formal public consultation on the plan, evidence gathering and drafting the plan; and engagement, proposing changes and submission of the plan – including a requirement for a second public consultation on the plan	Quarter 3 2026 – Quarter 3 2028
Submission and Examination	Quarter 4 2028 – Quarter 1 2029
Adoption	Quarter 1 2029

Gypsy and Traveller Site Allocations Development Plan Document (DPD)

- 2.5 The NPPF requires that Local Plans and Spatial Development Strategies should be reviewed to assess whether they need updating at least every five years and that Reviews should be completed no later than five years from adoption. The requirement under the DPDs monitoring targets is that a new Gypsy, Traveller and Showpeople Accommodation Assessment will need to be carried out within five years of adoption. Due to these requirements, an entire Review will need to be completed by 18th January 2029. As the next Local Plan is progressed, there may be scope for some of the DPD to be combined. The Gypsy and Traveller Site Allocations Review will need to commence in 2026. Table 2 below sets out the proposed timetable for the preparation of this DPD Review.

Table 2: Key Milestones for Preparation of Gypsy and Traveller Site Allocations DPD.

Key Milestones for Preparation of Gypsy and Traveller Site Allocations DPD	
Stage of Plan Making	Timetable
Commencement/Scoping	Quarter 3 2026
Gypsy, Traveller and Show people Accommodation Assessment	Quarter 4 2026 ²

¹ The New Local Plan to be prepared under the revised plan making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force) in order to address the shortfall in housing need.

² In the event that a full Review is necessary and new sites are required, the LDS will be updated to reflect this.

Supplementary Planning Documents

- 2.6 Supplementary Planning Documents (SPDs) provide more detailed guidance on how a particular policy should be implemented or interpreted, or a site developed. SPDs do not form part of the Development Plan and as such they are not subject to an independent examination.

To date the Council has adopted the following SPDs:

- Affordable Housing SPD (2020).
- Air Quality SPD (2020).
- Concept Plan SPDs (for each of the strategic housing and employment allocations) (2020).
- Health Impact Assessment SPD (2021).
- Open Space and Green Infrastructure SPD (2021).
- Planning for a Healthier Area – Hot Food Takeaways SPD (2020).
- Shopfronts and Advertisements Design Guide Supplementary Planning Guidance (SPG) (1994).
- Sustainable Design and Construction SPD (2020).
- Transport Demand Management Matters – Parking Standards SPD (2022).
- Conservation Area Appraisal and Management Plan SPDs (2022).
- HSG2 Arbury Design Code SPD (2022).
- First Homes Interim Policy Statement (2022).
- Local Validation Checklist (SPD) (2024).

Please note that limited weight can be afforded to the 1994 Shopfronts and Advertisements Guide SPG³ due to its age, however the SPG has not been formally revoked.

Neighbourhood plans

- 2.7 There are currently no adopted Neighbourhood Plans in place in the borough. Several community groups initially identified an interest in developing a Neighbourhood Plan, however at present there are no formally designated Neighbourhood Planning Areas or Neighbourhood Forums.

Duty to Co-operate

- 2.8 The Council produced a Duty to Cooperate Compliance Statement (examination document reference OTH/01) to demonstrate how it complied with the Duty to Cooperate in preparing the 2019 Borough Plan (2011-2031)⁴. For the Borough Plan Review⁵, collaboration between the Council and other local authorities, prescribed bodies, key organisations and promoters/landowners of strategic and non-strategic allocations, proposed within the

³ Nuneaton and Bedworth Borough Council (1994) *Shopfronts and Advertisement Design Guide*. [Shopfronts and Advertisement Design Guide](#)

⁴ Nuneaton and Bedworth Borough Council (2019) *Borough Plan (2011-2031)*. [Nuneaton and Bedworth Borough Council](#)

⁵ Nuneaton and Bedworth Borough Council (2025) *Borough Plan Review (2021-2039)*. [Borough Plan Review \(2021-2039\).pdf](#)

Borough Plan Review, has been documented in the Duty to Cooperate Compliance Statement (CD4⁶) and through Statements of Common Ground⁷ (alongside CD5⁸).

- 2.9 During the monitoring year, the Council has continued to work with the wider sub-region on a range of strategic planning matters. The Council is continuing to work with other local authorities through the Coventry and Warwickshire Association of Planning Officers group, West Midlands Development Needs Group, Coventry and Warwickshire Joint Monitoring Group, the A5 Transport Group, the A5 Working Group, Nuneaton Parkway Rail Station Working Group and two Health forums.
- 2.10 The Council continues to work with service delivery partners to inform work on the Infrastructure Delivery Plan (IDP) to ensure that the infrastructure required to support new development is identified and planned for across the plan period.

⁶ Nuneaton and Bedworth Borough Council (2024) *Duty to Cooperate Compliance Statement*. [Duty to Cooperate Compliance Statement \(2024\) - Full size version Final.pdf](#)

⁷ Nuneaton and Bedworth Borough Council (2024) *Statements of Common Ground - Borough Plan Review - Core Submission Documents | Nuneaton and Bedworth Borough Council* / [Borough Plan Review - Core Post Submission Documents | Nuneaton and Bedworth Borough Council](#)

⁸ Nuneaton and Bedworth Borough Council (2024) *Letter to NBBC from NWBC about Nuneaton and Bedworth Borough Plan*. [cd5-letter-to-nbbc-from-nwbc-about-nuneaton-and-bedworth-borough-plan](#)

3. EMPLOYMENT LAND

- 3.1 This chapter provides an overview of employment land development in the borough, and the progress being made towards delivering the Council's corporate objectives for employment land. Based on evidence gathered to inform the Borough Plan, the borough can accommodate 107.8ha of employment land during the Plan period. Table 3 details the target for employment land that is identified in Policy DS4 – Overall development needs of the 2019 Borough Plan.

Table 3: 20 Year Plan Period and Employment Land Target

Start of plan period	End of plan period	Total employment land requirement (ha)
01/04/2011	31/03/2031	107.8

Employment land summary

- 3.2 Employment activity is reported in the AMR, where it falls within use classes⁹ B1(a-c) (now incorporated into Use Class E), B2 or B8 (see [Appendix 2](#) for descriptions) and meets a threshold of 0.2ha in size. Gains, losses and change of use of employment land are all monitored. An employment site is monitored through the planning process from either the point it is allocated, or once it has been granted outline planning permission.

Employment land completed during the Plan period 1st April 2011 to 31st March 2025

- 3.3 Figure 1 overleaf, shows the net employment activity across the borough throughout the duration of the Plan period. [Appendix 3](#) provides more detail of the distribution of employment land available, completions, and losses throughout the borough as of 31st March 2025.
- 3.4 Table 4 then provides a summary of the status of employment land monitoring. There has been 51.2ha gross of employment land completed during 2024/25 and there was an additional 1.3ha of employment land under construction as of April 2025.

⁹ Planning Portal (2020) *Change of Use*. [Planning Portal – Change of Use](#).

(Use classes were amended in August 2024 and therefore part way through this monitoring period. For instance, A1, A2, A3 and B1 use classes became a new class E (commercial, business and service).

Figure 1: Employment Land Monitoring in hectares, 1st April 2011 to 31st March 2025

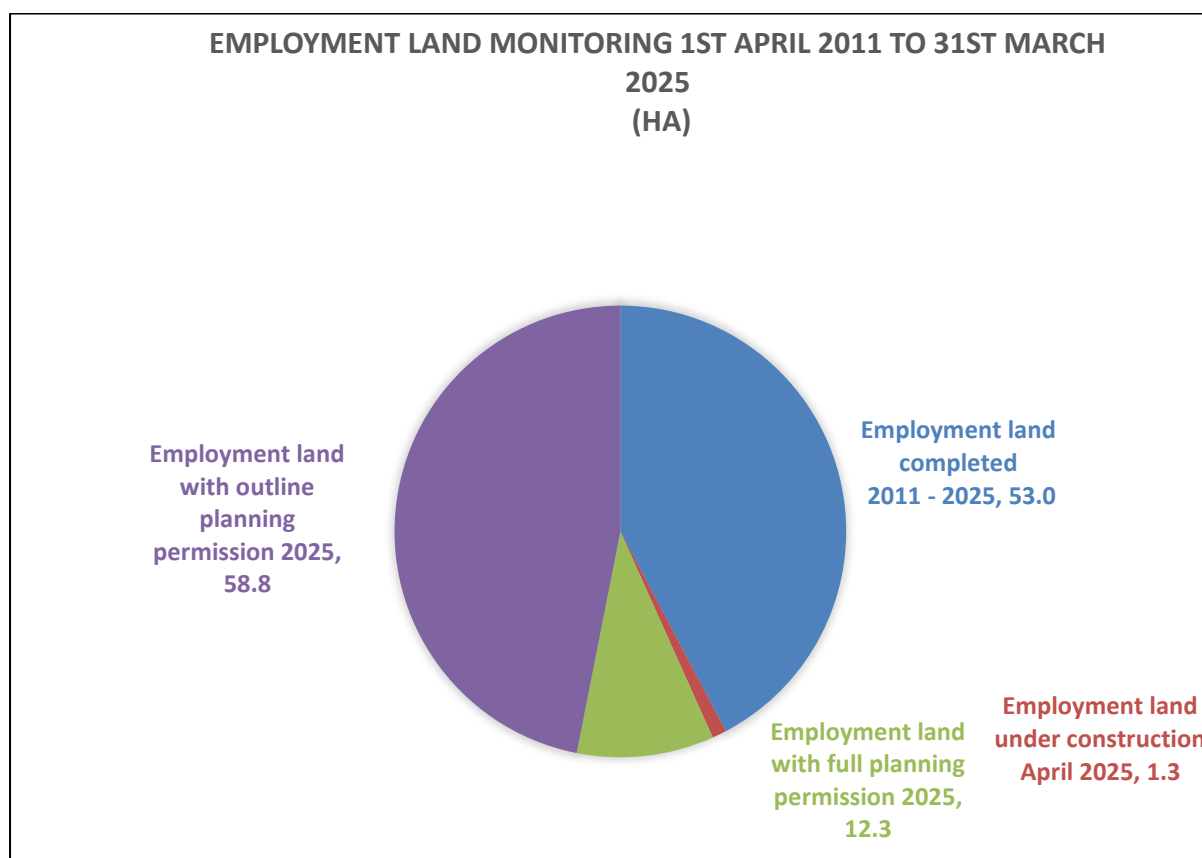


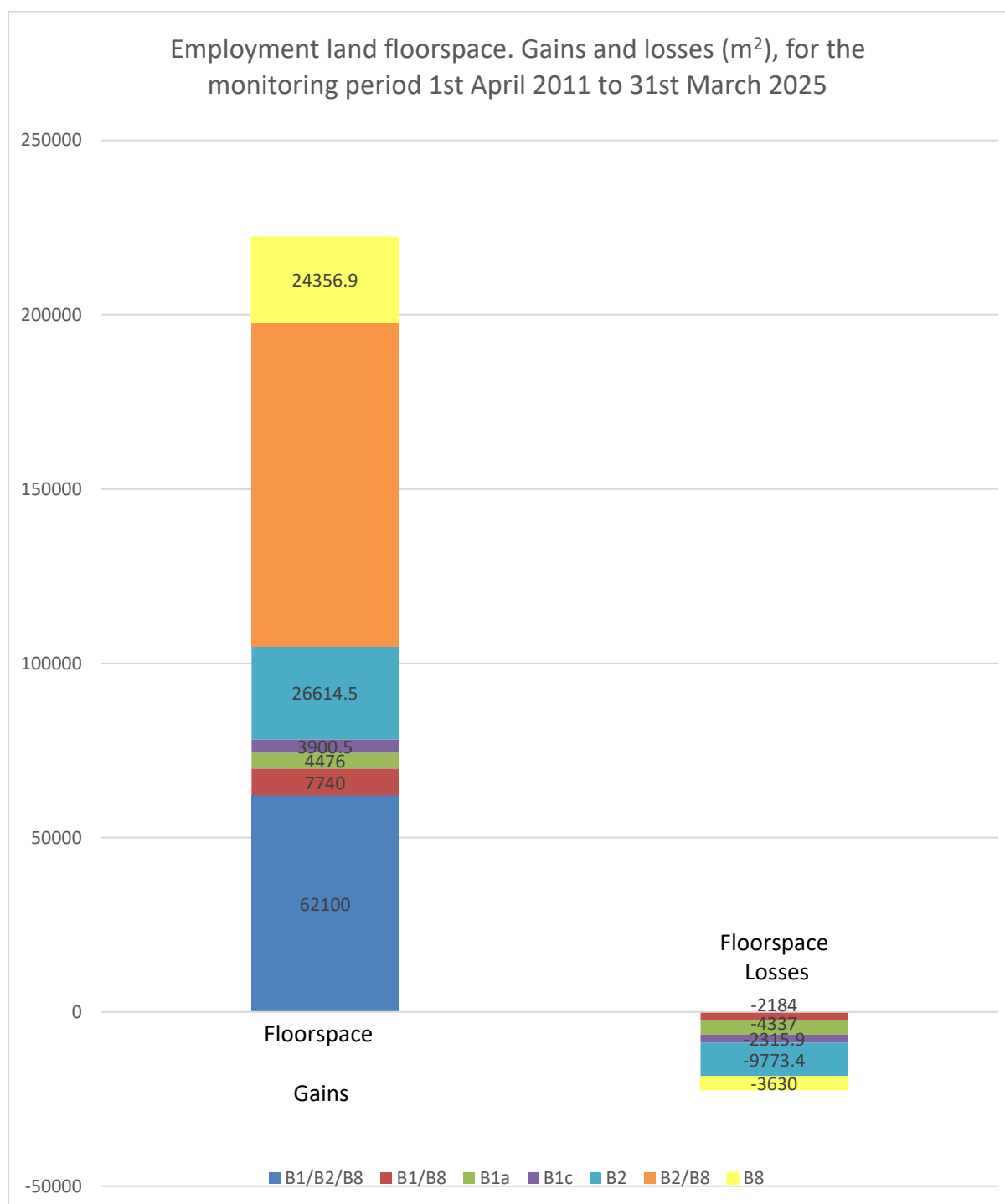
Table 4: Summary of employment land for the monitoring period 1st April 2011 to 31st March 2025

Status	Area (ha)
Net total of employment land developed since 1 st April 2011	53.0
Employment land under construction	1.3
Area of land with planning permission	12.3

Floor space losses and gains

- 3.5 During the fourteen years, there has been 222,177m² of extra floor space which falls within the use classes B1 (now incorporated into Use Class E), B2 or B8, compared to a loss of - 22,240.3m², giving a net gain over the monitoring period of 1,999.36m². Figure 2 highlights the floor space gains and losses by Use Class.

Figure 2: Employment Land Floorspace – Gains and losses



- 3.6 Permitted development rights (as detailed in Paragraph 4.5 of this report) which allow office floor space (Use Class B1a) (now part of Use Class E) to be converted to residential use (Use Class C3) initially had an impact in the loss of B1a floor space.

- 2014/15 AMR reported no losses.
- 2015/16 reflected a loss of 1,074m².
- 2016/17 indicated further losses of 925m².
- 2017/18 continued the trend with 1,420m² losses.
- 2018/19 100.4 m² loss recorded.
- 2019/20 No losses recorded.
- 2020/21 reflected losses of 478m².
- 2021/22 No losses recorded.
- 2022/23 No losses recorded.
- 2023/24 there was a loss of 635.4m².
- 2024/25 showed a gain of 11,831m².

- 3.7 The AMR only reports employment land where it is greater than 0.2ha. However, with the introduction of permitted development from B1a to C3 use, there was a noticeable increase in applications for Change of Use (CU) from B1a to C3, many of which are below the threshold of 0.2ha. Although the number of applications and completions have declined and will continue to be monitored.
- 3.8 The trend of employment development within the B1/B2/B8 Use Class continues to dominate. This may be a reflection that developers are looking to maximise take up options by offering a wider choice of employment opportunities. This should also minimise the number of Change of Use Class applications.

Employment land completed during monitoring period 1st April 2024 to 31st March 2025

- 3.9 During the monitoring period 1st April 2024 to 31st March 2025, 1.72ha of employment land was completed with zero losses recorded, resulting in a net gain figure of 1.72ha of employment land and 11,831m² of floor space recorded as complete. See [Appendix 4](#) for more detail. Figure 3 shows the net completions in hectares for each monitoring year of the plan period and Figure 4 shows the cumulative completions of employment land throughout the plan period to date.

Figure 3: Net area (ha) of employment land completed for each monitoring year

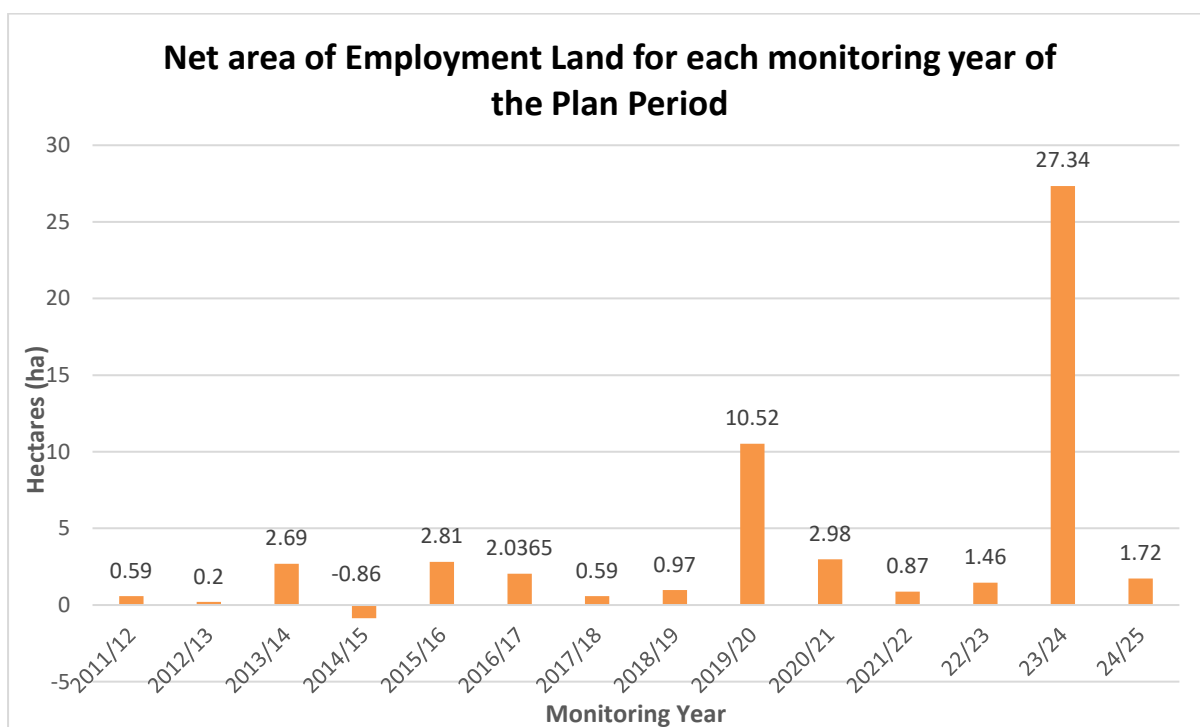
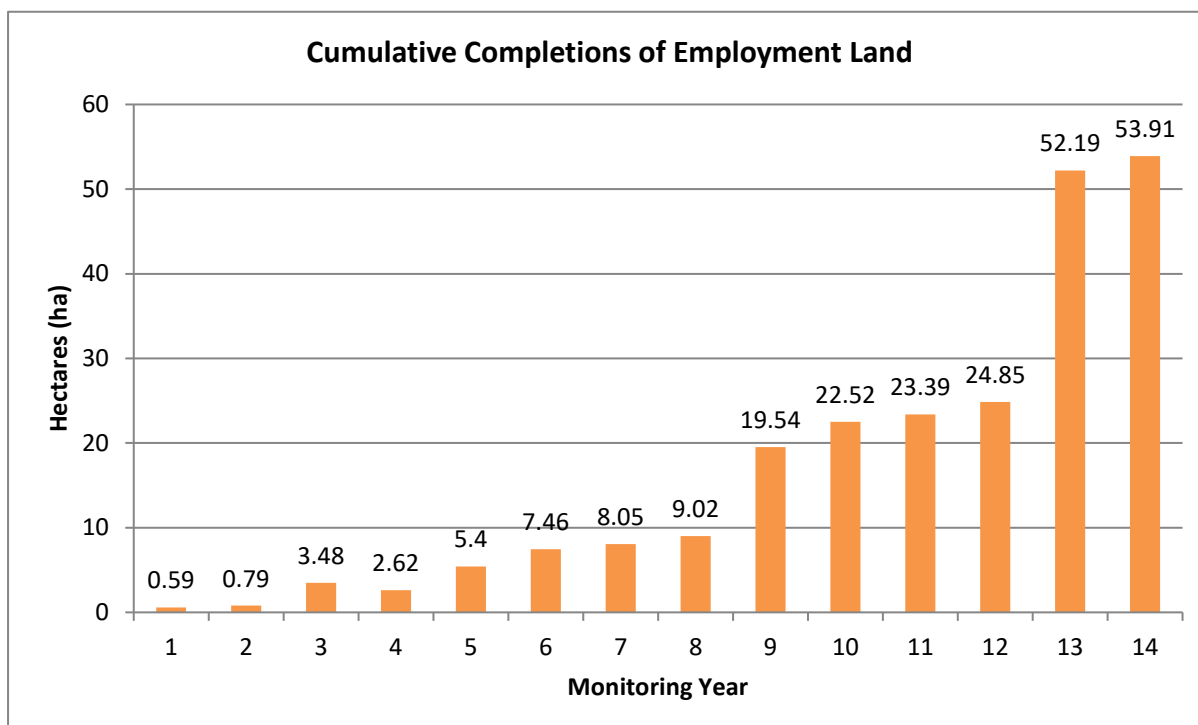


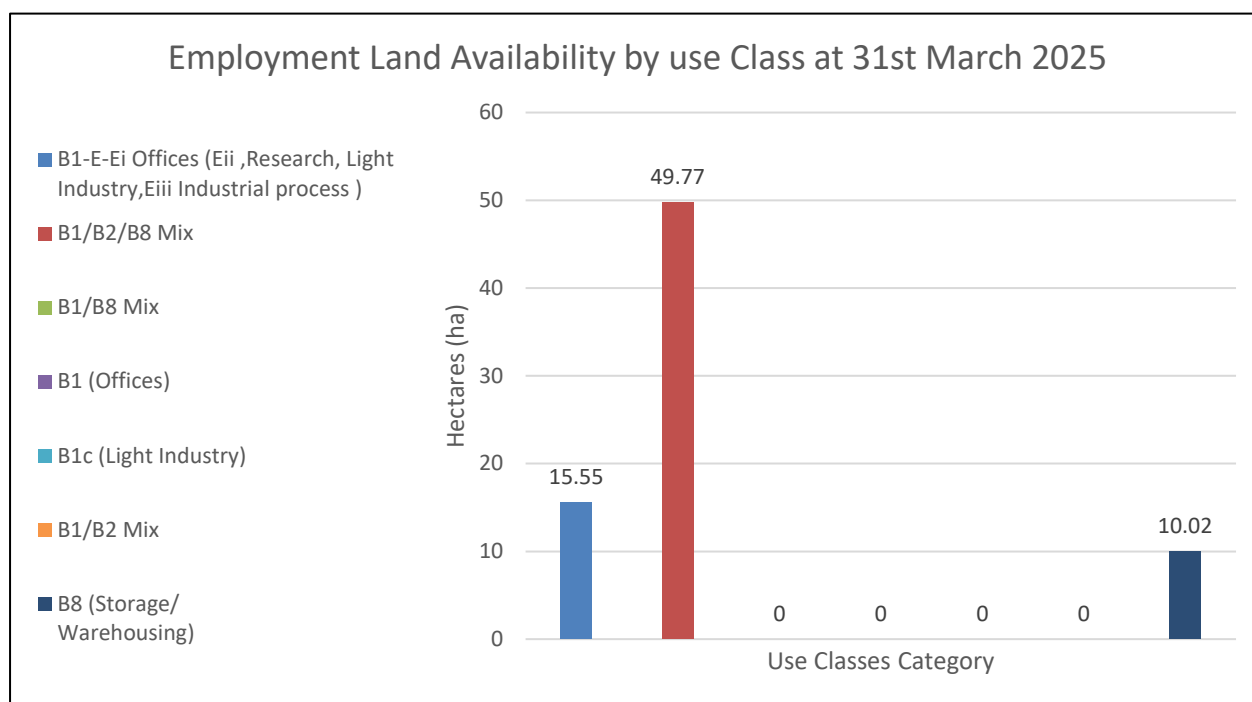
Figure 4: Cumulative completions between 2012 and 2024/25



Employment land available with planning permission

- 3.10 There was 80.75ha of land (sites of over 0.2ha) which had planning permission for employment use at the end of the monitoring period. This is land that has been granted either outline or full planning permission, but development is yet to start. Figure 5 shows the split of these permissions by Use Class. Further detail on how the permissions are distributed across the borough can be seen in [Appendix 5](#).

Figure 5: Employment land availability in hectares by Use Class as of 31st March 2025



- 3.11 Uses classes are split between the permissioned sites:

- 49.77ha allocated for B1/B2/B8.
- 15.55ha allocated for B1 (Classed as E).
- 0ha for B1c.
- 0ha for B1/B2.
- 10.02ha for B8.

Employment land targets

- 3.12 Table 5 below provides an overview of the employment land targets in relation to the current completions, and the completions required to meet the 107.8ha target by 2031.

Table 5: Employment Land Target and Completions

Target and completions	Area (ha)
Employment land target over the plan period 1 st April 2011 to 31 st March 2031	107.8
Net employment land completed by 31 st March 2025	29.06
Employment land still needed to deliver the hectares of employment land	78.74
Average annual employment land completions needed for the rest of the plan period (6 years), to achieve the 107.8ha target by 2031	13.12

Employment trajectory

- 3.13 The trajectory shows the projected timeline for the delivery of employment land across the plan period (Figure 6).

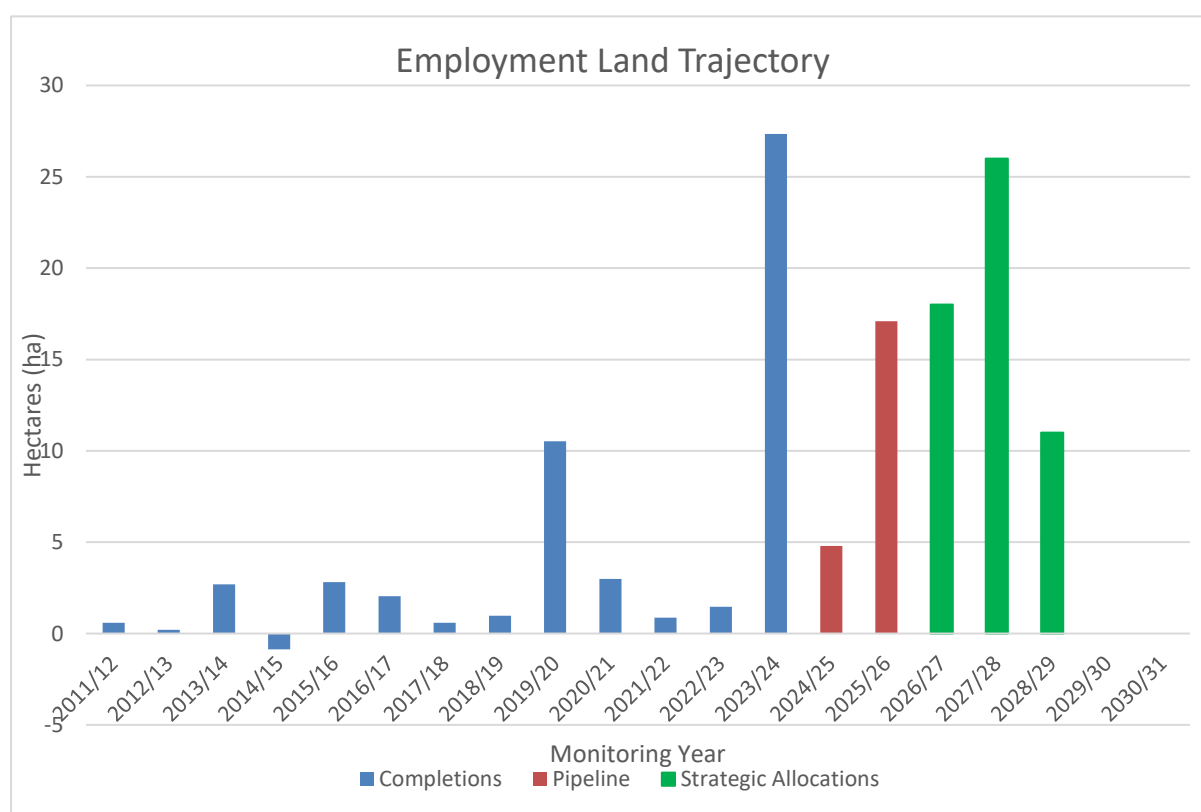


Figure 6: Employment Land Trajectory, updated for 2024/25

- 3.14 Policy DS4 of the 2019 Borough Plan states that at least 107.8ha of employment development will be planned for and provided within Nuneaton and Bedworth between 2011 and 2031. The updated employment land trajectory indicates that around 125.4ha of employment land is available between 2011 and 2031. Table 6 details how the 125.4ha has been calculated.

Table 6: Updated Employment Land supply for the plan period

Supply	Area (ha)
Actual completions between 2011/12 and 2023/2	53.9
Pipeline ¹⁰	13.6
Strategic Allocations	55
Total Supply	125.4

¹⁰ Pipeline includes sites under construction or with full planning permission.

4. HOUSING

- 4.1 This chapter provides an overview of housing development in the borough, and the progress being made towards meeting the Borough Council's strategic housing target. As noted in paragraphs 6.17 to 6.25 of the Borough Plan (2019), Coventry City Council were unable to meet the objectively assessed need for housing within their boundaries. In line with the Duty to Co-operate, each council in the Housing Market Area (HMA) was therefore required to co-operate to establish a revised distribution of housing to meet the identified need.
- 4.2 A Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire HMA, was signed by NBBC on 23rd January 2018 and committed NBBC to plan for the delivery of a total of 14,060 dwellings (Table 7) to align with the Plan period. The target of 14,060 dwellings is equivalent to a build rate of 703 completions a year over the 20-year plan period 2011 to 2031. However, as set out in paragraph 4.26 onwards, the stepped trajectory requires 812 dwellings to be delivered per annum from 2018/2019 onwards.

Table 7: Plan period and housing target

Start of plan period	End of plan period	Total housing requirement
01/04/2011	31/03/2031	14,060

Completions

- 4.3 Between 1st April 2011 and 31st March 2025, 7,857 dwellings (net) have been completed.
- 4.4 The net number of dwellings completed in the borough during 2024/25 was 841. Whilst lower than last year's 1009 the completion rate in excess of the 812 dwellings required per annum, which is primarily due to several of the strategic allocations being under construction. [Appendix 6](#) provides detail on all the completions for the monitoring year 2024/25. It is anticipated that with further planning applications being approved, for the strategic sites, and with a continuation of build out rates on those strategic sites under construction, there could be continuing to be an increase in completion above the housing requirement beyond 2025/26.

Permitted development - change of use to residential (prior approval)

- 4.5 Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a full planning application. Some permitted development rights are subject to a 'prior notification/prior approval' process where certain information is required for the Council to determine the potential impacts, based on certain considerations.
- 4.6 Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015. In some circumstances, permitted development rights allow changes of use from offices, light industry, storage uses or agricultural buildings to residential use. To date, the most prevalent changes of use to residential uses under a prior notification/prior approval process have been from office uses, followed by agricultural conversion.

- 4.7 The AMR monitors the contribution that permitted development rights have on the provision of new housing throughout the borough. Table 8 outlines the current position regarding permitted developments.

Table 8: The number of dwellings granted permitted development rights for each monitoring year

Monitoring Year	Number of dwellings granted prior approval
2014/15	30
2015/16	34
2016/17	25
2017/18	18*
2018/19	6
2019/20	5
2020/21	21
2021/22	5
2022/23	12
2023/24	27
2024/25	37

* Includes 10 additional dwellings for Warwick House, Wheat Street (Ref 13PN: 034841)

- 4.8 At the time of on-site monitoring, there were 37 dwellings in the pipeline with prior approval.

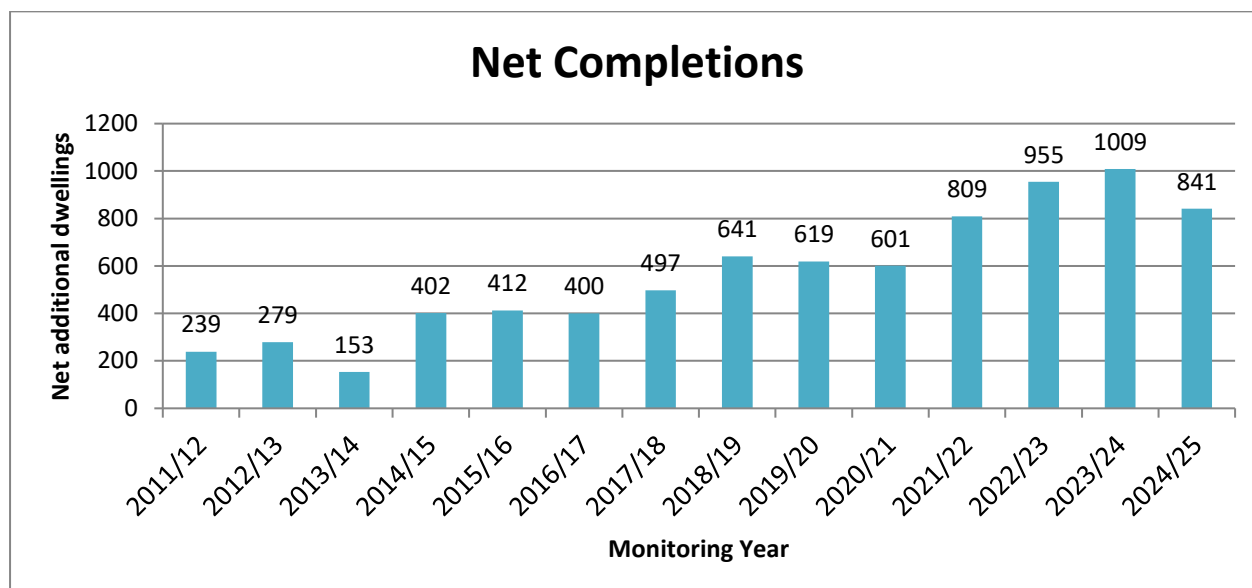
Summary of the housing completions per year April 2011 to March 2025

- 4.9 Table 9 shows the gross and net additional dwellings that have been completed within the borough since 1st April 2011. The net completions are also set out in Figure 7. The losses are made up of dwellings lost through demolitions, changes of use and conversions

Table 9: Gross and net completions per year 2011 – 2025 (includes prior approvals)

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Gross Completions	278	291	171	411	404	394	440	645	624	601	825	981	1003	809
Permitted Development Completions	0	0	0	0	22	16	63	2	1	13	13	1	7	37
Losses	39	12	18	9	14	10	6	6	6	13	29	27	1	5
Net Completions	239	279	153	402	412	400	497	641	619	601	809	955	1009	841

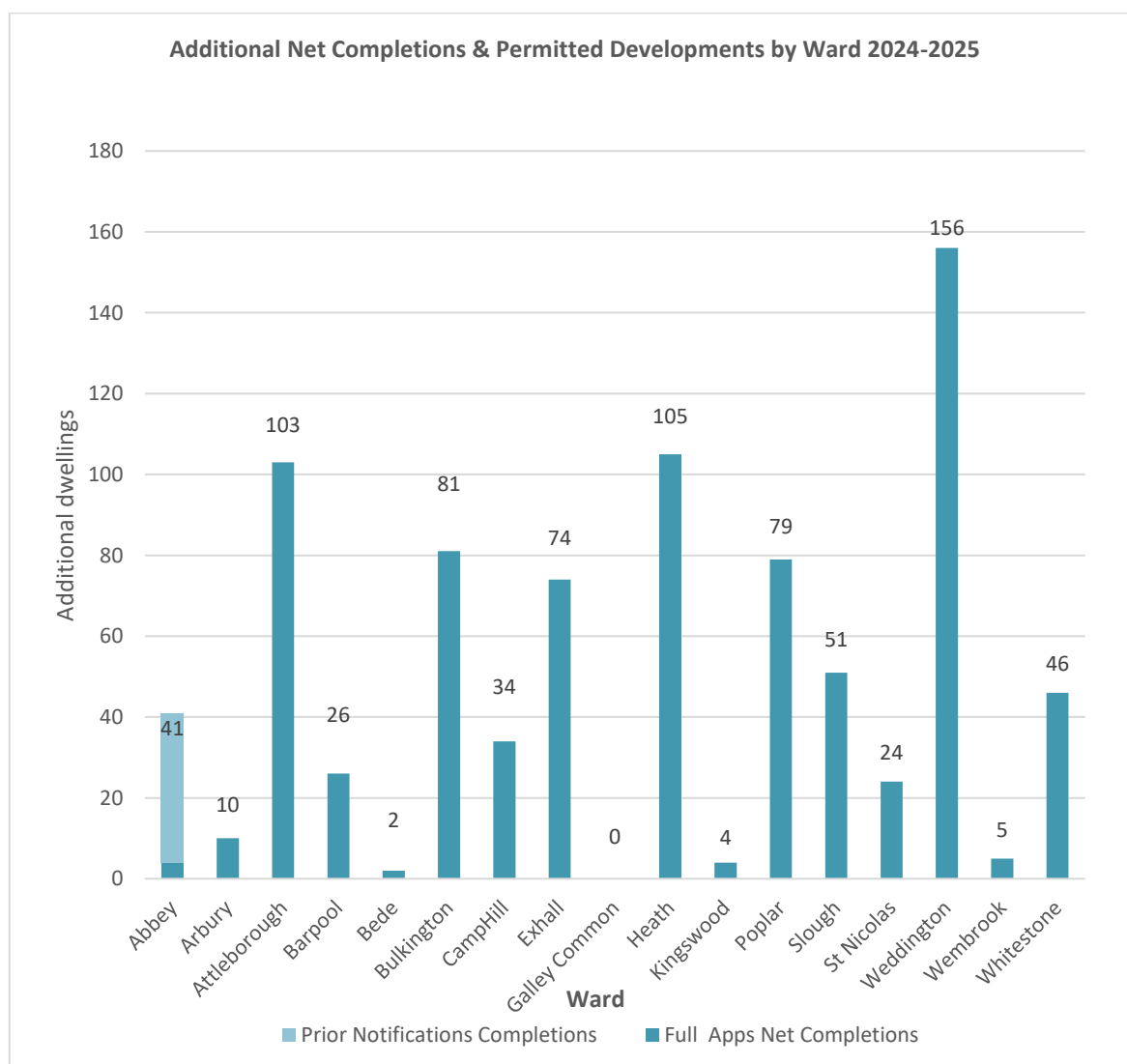
Figure 7: Net additional annual dwelling completions per year 2011 – 2025
(includes prior approvals)



Completions by ward and settlement

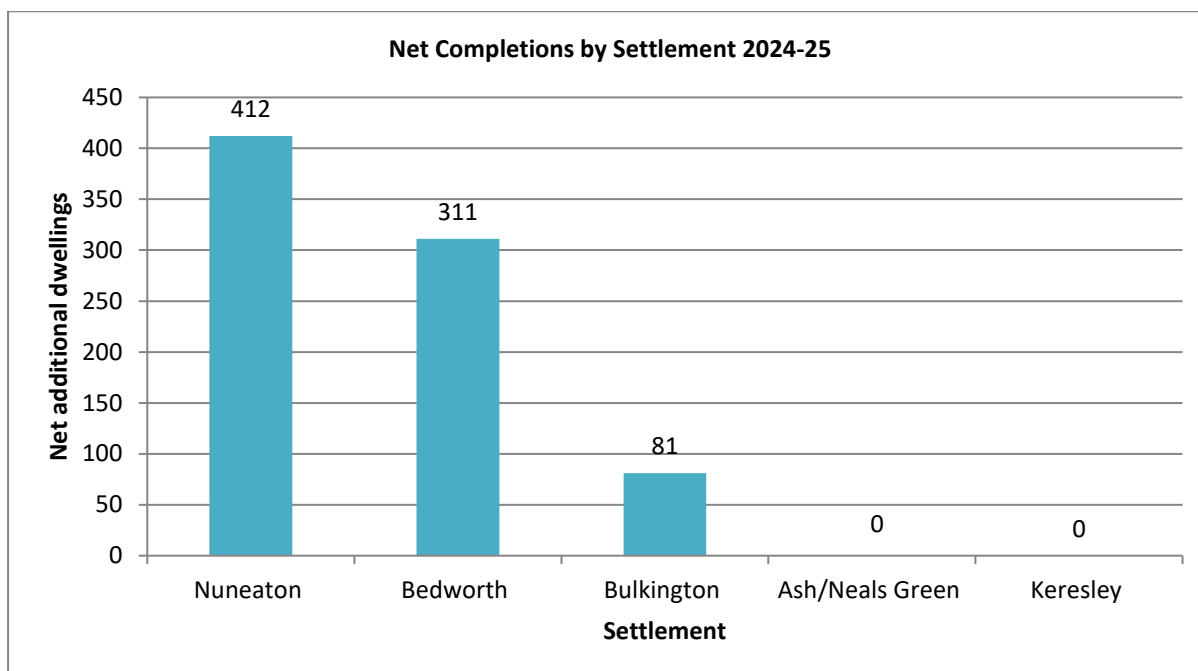
4.10 Figure 8 shows how the 841 net completions are distributed across the borough, by ward and settlement. [Appendix 6](#) provides details on completions for the 2024/25 monitoring year. Weddington Ward had the most completions at 156 dwellings, which is 19% of all net completions throughout the borough. This is primarily due to the continued development on HSG1 – Land north of Nuneaton. Poplar Ward, also in Bedworth, has seen a rise in completions, 79 completions, which is 10% of the total. Again, this is because several housing developers, including Countryside and Tilia Homes Ltd are progressing sites. The contribution of overall permitted development completions increased during 2024/25, with 37 delivered in Abbey.

Figure 8: Net completions by ward from 1st April 2024 to 31st March 2025



- 4.11 Figure 9 overleaf shows net completions and permitted development completions by settlement. Most of the completions have been in Nuneaton, with a total of 412 net completions (51%) and 37 permitted development completion being counted.

Figure 9: Net Completions by settlement from 1st April 2024 to 31st March 2025



Housing mix

- 4.12 Table 10 sets out the completions across the borough by dwelling type and bedroom size (it does not include permitted developments). Of the completions counted in the monitoring year, the dwelling types with the highest number of completions are 3 bed houses (40.4%), 2 bed houses (29.5 %), followed by 4 bed houses (19.4%).

Table 10: Gross completions by dwelling type and bedroom size from 1st April 2024 to 31st March 2025

Dwelling Type	Number of bedrooms											
	1		2		3		4		5		6	
	Total	%	Total	%	Total	%	Total	%	Total	%	Total	%
House	12	1.5	239	29.5	327	40.4	157	19.4	5	0.6	3	0.3
Bungalow	4	0.5	1	0.1	0	0.0	0	0.0	0	0.0	0	0.0
Flats	49	6.1	12	1.5	0	0.0	0	0.0	0	0.0	0	0.0

- 4.13 The dwelling type and bedroom size of the permitted development completions are detailed in Table 11 below. The majority delivered 1-bedroom flat.

Table 11: Permitted development completions by dwelling type and bedroom size from 1st April 2024 to 31st March 2025

Dwelling Type	Number of bedrooms				
	1	2	3	4	5
House	3	0	0	0	0
Bungalow	0	0	0	0	0
Flats	33	0	0	0	0

Affordable housing

- 4.14 As part of measures to create mixed, balanced communities, the NPPF requires the Council to secure affordable housing on new developments. Policy H2 of the 2019 Borough Plan seeks 25% affordable housing where residential development proposals consist of 15 dwellings or more, or for two units where residential development proposals consist of 11 to 14 dwellings, irrespective of any demolitions.
- 4.15 Table 12 details sites which have been wholly completed for this monitoring period which have an affordable housing component. Three sites have completed which have affordable housing component delivered 100% with one site achieving the target of 25% affordable housing.

Table 12: Sites which have been 100% completed during 2024/25 and have a percentage of affordable housing.

Site Address	Total capacity of dwellings for the site (gross)	Total capacity affordable rented for the site	Total affordable rented to 31 st March 2025	Affh Rented Comps this year	Total capacity shared ownership/ low cost for the site	Total shared ownership/ low cost to 31 st March 2025	Affh Shared ownership/ low cost comps this year	Total no. of affordable 100% completed sites	% Affordable housing
Site 31A003-rear Whitehouse Farm Higham Lane Nuneaton	200	50	50	0	0	0	0	50	25%
Public Conveniences Chapel Street Bedworth	2	2	2	0	0	0	0	2	100%
Site - 37C008 land to the rear Land to rear of 79-117 Vale View Nuneaton	14	14	14	14	0	0	0	14	100%
Site 49B005 - Byford Court Byford Street Nuneaton	12	12	12	12	0	0	0	12	100%

4.16 Table 13 shows the gross number of dwellings which have been completed across the borough during the monitoring period, see [Appendix 6](#) for further detail. The completions have been divided by tenure type (affordable or market housing), total completions (gross) and as a percentage. During the monitoring year 2024/25, 36% (289 dwellings) of all the housing completions were affordable housing, i.e. 'affordable rented' plus 'affordable shared ownership / low cost' housing.

4.17 Since the start of the plan period, 2,262 affordable homes have been delivered and there has been a general increasing trend in delivery of affordable houses over the last five years. This is attributed to the larger housing sites continuing to deliver significant completions and the Borough Plan requirement that 25% of the housing is affordable.

Table 13: Gross number of dwellings delivered by tenure type 2024/25

Tenure Type	Number of completions	% of Total
Affordable Rented	194	24%
Affordable Shared Ownership/Low Cost	95	12%
Market Housing	520	64%
TOTAL	809	

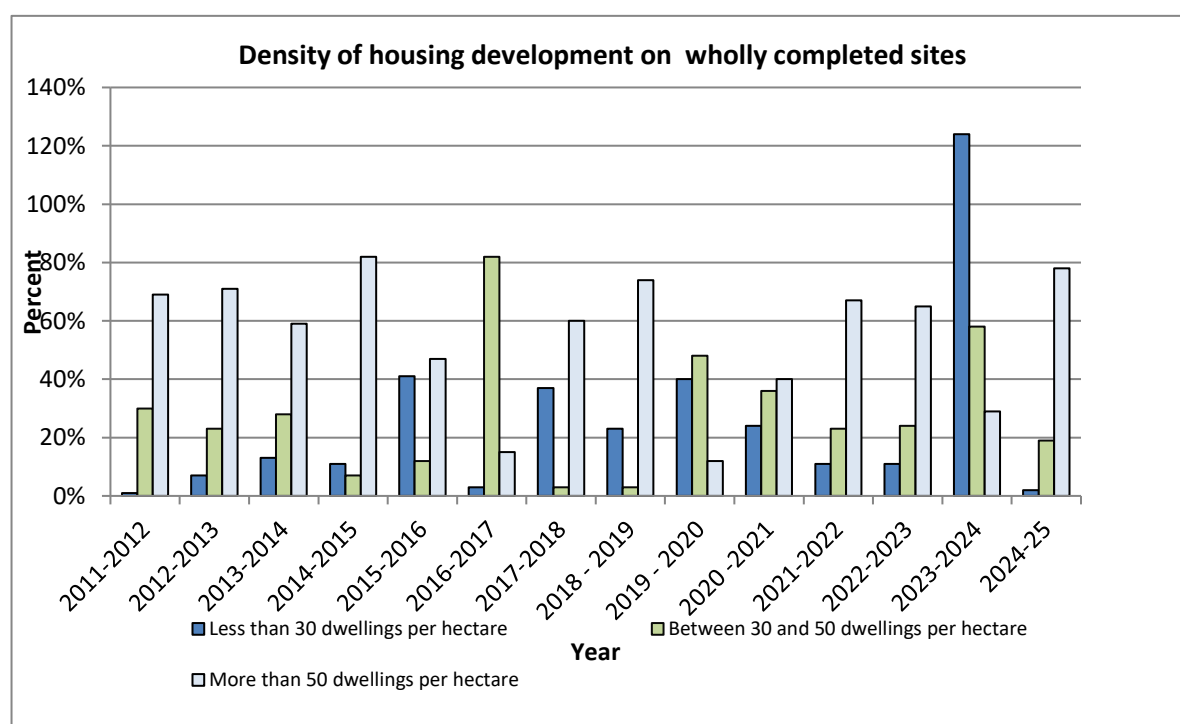
Density of housing development

- 4.18 There is no longer a national requirement for a minimum density at which houses must be built. However, to allow analysis of the housing density which is being achieved by housing developments throughout the borough, net housing densities will continue to be monitored. Table 14 and Figure 10 show respectively, in table form and graphically, the density of dwellings on sites that are 100% complete.
- 4.19 Dwellings built on sites which were wholly completed in 2024/25 have been at lower densities than preceding years. Several completions of family housing on greenfield edge of settlement sites have delivered some lower densities, but a significant number of completions on brownfield sites in urban areas, and more flat developments, have delivered an increase in higher densities. It is anticipated that the further build-out of the strategic allocations in future years should deliver lower densities in future but continued redevelopment of brownfield sites, or delivery of residential development in the town centres, could feasibly increase densities to some degree.

Table 14: Density of housing development on completed sites over the plan period

Year	Percentage of dwellings completed at:		
	Less than 30 dwellings per hectare	Between 30 and 50 dwellings per hectare	More than 50 dwellings per hectare
2011-2012	1%	30%	69%
2012-2013	7%	23%	70%
2013-2014	13%	28%	59%
2014-2015	11%	7%	82%
2015-2016	41%	12%	47%
2016-2017	3%	82%	15%
2017-2018	37%	3%	60%
2018-2019	23%	3%	74%
2019-2020	40%	47%	132%
2020-2021	24%	36%	40%
2021-2022	11%	23%	66%
2022-2023	11%	24%	65%
2023-2024	11%	24%	65%
2024-2025	2%	19%	78%

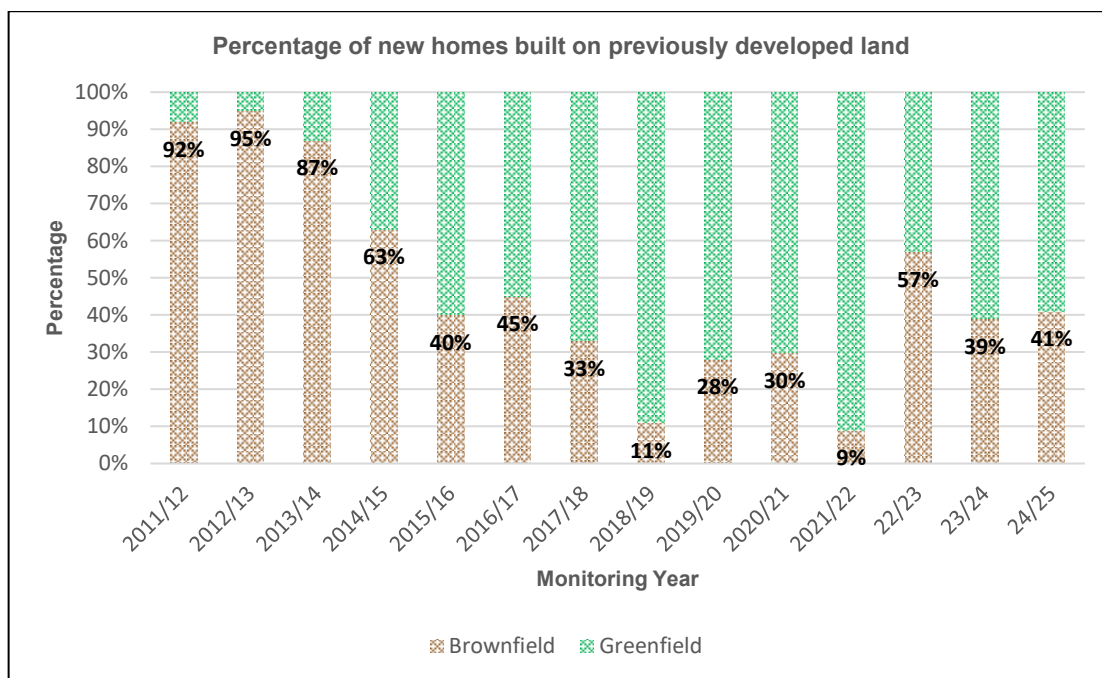
Figure 10: The percentage of dwellings (completed sites) in each density band over the plan period



Housing development on previously developed land

- 4.20 Of the 809 housing completions during the 2024/25 monitoring period, 328 dwellings (41%) were built on Previously Developed Land (PDL), and 481 dwellings (59%) were built on Greenfield sites. Figure 11 graphically represents the amount of new housing development built on PDL over the duration of the plan period. Due to build out of key strategic housing allocations, there has been a significant amount of delivery on greenfield sites, albeit with higher brownfield development during 2024/25 than the previous year.

Figure 11: Percentage of new homes built on PDL over the Plan period 2011 to 2025.



Self-build and custom house build register

- 4.21 From 1st April 2016 local authorities are required to provide a self-build register under the Self-build and Custom Homebuilding (Register) Regulations 2016. The Council has met this obligation and publicised the register via website¹¹ AMR monitors the demand for self-build and custom build within the borough and forms a part of our evidence base on demand for this type of housing. Over the 2024/25 monitoring period:

- NBBC received 1 application (2024/25) to be placed on the register, and 9 individuals have re-confirmed their registration.
- All the applicants have registered as individuals (none on behalf of associations).
- 11 service plots of land required in total.

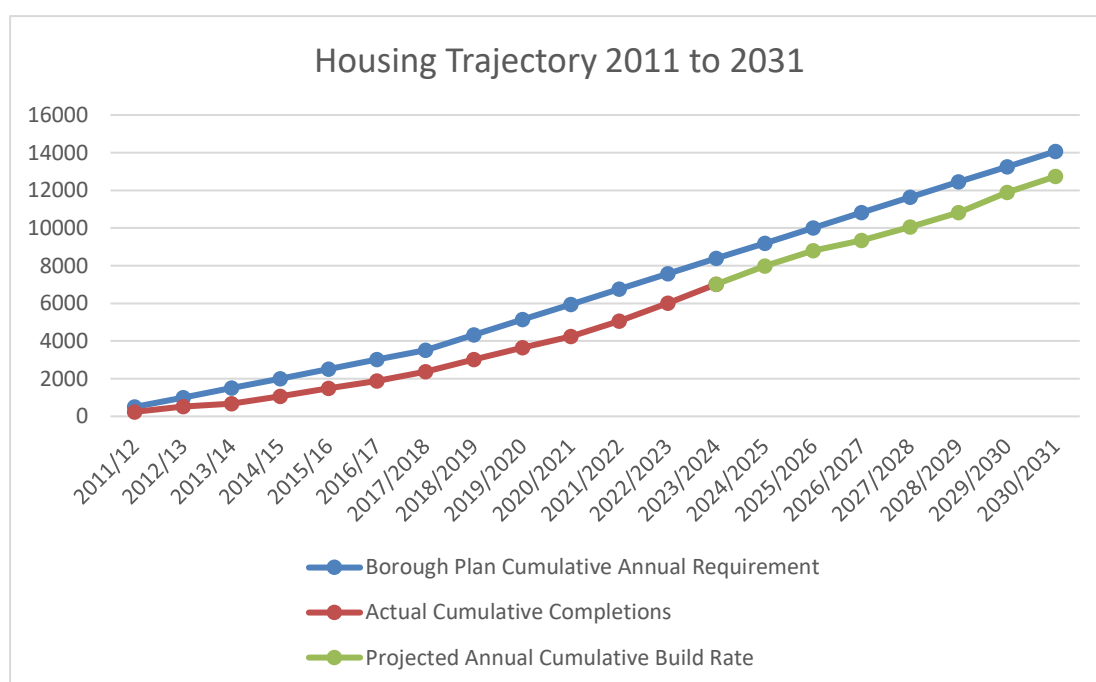
- 4.21 As of 1st April 2025, there are 16 individuals on the self-build register.

¹¹ Nuneaton and Bedworth Borough Council (2025) *Self-build and custom housebuilding – Nuneaton and Bedworth Borough Council*. [Self-Build and Custom Housebuilding](#)

Housing trajectory 2011 to 2031

- 4.22 Figure 12 overleaf shows the projected build rate (at Plan adoption) for the 20-year Plan period, 2011 to 2031. It considers sites with full and outline permission, sites with a resolution to grant planning permission, the strategic housing land availability assessment (SHLAA) sites, the strategic housing sites set out in the 2019 Borough Plan (2011 – 2031) and windfall sites. It also takes account of the non-implementation of small sites through the Plan period.
- 4.23 As set out within Chapter 6 of the Borough Plan, it was concluded during the Borough Plan Examination that a stepped trajectory would be appropriate for NBBC. This comprised of the objectively assessed need figure of 502 dwellings per annum between 2011 – 2018 and then 812 dwelling per annum between 2018 – 2031.

Figure 12: Housing Trajectory 2011 to 2031



- 4.24 In accordance with Policy DS8 the Council have undertaken action to address any potential shortfall in housing delivery, including the progression of the Borough Plan Review, which was adopted at Full Council on 10th December 2025.
- 4.25 The five-year supply position for 2024/25 was 4.9 years. However following the adoption of the Borough Plan Review on 10 December 2025, the Council can demonstrate a five year supply, with the latest position of 10.5 years as at 1st April 2025 (December 2025) available online.¹²

¹² Nuneaton and Bedworth Borough Council (2025) *Five Year Housing Land Supply Position*. [Five Year Housing Land Supply Position \(2025\)](#)

C2 Housing

- 4.27 Policy H1 of the 2019 Borough Plan supports the provision of extra care housing. This type of development falls under the Use Class C2 (Residential Institution). Until now C2 developments have not been considered when reporting housing completions. However, National Planning Policy Guidance states that Local Planning Authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. For the purpose of housing monitoring, C2 developments have been classed as: supported living apartments or residential institutions (care beds). Supported living apartments are effectively a self-contained flat within a complex and are counted as individual dwellings. Residential institutions are where a number of people live in a complex of single rooms and have access to shared facilities.
- 4.28 Table 15 Sets out data relating to C2 developments which have been completed during the Plan period-2024/25 (39103) Fairfield Home Butler Crescent with Supported living units 16 care Bed and 6 supported living units. There are several extant/pipeline sites which may deliver completions in future years for example

Discovery Academy Beaumont Road Nuneaton (35587) 65 care bed units

34 Mercers Meadow Kersley 1 supported living unit (39729)

250 Cedar Road Nuneaton 1 supported living unit. (40011)

Table 15: Monitored C2 completions for the Plan period

Year	Supported living units	Total care beds
2014 - 2015	6	0
2015 - 2016	17	0
2016 - 2017	0	39
2017 - 2018	0	0
2018 - 2019	18	20
2019 - 2020	0	0
2020 - 2021	0	0
2021 - 2022	0	0
2022 - 2023	7	0
2023 - 2024	6	66
2024 - 2025	6	16
Total	60	141

Gypsy and Traveller pitches

- 4.29 Local Planning Authorities are required to have regard, and make provision for, the accommodation needs of Gypsies, Travellers and Travelling Show people. Table 16 shows the number of pitches permitted during the monitoring period.

Table 16: Summary of Gypsy and Traveller pitches permitted during the monitoring period
1st April 2024 and 31st March 2025

Net additional gypsy & traveller pitches		
Number of pitches delivered	Permanent	0
	Transit	0

5. RETAIL, LEISURE, AND TOWN CENTRE DEVELOPMENTS

- 5.1 During the monitoring period 1st April 2024 to 31st March 2025, town centre activity has been generally low. As part of the Transforming Nuneaton regeneration project the hotel on Abbey Street has been completed in the previous reporting year. The associated Co-op buildings and carpark works are ongoing.
- (i.) Outline planning application (including access) on remainder of Abbey Street car park and buildings fronting, including properties to the rear for a mixed-use town centre development comprising flexible use for retail, leisure, restaurants and 'makers space' (Class E), medical uses (Class E), residential (Class C3), multistorey and surface car parking with associated means of access, public plaza for public and other events, public realm and landscaping (037658) is currently under construction.
- 5.2 Based on previous monitoring, there is a general trend within the town centres of changes within Use Class E, for instance from retail shops (formally A1) uses and professional services (formally A2) uses, towards cafés (formally A3) uses, activity community uses (formally D2 now E, F1, F2 or sui generis), other sui generis uses and dwellings (C3). As many of the units were vacant, these changes have made a positive contribution to the vibrancy and vitality of the town centres and may indicate that the town centres are starting to change and diversify from a traditional retail focus. Some national retailers were lost during 2022-2023. These were within Nuneaton town centre and included Debenhams, Monsoon, H&M, TJ Hughes, Wilkinson, Argos, River Island. Permitted development has also meant the loss of commercial to residential development within the town centres as traditional retail units are converted to residential use.
- 5.3 The tables in [Appendix 7](#) detail the amount of retail development and leisure facilities approved throughout the borough over the monitoring period. There were some losses in town centre from retail to dwellings and vacant properties due to regeneration. The district and local centre remain the same as the previous years with low levels of vacant shops.
- 5.4 In terms of leisure developments, activity has been low and again, it is anticipated that there will continue to be some changes of use from retail, office and industrial to more leisure uses which will help to prevent vacant units and improve vibrancy and vitality going forward.

6. PLANNING APPEALS SUMMARY

6.1 During the period from the 1st April 2024 to 31st March 2025, the following appeals were received:

Appeal Reference	Start letter date	PP Ref	Site	Decision
APP/W3710/W/24/3339133	14 May 2024	039931	358 (Orchard House) Nuneaton Road, CV12 9RR	Dismissed
APP/W3710/D/24/3343011	14 May 2024	039969	71 Norman Avenue, Nuneaton, CV11 5NX	Dismissed
APP/W3710/W/24/3345739	18 July 2024	039720	Land off Woodlands Lane, Bedworth, CV1 0ND	Allowed
APP/W3710/W/24/3345621	23 July 2024	040206	Witherley House, Hazell Way	Dismissed
APP/W3710/W/24/3348918	11 Sep 2024	040101	222 Lutterworth Road, Nuneaton, Warwickshire, CV11 6PG	Dismissed
APP/W3710/W/24/3350559	4 October 2024	040076	Smorrall Petrol Station & Store, 259 Smorrall Lane, Bedworth, CV12 0LQ	Allowed
APP/W3710/Z/24/3352501	29 October 2024	039957	29-30 Market Place, Nuneaton, Warwickshire, CV11 4EG	Allowed
APP/W3710/Z/24/3353149	5 Nov 2024	040454	Trade Centre UK Silverstone Drive, Longford, Coventry, CV6 6PA	Allowed
APP/W3710/W/25/3360580	6 March 2025	040204	13 Chestnut Crescent, Nuneaton, Warwickshire	Dismissed

APPENDICES

Appendix 1: Monitoring Indicators

The monitoring indicators set out in the 2019 Borough Plan and Gypsy and Traveller Site Allocations Development Plan Document (2021 – 2037) are provided in the tables below, along with the monitoring target, monitoring data and monitoring outcome. The analysis is based on the applications determined during the 2024/25 monitoring year. The monitoring outcomes are indicated as follows:

Monitoring outcome	Symbol
Target met	✓
Target not met but movement towards target	↑
Target not met and movement away from the target	↓
Target not met and no movement to or from target	→

Allocations				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS5a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	All dwellings completed.	809 housing completions in total (based on the 2025 housing trajectory). Please note the Borough Plan Review was adopted at Full Council on 10 th December 2025 and is accompanied by a updated housing trajectory reflective of the Borough Plan Review.	↑
DS6a	Monitor the supply and delivery of allocated sites and report annually through the AMR.	107.8ha of land is developed for employment uses.	EMP1 Completed. EMP2 – Outline approved. EMP3 – Outline approved (RM submitted with conditional approval). EMP4 – Outline submitted, no permission. EMP6 – Completed. EMP7 (Outline submitted with conditional approval.)	↑

Built Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
BE1a	Development of a potentially contaminated or unstable site.	Remediation is suitable for new use and is no longer considered contaminated.	Permitted development sites with the potential for contamination include condition(s) dealing with contaminated land.	✓
BE2a	Proposals for small wind turbines in conformity with criteria.	100%.	No relevant planning applications determined.	None received.
BE3a	New homes incorporating Building for Life 12 (12 greens).	100% new dwellings.	In planning applications for new dwellings none refused for failure to meet this part of Policy BE3.	✓
BE3b	New homes meeting optional Building Regulations Standard Part M4(2) for accessible and adaptable dwellings.	35% new dwellings.	None refused solely for failure to meet this part of Policy BE3.	✓
BE3c	New homes installing rainwater harvesting systems in the curtilage of all new buildings.	100% new dwellings.	None refused for failure to meet this part of Policy BE3.	✓
BE3d	New residential and commercial developments integrating Secure By Design principles.	100%.	None refused for failure to meet this part of Policy BE3.	✓
BE3e	Commercial applications achieving BREEAM very good standard.	100%.	No applications refused for failure to meet the standard.	✓
BE4a	Local list of heritage assets.	Complete Review.	Review begun but not completed.	↑
BE4b	No loss of designated historic assets.	No loss.	No applications permitted leading to a loss.	✓
BE4c	Harm to Registered Park and Gardens and Scheduled Ancient Monuments.	No harm.	No applications permitted causing any harm.	✓
BE4d	Review of Conservation Areas.	Complete review.	Completed	✓

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2a	Employment land.	Scale of development in settlements proportional to position in settlement hierarchy.	Land approved in 2024/2025 Nuneaton 33,465m ² of new B8/B2/ Bedworth Ei 605.858 m ² The scale of development in settlements is not proportional to the position in the settlement hierarchy, however as allocated sites come forward these will be proportional to the position settlement hierarchy.	→
DS4b	Development of Employment Land.	107.8 ha of land is developed for employment uses.	1.72ha of employment land was completed within the monitoring period of 2024/25. The net loss of 0ha was subtracted from this resulting in a net gain figure of 1.72ha of employment land and 11,831m ² of floor space (See Appendix 4 for more detail).	↑
E1a	The number of applications granted in line with the Economic Development Strategy.	Zero applications being in conflict with the Economic Development Strategy.	Economic Development Strategy to be updated.	✓
E1c	Job growth within the Borough by: Use of national statistics to track the numbers employed. However, it should be noted that the data is	Jobs growth over the plan period to be in line with Policy DS4 – Overall Development Needs.	Information from nomisweb.co.uk indicates that as of July 2025 (latest update) unemployment was around 5.4% for NBBC	↑

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
	out of date by around 2 years and can be inconsistent as Government has recently changed the data source and is only published once a year. Carrying out primary research/ data collection to estimate job creation. This includes outputs from activities (i.e. from Warwickshire County Council inward investment team), outputs from completions of developments (using industry accepted assumptions relating to numbers of jobs per sq. metre of development), and information from the press such as the advertisement of job vacancies. Commissioning work to get more regular and up to date data, benchmarked against other areas.		which was higher than the West Midlands which was at 4.8% and Great Britain average of 4.1%. Economically active people in employment was 77.7% for NBBC (July 2024 - June 2025) compared to 74.2% in the West Midlands and 75.5% across Great Britain. Based on ONS estimates ¹³, the total employee jobs within NBBC was 46,000 in 2024. Of which 67.4% were full time jobs compared to 69% for the West Midlands. However, the proportion of part time workers for the same period was higher within NBBC at 16,000 which was 36.8% compared to 31% across the West Midlands and 30.8% in Great Britain. The NBBC full time gross weekly pay was £671.1 compared to £730.04 for the West Midlands and £766.60 for Great Britain (all based on 2025).	
E2a	Monitor the loss of employment land to alternative uses and report annually through the AMR. The indicator will be assessing:	Qualitative monitoring will be undertaken through the AMR. Consequently, the analysis of this	See Appendix 7.	

¹³ Office for National Statistics (n.d.) *Labour Market Profile – Nuneaton and Bedworth*. [Labour Market Profile - Nomis - Official Census and Labour Market Statistics](#)

Employment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
	Amount of appropriate economic development on estates (this would be in conformity with policy); Development approved which results in non-conformity with policy.	monitoring within the AMR will determine the impact and effectiveness of the policy.		
E2b	Monitoring of any new Employment Estates which should be protected from alternative uses – this will be reported through the AMR.	There is no specific threshold determining what a new estate should be, however anything below 0.4ha will not be considered a sufficient size for a new employment estate. The AMR will report anything above this threshold and include analysis regarding the proposal.	No application recorded on such employment sites	→
E2c	Annual monitoring of losses to employment sites that are not to be protected. This will include a review of whether they are redeveloped in line with alternatives identified in the EDS.	All sites should be developed in line with Economic Development Strategy recommendations.	No applications recorded on such employment sites.	→
E2d	Monitor the supply and delivery of employment uses and report annually through the AMR.	107.8ha of employment land over plan period.	See section 3.5.	↑

Green Belt				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS7a	Number of applications granted planning permission in Green Belt land although considered 'inappropriate development'.	0	None.	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
HS1a	Delivery of infrastructure set out within IDP.	Where infrastructure on strategic sites is not being delivered in line with the IDP this will trigger a review with appropriate service delivery partners.	Infrastructure on strategic sites coming forward in accordance with the agreed section 106.	✓
HS1b	Applications granted in line with advice of infrastructure service delivery partners.	Where applications are granted contrary to advice of infrastructure service delivery partners it is expected that suitable planning justification is provided by the Council. Where advice from partners leads to mitigation, this is	All applications granted in line with advice received. However, due to case law (The University Hospitals of Leicester NHS Trust, R (On the Application Of) v Harborough District Council [2023] EWHC 263 (Admin) (13 February 2023) contributions requested by George Eliot	↑

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		considered positive.	Hospital have in some instances not being considered CIL compliant and have therefore not been requested. However, several parties are working together to try to address this issue.	
HS1c	Monitoring of planning obligations/agreements that are: • Agreed • Implemented • Amended.	Qualitative monitoring of this indicator will take place in the AMR. The purpose is to enable an understanding as to how well the Council is performing in terms of the obligations/agreements.	Seven planning agreements agreed and signed. (038144, 038856, 039628, 039720, 039711, 039352, 039614)	✓
HS2a	Applications in conformity/non-conformity with Warwickshire County Council and/or the Highways England advice; and monitor the number of applications granted which are not mitigated against, following objection on transport grounds by either Warwickshire County Council and/or the Highways England.	It is expected that applications will not be granted contrary to Warwickshire County Council and/or the Highways England.	No applications granted contrary to advice without mitigation.	✓
HS2b	Monitor number of applications granted which result in a	Qualitative assessment of this indicator	No applications granted with a	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
	negative outcome when assessed against the criteria set out in the policy.	will take place in the AMR. It is expected that the policy will be conformed with, however analysis of individual circumstances on each application will be required to understand why criteria(s) were not conformed with.	negative outcome.	
HS2c	Conformity with SPD 'Transport Demand Management Matters'.	Qualitative assessment of this indicator will take place in the AMR. It is expected that the SPD will be conformed with, however analysis of individual circumstances on each application will be required to understand why the SPD was not conformed with.	No applications granted contrary to advice without mitigation.	✓
HS3a	The number of new telecommunications development permitted in conformity/not in conformity with the policy.	It is expected that applications approved for telecommunications will be in line with this policy. Where this does not occur, detailed	One application has been granted (40024).	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		analysis will need to be undertaken to ascertain whether the policy is effective.		
HS4a	Loss of community facilities.	Applications granted which result in the loss of community facilities will need to be assessed in consultation with Warwickshire County Council. The impact of the loss(es) will determine the effectiveness of the policy.	Three applications have been granted (40549) (39652) (40675).	✓
HS5a	Monitor the number of applications granted contrary to the health impact assessment recommendations.	Zero.	Zero, no applications contrary to recommendation.	✓
HS5b	Monitor number of planning obligations received associated with health matters.	Monitoring analysis will compare the overall monetary requirements identified in the IDP against what the Council receives.	Three planning obligations agreed and signed that require healthcare contributions. Comprised of 1 (039720) requesting monies for Healthcare and 1 (038144) requiring contributions to Healthcare	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			Contribution (Acute Accident and Emergency Care). (38856 Primary care contribution).	
HS6a	Monitor number of planning obligations received associated with sport and exercise matters.	Monitoring analysis will compare the overall monetary requirements identified in the IDP against what the Council receives.	Five planning obligations agreed and signed that require sport and exercise contributions (038144, 038856, 039628, 039720, 039711).	✓
HS6b	Loss and gain of playing pitches.	To be identified within the Playing Pitch Strategy.	None.	✓
HS6c	Loss of open space.	No net loss of open spaces – destination parks, community parks, playing pitches, parks or allotments – to development.	No net loss.	✓
HS6d	Improvements to open space.	Improvements in the total numbers of residents with adequate access to the different forms of open space provision and improvements in the quality of	Planning permission 038856 Hybrid planning application for (i) full planning application for the demolition of buildings, erection of hotel (Class C1) with associated access,	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		the open spaces.	car parking and landscaping/public realm and (ii) outline planning application (including access) on remainder of Abbey Street car park and buildings fronting, including properties to the rear for a mixed-use town centre development comprising flexible use for retail, leisure, restaurants and 'makers space' (Class E), medical uses (Class E), residential (Class C3), multistorey and surface car parking with associated means of access, public plaza for 40286 Phase 1 Reserved Matters Application (Layout, Scale, Appearance and Landscaping) for the development of 445 Dwellings (Use Class C3) with associated public open space and infrastructure (outline approval ref 039049) 039175	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			Outline planning application (with all matters reserved) for the erection of a new Library and Business Centre (Use Class F1 and Class E(c)) and up to 65 no. residential dwellings (Use Class C3), including site clearance and the demolition of the existing library building, former Parish Hall building, Powell House, premises at Number 1-2 38144 Outline application with all matters reserved except for the proposed access off Willow Close for up to 29 dwellings with associated landscaping, open space, sustainable drainage system and service infrastructure. (Affecting footpaths N7, N8 and N9).(Land abuts to Willow Close/Alders Lane/Lilleburne	

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			Drive and Chancery Lane.) 39628 Erection of 14 dwellings with associated infrastructure and access road 39720 Hybrid planning application for (i) full planning application for the demolition of the existing Woodlands Farmhouse and agricultural buildings and (ii) outline planning application for the erection of up to 150 residential dwellings (Use Class C3), and associated infrastructure, public open space and landscaping with all matters reserved except for access	
HS6e	Monitor the amounts of s106 contributions secured, and the on-site provision of relevant facilities.	Increase the resources secured for, and the provision, of relevant facilities.	Five planning agreements signed for offsite Sports, Recreation and Community contributions and three for open	✓

Healthy, Safe and Inclusive Communities				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			space provision (038144, 038856, 039628, 039720). Two planning agreements were signed for contributions for onsite open space maintenance (038856, 039720).	

Housing				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2d	Housing completions by settlement.	Scale of development in settlements proportional to position in settlement hierarchy.	Most completions have been delivered in Nuneaton reflecting the settlement hierarchy.	✓
DS4a	Housing completions.	14,060 dwelling completions.	See section 4.1. 809 completions delivered during 2024/25.	↑
DS4c and H3a	Gypsy and Traveller accommodation. Now superseded by Gypsy and Traveller Site Allocations Development Plan Document (2021 – 2037) see below after H3.			
DS4d	Housing land supply.	Continuous five-year land supply of housing.	Following adoption of the Borough Plan Review the Council can demonstrate a 5 year housing land supply as at 1 st April 2025.	✓

Housing				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
H1a	Property size completions (by numbers of bedrooms).	Completions in line with %s set out in the most recent SHMA.	Property types delivered generally conform to the latest SHMA recommendations or mitigating reasons provided if failure to comply.	✓
H1b	Extra care housing completions.	112 extra care housing completions per year.	There were 1 completion during 2024/25 although with some further units under construction.	✓
H2a	Developments of 10-14 dwellings and 15+ dwellings where 20% and 25% respectively of affordable housing is negotiated.	100%.	See section 4.7. All developments have been completed with appropriate affordable housing component.	↑
H2b	Intermediate affordable housing completions.	Percentage of intermediate dwellings per annum as outlined in SHMA.	First Homes should comprise the first 25% of affordable housing. The NPPF states that at least 10% of the total number of homes must deliver affordable home ownership. Accounting for the contribution from first homes, the remainder of the affordable home ownership (i.e. the 'top up' to meet the 10% requirement) is to	✓

Housing				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			be delivered as shared ownership. The remainder of the affordable housing is to be delivered as social or affordable rent. Applications are meeting this requirement.	
H2c	Social or affordable rented housing completions.	Percentage of social or affordable rented dwellings per annum as outlined in SHMA.	As per the adopted Affordable Housing SPD, a tenure split of 74% social/affordable rent to 22% intermediate housing mix is now required based on the up-to-date Housing Register info. Applications are meeting this requirement.	✓

Housing - Gypsy and Traveller Site Allocations Development Plan Document (2021 – 2037)				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
GT1	Monitor the continued need for additional pitches	Within five years of adoption of this DPD undertake a new Gypsy, Traveller, and Show people Accommodation Assessment.	The long-term budget will need to include costs for carrying out a new Accommodation Assessment in 2028 and potentially will	✓

Housing - Gypsy and Traveller Site Allocations Development Plan Document (2021 – 2037)				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			mean a Review of the DPD.	
GT2	Sites permitted in accordance with the criteria mentioned in policy GT2.	100% Timescales as below.	0 new pitches approved.	↓
GT3	Monitor the supply and delivery of allocated sites and report annually through the Authority Monitoring Report. Contact the proposed sites on a yearly basis after the AMR to encourage the sites to come forwards and answer any concerns the owners may have on bringing the sites forwards at that time.	A minimum of six additional residential pitches permitted and available for use by 2025 and a minimum of 11 additional residential pitches permitted and available by 2037.	0 pitches provided in period of this AMR under Policy GT2. All the allocated site owners were contacted in November 2025 to encourage the sites to come forwards for new pitches.	↓
GT4	Monitor the use of the safeguarded site.	The identified site at Spinney Lane/Whittleford Road, Nuneaton to remain used for Travelling Showpeople unless it is clearly demonstrated that the site is no longer required for Travelling Showpeople accommodation.	No alternative use applications or justification for the release of the plots have come forwards during the AMR period.	✓

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
NE1a	Green infrastructure.	Provision of green infrastructure to support development in line with Framework.	Outline or full planning permission (39720-38144-38856- 40286- 39175-39628) provide for green infrastructure.	✓
NE1b	Distance of strategic network cycle routes.	Delivery towards strategic cycle network plans.	Seven planning agreements were signed that contained contributions towards cycle path contribution and cycle infrastructure contributions.	✓
NE2a	Change to open space.	No net loss of open spaces – destination parks, community parks, neighbourhood parks or allotments – to development.	No loss of these forms of open spaces.	✓
NE3a	Deterioration in SSSI and SAC sites.	No deterioration, maintain at favourable status.	Latest report states Ensor's Pool assessed as Unfavourable – Declining on 29th April 2016 (Native crayfish that led to designation absent – presumed loss to crayfish plague –informal reports states that they may be present Griff Hill Quarry assessed as Favourable on 18th March 2009.	➔
NE3b	Development causing habitat net losses.	Zero	Zero (when measured in terms of Biodiversity Impact Assessment calculations including offsite offsetting).	✓
NE3c	Development causing a loss of LBAP habitats and species.	Zero.		➔

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
NE3d	Planning permission granted on designated statutory sites and sites with high biodiversity distinctiveness.	Zero.	No permissions granted on designated sites. Biodiversity distinctiveness is assessed at the planning application stage. Some biodiverse habitats have been impacted. However, this is factored into the biodiversity offsetting calculation to deliver no net loss of biodiversity value.	→
NE3e	Local wildlife Sites(LWS) in positive management.	All local sites.	NBBC's manage 23 sites, 22 of which are in positive management. There are also a number of privately owned LWS sites many of which the management is unknown.	→
NE3f	Increase or decrease in connectivity of ecological network (this could be monitored through planning applications and the Habitat Biodiversity Audit).	Year on year increase.	Developments are required to prevent the fragmentation of habitats, with the creation of links, corridors, stepping stones etc. Quantified increases or decreases will be ascertained in future following HBA update.	→
NE4a	The number of planning permissions granted contrary to advice of Environment Agency on grounds of flood risk.	0%.	0%, no applications granted contrary to advice.	✓
NE4b	The number of planning permissions granted contrary to advice of	0%.	0%, no applications granted contrary to advice.	✓

Natural Environment				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
	Environment Agency on grounds of risk to water quality.			
NE4c	The number of planning permissions granted contrary to advice of Environment Agency on grounds of risk to groundwater quality.	0%.	0%, no applications granted contrary to advice.	✓
NE4d	Number of developments including SuDs where required.	100%.	No applications approved contrary to flood officer advice.	✓
NE5a	Development given planning permission in highly valued landscape areas.	Zero.	Zero, no developments approved in these areas.	✓

Settlement Hierarchy and Role				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS3a	Development outside defined settlement boundaries.	Zero new unallocated development (except those considered acceptable in the policy) outside development boundaries.	No applications Approved.	✓

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
DS2b	Retail.	Scale of development proportional to retail hierarchy.	See Appendix 7.	✓
DS2c	Leisure floor space.	Scale of development in settlements proportional to position in settlement hierarchy.	No new additional leisure floor space. See Appendix 7.	↓
TC1a	Additional floor space for town centre uses.	Increase in A1, A2, B1a, and D2 floor space in Nuneaton and Bedworth town centres.	No new additional floorspace. See Appendix 7.	↓
Tc1b	Additional floor space for town centre offices.	15,000sq m of office floor space Nuneaton = 13,000 sq m - 14,000 sqm Bedworth = 1,000 sqm - 2,000 sqm	No new additional floorspace. See Appendix 7.	↓
TC1c	Additional floor space for comparison retail.	13,470 sq m - 16,460 sq m of comparison floor space Nuneaton = 11,420 sq m - 13,950 sq m Bedworth = 1,570 sq m - 1,925 sq m.	No new additional floorspace see Appendix 7.	↓
TC1d	Additional floor space for convenience retail.	1,750sq m - 3,580 sq m of convenience floor space Nuneaton = 910 sq m – 2500 sq m	No new additional floorspace see Appendix 7.	↓

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
		Bedworth = 460 sq m – 540 sq m.		
TC1e	Additional floor space café, restaurant, and bars.	2,666 sq m - 3,065 sq m of café, restaurant, and bar floor space Nuneaton = 2,324 sq m - 2,672 sq m Bedworth = 324 sq m – 393 sq m.	No new additional floorspace. See Appendix 7.	↓
TC2a	Relevant planning permissions inside and outside of identified centres.	Increase town centre uses given permission in defined centres and reduce town centres uses given permissions outside defined centres.	Some loss of office space in town centres for C3 apartments.	↓
TC2b	The net gain and losses of commercial floor space.	Minimise the loss of retail units to non-retail uses within the defined centre boundaries.	Minor losses. See Appendix 7.	→
TC2c	The diversity of uses (e.g. retail, leisure and services offer).	Maintain a good mixture of uses in the town centre.	See Appendix 7. There are some changes of uses from A1 retail which are prevalent in the town centres. But most of the new changes of use are still considered town centre uses.	↑

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
TC2d	Retailer representation and demand.	Increase the amount of national retailers present in the town centres.	None.	↓
TC2e	Commercial property indicators (such as Prime Zone A rents).	Increase the number of prime zone A rents.	Information not currently available.	
TC2f	Changes in vacancy levels.	Maintain a low rate of vacant retail premises in all centres.	Within Nuneaton town centre there are 310 ground floor commercial and retail units of which 35 are currently vacant giving Nuneaton a vacancy rate of 11.29%. Overall, the number of ground floor units has dropped since 2024/25 from 374 to 310 in part due to the development of projects such as Bridge to Living and WCC Vicarage Steet scheme. This has contributed directly to the drop in the vacancy rate from 13.37% to 11.29%. NBBC has seen an increase in the numbers of barbers and mini marts opening with a total of 8 barbers and 11 mini marts now present on the	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			high street, reflecting a national trend.	
TC2g	Accessibility and parking provision.	Maintain availability of parking provision and improve provision for sustainable transport.	Nuneaton and Bedworth Borough Council (NBBC) currently provides off-street parking in both Nuneaton and Bedworth town centres. This includes: Nuneaton: * 10 short-stay car parks offering 1,216 spaces * 6 long-stay car parks offering 732 spaces Bedworth: * 5 long-stay car parks offering 312 spaces In 2022, the redevelopment of Abbey Street car park as part of the Grayson Place scheme resulted in the loss of 517 spaces, which local businesses have reported as negatively impacting town centre footfall. Although the scheme will introduce additional parking when completed in Spring 2026, it will still represent	➔

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			a net loss of 357 bays. Further reductions are expected in 2026 due to Warwickshire County Council (WCC) development projects at Vicarage Street and planned highway improvement works, leading to an additional loss of 222 spaces. While alternative off-street parking remains available—such as at the Asda superstore and the NCP-operated car park—the cumulative loss of 579 spaces will require close monitoring. WCC has commissioned a car parking capacity survey, the findings of which will be shared with NBBC upon completion. It is anticipated that the proposed highway improvements will temporarily affect accessibility to Nuneaton town	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			centre throughout 2026. However, these works are expected to deliver long-term benefits by improving overall access.	
TC2h	The quality of the town centres environment.	Maintain the current standards of the town centres and seek to improve where necessary.	The town centre environment is currently undergoing significant change, shaped by redevelopment projects, new leisure opportunities, and ongoing social challenges. Redevelopment Disruption Major regeneration schemes, including highway improvements and the Grayson Place development, have temporarily impacted accessibility and parking availability. These works are essential for long-term growth but have caused short-term disruption for businesses and visitors. New Food, Drink, and Leisure Offer	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			The imminent opening of the Grayson Place scheme in Spring 2026 will introduce a vibrant mix of food, drink, and leisure facilities. This is expected to enhance the town centre's appeal, increase footfall, and support the evening economy, creating a more dynamic and attractive destination. Anti-Social Behaviour Issues Despite investment in regeneration, ongoing concerns about anti-social behaviour continue to affect perceptions of safety and the overall visitor experience. Addressing these issues remains a priority to ensure that improvements in infrastructure and amenities translate into a welcoming and secure environment for all.	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			Overall Outlook While short-term challenges persist, the combination of infrastructure upgrades and new leisure opportunities positions the town centre for a stronger, more resilient future. Continued collaboration between local authorities, businesses, and community partners will be key to managing disruption and tackling social issues effectively.	
TC2i	Town centre footfall.	Decrease in town centre footfall in both centres.	Footfall figure (visits): Nuneaton Town Centre – 2024-25= 2,100.45 2023-4=3,003,933 2022-3=3,072,935 2021-22=4,444,348 2020-21= 001,081 2019-20= 820,905 Bedworth Town Centre – 2024-25=676,880 =631,137 2022-23= 775,881 2021-22 1,076,658 2020-21= 765,314 2019-20=513,140	

Town Centres				
Monitoring reference	Monitoring indicator	Monitoring target	Monitoring data	Monitoring outcome
			As expected, footfall figures were significantly impacted by the Covid19 pandemic, amended shopping methods and current economic climate. They increased last year post Covid but are now at levels that are only slightly increased from 2020-2021 Covid levels.	
TC3a	Health of district and local centres. Bi-Annual review of the Local Centres study to cover: Health check of centres (this includes district and local centres) Site assessment of any new district or local centres.	District and local centres remain healthy in terms of their function, viability and vitality.	Centres monitoring and has been undertaken in Jan Due to transformation we have vacant shops in town centre, but district centres and local centres have not been impacted.	➡
TC3b	Delivery of new district and local centres.	New district or local centres as set out in the strategic site policies.	No new district or local centres.	⬇

Appendix 2: Planning Use Class Definitions

The following list gives an indication of the types of use which may fall within each use class. Please note that this is a guide only and these were the use classes as they were at the adoption of the Borough Plan and do not reflect last year's changes to use classes, such as the creation of the E use class.

- B2- General industry Industrial process other than one falling within the uses described in Class E, sub-paragraph (g)
- B8- Storage or Distribution
- C1- Hotels, Hotels, boarding and guest houses (where no significant element of care is provided)
- C2- Residential institutions- Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals, nursing homes.
- C2A- Secure residential institutions - Secure residential institutions Prisons, young offenders' institutions, detention centres, secure training centres etc.
- C3 - Dwelling houses - Uses as a dwellinghouse (whether as main residence) by: (a) a single person or single household; (b) a single household of not more than 6 residents where care is provided; or (c) a single household of not more than 6 residents where no care is provided (other than a use within class C4)
- C4 - Houses in Multiple Occupation
- E- Commercial, Business and Service - Use, or part use, for all or any of the following purposes: a) Shop other than for the sale of hot food b) Food and drink which is mostly consumed on the premises c) the following kinds of services principally to visiting members of the public i. financial services ii. professional services (other than medical services) iii. any other services which it is appropriate to provide in a commercial, business or service locality d) Indoor sport and recreation (not swimming pools, ice rinks or motorised vehicles or firearms) e) medical services not attached to the residence of the practitioner f) Non-residential creche, day centre or nursery g) i) office ii) the research and development of products or processes or iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area).
- Class F1- Learning and non-residential institutions - Any use not including residential use – a) For the provision of education b) For the display of artwork (not for sale or hire) c) As a museum d) As a public library or public reading room e) As a public hall or exhibition hall f) For, or in connection with, public worship or religious instruction g) As a law court.
- Class F2- Local Community Uses - a) A shop of not more than 280 square metres, mostly selling essential goods, including food, where there is no other such facility within 1000 metre radius of the shop's location b) Community halls and meeting places c) Outdoor sport or recreation (not involving motorised vehicles or firearms) d) Swimming pool or ice-skating rink.
- Sui generis-Uses which do not fall within the specified use classes above, including those specifically identified in Article 3(6) of The Town and Country Planning (Use Classes) Order 1987: (a) theatre, (b) amusement arcade or centre, or a funfair, (c) launderette, (d) petrol filling station, (e) sale or display for sale of motor vehicles, (f) taxi business or business for the hire of motor

vehicles, (g) as a scrapyard, or a yard for the storage or distribution of minerals or the breaking of motor vehicles (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906, (i) hostel, (j) waste disposal installation, (k) retail warehouse club, (l) nightclub, (m) casino, (n) betting office, (o) pay day loan shop, (p) public house, wine bar, or drinking establishment, (q) drinking establishment with expanded food provision, (r) hot food takeaway, (s) live music performance venue, (t) cinema, (u) concert hall, (v) bingo hall, (x) dance hall.

Appendix 3: Employment Land Completed and Available in Nuneaton and Bedworth as of 31st March 2025 (Sites >0.2 hectares when Rounded)

Site/ Industrial Estate	Employment Land Completed (ha) 2011 - 2025	Employment Land Under Construction (ha) April 2025	Available Employment Land with Planning Permission		
			Employment Land (ha) With Full Planning Permission	Employment Land (ha) with Outline Planning Permission	Employment Land in the Pipeline
Attleborough Industrial Estate	1.05				0.0
Attleborough Industrial Estate (loss of B1 to D1)	-0.38				0.0
Bayton Road Industrial Estate	2.38	0.32	5.4	10.7	16.1
Bowling Green Lane	0.00			19.89	19.9
Camp Hill Urban Village - Midland Quarry	0.65				0.0
Centrovell Ind Est	0.00				0.0
Coventry Road, Exhall	0.27				0.0
Earls Road	-0.20				0.0
Eliot Park	1.15				0.0
Fautlands	26.00				0.0
Griff Clara (Extension to Bermuda Park)	4.08				0.0
Hemdale Business Park	1.01				0.0
Leicester Road	-0.19				0.0
Manor Court Road	-0.148				0.0
Marston Hall Lodge	0.35				0.0
Marston Jabbett	0.75				0.0
Newtown Road (Loss of B1a to C3)	-0.26				0.0
Prologis Park	8.72		5.99		6.0
School Lane	0.81				0.0

Site/ Industrial Estate	Employment Land Completed (ha) 2011 - 2025	Employment Land Under Construction (ha) April 2025	Available Employment Land with Planning Permission		
			Employment Land (ha) With Full Planning Permission	Employment Land (ha) with Outline Planning Permission	Employment Land in the Pipeline
The Moorings Business Park	0.21				0.0
Vicarage Street	0.00				0.0
Wheat Street	-0.18				0.0
Whitacre Industrial Estate	1.57				0.0
Watling Street	0.00				0.0
Caldwell Road Industrial Estate	0.24				0.0
Caldwell Road Industrial Estate	-1.4				0.3
School Lane/Longford Road EMP6	2.05				0.0
Wilson Lane EMP2	0.00			19.09	19.1
Bermuda Park	4.46	0.97	0.91	9.15	10.1
Grand Total	53.0	1.3	12.3	58.83	71.1

Appendix 4: Employment Land and Floor Space Completed and Lost Between 1st April 2024 and 31st March 2025

Employment Land and Floor space Completed 2024/2025

Planning Permission Number	Description of Development	Site/ Industrial Estate Details	Greenfield/ Brownfield	Gain/Loss/ Allocation	Loss/ Change to	Gross Site Area (ha)	Gross Floorspace Area (m)						
							B1a (Offices)	B1 Combined	B1/B 8	B2	B8 (Storage)	B2/ B8	B1/ B2/ B8
39394	Extension to side of existing industrial unit	Unit A Colliery Lane CV7 9NW	Brownfield	Gain	n/a	0.24					1060		
39963	Erection of 2nd storey to existing office on the front elevation.	Unifabs Whitacre Road Nuneaton Cv11 6BX	Brownfield	Gain	n/a	0.37				2191			
39869	Proposed extension to existing warehouse building for Egiii, B2, B8 industrial/com mercial use together with	Plots I & J - Dunlop Systems Ltd Site 124d005 - Central Boulevard Central Boulevard	Brownfield	Gain	n/a	0.81					8260		

Appendix 4 – Employment Land and Floor Space Completed and Lost

Planning Permission Number	Description of Development	Site/ Industrial Estate Details	Greenfield/ Brownfield	Gain/Loss/ Allocation	Loss/ Change to	Gross Site Area (ha)	Gross Floorspace Area (m)						
							B1a (Offices)	B1 Combined	B1/B8	B2	B8 (Storage)	B2/B8	B1/B2/B8
	alterations to yards, car parking areas (including new vehicle barrier), cycle parking, landscaping, new HGV access from Pilgrims Walk and associated engineering works and demolition	Ash Green Coventry CV6 4QJ											
40443	Proposed change of use from vacant industrial premises (Use Class B1/B8) to motor vehicle repairs with MOT (Use Class B2)	Attleborough Auto Centre", Unit 2 & 3, 7 Hammond Close, Nuneaton CV11 6RY	Brownfield	Gain	n/a	0.3					320		

Appendix 4 – Employment Land and Floor Space Completed and Lost

Planning Permission Number	Description of Development	Site/ Industrial Estate Details	Greenfield/ Brownfield	Gain/Loss/ Allocation	Loss/ Change to	Gross Site Area (ha)	Gross Floorspace Area (m)						
							B1a (Offices)	B1 Combined	B1/B 8	B2	B8 (Storage)	B2/ B8	B1/ B2/ B8
Completions						1.72	0	0	0	2191	9640	0	0
Total Completions						11831							

Employment Land and Floor space Lost 2024/2025

Planning Permission Number	Description of Development	Site/Industrial Estate Details	Greenfield/Brownfield	Gain/Loss/Allocation	Loss/Change to	Gross Site Area (ha)	Gross Floorspace Area (m)						
							B1a (Offices)	B1 Combined	B1/B8	B2	B8 (Storage)	B2/B8	B1/B2/B8
Total Losses						-0.00							

Appendix 5: Employment Land Commitments

Appendix 5 Table 1 – Employment land commitments by use class in hectares as of 31st March 2025 (sites >0.2 hectares)

Industrial Estate / Site	B1 Combined (Offices, Research, Light Industry)	B1/B2/B8 Mix	B1/B8 Mix	B1a (Offices)	B1c (Light Industry)	B1/B2 Mix	B8 (Storage/ Warehousing)	Total Land with Planning Permission at each site
Bayton Road Industrial Estate	6.4	5.4					10.02	21.82
Attleborough Industrial Estate								0
Bermuda Park	9.15	1.88						11.03
Vicarage Street		0.45						0.45
Caldwell Road Industrial Estate								0
Fautlands								0
Watling Street								0
Site 127a002 - Land south east of Wilsons Lane								0
Land off Rowleys Green Lane/Wilsons Lane		19						19
Bowling Green Lane		16.87						16.87
Haunchwood Park Drive		0.18						0.18
Prologis Park		5.99						5.99
Whitacre Road Industrial Estate								
Total Land with Planning Permission (ha) for each Use Class.	15.55	49.77	0	0	0	0	10.02	75.34
Percentage of land with Planning Permission for each Use Class	20.63976639	66.061	0	0	0	13.299708		

Appendix 6: Housing Completions for 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
215	11514	Tower Road, Bedworth Water Tower	Bede	6	0	0	0	0	0	0	Under construction
812	12181 37529	Chapel Street, Bedworth	Bede	19	10	0	0	0	0	0	Under construction
1087	10197	Queens Rd, 265, Nuneaton	Abbey	14	0	0	0	0	0	0	Under construction
1414	34287	Site 48a022 - Spinney Lane, Nuneaton	Galley Common	1	0	0	0	0	0	0	Under construction
1481	34969	Cresswell Farm, The Long Shoot - Jelson Homes	St Nicolas	150	125	23	23	6	2	8	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1496	34076	Site 31A002 - Land off, Higham Lane, Nuneaton, (adj Nuneaton Fields Farm) (EATON PLACE; PERSIMMON Homes)	Weddington	453	296	42	42	10	2	12	Under construction
1501	35402	Nuneaton & Bedworth Borough Council, Council Depot, St Marys Road, Nuneaton	Abbey	95	42	0	0	9	33	42	Under construction
1522	36155 / 36703	Land between 151 & 157 Site 119a001 - Coventry Road, Bulkington	Bulkington	5	4	0	0	0	0	0	Under construction
1547	36201 36946	Phase 3, Site 37b008 - Edinburgh Road, Nuneaton	Camphill	142	142	42	42	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1549	35998	Garages Site 52C045 (r/o 154-166 Gadsby Street), William Street	Attleborough	2	0	0	0	0	0	0	Under construction
1562	36261 Approved RM 37019 Approved	Site 31A003-rear Whitehouse Farm, Higham Lane, Nuneaton, REDROW HOMES : (HERITAGE FIELDS)	Weddington	200	200	16	16	0	0	49	Complete
1568	36709	Ritz Bingo, Abbey Street, Nuneaton,	Abbey	1	0	0	0	0	0	0	Under construction
1574	37106	Public Conveniences Chapel Street Bedworth	Bede	2	0	0	0	0	0	2	Not Started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1575	36491	Site 97c001 Bedworth Road Bulkington - Part of HSG8 - Taylor Wimpey - Raveloe Gardens	Bulkington	188	173	65	65	17	10	27	Under construction
1584	36921	Site Calendar Farm Site 31b001 - Watling Street Nuneaton	Weddington	425	215	40	40	5	9	14	Under construction
1587	37066	Site - 37C008 land to the rear of 79-117 Vale View Nuneaton	Barpool	14	14	14	14	14	0	14	Complete
1590	37329	1 Lime Grove, Nuneaton	Camp Hill	1	1	1	0	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1598	38031	33 Lime Grove Nuneaton CV10 9BG	Camp Hill	1	1	1	1	0	0	0	Complete
1602	36877	Site 103B009 - Land off, Astley Lane, Bedworth, (adj The Heath)	Slough	169	124	39	39	5	3	8	Under construction
1607	37666	The Bull, Bull Street Nuneaton CV11 4JX	Attleborough	5	0	0	0	0	0	0	Under construction
1608	36806	The Carousel Dark Lane, Bedworth CV12 0JH	Heath	17	0	0	0	0	0	0	Under construction
1611	37904	Loads of Tread 86 Orchard Street Bedworth CV12 8BN	Bede	2	0	0	0	0	0	0	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1619	36870	Hawkesbury Golf Course Site 117c003 - Blackhorse Road Exhall Coventry	Poplar	204	174	78	78	38	0	38	Under construction
1621	36687	99 Woodlands Road Bedworth CV12 0AD	Slough	9	5	3	3	0	0	0	Under construction
1622	037631 33926	Site 52D067 - Land off (Land adj Crematorium), Eastboro Way, Nuneaton	Whitestone	360	97	24	24	7	0	7	Under construction
1626	37381	2 High Street Nuneaton	Abbey	2	0	0	0	0	0	0	Under construction
1627	37112	Site 64c001 land Off Golf Drive Nuneaton	Whitestone	621	21	21	21	0	0	0	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1631	37971	14 -16 Bull Street Nuneaton CV11 4JX	Attleborough	2	0	0	0	0	0	0	Under Construction
1634	38303	S C T Electrics 75-91 Heath End Road Nuneaton CV10 7JG	Arbury	7	7	7	7	0	0	0	Complete
1635	38362	Cream 127 Abbey Street Nuneaton CV11 5BZ	Abbey	2	0	0	0	0	0	0	Under construction
1638	38257	Byford Court Site 49B005 - Byford Street Nuneaton	Barpool	12	12	12	12	12	0	12	Complete
1648	36510	Cricketers Arms, 60 Nuneaton Road, Bedworth	Slough	9	9	9	9	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1650	37597	187 Heath End Road Nuneaton	Arbury	10	0	0	0	0	0	0	Under construction
1652	38515	Rosewood Mile Tree Lane Coventry Cv2 1NT	Bulkington	3	0	0	0	0	0	0	Not Started
1653	38772	28c Heath Road, Bedworth, Warwickshire	Slough	1	0	0	0	0	0	0	Not Started
1659	39139	20 Tomkinson Road, Nuneaton, Warwickshire	Arbury	3	3	3	0	0	0	0	Complete
1660	38174	Site 31b001 - Watling Street Watling Street Nuneaton (Vistry Group Developer)	Weddington	201	168	5	5	2	0	2	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1661	38387	Remainder of Site Callendar Farm Site 31b001 - Watling Street Nuneaton (David Wilson Homes)	Weddington	123	116	53	53	0	7	7	Under construction
1662	38905	20 Windmill Road Exhall Coventry CV7 9GQ	Exhall	1	0	0	0	0	0	0	Not Started
1663	38916	5 Portia Close, Nuneaton, Warwickshire	Whitestone	1	1	1	1	0	0	0	Complete
1665	39251	Inglewood Smorrall Lane Bedworth CV7 8AT	Heath	1	0	0	0	0	0	0	Not started
1666	39062	Lamb & Flag Inn Church Road Nuneaton CV10 8LJ	Kingswood	4	4	4	4	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1667	38088	Site 37a004 - Tudor Road Land off (R/o 8-54 access between 12 & 14 Tudor Rd) Tudor Road Nuneaton	Camphill	6	0	0	0	0	0	0	Under construction
1668	38837	Park Farm Plough Hill Road Nuneaton Cv10 9NY	Galley Common	1	0	0	0	0	0	0	Under construction
1669	39308	Site 32c001 - Adjacent 233 The Long Shoot Nuneaton	St Nicolas	1	0	0	0	0	0	0	Not Started
1671	38503	Queens Road Books 127 Queens Road, Nuneaton, CV11 5LD	Abbey	1	0	0	0	0	0	0	Not Started
1672	38896	Land adj 9 "Site 61A003", Hare and Hounds Lane,	Arbury	4	0	0	0	0	0	0	Not started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1674	38448	Land Adjacent to 126 Bedworth Road Site 108A004 Bedworth Road Bulkington	Bulkington	3	0	0	0	0	0	0	Under construction
1675	38625	Units Site 50D006 Marlborough Road Nuneaton	Abbey	4	4	4	4	0	0	0	Complete
1676	39392	Susan Peters 5A Harefield Road Nuneaton	Abbey	1	0	0	0	0	0	0	Not Started
1679	39317	Town Talk 11 Abbey Green Nuneaton CV11 5DR	Abbey	3	0	0	0	0	0	0	Under construction
1680	38341	Land north of Gipsy Lane Site 74C004- West of Maple Park, land	Attleborough	575	99	95	95	9	15	24	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
		north of Gipsy Lane Nuneaton Bellway Homes									
1681	38375	Land opp 152 Site 108A002 Bedworth Road Bulkington (Redrow Homes)	Bulkington	89	16	16	16	2	0	2	Under construction
1682	39033	Mayway Construction Ltd 2 Burbages Lane Longford Coventry CV6 6AY	Exhall	8	8	8	7	0	0	0	Complete
1683	39114	Site 114A006 Goodyers End Lane (No 347) & 2 Royal Oak Lane Exhall	Exhall	8	8	8	8	0	0	0	Complete
1684	39177	Site 94A004 land between 4-14 Cheveral Road, Bedworth	Slough	8	0	0	0	0	0	0	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1685	39261	221 Lutterworth Road Nuneaton Cv11 6PX	Whitestone	1	0	0	0	0	0	0	Under construction
1687	39502	14 Bull Street Nuneaton CV11 4JX	Attleborough	3	0	0	0	0	0	0	Under construction
1688	33601	Site 46a010 - Rear of 89-169, Tunnel Road, Nuneaton	Galley common	14	0	0	0	0	0	0	Not started
1690	38716	Site 104D002 - Former Bedworth Bowling Club Smarts Road Bedworth	Heath	122	104	104	104	48	56	104	Under construction
1691	39136	Site 127A001 Wilsons Lane Exhall	Exhall	95	59	59	59	19	0	19	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1693	39092	The Lodge School Walk Nuneaton CV11 4PJ	Attleborough	9	9	9	8	0	0	0	Complete
1695	39045	The Crown 10 Bond Street Nuneaton	Abbey	10	0	0	0	0	0	0	Under construction
1696	39702	12 Oaston Road, Nuneaton,	St Nicolas	1	1	1	1	1	0	0	Complete
1697	39875	416 Nuneaton Road Bulkington	Bulkington	1	0	0	0	0	0	0	Not Started
1698	39884	205 Greenmore Road Nuneaton Cv10 7el	Barpool	1	1	1	1	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1699	39696	25 Cheverel Place, Nuneaton	Wembrook	2	2	2	2	0	0	0	Complete
1701	39772	33 Stewart Street, Nuneaton,	Wembrook	2	0	0	0	0	0	0	Not started
1702	35279	Top Farm Higham Lane Nuneaton CV11 6BD	Weddington	51	0	0	0	0	0	0	Not started
1703	39374	Land rear of 9 - 15 Site 51D013 Park Avenue Nuneaton	Attleborough	5	0	0	0	0	0	0	Not started
1704	39446	Hawkesbury Golf Course Site 117c003 - Blackhorse Road Exhall Coventry (Tilia Homes Ltd)	Poplar	110	0	0	0	0	0	0	Not started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1705	38856	Site 108D008 - Land rear of 46-80 Coventry Road Bulkington (Elford Homes)	Bulkington	149	0	0	0	0	0	0	Not started
1706	39256	Debenhams Retail plc 5 Bridge Street Nuneaton CV11 4DY	Abbey	63	0	0	0	0	0	0	Not started
1707	39866	Former Wheatsheaf Site 39d002 - Upper Abbey Street Nuneaton	Abbey	1	0	0	0	0	0	0	Not started
1708	40053	100 Goodyers End Lane Bedworth	Heath	1	1	1	1	0	0	0	Complete
1709	40079	Land Adj 180 Marston Lane Bedworth CV12 9AD	Bede	2	0	0	0	0	0	0	Not started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1710	39618	Land north of 116-120 Abbey Street Site 51a036 - Burgage Walk Nuneaton	Abbey	14	0	0	0	0	0	0	Under construction
1711	40145	The Crown 10 Bond Street, Nuneaton	Abbey	8	0	0	0	0	0	0	Under construction
1712	40019	Tiny Town 126 Abbey Street, Nuneaton, Warwickshire	Abbey	9	0	0	0	0	0	0	Not started
1713	40333	58 Camp Hill Road Nuneaton	Camphill	3	0	0	0	0	0	0	Not Started
1714	40410	40 Henry Street Nuneaton	Wembrook	1	1	1	1	0	0	0	Complete

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1715	40418	50 Wootton Street, Bedworth	Poplar	1	1	1	1	0	0	0	Complete
1716	40429	58 Grove Road, Nuneaton	Kingswood	1	0	0	0	0	0	0	Under construction
1717	40478	138 College Street Nuneaton	Wem brook	2	2	2	0	0	0	0	Complete
1718	39913	Land Adj 6 Topps Heath Bedworth CV12 0DF	Heath	1	0	0	0	0	0	0	Not Started
1719	40480	296 Queens Road Nuneaton	Abbey	1	0	0	0	0	0	0	Not started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1720	39049	Phase 1 Land at Moat Farm "Site 114A007", Hospital Lane, Bedworth	Heath	455	0	0	0	0	0	0	Not Started
1721	39980	Johnson Jewellers 51A Queens Road Nuneaton	Abbey	-1	0	0	0	0	0	0	Under construction
1722	39435	164 The Long Shoot Nuneaton	St Nicolas	1	0	0	0	0	0	0	Not started
1723	40304	217 Edward Street Nuneaton	Wem brook	2	2	2	2	0	0	0	Complete
1724	40602	Land at No 41 "Site 110A010", Wolvey Road, Bulkington	Bulkington	1	0	0	0	0	0	0	Under construction

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1725	40264	Cheeky Monkeys Day Nursery 98 Plough Hill Road, Nuneaton	Galley Common	-1	-1	-1	-1	0	0	0	Complete
1726	39949	224 The Long Shoot, Nuneaton, Warwickshire	St Nicolas	2	0	0	0	0	0	0	Not started
1727	39711	Albion Buildings site 51D014 102-122 Attleborough Road Nuneaton	Attleborough	29	0	0	0	0	0	0	Not started
1728	34615	Site Calendar Farm Site 31b001 - Watling Street Nuneaton Jelsons	Weddington	191	0	0	0	0	0	0	Not started

Appendix 6 – Housing Completions for the 2024/25 Monitoring Period

Site Ref	Council Application Number	Address	Ward	Total capacity	Total completions up to 31st March 2025 (gross)	Total completions during 2024/25	Net completions during 2024/25	Affordable rent completions 2024/25	AffShared Ownership low-cost completions 2024/25	Total Affordable completions	Site Status
1729	39464	Site 105C007 - former garage site Rear of 23-43 Armson Road Exhall	Exhall	15	0	0	0	0	0	0	Started

Appendix 7: Commercial Floor Space Tables – Retail and Leisure

Appendix 7 (Table 1) Completions of commercial floor space (Retail, Hotel and Leisure) in the borough during 2019- 2025 (Applications are still referring to previous use classifications for clarity)

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Plannin g Permissi on Number	Town Centre	Floor Space Completed m ²				Sui generis
						A1	A2	A3	D2	
B	Unit B, Tenlons Road Industrial Estate, Nuneaton CV10 7HR	Change of use of one unit (Unit B) from B1 to D2 Leisure	D2	035996	No				262	
B	Unit 1a, Eastborough Court, Alliance Close	Change of use from B2 General Industrial to D2 Leisure	D2	036278	No				175	
B	193 Queens Road, Nuneaton CV11 5NB	Retention of a change of use from A1 (retail) to A3 (restaurants and cafe)	A3	036406	No			50		
B	Lamb and Flag, Church Road, Nuneaton CV10 8LJ	Change of use of ancillary coachhouse building from A4 to A1 (beauty)	A1	036399	No	58				
B	Former RBS building, 11-17 Queens Road, Nuneaton CV11 5JL	Change of use of ground floor from A2 to A3, A4 and A5	A3, A4 and A5	036436	Yes			193		
B	Former Maplins, 24 Market Place, Nuneaton CV11 4EG	Change of use from A1 Retail to A3 Cafe/Restaurant	A3	036500	Yes			2915		
B	Former Co-op, 22 Abbey Street, Nuneaton CV11 5BU	Change of use from B1 offices to corporate team building and escape room (sui generis)	Sui Generis	036583	Yes					630

Appendix 7 – Commercial Floor Space Tables – Retail and Leisure

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Plannin g Permissi on Number	Town Centre	Floor Space Completed m ²				Sui generis
						A1	A2	A3	D2	
B	16 High Street, Bedworth CV12 8NF	Subdivision of existing A1 retail premises to create separate D2 gymnasium use	D2	036695	Yes				400	
B	Unit 14, Liberty Way	Change of use from D2 (gym) to mixed use D2 (soft play), D1 (nursery) and A3	D2	035963	No			39	721	
B	R S M Industries Ltd, School Lane, Coventry	Demolition of existing building. Erection of 2 new units for B1, B2, B8 and D2 uses	D2	036276	No				Net 984. (- 5261+ 6245)	
B	Abbey National Plc, 25 Market Place, Nuneaton	Change of use of first second and third floors to 2 No. 1 bed apartments and 4 No. studio apartments	Loss of financial	036299	Yes		-142			
B	Hayward Gill & Associates Ltd, 112 Queens Road, Nuneaton	Certificate of Lawful Development for the proposed change of use of the first floor from ancillary storage to flat (Use Class C3)	Loss of financial	036430	No		Loss of A2, quanti ty unkno wn			
B	Co-Operative Retail Services, Abbey Street, Nuneaton CV11 5BT	Partial demolition of some of the Co-Op building, including some frontages on Queens Road and Abbey Street	Loss of retail	036230	Yes	-6062				
B	Nuneaton and Bedworth Borough Council, Council House, Coton Road, Nuneaton	Change of use from council offices to hostel (sui generis use) including 38 bedrooms, ancillary office, storage, laundry, training rooms, kitchens and other associated rooms	Loss of office	036194	Yes		-1572			

Appendix 7 – Commercial Floor Space Tables – Retail and Leisure

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Plannin g Permissi on Number	Town Centre	Floor Space Completed m ²				Sui generis
						A1	A2	A3	D2	
B	14, 15 and 16 The Square, Nuneaton	Erection of 14 assisted living apartments (including demolition of existing buildings)	Loss of retail	035370	No	-150				
B	21 Devon Close	Prior notification for the change of use of first floor mixed-use shop (Use Class A1/E) to two self-contained flats (Use Class C3)	Loss of retail	038169	No	-1000				
B	25 Market Place	Change of use of ground floor and first floors to 3 No. one bedroom apartments.	Loss of retail	038114	Yes	-107				
B	7 Market Place	Change of use at the first floor from a bank to three residential.	Loss of formally A2.	038111	Yes		-382			
B	Kingsway House, King Street	Prior approval for the change of use from Use Class E to Use Class C3 under Class MA	Loss of retail	038321	Yes	-158.5				
B	Crystal Palace, Nuneaton	Change of use from former Public House (A4) to HMO (C4) and single unit (C3). (Allowed at Appeal)		037377	No	-550				
B	Pharmacy Republic, "Marath House", 104 Edward Street,	Single storey side extension to pharmacy (for sole use relating to the pharmacy)	Retail	035447	N	16.9				
B	161 Blackhorse Road, Longford, Coventry	Single storey rear extension to shop	A1	036980	No	30				

Appendix 7 – Commercial Floor Space Tables – Retail and Leisure

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Plannin g Permissi on Number	Town Centre	Floor Space Completed m ²				Sui generis
						A1	A2	A3	D2	
G	North of Bermuda Village Nuneaton	A1 part of Mixed development Deeley/Taylor Wimpey Plg Perm 31653 varies from 3 to 1 retail unit	Retail	031064	No	457 complete				
B	Cross Keys Inn, Goodyers End Lane, Bedworth,	Demolition of public house and erection of one retail unit (Use Class A1 eg shop)	Retail	034430	No	371 Complete				
B	161 Blackhorse Road, Longford, Coventry	Single storey rear extension to shop	A1	036980	No	30				
B	Exclusive Beds, Corporation Street, Nuneaton	Demolition of existing building and erection of 3 storey building, retail (A1) use on ground floor, residential (C3) use on first and second floor	Loss of retail	037199	Yes	-20				
B	Nicholas Chamberlaine Comprehensive School, Bulkington Road, Bedworth	Change of use from Sixth Form Facility to Rugby Club Clubhouse	D2	037409	No					209
B	20 Shakespeare Drive, Nuneaton	Conversion of residential garage to dog grooming studio	A1	037518	No	11				

Appendix 7 (Table 2): Losses and gains of commercial floor space (m²) (Retail, Hotel, Leisure and Office) in the borough during 2019-2025f.
Notwithstanding the Use

Class changes in this monitoring year (for clarity the original Use Classes have been maintained in the monitoring columns.)

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	2A Henry Street Nuneaton	Change of use from offices (Use Class E) to new Community Centre and learning and non-residential institution (Use Class F2) together ancillary place of worship (Mosque)(Use Class F1), single storey extension to rear, together with associated internal and external works	Class E1	39345	No	-510					
B	35 Queens Road	Change of use from a hairdresser (A1/E) to a hot food takeaway (A5/ Sui Generis) with a new shop frontage, roller shutters and an extraction system (Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	037714	Yes	-122					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	143 Queens Road	Change of use from retail (A1/E) to a dog grooming salon (Sui Generis). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	037767	No	-73.5					
B	Site 50a017 - Merevale Avenue, Nuneaton	Erection of 8 no. dwellings and conversion of existing office to 1 no. dwelling	Loss of retail	035927 and 036761	No	-84					
B	Heart of England Co-op Society 10 High Street, Bedworth, Warwickshire	Change of use to first floor to create two flats, with external staircase and sitting area	Loss of retail	036375		-819.5					
B	13 Bull Street Attleborough Nuneaton	Change the use to A5 Hot Food Takeaway, installation of a 200 mm flue and fan for a gas oven venting onto a flat roof, new shop front and proposed cladding to building frontage (Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	038098	No					-72	

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Beautiful Bathrooms, Corporation Street.	Change of use from a kitchen and bathroom showroom (Class E Use) to a beauty and tanning salon (Sui Generis Use). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office).	Loss of retail to sui generis	037844	Yes	-309					
B	75-91 Heath End Road Nuneaton	Proposed conversion of existing building from general storage (Class B8), community facility (Class F2) and office & store (Class E) to 16 HMO units including first floor side extension and side dormer		038303	No	-800					
B	2 All Saints Square Bedworth.	Prior Notification for the change of use of part of the ground floor from financial use (A2) to residential (C3). Allowed at Appeal.	Loss of A2	036860	Yes	-150					
B	Site 83B010 - Land off, St David's Way, Nuneaton,	Change of use of units 1 and 2 from retail Class A1 to a surgical and diagnostic treatment centre Class D1	Loss of Retail	036008	No	-440					

Appendix 7 – Commercial Floor Space Tables – Retail and Leisure

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Arden Wines, 44 Arden Road, Bulkington	Ground floor extension to side of retail unit for purposes of retail storage	Retail	035697	N	26					
B	Ram Wines & Spirits, 29 Shanklin Drive	Prior Approval for conversion of all of the premises into a single dwelling (Class C3)	Loss of Retail	035150	N	-55					
B	Anglo Abrasives, "Unit 5", Liberty Way, Nuneaton	Change of use from B2 General Industrial to D2 Leisure	D2	035980	N	317					
B	A R Cartwright Ltd, Vicarage Street, Nuneaton	Erection of three storey office building (Outline with Appearance and Landscaping reserved, and matters of Access, Layout and Scale to be considered)	B1a	035027	Yes			2619			
B	68 Cheverel Street, Nuneaton	Retention of building for use as a beauty salon (A1 shops)	A1	036210	No	Gain unknown – need planning application					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
						tion form					
B	2 Riverside, Bond Street, Nuneaton	Change of use of first floor rear consulting rooms and offices to 1no. residential flat	Loss of offices	036303	Yes			-354			
B	Ritz Bingo, Abbey Street, Nuneaton	Change of use to a mixed use to include a community facility with restaurant and residential apartment. To include works and renovation to a Listed Building	Loss of leisure	036709	Yes	-395.5					
B	H Johnson and Son Ltd, 50 Queens Road, Nuneaton	First floor workshop extension	A1	036951	Yes	32					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Unit 28a - 28b, Whitacre Road, Nuneaton	Change of Use from Industrial unit to Boxing Club at Units 28A and 28B Whitacre Road.	D2	037164	No	476.6					
B	Site 128D006, Parrots Grove, Coventry	Conversion and extension of building to create single dwelling house along with external works and change of use of land to garden and parking area. (Amended proposal to that approved under ref 036679) Amended plans include a new layout slightly larger than approved, porch extension to rear and hipped roof and vehicular access gates being moved	Loss of retail	037168	No	-89					
B	Former Co-op buildings and car park	Hybrid planning application for: (i.) full planning application for the demolition of buildings, erection of hotel (Class C1) with associated access, car parking and landscaping/public realm and (ii.) outline planning application (including access) on remainder of Abbey Street car park and buildings fronting, including properties to the	C1 full consent	037658	Yes	5245					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
		rear for a mixed-use town centre development comprising flexible use for retail, leisure, restaurants and 'makers space' (Class E), medical uses (Class E), residential (Class C3), multistorey and surface car parking with associated means of access, public plaza for public and other events, public realm and landscaping									
B	37 Upton Drive	Change of use from residential garage (C3) to a dog groomers (Sui Generis). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)	Sui Generis	037866	No					1250	
B	Four Acres Bulkington	Change of use of part of site to dog boarding kennels and associated exercise area. To make use of existing buildings but adding drainage, flooring, heating, ventilation wall coverings and galvanised steel kennels. Considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)	Sui Generis	037955	No						

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	The Bull, Bull Street, Attleborough	Proposed two storey side extension to create additional commercial floorspace forming a shop and a kitchen, including retention of existing unit and 5 new apartments with parking and access.	A1	037666	No	23					
G	Burbages Lane, Longford	Change of use from vacant land to sports training pitch (D2/F2) with the erection of associated access steps	D2/F2	037857	No						357 1
B	Cross Keys Inn Bedworth	Demolition of the existing public house and buildings and erection of one retail unit (Class Use E retail use). (Amended scheme to previous approval reference 034430).	A1/E	037552	No	356					
B	The Boat Inn, Blackhorse Road Longford.	Change of use from shed to kitchen with extraction units within pub garden (erection of shed approved under previous application ref 037238). Still considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)	Sui Generis	037726	No						
B	The Arches, Coventry Road Nuneaton	Single storey side extension to form kitchen and preparation area. considered to be commercial but not	Sui Generis	038555	No						

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
		Class Uses identified as Retail, Hotel, Leisure and Office)									
B	16 Bull Street Nuneaton	Creation of two new flats to the first floor with associated two storey rear extension and external staircase. Extensions to ground floor retail units and a change of use of 16 Bull Street from (A1/E) to Hot Food Take Away (A5/Sui Generis). considered to be commercial but not Class Uses identified as Retail, Hotel, Leisure and Office)	Sui Generis	037971	No	8					
B	20 Newdegate Street Nuneaton	Glass balustrade to first floor for the creation of a terrace, conversion from window to door at the first floor and various internal alterations associated with the change of use from bank to restaurant. 366 sqm of Sui Generis.	Sui Generis	038198	Yes	366					

Appendix 7 – Commercial Floor Space Tables – Retail and Leisure

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Bond House, Newdegate Street Nuneaton	Change of use from office to late night bar	Loss of office	038616	Yes			- 332.4			
B	130 Abbey Street, Nuneaton,	Part change of use from Use Class E to a betting shop, Sui Generis Use	Loss of retail	039097	Yes	-200				210	
B	Bedworth Leisure Centre & Land at Miners Welfare Park	Erection of a new physical activity hub consisting of a 25m 8 lane main pool, learner pool, 4no. court sports hall, fitness suite and associated changing and supporting spaces and car park and landscaping scheme to surrounding park with terrace, seating areas, paths, and activity spaces (existing leisure centre to be demolished)	D2	038702	No						686 00

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Debenhams Retail plc 5 Bridge Street, Nuneaton	Refurbishment and part change of use Class E to Class C3 of existing (Debenhams) building, with part demolition to create internal courtyard, part rooftop extension and erection of 3 storey associated building on adjacent loading area, with commercial retail Class E at ground floor and 63 No apartments, open space amenity landscaping	(Class E so could be any of the uses describe d in columns)	039256	Yes	693					
B	17-23 Abbey Street Nuneaton	Partial demolition and refurbishment of existing buildings and the erection of a digital skills and innovation centre to include further education college and ancillary uses (Class F1) and a public restaurant (Class E)	A3	038706	Yes		265				
B	land adj Sainsburys, Coventry Road, Exhall	Partial demolition and refurbishment of existing buildings and the erection of a digital skills and innovation centre to include further education college and ancillary uses (Class F1) and a public restaurant (Class E)	A3	036874	No		52				

Appendix 7 (Table 3) Commercial floor space (Retail, Hotel, Leisure and Office) in the pipeline across borough during 2019-2025
Shaded Grey represents sites permitted 2024/25

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	30 Old Hinckley Road, Nuneaton	Change of use to 9-bedroom HMO (Sui Generis)	Sui generis	39524	No					300	
B	12 Oaston Road Nuneaton	Change of use from Ground Floor Hairdressers (Use Class E) to a one bedroom Flat (Use Class C3)	Loss of retail	39702	No	-132					
B	47 upper Abbey Street Nuneaton	Change of use from hairdressers to larger HMO comprised of 17 No. single person units plus erection of second floor	Loss of retail	39955	Yes	-175					

Appendix 7 – Commercial Floor Space Tables – Retail and Leisure

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	10 Abbey Street Nuneaton	Change of use from betting shop (Sui Generis use) to restaurant (Use Class E)	Class E	39987	Yes				68		
B	Heron House Newdigate Street Nuneaton	Prior notification for the change of use of the second floor and third floor from use Class E to 32no. apartments (use Class C3)	Class E1	39376	Yes	-32					
B	Bishop Simmons, Mitre House School Road Bulkington CV12 9JB	Application for prior approval under Schedule 2, Part 3, Class MA for a change of use from offices (Use Class E) to 3 dwellings (Use Class C3)	Loss of retail	40007	No		-505				

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	44 White Lion Chambers High Street Bedworth	Prior notification for the change of use of the ground floor and first floor from use Class E to 17no. apartments (use Class C3)	Loss of office	40065	Yes		- 1500				
B	British Rail Goods Yard Site 39b006 - Midland Road Nuneaton	Erection of a food store, a six-pump petrol filling station with kiosk, external garden centre, substation and ATM pod and ancillary landscaping, customer parking and all other associated works	Class E	38512	No	32400					
B	The Crow's Nest Crownhill Road Nuneaton	Erection of a single storey shop (E use class) with ATM, reconfigured car parking, cycle stands and revised access arrangements	Class E gain retail	38984	No	2233					

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	Tiny Town 126 Abbey Street Nuneaton	Conversion of existing unit to create 1no. retail unit (use class E) on the ground floor and 2no. 1-bedroom flats on the first floor and 2no. 1-bedroom flats on the second floor and erection of 3-storey building to rear to include 4no. 2-bed flats and 1no. 1-bedroom flat with associated parking facilities and amenity space	Loss of retail	40019	Yes	-630					
B	The Crown 10 Bond Street, Nuneaton	Proposed conversion of existing Public House into a larger HMO unit (Sui Generis use) to create 18 bedrooms for 25 people plus first and second floor extensions to rear, associated external elevational alterations, car parking, outdoor amenity space and bin store	Loss of sui Generis	40145	Yes					-978	

Appendix 7 – Commercial Floor Space Tables – Retail and Leisure

Greenfield/ Brownfield	Site Details	Description of the development	Facility Type	Planning Permission Number	Town Centre	Floor Space Completed m ²					
						E	Eg (i)	Eg (ii)	Eg (iii)	Sui Generis	F2
B	2 Bottrill Street, Nuneaton, Warwickshire	Prior approval for change of use from Class E (office) to C3 (dwellinghouse) to create 1 no one-bedroom dwelling to ground floor	Loss of office	40182	No		- 2732 00				
B	Simply Beauty 3 Abbey Street Nuneaton	Prior notification for a change of use from Use Class E to a mixed use to include 1no. retail unit on the ground and 1no. class C3 dwelling on the upper floors	Loss of retail	40504	Yes	- 238600					
Total in the pipeline (where known).						-513408					

GLOSSARY**Affordable Housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Authority Monitoring Report

A report published annually to assess the progress of the Borough Plan.

Brownfield Land

Also referred to as previously developed land, is land that is or was occupied by a permanent (non-agricultural) structure and associated fixed surface infrastructure, including the curtilage of the development, in urban and rural areas. It excludes land and buildings that have been used for agricultural purposes, forest and woodland, and land in built-up areas, which has not been developed previously (known as Greenfield land).

Change of Use

Planning permission is not needed when the existing and the proposed uses fall within the same “use class”, or if the Town and Country Planning (Use Classes) Order 1987 (as amended) says that a change of class is permitted to another specified class.

Community Infrastructure Levy

A duty allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Conservation Area

An area designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve and enhance.

Derelict Land

Land so damaged by previous industrial or other development that it is incapable of beneficial use without treatment. Treatment can include demolition, clearing of fixed structures or foundations and levelling. The definition also includes abandoned and unoccupied buildings in an advanced state of disrepair i.e., with unsound roof(s).

Development Plan Document

A statutory component part of the local development framework and include the Borough Plan, area action plans and site-specific allocations.

Economic Development Strategy

A document stating the Council’s vision, objectives and priorities for the Borough’s economy.

Five Year Housing Supply

A supply of housing sites that can be delivered to within five years. To be ‘deliverable’, sites should be available now, offer a suitable location now, and be achievable on the site within 5 years.

Green Belt

A designation which aims to keep land permanently open or largely undeveloped. The purposes of the green belt are to:

- check the unrestricted sprawl of large built up areas.
- prevent neighbouring towns from merging.
- safeguard the countryside from encroachment.
- preserve the setting and special character of historic towns; and
- assist urban regeneration by encouraging the recycling of derelict and other urban land.

Greenfield

Land where no development has previously taken place such as agricultural or forestry land.

Hectare

A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.

Infrastructure

Basic services required for development to take place, for example, roads, electricity, sewerage, water, open space, education, health facilities and other community facilities.

Intermediate Housing

Homes for sale and rent provided at a cost above social, but below market levels. These include shared equity (shared ownership and equity loans) and other low cost homes for sale and intermediate rent, but not affordable rented housing.

Local Nature Reserve

Statutory designation for areas of importance for wildlife, geology, education or public enjoyment. Nuneaton and Bedworth has three LNRs at Bedworth Sloughs, Ensor's Pool and Galley Common.

Local Wildlife Site

Area of land with substantive wildlife value. Nuneaton and Bedworth have approximately 30 LWSs and these are likely to increase as potential LWSs are identified and assessed.

National Planning Policy Framework

Government policy on planning matters and seeks to create sustainable communities and foster sustainable development. The policies in the NPPF provide the national framework within which local policy should be prepared.

Social Rented Housing

Housing that is let at below market rents and on a secure basis to people in housing need, usually by local authorities or registered social landlord.

Supplementary Planning Document

Provide further detail on policies and proposals contained within a Development Plan Document and are a material consideration when determining planning applications.

Comparison Shopping

Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, furniture, jewellery, electrical and household goods, toys, and recreational goods.

Convenience Shopping

Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines, and confectionery such as butchers, bakers, supermarkets. As defined in the glossary at Strategic Perspectives (2014). NBBC: Retail & Leisure Study Update 2013 and as updated in Cushman & Wakefield (June 2022) NBBC: Retail, Leisure, and Office Study.

ACRONYMS

AAP	Area Action plan
AMR	Authority Monitoring Report
CIL	Community Infrastructure Levy
DPD	Development Plan Document
ELMOU	Employment Land Memorandum of Understanding
FYLS	Five Year Land Supply
HMA	Housing Market Area
IDP	Infrastructure Delivery Plan
LDS	Local Development Scheme
LWS	Local Wildlife Site
LGS	Local Geological Site
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document

Five-Year Housing Land Supply Calculation – 1st April 2026

1. Introduction

- 1.1 This paper sets out Nuneaton and Bedworth Borough Council's assessment of its housing land supply from 1st April 2026 to 31st March 2031. It provides the Five-Year Housing Land Supply (5YHLS) calculation, for the Borough, and accords with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).
- 1.2 The calculation is based on the housing requirement of 9,810 dwellings, equating to 545 dwellings per annum, set out in the [Nuneaton and Bedworth Borough Plan Review](#) which was adopted on 10 December 2025.
- 1.3 Paragraph 78(c) of the NPPF (December 2024) requires authorities, such as Nuneaton and Bedworth Borough Council to apply a 20% buffer to its housing land supply calculation from 1 July 2026.

2. Five Year Housing Land Supply Position

- 2.1 The calculation is set out in Figure 1 below, using the Borough Plan Review housing requirement of 545 dwellings; supply figures in the housing trajectory; a 20% buffer; and the 'reverse Liverpool method'. It demonstrates that the authority can demonstrate a supply position of **10.2 years** as at 1st April 2026.

Step	Description	Number	Notes
A	5 x annual housing requirement (545 dpa)	2725	
B	Adjustment for over-supply since the plan's base date: (-1,766 dwellings, spread over the remaining 13 years of the plan period. The required over-supply adjustment is therefore $-1,766 / 13 = 135$ dwellings fewer dpa in each year of the remaining plan period.	-135	Reverse Liverpool Method applied to account for over supply. $21/22 = 809$, $22/23 = 955$, $23/24 = 1009$, $24/25 = 841$, $25/26 = 877$ dwellings. Total 4,491 against a requirement of 2,725 = 1,766 dwelling over-supply.
C	Over- supply adjustment within the 5YHLS period: 5×-135	-675	
D	$2,725$ (result of step A) -675 (results of step C) = $2,050$ dwellings. This is the plan requirement for the 5YHLS period, including the over-supply adjustment.	2050	

E	Required buffer of 20% (D x 0.2)	410	
F	Total 5YHLS requirement (D + E)	2460	
G	Annual 5YHLS requirement (F / 5)	492	
H	Deliverable supply over next 5 years at 1/4/2025	5036	
I	Total years supply over next 5 years at 1/4/2026 (H / G) including 20% buffer	10.2	
J	Surplus (H-F)	2576	

3. Conclusion

3.1 This 5YHLS paper and associated trajectory (Appendix 1) confirms that:

- The housing requirement of 9,810 dwellings can be met in full over the plan period.
- A 5YHLS can be demonstrated as at 1st April 2026.

Appendix 1 – Housing Trajectory 2025/26

Sites with Full Planning Permission

SITE REF	COUNCIL APPLICATION No.	ADDRESS	STATUS	WARD	TOTAL CAPACITY	Completions between 21/22 and 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
215	11514	Tower Road, Bedworth Water Tower	U/C	Poplar	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
1087	10197	Queens Rd, 265, Nun	Implemented	Abbey	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
1414	34287	Site 48a022 - Spinney Lane, Spinney Lane, Nuneaton	U/C	Galley Common	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1501	35402	Nuneaton & Bedworth Borough Council, Council Depot, St Marys Road, Nuneaton	U/C	Abbey	95	42	0	0	53	0	0	0	0	0	0	0	0	0	0	0	53	0
1522	36155	Site 119a001 - Coventry Road, Bulkington	U/C	Bulkington	6	4	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1549	35998	Garages "Site 52C045 (r/o 154-166 Gadsby Street)", William Street	U/C	Attleborough	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1602	36877	"Site 103B009 - Land off", Astley Lane, Bedworth, (adj The Heath)	U/C	Slough	169	155	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
1621	38372	99 Woodlands Road Bedworth CV12 0AD	U/C	Slough	9	4	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
1626	37381	2 High Street Nuneaton	U/C	Abbey	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1631	37971	14 -16 Bull Street Nuneaton CV11 4JX	U/C	Attleborough	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1635	38362	Cream 127 Abbey Street Nuneaton CV11 5BZ	U/C	Abbey	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1662	38905	20 Windmill Road Exhall Coventry CV7 9GQ	N/S	Exhall	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1667	38088	Site 37a004 - Tudor Road Land off (R/o 8-54 access between 12 & 14 Tudor Rd) Tudor Road Nuneaton	U/C	Camp Hill	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
1668	38837	Park Farm Plough Hill Road Nuneaton CV0 9NY	U/C	Galley Common	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1669	39308	Site 32c001 - Adjacent 233 The Long Shoot Nuneaton	N/S	St Nicolas	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1671	38503	Queens Road Books 127 Queens Road, Nuneaton, CV11 5LD	N/S	Abbey	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1672	38896	Land adj 9 "Site 61A003", Hare and Hounds Lane	N/S	Arbury	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
1674	38448	Land Adjacent to 126 Bedworth Road Site 108A004 Bedworth Road Bulkington	U/C	Bulkington	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1676	39392	5A Harefield Road, Nuneaton	U/C	Abbey	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1685	39261	221 Lutterworth Road Nuneaton CV11 6PX	U/C	Whitestone	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1687	39502	14 Bull Street Nuneaton CV11 4JX	U/C	Attleborough	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
1688	39628	Site 46a010 - Rear of 89-169 Tunnel Road, Nuneaton	U/C	Galley Common	14	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	14	0
1697	39875	416 Nuneaton Road Bulkington	N/S	Bulkington	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1703	39374	Land rear of 9 - 15 Site 51D013 Park Avenue Nuneaton	N/S	Attleborough	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
1706	39256	Debenhams Retail plc 5 Bridge Street Nuneaton CV11 4DY	U/C	Abbey	63	0	25	25	13	0	0	0	0	0	0	0	0	0	0	0	63	0
1707	39866	Former Wheatsheaf Site 39d002 - Upper Abbey Street Nuneaton	N/S	Abbey	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
1709	40079	Land Adj 180 Marston Lane Bedworth CV12 9AD	N/S	Bede	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1718	39913	Land Adj 6 Topps Heath Bedworth CV12 0DF	N/S	Heath	1	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	1	1
1722	40217	164 The Long Shoot Nuneaton	N/S	St Nicolas	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1726	40993	224 The Long Shoot, Nuneaton, Warwickshire	N/S	St Nicolas	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1730 67/OL	40824	Site 60B022- land bet Heathside 285 and 287 Heath end road Nuneaton	N/S	Arbury	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1731	39499	Haunchwood Institute, Valley Road, Nuneaton	N/S	Galley Common	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
1732	39803	Site 116b045, Land lying next to Devoran Close	N/S	Poplar	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
1733	40450	1 Staples Close, Bulkington	N/S	Bulkington	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1734	40600	59 Blackhorse Road	N/S	Poplar	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1739	40602	Land at No 41 Site 110a010 - Wolvey Road Bulkington	N/S	Bulkington	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1742	40449	26a Seymour Road, Nuneaton	N/S	Abbey	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1751	40917	227 College Street, Nuneaton	U/C	Wembrook	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0

Sites with Outline Planning Permission

SITE REF	COUNCIL APPLICATION No.	ADDRESS	STATUS	WARD	TOTAL CAPACITY	Completions between 21/22 and 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
52/OL	36050 RM 39929 No decision	North Warwickshire and South Leicestershire College, Hinckley Road, Nuneaton	Outline approved RM (39929) pending	St Nicholas	146	0	0	20	40	40	40	6	0	0	0	0	0	0	0	0	140	6
65/OL	39034	1 The Rookery, Nuneaton, CV10 9PB	Outline approved	Galley common	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
74/OL	39720	Site 93A004 Woodlands Farm Woodlands Road Bedworth CV12 0AB (HSG4)	Outlined approved	Bedworth North and West	150	0	0	0	25	50	50	25	0	0	0	0	0	0	0	0	75	75
77/OL	39652	The Green Bear 51-53 Church Road Nuneaton CV10 8LB	Outline approved	Kingswood	12	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	12
78/OL	39476	28 - 34 Land to the front of Broome Way	Outline approved	Galley common	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
80/OL	41023	Swallow Meadows Farm, The Birches Bulkington, Bedworth, CV12 9PW	Outline approved	Bulkington	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	3	0
81/OL	41139	Brigade Hall 8 Saunders Avenue Bedworth CV12 8RJ	Outline approved	Bede	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	0
82/OI	41088	Site 109D004 - land adj 35 Shilton Lane	Outline approved	Bulkington	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0
Outline Planning Permission Totals					321	0	7	25	41	65	90	68	25	0	0	0	0	0	0	0	228	93

1755	40908	21 George Eliot Street, Nuneaton	N/S	Wembrook	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1757	40783	Land adj 107 Blackhorse Road, Longford, Coventry, CV6 6DP	N/S	Poplar	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1762	41244	Padda Newsagents and Off Licence 74 Church Road Nuneaton	U/C	Kingswood	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1763	41310	Boots UK Ltd 11-15 All Saints Square Bedworth	U/C	Bede	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
1768	40910	48 The Raywoods, Nuneaton	N/S	Arbury	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1769	39092	The Lodge, School Walk, Nuneaton	N/S	Attleborough	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
1771	40985	Site 83d012 - Orchard Street Bedworth Land between 74 and 82 Orchard Street	U/C	Bede	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
1773	41015	Anker Street, Nuneaton, Warwickshire	N/S	Abbey	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	0
1777	40782	Land between 17 and 18 The Larches Exhall Coventry	N/S	Poplar	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1778	41018	86 Bulkington Lane, Nuneaton	U/C	Whitestone	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
1779	41173	Land off Site 97d006 - Weston Lane Weston Lane Bulkington Bedworth	N/S	Bulkington	30	0	25	5	0	0	0	0	0	0	0	0	0	0	0	0	30	0
1680	39357	Site 74C004 - West of Maple Park, Land north of Gipsy Lane Nuneaton (HSG3)	U/C	Abbey and Wem Brook	575	212	60	60	60	60	60	60	3	0	0	0	0	0	0	0	300	63
1627	37112	Site 64c001, Land Off Golf Drive, Nuneaton (Taylor Wimpey - HSG9)	U/C	Whitestone and Bulkington	621	68	88	95	95	95	95	85	0	0	0	0	0	0	0	0	468	85
1622	38497	"Site 52D067 - Land off" (Land adj Crematorium), Eastboro Way, Nuneaton (HSG10)	U/C	Whitestone and Bulkington	360	127	50	50	50	50	33	0	0	0	0	0	0	0	0	0	233	0
40/OL/1660	38174	Callendar Farm (Vistry Homes)	U/C	Weddington and St Nicolas	201	195	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
40/OL/1584	36921	Callendar Farm (Taylor Wimpey)	U/C	Weddington and St Nicolas	425	270	55	50	50	0	0	0	0	0	0	0	0	0	0	0	155	0
40/OL/1728	34615 RM 40231	Callendar Farm (Jelson)	U/C	Weddington	191	0	43	44	42	36	26	0	0	0	0	0	0	0	0	0	191	0
1496	34076	Site 31A002 - Land off, Higham Lane, Nuneaton, (adj Nuneaton Fields Farm) (Persimmon Homes EATON PLACE)	U/C	Weddington and St Nicolas	453	366	70	17	0	0	0	0	0	0	0	0	0	0	0	0	87	0
25C2	40288	Arbury Citroen Weddington Road Nuneaton CV10 0AH	U/C	Weddington	38	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0
1727 - No permission	41374	Albion Buildings 104-110 Attleborough Road, Nuneaton	Full application pending	Attleborough	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15	0
No permission	39512	Nuneaton Fields Farm	Full application pending	Weddington and St Nicolas	32	0	0	9	23	0	0	0	0	0	0	0	0	0	0	0	32	0
Full Planning Permission Totals					3423	1443	595	378	386	241	214	146	3	0	0	0	0	0	0	0	1814	149

Prior Notification

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Completions between 21/22 and 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
25PN	40007	Bishop Simmons Mitre House School Road Bulkington Bedworth CV12 9JB	Bulkington	3	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3	0
26PN	40065	White Lion Chambers, 44 High Street, Bedworth	Bede	17	0	10	7	0	0	0	0	0	0	0	0	0	0	0	0	17	0
33PN	39771	Orchard Croft Long street Bulkington Bedworth CV12 9JZ	Bulkington	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
34PN	39788	Site at 53-53a Long Street Bulkington Nuneaton CV12 9JZ	Bulkington	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	0
42PN	40986	Your Move (Estate Agents) 5 King Street Bedworth	Bede	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
43PN	40840	21 Market Place, Nuneaton	Abbey	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
44PN	41159	24 King Street, Bedworth,	Bede	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
45PN	41241	4 - 6 Congreve Walk, Bedworth	Bede	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
46PN	41311	4 Coventry Road, Bedworth	Poplar	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
47PN	41253	Gala Studio 8 Nuneaton Road, Bedworth,	Slough	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
48PN	41321	56-58 Attleborough Road Nuneaton	Attleborough	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Prior Notification Totals				36	0	24	7	2	0	3	0	0	0	0	0	0	0	0	0	36	0

Non- strategic Sites

SITE REF	COUNCIL APPLICATION No.	ADDRESS	WARD	TOTAL CAPACITY	Completions between 21/22 and 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS
NSRA2	35587/RM 40675	Former Manor Park Community School, Nuneaton	Abbey	54	0	0	40	14	0	0	0	0	0	0	0	0	0	0	0	54	0
NSRA4	39175	Vicarage St Development Site, Nuneaton	Abbey	65	0	0	0	20	30	15	0	0	0	0	0	0	0	0	0	65	0
NSRA5		Land Rear of Burbage Lane	Exhall	47	0	0	0	0	0	0	12	35	0	0	0	0	0	0	0	0	47
NSRA6		Land at Bucks Hill, Nuneaton	Galley common	40	0	0	0	0	0	0	25	15	0	0	0	0	0	0	0	0	40
NSRA8	38144	Land Rear of Lilleburne Drive and Willow Close, Nuneaton	Galley common	29	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	29	0
NSRA9	39896	Former New Inn Public House, Bulkington	Bulkington	42	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42	0
NSRA10	41361	Land at Bermuda Road, Nuneaton	Arbury	42	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42	0
NSRA13	39464	Armson Road, Exhall	Exhall	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
NSRA14	38762	Mill Street/Bridge Street,Nuneaton	Abbey	15	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	15	0
NSRA15		Bennetts Road, Kerseley	Exhall	10	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	10
		Non-Strategic Allocation Totals		359	0	15	124	63	30	30	47	50	0	0	0	0	0	0	0	262	97

Strategic Sites

SITE REF	COUNCIL APPLICATION No.	ADDRESS	LOCALITY	TOTAL CAPACITY	Completions between 21/22 and 25/26	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40	REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	Post 39/40
SHA1	35279 39779	Land at Top Farm, North of Nuneaton	Weddington and St Nicolas	1700	56	166	340	179	118	181	150	150	150	150	60	0	0	0	0	984	660	0
SHA2	40707	Arbury	Arbury and Stockingford	1525	0	0	0	0	50	100	100	100	100	100	100	100	100	100	100	150	900	475
SHA3	40102	Land at Tuttle Hill (Judkins Quarry)	Camphill and Galley Common	400	0	0	0	25	50	50	50	50	50	50	50	25	0	0	0	125	275	0
SHA4	39049	Hospital Lane	Bedworth North and	455	37	179	100	100	29	0	0	0	0	0	0	0	0	0	0	408	0	0
SHA5	38375	West of Bulkington (Redrow)	Whitestone and Bulkington	89	57	32	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0	0
SHA5	38856	West of Bulkington (Vistry Homes)	Whitestone and Bulkington	149	38	88	23	0	0	0	0	0	0	0	0	0	0	0	0	111	0	
SHA5	37425 RM 41455	West of Bulkington (Stonebond)	Whitestone and Bulkington	42	0	0	0	0	0	42	0	0	0	0	0	0	0	0	0	42	0	0
SHA5 (1758)	39111 RM 40643	West of Bulkington (Rosconn)	Whitestone and Bulkington	95	0	49	46	0	0	0	0	0	0	0	0	0	0	0	0	95	0	0
SHA6	37807 RM	Land at former Hawkesbury Golf Course	Bede and Poplar	176	0	25	50	35	25	41	0	0	0	0	0	0	0	0	0	176	0	0
SHA7	39005/RM 40625 (No decision)	East of Bulkington	Whitestone and Bulkington	230	0	23	58	58	58	33	0	0	0	0	0	0	0	0	0	230	0	0
SEA2	37237/RM 40583 (No decision)	Wilsons Lane	Bede and Poplar	73	0	19	54	0	0	0	0	0	0	0	0	0	0	0	0	73	0	0
SEA6	39592	Bowling Green Lane	Bede and Poplar	156	0	0	43	43	35	35	0	0	0	0	0	0	0	0	0	156	0	0
Strategic Allocation Totals				5090	188	581	714	440	365	482	300	300	300	300	210	125	100	100	100	2582	1835	475

Summary

						Remaining Capacity Available Beyond 5 Years													
															REMAINING CAPACITY AVAILABLE WITHIN 5 YEARS	REMAINING CAPACITY AVAILABLE BEYOND 5 YEARS	Post 39/40	TOTAL CAPACITY FOR REST OF PLAN PERIOD	
Status	Year 26/27	Year 27/28	Year 28/29	Year 29/30	Year 30/31	Year 31/32	Year 32/33	Year 33/34	Year 34/35	Year 35/36	Year 36/37	Year 37/38	Year 38/39	Year 39/40					
Full Planning Permission	595	378	386	241	214	146	3	0	0	0	0	0	0	0	1814	149	0	1963	
Outline Planning Permission	7	25	41	65	90	68	25	0	0	0	0	0	0	0	228	93	0	321	
Prior Notification	24	7	2	0	3	0	0	0	0	0	0	0	0	0	36	0	0	36	
Non-Strategic Allocations	15	124	63	30	30	47	50	0	0	0	0	0	0	0	262	97	0	359	
Strategic Allocations	581	714	440	365	482	300	300	300	300	210	125	100	100	100	2582	1835	475	4417	
Windfalls and Prior Approvals	0	0	42	42	42	42	42	42	42	42	42	42	42	42	126	378		504	
10% Non-delivery on small sites	-6	-6	0	0	0	0	0	0	0	0	0	0	0	0	-12	0		-12	Total completions 21/22 - 25/26
TOTALS	1216	1242	974	743	861	603	420	342	342	252	167	142	142	142	5036	2552	475	7588	4,491
Housing requirement	545	545	545	545	545	545	545	545	545	545	545	545	545	545					9810
																			9694

AGENDA ITEM NO. 8

NUNEATON AND BEDWORTH BOROUGH COUNCIL

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

Date of Meeting: 1st October 2026

Subject: Nuneaton Town Football Club - Update

Portfolio: Business and Regeneration

Responsible Officer: Strategy Director - Culture & Environment

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

Corporate Plan – Aim: P&P 6 – Work with the Business community to strengthen business in the whole Borough

Ward Relevance: All

Public or Private: Public

Amendment to Budget: No

Council Tax Related: No

Recommendation to Council/Cabinet/Committee: No

Forward Plan: Yes

1. Purpose of report

- 1.1 This report provides OSP with an update on the request from Nuneaton Town Football Club (NTFC) to Nuneaton and Bedworth Borough Council (NBBC) to seek support in identifying land for NTFC to develop a Nuneaton stadia / home ground.

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. Nuneaton Town Football Club (NTFC) reformed circa three years ago and formed a Community Interest Company (CIC) and new committee representatives to distance themselves from previous owners and the issues around the former football club.
- 4.2. NTFC now provide and support not just the first team men, but 35 plus boys and girls junior teams with community and development pathways.
- 4.3. The Nuneaton Eastboro Way site (shared with the Nuneaton Rugby Football Club) despite liaison with the landowner has not materialised a way forward, hence the search now and planning for a new home ground for the future.
- 4.4. NTFC currently have an agreement with Bedworth United Football Club to play out of their facility and all-weather pitch ground for the 25/26 season, with a further extension agreed at this time for 26/27 season.
- 4.5. The CIC / Committee representatives have looked at several options for a home ground in Nuneaton but understand there are challenges in developing a facility with any location.
- 4.6. NTFC representatives have undertaken site visits to other football clubs at similar levels to understand business planning / project management and what they need to consider, in developing a facility to meet the clubs needs and it being sustainable.
- 4.7. NTFC are also in liaison with the Football Foundation (FF) and Birmingham County Football Association (BCFA) and further meetings planned to seek support for funding, which would be an application direct via the Football Club funding route.
- 4.8 NTFC would need to secure a long-term lease to meet external funders requirements in seeking funds and appreciate that they will need to develop any such site via a phased approach over several years.
- 4.9 At the Cabinet meeting in November 2025, an “In Principle” decision to support Nuneaton Town Football Club with a 49-year lease for the Vale View site or alternative location was approved. (minute no CB56 (C)).

5 Body of report

- 5.1 Following the change in administration, several meetings have been held with representatives of NTFC, to revisit all site options, including additional areas and review opportunities and or potential issues with identified sites.
- 5.2 The Portfolio Holders for Planning, Enforcement and Public Services, Leisure & Health and Deputy Leader have all inputted into site options and liaison with NTFC.
- 5.3 Cabinet are supportive of NTFC and finding a long-term home ground/stadia for them in Nuneaton, and minded that available funds for such site investigations are limited.
- 5.4 Members and Officers are working closely with Planning and Warwickshire County Council colleagues in Highways to seek initial high-level feedback and considerations for all the sites identified in section 5.5
- 5.5 Site locations being considered:
- Paul's Land,
 - Greenmore Rd
 - Avenue Rd
 - Vale View
 - Thompkins Rd
 - The Dingle
- 5.6 All the potential sites identified have challenges in some way, which would need further work by NTFC as part of any submitted planning application. Officers advise that a pre-planning application is undertaken for this applicant to fully understand all the known unknowns at the selected site.
- 5.7 As reported to Cabinet in November 2025 NTFC undertook an initial feasibility study by an external consultant for the Vale View site in Stockingford. This site has two existing full sized adult grassed football pitches at the site, with links to the Ford Community Centre.
- 5.8 Following Cabinet members reviewing the site options, Vale View was paused for ground investigation, so that members could understand the challenges with this site and alternative venues prior to any work or limited funds spent on investigation currently.

6. Next Steps

- 6.1 Officers and Cabinet Members will continue to work closely with representatives of NTFC to identify the best site to support a new home Stadium in Nuneaton.
- 6.2 Future update reports will be presented back to Cabinet to ensure members are updated.

7. Financial implications

- 7.1 Upon a site being identified ground investigation works will be required to By NTFC and then a planning application process.
- 7.2 No budget for supporting this specific project has been allocated in the current 26/27 financial year. If members wished to see this, it would need to be part of the budget setting process for the new financial year 26/27.

8. Biodiversity Implications

- 8.1 Biodiversity implications will have to be considered as part of the final site approval, including ecological assessments associated with the green corridor where applicable.

9. Appendices

- 9.1 Please note there are no appendices attached to this report.

10. Background papers

- 10.1 Cabinet meeting, 12th November 2025 – Nuneaton Town Football Club Agenda item 6 minute number CB56.

11. Report Writer Details:

Officer Job Title: Strategic Director – Culture & Environment

Officer Name: Kevin Hollis



AGENDA ITEM NO. 9

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Business, Regeneration and Planning Scrutiny Panel
Date of Meeting:	1 st October 2026
Subject:	Integrated Performance Report - First Quarter 2026/27
Portfolio:	Planning, Enforcement and Public Services / Town Centre Regeneration and Business Development
Responsible Officer:	Assistant Director (Digital and Business Change) / Risk Management and Performance Officer
Corporate Plan – Theme:	Your Council
Corporate Plan – Aim:	Strive for transparency and accountability in all that we do. Increase public scrutiny.
Ward Relevance:	All
Public or Private:	Public
Forward Plan:	Not a key decision

1. Important Note for Panel Members - Additional information

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

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

2. Financial Data

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

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

3. Report Format 2026/27

Summary of the report content:

REPORT ITEM
<u>Appendix A</u> – summary of : • Performance measures within the remit of the panel • Freedom of Information / Environmental Information Requests and trends • Complaints and trends • Strategic Risk Register risks within the remit of the panel • Member Enquiry Forms and trends
<u>Appendix B1</u> - Performance measures charts A link is provided to the performance charts at section 11. <u>Appendices B2</u> - Performance measures summary
<u>Appendix C</u> – Details of the Strategic Risk Register risks within the remit of the Panel Information as at the end of the quarter - the summary and current details of those risks within the remit of the panel. A link to the risks within the remit of the panel is provided at section 11.

4. Update - Fundamental Corporate Review of Performance Arrangements

Senior Leadership Team, Overview and Scrutiny Panels and Public Domain performance reports / dashboards are in place.

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

Our chosen workflow for feeding data into Power BI is SharePoint but this will need to be rolled out across the authority first. This is scheduled to commence by the end of September 2026.

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

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

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

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

6. Report Enhancements

6.1 Following comments received at the last round of scrutiny panel meetings, the following changes to the report have been incorporated for first quarter reporting 2026/27:

- Clarification of the reporting frequency of each measure
- Clarification of whether performance is reported for the quarter only or cumulatively (for the financial year to date)
- Base data is now included where performance is shown as a percentage
- Targets are included where available

6.2 Benchmarking

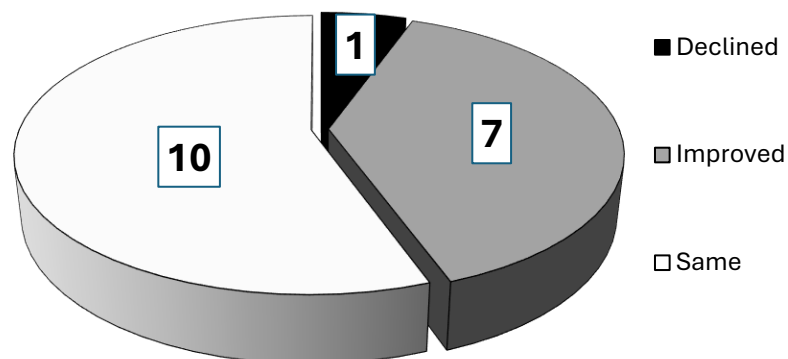
Work is also in progress to establish the availability of any appropriate benchmarking data to enhance future reporting.

- 6.3 The Strategic Director – Resources met with all OSP Chairs in September to explore improvement opportunities to strengthen the data provided to support effective scrutiny. An exercise is currently underway to refine reporting arrangements, with the expectation that, by the second cycle of scrutiny meetings in January / February 2027, report formats and accompanying data will fully reflect the requirements and expectations identified by Scrutiny Panel Members.

7. BRP OSP Summary Charts - First Quarter 2026/27

Appendix A

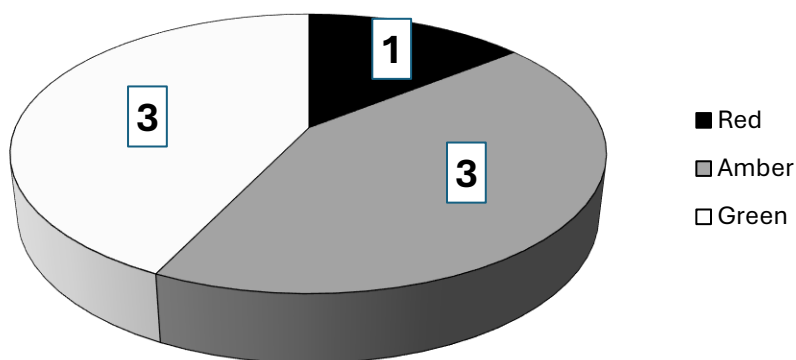
Performance Measures Summary



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

	Number Received 2026/27 (2025/26)	Completed 2026/27 (2025/26)	Late 2026/27 (2025/26)	Outstanding 2026/27 (2025/26)
FOI / EIR Requests - 20-day target	186 (203)	182 (196)	55 (49)	4 (7)
Complaints -10-day target	337 (358)	334 (351)	43 (47)	3 (7)

Strategic Risk Register Summary



Member Enquiry Forms (MEFs) Summary First Quarter

Number Received	
2025/26	2026/27
203	339

Subject trends identified in the current quarter:

FOI / EIR – See section 10

Complaints - See section 10

MEFs – See section 10

8. Appendix B2 - Performance Measures Summary First Quarter 2026/27

There are **eighteen** measures within the remit of the panel. **Seven** have improved, **one** has declined and **ten** stayed the same.

Seven have an **improved** trend:

NOTE: FYTD = financial year to date (April – March)

Area / Measure	Frequency / Data Provided	Target 2026/27	Performance 2026/27 (2025/26)
Corporate DG 01 Corporate Plan Monitoring: <i>73 of 82 actions are green (on target or completed)</i>	Quarterly	Fixed – 80%	89% (73%)
Planning PL 12 Number of appeal decisions relating to major applications overturned as a percentage of all major applications determined: <i>0 appeal decisions of 15 major applications determined</i>	Annual	No more than 10%	0%, 2025/26 (3.03%, 2024/25)
Planning PL 13 Number of appeal decisions relating to non-major applications overturned as a percentage of all non-major applications determined: <i>3 appeal decisions of 293 non-major applications determined</i>	Annual	No more than 10%	1.02%, 2025/26 (2.01%, 2024/25)
Planning PL 16 Percentage of other applications (Change of use, Domestic, Adverts) determined within 8 weeks or to agreed timescale: <i>68 of 68 determined on time</i>	Quarterly / FYTD	70% or above	100% (95.31%)
Town Centres TC 02 Nuneaton Market - Number of Pitches sold	Quarterly / FYTD	End of Year Target: 4,800	2,070 (1,351)
Town Centres TC 03 Bedworth market – Number of pitches sold	Quarterly / FYTD	End of Year Target: 3,200	704 (543)
Town Centres TC 04 Total number of car park tickets sold (via car park ticket machine or online application)	Quarterly / FYTD	264,000 per quarter - End of Year Target: 1,056,000	263,436 (185,743)

8. Appendix B2 - Performance Measures Summary First Quarter 2026/27

One has a **declined** trend:

Area / Measure	Frequency / Data Provided	Target 2026/27	Performance 2026/27 (2025/26)	Comments
Commercial Property LP 01 Percentage of Occupied Council Commercial Properties	Quarterly / In-Period	Fixed - 95%	85.81% (88.96%)	133/155. 22 empty properties: 11 retail, 5 industrial, 4 offices and 2 ground lease. Refurbishment work had stalled due to funding which has now been resolved to allow work to progress and make additional properties available for letting.

Ten have **stayed the same**:

Area / Measure	Frequency / Data Provided	Target 2026/27	Performance 2026/27 (2025/26)
Corporate DG 02 Strategic Risk Register monitoring: 23 of 25 are "satisfactorily managed"	Quarterly	Fixed – 80%	92% (92%)
Planning PL 14 Percentage of major applications determined within 13 weeks or to agreed timescale: 9 of 9 determined on time	Quarterly / FYTD	60% or above	100% (100%)
Planning PL 15 Percentage of minor applications determined within 8 weeks or to agreed timescale; 15 of 15 determined on time	Quarterly / FYTD	70% or above	100% (100%)
Planning PL17 Number of formal notices served by enforcement (including Enforcement notices, Stop notices and Breach of condition notices)	Quarterly / FYTD	No Target	0 (0)

8. Appendix B2 - Performance Measures Summary First Quarter 2026/27

Stayed the same (continued):

Area / Measure	Frequency / Data Provided	Target 2026/27	Performance 2026/27 (2025/26)
Regeneration Projects REG 01 Number of FTE permanent jobs created through the regeneration projects FTE = Full Time Equivalent	Quarterly	No Target for 2026/2027 2027/28 end of project target = 73	41.80 FTE (41.80 FTE)
Regeneration Projects REG 02 Total length of new cycleways, and new/improved pedestrian pathways	Quarterly / Cumulative across project	No Target for 2026/2027 2027/28 end of project target = 3.042 Km	0.12 Km (0.12 Km)
Regeneration Projects REG 03 Number of alternative fuel charging / re-fuelling points	Quarterly / Cumulative across project	Fixed – 34	0 (0)
Regeneration Projects REG 04 Amount of floor space repurposed (residential, commercial, retail), including new office space	Quarterly / Cumulative across project	Fixed – 600 (square metres)	460 square metres (460 square metres)
Town Centres TC 01A Bedworth Town Centre Footfall vs Last Year % Change: 164,531 (26/27) – 165,378 (25/26) = <i>minus 847</i> ; $847 / 165,378 \times 100$	Quarterly / FYTD	Fixed – 0% or above	-0.51% (+13.09%)
Town Centres TC 01B Nuneaton Town Centre Footfall vs Last Year % Change: 506,087 (26/27) – 506,431 (25/26) = <i>minus 344</i> ; $344 / 506,431 \times 100$	Quarterly / FYTD	Fixed – 0% or above	-0.07% (-3.37%)

9. Appendix C – Strategic Risk Register (SRR) First Quarter

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

“Net Red” Risk

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

“Net Amber” Risks

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

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

R33 - Grayson Place Ltd. gives rise to unplanned liabilities

10. Subject Trend Data First Quarter 2026/27

10.1 Freedom of Information (FOI) / Environmental Information Regulations (EIR) Requests (186 in total)

Top 5 Themes Quarter 1:

1. Council Tax, Business Rates & Debt Recovery 26%
2. Financial Transparency & Council Spending 22%
3. Housing, Homelessness & Tenant Services 18%
4. Environmental Information & Sustainability (EIR) 16%
5. Licensing, Planning & Enforcement Activity 13%

Almost half of all FOI requests (48%) related to Council Tax, Business Rates, debt recovery and council spending.

10.2 Complaints (337 in total)

Top 5 Themes Quarter 1

1. Highest - **Property Repairs & Maintenance** (repairs, windows, roofs, damp, mould, fencing, condition of properties)
2. Very High - **Waste, Recycling & Bin Collections** (missed bins, recycling, green waste, bin-related service issues)
3. High - **Parks, Trees & Grounds Maintenance** (grass cutting, trees, vegetation, parks and open spaces)
4. Medium - **Council Tax & Revenues** (billing, recovery, payments, liability and related enquiries)
5. Medium - **Housing & Tenancy Management** (tenancy issues, ASB, estate management, neighbour-related concerns)

10.3 Member Enquiry Forms (339 in total)

Enquiries by Service Area (top 5)

Service Area	Number of Enquiries
Housing	98
Leisure & Culture	55
Waste Management	35
Planning & Building Control	25
Community Safety / Council property	Both 16

Top 5 Themes Quarter 1:

- 1 Housing Needs & Allocations
- 2 Property Repairs & Maintenance
- 3 Environmental & Grounds Maintenance
- 4 Anti-Social Behaviour & Community Safety
- 5 Planning & Development Concerns

11. Please click the following links to access:

[App B1 BRP Q1 2026-27 Performance Charts](#)

[Appendix C BRP SRR First Quarter 2026-27](#)

12. Recommendation

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

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

STEVE GORE

AGENDA ITEM NO. _____

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to:	Business, Regeneration & Planning Overview and Scrutiny Panel
Date of Meeting:	1 October 2026
Subject:	Fire Safety Policy and Corporate Fire Safety Management Plan
Portfolio:	Town Centre Regeneration and Business Development
Responsible Officer:	Assistant Director – Assets and Compliance
Corporate Plan – Theme:	Housing, Health and Communities
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 Council / Cabinet / Committee:	Yes
Forward Plan:	Yes

1. Purpose of report

- 1.1. To present the Council's proposed Fire Safety Policy and Corporate Fire Safety Management Plan for non-HRA assets and seek the panel's comments prior to implementation and final sign off at Cabinet.

2. What is the panel being asked to consider?

2.1. The Panel is asked to:

- Review the proposed Fire Safety Policy and Corporate Fire Safety Management Plan.
- Consider whether the proposed arrangements provide an appropriate framework for managing fire safety risks across the Council's corporate property portfolio.
- Provide comments and observations prior to final approval and implementation.

3. Recommendations

3.1. It is recommended the Panel:

- Notes the content of the Fire Safety Policy.
- Note the content of the Corporate Fire Safety Management Plan.
- Support the implementation of the documents across the Council's corporate assets portfolio.
- Endorses the governance arrangements established to monitor fire safety compliance and continuous improvement.

4. Background

- 4.1. The Council owns and manages a diverse range of corporate assets including offices, depots, leisure facilities, community buildings, public conveniences, commercial properties, pavilions and vacant buildings.
- 4.2. As the Responsible Person under the Regulatory Reform (Fire Safety) Order 2005, the Council is required to take appropriate measures to reduce the risk of fire and ensure the safety of relevant persons who may be affected by fire within its premises.

- 4.3. Recent changes in fire safety legislation, including the Fire Safety Act 2021, Fire Safety (England) Regulations 2022 and the Building Safety Act 2022, have reinforced the importance of robust fire safety management arrangements and clear accountability for compliance.
 - 4.4. Whilst the majority of legislative change has focused on residential buildings, the Council has undertaken a review of its fire safety arrangements across all corporate assets to ensure best practice is applied consistently throughout the portfolio.
 - 4.5. The proposed Fire Safety Policy and Corporate Fire Safety Management Plan provide a structured approach to managing fire risk, defining roles and responsibilities and establishing appropriate controls to ensure compliance with fire safety legislation
5. Body of report

Fire Safety Policy

- 5.1. The Fire Safety Policy sets out the Council's commitment to protecting employees, residents, visitors, contractors and service users from the risks associated with fire. It establishes the strategic direction for fire safety management throughout the organisation and confirms the Council's commitment to maintaining safe premises and achieving compliance with relevant legislation.
- 5.2. The Policy adopts a proportionate, risk-based approach to fire safety management, ensuring that resources are prioritised towards buildings and issues presenting the greatest risk to life safety. This includes a focus on fire risk assessments, fire alarm systems, fire doors, compartmentation, staff competency and stakeholder engagement.
- 5.3. The Policy also establishes:
 - Clear fire safety objectives and performance expectations.
 - Defined responsibilities from Chief Executive level through to operational officers.
 - Arrangements for procuring competent fire safety professionals and contractors.

- Governance and reporting mechanisms to provide assurance regarding compliance and performance.
- Training and competency requirements appropriate to individual roles and responsibilities.
- The Policy includes objectives to maintain 100% completion of required fire risk assessments, deliver priority fire safety actions, maintain compliance with statutory testing requirements and promote continuous improvement through monitoring, audit and lessons learned.

Corporate Fire Safety Management Plan

- 5.4. The Corporate Fire Safety Management Plan translates the strategic requirements of the Policy into operational arrangements for the management of fire safety across corporate assets including offices, depots, public buildings and other non-housing properties.
- 5.5. The Plan establishes a consistent approach to fire safety management and details the specific measures used to identify, assess, monitor and control fire risks. These include:
- 5.6. Fire Risk Assessments
- 5.7. The Plan confirms that fire risk assessments are the Council's primary mechanism for identifying fire safety risks and determining required control measures. A risk-based inspection programme will ensure assessments are undertaken at appropriate intervals based on building use, occupancy and risk profile. Actions arising from fire risk assessments are prioritised according to risk and monitored through completion.
- 5.8. Governance and Assurance
- 5.9. Robust governance arrangements have been established through the Fire Management Group, Strategic Safety and Compliance Board and Joint Health and Safety Committee. These groups provide oversight of compliance, monitor performance, review incidents and ensure significant risks are escalated appropriately.

- 5.10. The Council has adopted a three-lines-of-assurance model comprising operational monitoring, management oversight and independent assurance activities including audit and specialist review.
- 5.11. Cooperation and Coordination
- 5.12. Where buildings are occupied by more than one Responsible Person, the Council will cooperate and coordinate with tenants and other stakeholders to ensure fire safety responsibilities are clearly understood and managed in accordance with the Regulatory Reform (Fire Safety) Order 2005.
- 5.13. Vulnerable Persons and Evacuation Planning
- 5.14. The Management Plan contains specific arrangements to support vulnerable persons who may require assistance in the event of an emergency. These include the use of Personal Emergency Evacuation Plans (PEEPs), Temporary Emergency Evacuation Plans (TEEPs) and General Emergency Evacuation Plans (GEEPs) where appropriate.
- 5.15. Building-specific evacuation strategies will be determined through the fire risk assessment process and supported by training, fire drills, emergency procedures and clear communication with building users.
- 5.16. Fire Safety Systems and Physical Controls
- 5.17. The Council will maintain arrangements for the inspection, testing and maintenance of fire safety systems and features, including:
- Fire alarm and detection systems.
 - Emergency lighting systems.
 - Firefighting equipment.
 - Fire doors.
 - Fire stopping and compartmentation.
 - Escape routes and fire safety signage.
- 5.18. The Plan also requires work affecting fire safety features to be undertaken by appropriately competent and accredited contractors.

- 5.19. Incident Management and Continuous Improvement
- 5.20. The Management Plan establishes arrangements for reporting, investigating and learning from fires, near misses and significant incidents. Fire incidents are reviewed through established governance structures, with lessons learned informing future policy, investment decisions and operational practices.
- 5.21. Major fire incidents are subject to enhanced management arrangements including liaison with emergency services, business continuity planning, formal investigations and post-incident reviews
- 5.22. Benefits of the Proposed Documents
- 5.23. Implementation of the Fire Safety Policy and Corporate Fire Safety Management Plan will provide the Council with:
- A clear and consistent framework for managing fire safety across the corporate estate.
 - Defined accountability and governance arrangements.
 - Improved compliance assurance and oversight.
 - A risk-based approach to prioritising resources and investment.
 - Improved management of fire safety information, inspections and remedial actions.
 - Enhanced protection for staff, visitors, contractors and service users.
 - Greater organisational resilience through effective planning, monitoring and continuous improvement.
- 5.24. The adoption of these documents will strengthen the Council's compliance framework and provide assurance that fire safety risks across corporate assets are being managed in a structured, proportionate and accountable manner.
- 5.25. Vacant Buildings
- 5.26. The Management Plan includes specific provisions for vacant assets. These arrangements include periodic inspections, removal of combustible materials where practicable, security controls to prevent unauthorised access and enhanced monitoring where the fire risk is elevated.

5.27. Performance Monitoring

5.28. The Council will monitor fire safety performance through a programme of:

- Compliance reporting.
- Action tracking.
- Internal audits.
- Management review meetings.
- Annual policy review.

5.29. Governance

5.30. Overall responsibility for fire safety compliance within the corporate estate rests with the Assistant Director - Assets and Compliance.

5.31. Operational delivery will be supported through the Property Services function, building managers and other duty holders identified within the Fire Safety Management Plan.

5.32. Performance indicators and compliance information will be reported through existing governance arrangements to ensure senior management oversight and accountability.

6. Biodiversity Implications

6.1. No direct biodiversity implications have been identified.

7. Appendices

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

8. Background papers

8.1. Please note the following background papers:

- i. NBBC Fire Safety Policy 2026-2029
- ii. Fire Management Plan - Corporate

9. Report Writer Details:

Officer Job Title: Lynn Joy

Officer Name: Assistant Director – Assets and Compliance

2026 -
2029

Fire Safety Policy

DRAFT

Document Title	Fire Safety Policy
Document Owner	Assistant Director – Assets and Compliance
Version	Version 1
Issue Date	XXXX
Next Review Date	2029

Stage	Description	Agreed
1 st revision	New	
	Equality Impact Assessment	10 June 2026
Consultation	Housing Involved Tenant Scrutiny Panel – Assets Panel	16 April 2026
	Assistant Director – Environment and Enforcement and Corporate Health and Safety Manager	April 2026
Approval	Joint Health and Safety Committee	September 2026
Approval	Senior Leadership Team	September 2026
Approval	Business, Regeneration and Planning OSP	1 October 2026
Approval	Communities, Corporate Resources and Housing OSP	21 October 2026
Approval	Cabinet	4 November 2026

Contents

1.0	Introduction.....	4
2.0	Statement of Intent	4
3.0	Policy Objectives.....	5
4.0	Scope	5
5.0	Legislation and Regulatory Requirements.....	5
6.0	Roles and Responsibilities.....	6
7.0	Competency.....	8
8.0	Governance and Data Reporting	8
9.0	Complaints Procedure.....	9
10.0	Equality and Diversity.....	9
11.0	Training and Awareness	10
12.0	Monitoring and Review.....	10

1.0 Introduction

- 1.1 The safety and wellbeing of tenants, leaseholders, visitors, staff and contractors is a priority for Nuneaton and Bedworth Borough Council (NBBC) and we recognise our legal obligations in relation to the management of fire safety.
- 1.2 NBBC is committed to, as far as is reasonably practicable, reducing the foreseeable risks and potential consequences of fire breaking out within our properties.
- 1.3 In developing this Policy, NBBC acknowledges the findings and recommendations of the Grenfell Tower Inquiry Phase 2 Report (published 2024) and recognises the profound impact of the tragedy on residents, families and communities.
- 1.4 NBBC is committed to learning from the Inquiry's findings and to continuously strengthening its approach to fire safety, resident engagement and accountability. We will review and, where necessary, enhance our policies, procedures and practices to ensure they reflect the lessons identified by the Inquiry and support the highest standards of building safety and risk management.
- 1.5 This Policy aims to outline NBBC's approach to ensuring all premises are equipped with a comprehensive plan for fire emergencies and people are protected from fire hazards in line with relevant legislation and guidance.
- 1.6 This Policy specifically lays out the relevant legislation and describes how NBBC manages fire safety, laying out roles and responsibilities related to fire safety across the organisation as well as fire related training requirements and how the organisation will demonstrate competency.
- 1.7 This Policy also documents NBBC's approach to governance and reporting across fire safety related areas.

2.0 Statement of Intent

- 2.1 NBBC acknowledges and accepts its responsibilities under the legislation and regulations as laid out above and will regularly monitor and update this Policy as appropriate in line with current updates.
- 2.2 Fire Safety Management Plans for Corporate Property and Housing accompany this Policy and detail NBBC's position and processes in relation to key areas of fire safety across all Council assets.
- 2.3 NBBC adopts a proportionate, risk-based approach to fire safety management, prioritising resources towards properties, systems and deficiencies presenting the highest risk to life safety.
- 2.4 All Fire Risk Assessments, fire safety works and fire safety processes will be carried out and/or implemented in line with the relevant fire safety legislation and as far as is reasonably practicable be in line with relevant British standards.
- 2.5 There will be a robust, prioritised programme of works in place to ensure adequate fire safety standards are maintained. This will take a risk based approach to make the greatest number of people and buildings safe as quickly as possible. It will focus particularly on fire alarm systems, fire doors and fire compartmentation.

- 2.6 There will be appropriate liaison with residents, staff and other key stakeholders about fire safety works.
- 2.7 NBBC will work closely with Warwickshire Fire and Rescue Service to maximise the safety of our properties and minimise the risk of fire breaking out.
- 2.8 There will be a robust programme of regular site inspections implemented to ensure that fire safety standards are maintained across NBBC properties.
- 2.9 NBBC officers will receive fire safety training relevant to their role and responsibility within NBBC. This could range from basic online fire safety awareness to more in depth inspection or specialist fire safety training.
- 2.10 We will work closely with our contractors to ensure all fire related matters are considered as part of any works.

3.0 Policy Objectives

3.1 NBBC will:

- Maintain 100% completion of Fire Risk Assessments within required timescales.
- Complete high-priority fire risk actions within agreed target dates.
- Maintain compliance with statutory inspections of fire safety systems.
- Ensure residents receive relevant fire safety information.
- Monitor fire safety performance through regular reporting and assurance processes.
- Continually improve fire safety through lessons learned from audits, incidents and regulatory changes.

4.0 Scope

4.1 This Policy applies to fire safety within all properties owned by NBBC including:

- General Purpose Housing – properties let under secure or introductory tenancy agreements.
- Independent Living Units – schemes offering additional support services.
- Temporary Accommodation – homes provided for households in housing need.
- Corporate and commercial properties - including, but not limited to, public buildings, offices, car parks, etc.

5.0 Legislation and Regulatory Requirements

5.1 The primary legislation applicable to this Policy:

- Regulatory Reform (Fire Safety) Order 2005 (FSO).
- Fire Safety Act 2021
- Fire Safety (England) Regulations 2022
- Building Safety Act 2022
- Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

- 5.2 The Regulatory Reform (Fire Safety) Order 2005 (FSO) (inc the 2025) updates is the main piece of legislation governing fire safety in buildings in England and Wales.
- 5.3 The FSO applies to all workplaces and the common parts of buildings containing 2 or more domestic premises. It places legal duties on anyone in control of these premises under the role of the Responsible Person to undertake and record a fire risk assessment and put in place and maintain general fire precautions.
- 5.4 The Fire Safety Act 2021 clarified that the external walls, flat entrance doors and structure of buildings are all covered by the FSO and must be accounted for in fire risk assessments.
- 5.5 The Fire Safety (England) Regulations 2022 and the Building Safety Act 2022 brought in additional duties for Responsible Persons under the FSO. The Regulations lay out specific legislation for high-rise residential buildings which are, amongst other things, buildings of at least 18 metres above ground level and/or seven storeys or more. NBBC do not own any buildings that meet this definition.
- 5.6 Alongside this legislation NBBC must work with the Regulator of Social Housing to ensure compliance with regulatory standards.
- 5.7 NBBC will comply with its legal duties in relation to fire safety and will endeavour to follow best practice recommendations as is practical and realistic.
- 5.8 It must be recognised that it will not always be reasonably practicable or risk proportionate to apply current guidance retrospectively to existing buildings in full. Where a decision is made not to implement current guidance, the rationale must be based on an assessment of the relevant risks, documented within the fire risk assessment, and supported by appropriate approval in accordance with the Council's governance arrangements. Any such decision must identify any interim, alternative or compensatory measures necessary to maintain an appropriate level of fire safety. In these circumstances, material improvements to existing building elements will be undertaken where reasonably practicable to reduce risk and support continual improvement in fire safety standards.
- 5.9 Any changes and development in legislation will be monitored and incorporated into NBBC's policies and procedures.

6.0 Roles and Responsibilities

- 6.1 NBBC is the Responsible Person as defined by legislation and has overall responsibility for fire safety and for providing the necessary resources for implementation of the arrangements.
- 6.2 The Chief Executive has overall responsibility for ensuring NBBC fulfils its role as the Responsible Person.
- 6.3 The Strategic Director – Communities and Place is responsible for ensuring compliance with fire safety regulations and ensuring adequate resources are allocated to managing fire risks.
- 6.4 The Strategic Director – Culture and Environment is responsible for providing corporate oversight and assurance in relation to fire safety and ensuring that statutory duties are consistently applied.

- 6.5 The Assistant Director – Assets and Compliance is responsible for ensuring:
- There is access to competent fire safety advice.
 - The appropriate fire evacuation strategies are maintained within NBBC's Housing portfolio.
- 6.5.1 Where significant fire safety risks are identified they shall be escalated immediately to the Assistant Director – Assets and Compliance and reported through appropriate governance channels.
- 6.6 The Service Manager – Building Safety, Compliance and Assurance is responsible for:
- Ensuring systems, procedures and standards are in place for planning and co-ordinating the implementation of the Fire Safety Policy.
 - Ensuring investigations into fires and near misses are carried out and any service improvements are implemented.
 - Acting as the liaison point with enforcing authorities such as the Fire Service.
 - Ensuring fire evacuation strategies remain effective within NBBC's Housing portfolio.
 - Overall management of the capital and revenue fire budgets for both corporate and HRA properties.
 - Ensuring appropriate management of the fire capital programme and service and maintenance programmes for both corporate and HRA properties.
 - Reporting fire safety performance and any significant risks to relevant committees, boards or other forum.
 - Providing professional advice that informs the Council's fire safety arrangements.
- 6.7 The Building Safety and Compliance Officer - Fire is responsible for:
- Ensuring required information relating to NBBC assets is provided to the Regulator of Social Housing and other bodies.
 - Ensuring internal and external key performance indicators data relating to fire is collated and remains accurate.
 - Any changes in legislation are monitored and NBBC are compliant with fire safety requirements.
 - Ensuring fire door inspections are carried out with any defects being rectified.
 - Ensuring fire risk assessments are carried out in line with this Policy including progressing actions.
- 6.8 The Corporate Health and Safety Manager is responsible for:
- Ensuring staff have access to the training, information and instruction appropriate to their role.
 - Advising managers across the Council on their health and safety responsibilities in relation to fire safety.
 - Supporting the Council's response to enforcement action, regulatory inspection, or formal investigation by Warwickshire Fire and Rescue Service, the Health and Safety Executive, the Regulator of Social Housing, or the Housing Ombudsman in relation to fire safety matters.
 - Determining evacuation procedures in NBBC's Corporate Assets Portfolio.

- 6.9 Support Staff (i.e. Estates, Landlord Services, Responsive Repairs, Building Managers) will:
- Monitor communal areas for fire safety issues and take any remedial action required.
 - Where action cannot be taken promptly report to their Service Manager.
 - Where appropriate keep communal areas clear of obstacles that could prevent safe escape.
 - Monitor residents' areas and raise any concerns with regards to fire safety to the Building Safety and Compliance Officer - Fire.
- 6.10 Employees are responsible for:
- Working in accordance with the defined fire safety arrangements
 - Assisting in risk assessments and audits as required
 - Carrying out specific fire safety tasks that are required to fulfil their role
 - Reporting fire safety hazards or concerns.
- 6.11 Contractors and partner agencies – contractors take on their own responsibilities for fire safety. This is checked as part of the procurement process and managed as part of the contract administration through regular meetings and inspections.

7.0 Competency

- 7.1 NBBC will employ suitable fire safety professionals through robust procurement processes.
- 7.2 NBBC will only appoint suitably competent contractors, fire risk assessors and fire engineers to undertake works and/or formal inspections related to fire safety systems and installations.
- 7.3 These must be certified by a relevant third party, such as British Approval for Fire Safety Equipment (BAFE), and ideally be members of relevant governing bodies ie Institute of Fire Safety Manager (IFSM) members.

8.0 Governance and Data Reporting

- 8.1 To ensure robust management of fire safety several groups have been implemented.
- 8.2 The Joint Health and Safety Committee – meets quarterly and is responsible for:
- Monitoring fire safety performance and promoting continuous improvement.
 - Ensuring staff are consulted on fire safety issues as appropriate.
- 8.3 Strategic Safety and Compliance Board – this Board comprises senior level managers and manages and reviews performance in relation to KPIs for fire safety and ensures that operationally NBBC are on track to deliver all aspects of the fire safety strategies. They also ensure compliance with the relevant legislation and regulations, escalating any areas of concerns as appropriate.

8.4 Fire Management Group meets regularly and is responsible for:

- Reviewing fire incident investigations and ensuring follow up actions are completed.
- Monitoring performance against this Policy.
- Reporting to the Joint Health and Safety Committee on fire safety performance and highlighting any risks.
- Advising the Assistant Director –Assets and Compliance of any problems arising in connection with the management of fire risk across the Council's portfolio.
- Identifying and implementing any legislative changes that relate to fire safety.
- Steering prioritisation strategies for fire related programmes of work.

8.5 Internal and external reporting arrangements are in place in the form of monthly and quarterly reporting against internal Key Performance Indicators and quarterly reporting on fire safety for relevant blocks to the Regulator for Social Housing.

9.0 Complaints Procedure

9.1 If there is dissatisfaction with any part of the process or NBBC's actions, a formal complaint may be raised in any of the following ways.

- Via NBBC's website www.nuneatonandbedworth.gov.uk
- By emailing Customer Services at customer.services@nuneatonandbedworth.gov.uk

- By letter to:

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

- In person at the Town Hall.

9.2 Complaints should be resolved as soon as possible and within 10 working days of the acknowledgement; for complex cases this may be extended for a further 10 working days. If matters cannot be resolved within the maximum timescale of 20 working days, we will contact the complainant to let them know of the delay and advise when we will be able to respond by.

10.0 Equality and Diversity

10.1 NBBC is committed to promoting equality of opportunity and to eliminating unlawful discrimination on the grounds of any of the Protected Characteristics listed within the Equality Act 2010 and any other difference that can lead to discrimination or unfair treatment fully considering the principles of legislation. NBBC will also be fully compliant with the Public Sector Equality Duty and take this into consideration within any decision-making process.

11.0 Training and Awareness

- 11.1 Training and awareness of this Policy will be raised with relevant staff and published on our intranet system.
- 11.2 We will make people aware of this Policy through our website, social media, newsletters and information leaflets.

12.0 Monitoring and Review

- 12.1 This Policy has been written in line with current relevant Legislation and in consideration to other Council policies. This Policy will be reviewed and revised to reflect any legislation requirements and/or other guidance of good practice.
- 12.2 We will collect and provide monitoring and performance data as required to meet statutory and regulatory requirements.
- 12.3 This Policy will be reviewed every 3 years, following significant organisational change, or when a change in legislation is received.

2026 -
2029

Fire Safety Management Plan - Corporate

DRAFT

Corporate Fire Safety Management Plan

Document Title	Corporate Fire Safety Management Plan
Document Owner	Assistant Director – Assets and Compliance
Version	First version
Issue Date	XXXXX
Next Review Date	2029

Stage	Description	Agreed
1 st revision	New	
	Equality Impact Assessment	10 June 2026
Consultation	Housing Involved Tenant Scrutiny Panel – Assets Panel	16 April 2026
	Assistant Director – Environment and Enforcement and Corporate Health and Safety Manager	April 2026
Approval	Joint Health and Safety Committee	September 2026
Approval	Senior Leadership Team	September 2026
Approval	Business, Regeneration and Planning OSP	1 October 2026
Approval	Cabinet	4 November 2026

Contents

1.0	Introduction.....	4
2.0	Purpose	4
3.0	Cooperation and Coordination	4
4.0	Governance and Assurance.....	5
5.0	Fire Risk Assessments	6
6.0	Site Inspections.....	8
7.0	Vacant Buildings	8
8.0	Vulnerable Persons.....	8
9.0	Evacuation Strategies	9
10.0	Signage and Information.....	10
11.0	Compartmentation and Fire Stopping	10
12.0	Fire Doors	11
13.0	Fire Detection and Warning	11
14.0	Escape Routes and Emergency Lighting	11
15.0	Firefighting Equipment.....	11
16.0	Training and Communication.....	12
17.0	Fire Related Incidents.....	12
18.0	Major Fire Incidents	12
19.0	Equality and Diversity.....	13
20.0	Legislation and Related Policies	13
21.0	Training and Awareness	14
22.0	Monitoring and Review.....	14

1.0 Introduction

- 1.1 This Corporate Fire Safety Management Plan (the Management Plan) sets out how NBBC will manage and deliver effective fire safety arrangements across its corporate property portfolio. It provides a structured and consistent approach to ensuring that fire risks are identified, assessed and controlled in line with NBBC's Fire Safety Policy and wider statutory duties.
- 1.2 NBBC owns and manages a diverse range of buildings, including offices, depots and other premises. Each building presents different levels of fire risk depending on its design, use and occupancy. This Management Plan adopts a risk-based approach, ensuring that resources and actions are prioritised to address the highest risks first, while maintaining appropriate standards across all properties.
- 1.3 This document brings together the key principles, processes and controls that underpin the Council's fire safety management arrangements. and establishes how fire safety will be monitored, reviewed and continuously improved.
- 1.4 Domestic housing stock is excluded and managed under the Housing Fire Safety Management Plan.

2.0 Purpose

- 2.1 The purpose of the Management Plan is to set out how NBBC will effectively manage fire safety across its corporate property portfolio. It provides a clear, risk-based framework to ensure that fire risks are identified, assessed and controlled so far as reasonably practicable.
- 2.2 The Management Plan supports NBBC in meeting its statutory responsibilities and demonstrates its commitment to protecting the safety of employees, visitors, contractors and all building users. It also establishes consistent standards, governance arrangements and processes for the management, monitoring and continuous improvement of fire safety across all corporate buildings.

3.0 Cooperation and Coordination

- 3.1 Where premises are occupied by more than one Responsible Person, NBBC will cooperate and coordinate with all relevant parties in accordance with Article 22 of the Regulatory Reform (Fire Safety) Order 2005.
- 3.2 NBBC will:
- Identify relevant Responsible Persons.
 - Share relevant fire safety information.
 - Obtain copies of Fire Risk Assessments where appropriate.
 - Monitor compliance with lease obligations.
 - Coordinate fire safety arrangements where risks overlap.
 - Require tenants to notify NBBC of significant fire safety concerns or enforcement activity.
- 3.3 Failure by tenants to comply with their fire safety obligations may result in escalation through lease enforcement processes.

4.0 Governance and Assurance

- 4.1 NBBC is committed to maintaining effective governance arrangements to ensure fire safety risks are identified, managed and monitored across the corporate property portfolio. Appropriate assurance mechanisms are in place to provide oversight of compliance with statutory duties, Council policies and recognised good practice.
- 4.2 NBBC adopts a three-lines-of-assurance approach to fire safety management:
- Operational management through inspections, maintenance activities and compliance monitoring.
 - Management oversight through performance reporting, risk management and specialist review.
 - Independent assurance through internal audit, external audit, specialist inspections and regulatory scrutiny where appropriate.
- 4.3 Fire safety performance will be monitored through the Council's governance structure, including:
- 4.4 Fire Management Group
- 4.4.1 The Fire Management Group will meet regularly to:
- Review fire safety performance and compliance.
 - Monitor completion of Fire Risk Assessment actions.
 - Review fire incidents, near misses and lessons learned.
 - Monitor delivery of planned fire safety programmes.
 - Identify and respond to emerging risks and legislative changes.
 - Escalate significant concerns where appropriate.
- 4.5 Strategic Safety and Compliance Board
- 4.5.1 The Strategic Safety and Compliance Board will provide management oversight of fire safety performance and will:
- Review compliance performance and key performance indicators.
 - Monitor strategic fire safety risks.
 - Review resource requirements and programme delivery.
 - Provide challenge and assurance regarding fire safety compliance.
 - Escalate significant risks through the Council's governance arrangements where necessary.
- 4.6 Joint Health and Safety Committee
- 4.6.1 The Joint Health and Safety Committee will:
- Receive reports on fire safety performance.
 - Review trends arising from incidents, audits and inspections.
 - Consider lessons learned and opportunities for continuous improvement.
 - Support consultation and engagement on fire safety matters.

- 4.7 Where significant fire safety risks are identified, these will be escalated without delay to the Assistant Director – Assets and Compliance who will determine the appropriate course of action. Any risks that could significantly impact life safety, service delivery or regulatory compliance will be subject to enhanced monitoring until resolved.
- 4.8 To provide assurance regarding compliance, NBBC will maintain monitoring arrangements that will include:
- Fire Risk Assessments and review programmes.
 - Site inspections and compliance audits.
 - Fire door inspection programmes.
 - Fire alarm, emergency lighting and firefighting equipment servicing records.
 - Contractor performance monitoring.
 - Fire incident investigation findings.
 - Internal and external audit activity.
- 4.9 Fire safety performance will be measured through a suite of key performance indicators which will include:
- Fire Risk Assessment completion rates.
 - Completion of priority Fire Risk Assessment actions.
 - Compliance with statutory inspections and servicing.
 - Fire door inspection compliance.
 - Outstanding high-risk defects.
 - Fire incidents, false alarms and near misses.
- 4.10 NBBC is committed to continuous improvement and will review fire safety performance, audit findings, incident investigations, enforcement activity and legislative changes to ensure that fire safety arrangements remain effective, proportionate and aligned with best practice.

5.0 Fire Risk Assessments

- 5.1 Fire risk assessments (FRAs) are the legally required way to assess whether fire safety is being appropriately controlled in our properties. It is NBBC's primary tool for identifying areas of concern and rectifying issues relating to fire safety.
- 5.2 Where properties are tenanted it is the tenant's responsibility to ensure a suitable and sufficient FRA is carried out by a competent contractor. A copy of this should be provided to NBBC. It is also the tenant's responsibility to ensure associated actions are completed and NBBC is notified as soon as possible should there be significant works required. Tenants are also responsible for ensuring they maintain appropriate fire safety standards. This includes but is not limited to carrying out regular inspections. Tenants are expected to adhere to the terms of their lease.
- 5.3 NBBC retains responsibility for some properties such as the Town Hall and also has responsibility for vacant properties.
- 5.4 Where NBBC is considered the Responsible Person for the property FRAs will be carried out in accordance with PAS 79-1. Non-residential Council assets are assessed using a suitable and sufficient fire risk assessment methodology appropriate to non-domestic premises.
- 5.5 A risk-based programme will determine the frequency of the FRAs.

5.5.1 Typical FRA Frequency for Corporate Buildings

Risk Profile	Building Type	Frequency
High	Public buildings, leisure centres, shops	Annually
Medium	Offices, community buildings	Every 2 years
Low	Simple buildings, low occupancy	Every 3 years

5.5.2 If significant works or changes are carried out to a building an FRA will be brought forward. Similarly, if there is a fire incident or a near miss or new risks are identified the FRA will be brought forward.

5.6 Actions arising from Fire Risk Assessments

5.6.1 NBBC operate a risk-based approach to dealing with issues identified. Issues posing the greatest risk will be dealt with as a priority, as they relate to NBBC's responsibilities

5.7 Substantial -

5.7.1 Where an FRA identifies an overall risk to life rating of Substantial or Intolerable, the findings will be reviewed immediately by a Senior Officer. Appropriate interim control measures will be implemented without delay where necessary to reduce risk pending permanent resolution. The requirement for temporary closure, changes to occupancy arrangements or amendments to evacuation procedures will be considered on a case-by-case basis. All identified actions will be prioritised and monitored until completion.

5.8 High - Any 'high' (P1) actions identified will be allocated immediately to the appropriate officer and actioned as soon as possible, planned works will be taken into account in this process.

5.9 P1s will be dealt with within 3 months where possible. However, it is acknowledged that some actions will be part of a programme of work which may exceed this time frame. In this case works will be prioritised as appropriate and additional steps to mitigate risks will be considered and implemented in the interim.

5.10 Medium -any 'medium' (P2) actions identified will be allocated and actioned as soon as possible in the same way as P1 actions. However, P1's will be prioritised over P2's.

5.11 P2s will be dealt with within 12 months where possible. The same programme of works prioritisation for P1s may apply.

5.12 Low - Any 'low' (P3) actions are considered recommendations and will be dealt with on a case by case basis.

5.13 P3s will be dealt with – where deemed appropriate – within 24 months.

5.14 Once actions have been dealt with relevant photos/documentation will need to be provided to evidence this so that actions may be closed on the action tracker.

6.0 Site Inspections

- 6.1 Site inspections will be undertaken by suitably trained and competent officers. Inspection frequencies will reflect building risk, occupancy levels, public access and the findings of Fire Risk Assessments. Findings will be recorded, tracked and monitored to completion. Significant findings will be escalated through the Council's fire safety governance arrangements.

7.0 Vacant Buildings

- 7.1 NBBC recognises that vacant properties can present an increased fire risk due to factors such as unauthorised access, vandalism, arson, deterioration of building fabric and reduced day-to-day oversight. Fire safety arrangements for vacant properties will therefore be managed through a risk-based approach that reflects the nature, condition and location of each building.
- 7.2 Where NBBC retains responsibility as the Responsible Person for a vacant property, the Council will ensure that appropriate fire safety measures remain in place and that risks are monitored and reviewed throughout the period of vacancy.
- 7.3 Where a vacant property has been identified as presenting an elevated fire risk, additional control measures may be implemented. These may include enhanced inspections, temporary alarm systems, monitored security arrangements, boarding and securing of openings, removal of combustible materials, or other measures considered appropriate to reduce risk.
- 7.4 Any significant fire safety concerns identified in vacant properties will be prioritised in accordance with the risk-based approach set out within this Management Plan. Where necessary, concerns will be escalated through the Council's fire safety governance arrangements to ensure appropriate action is taken

8.0 Vulnerable Persons

- 8.1 NBBC recognises that some employees, elected members, contractors, volunteers, visitors and service users may require additional support to respond to or evacuate safely in the event of a fire. Vulnerability may arise from age, disability, mobility restrictions, sensory impairment, cognitive impairment, temporary injury, pregnancy, medical conditions or other factors that affect an individual's ability to react appropriately during an emergency.
- 8.2 NBBC is committed to ensuring that the needs of vulnerable persons are considered as part of its fire safety arrangements and that reasonable adjustments are made where appropriate to support safe evacuation and compliance with the Equality Act 2010.
- 8.3 Vulnerable persons may be identified through:
- Employee health and wellbeing processes.
 - Occupational Health referrals.
 - Discussions with line managers.

- Personal Emergency Evacuation Plan (PEEP) assessments.
- Visitor booking arrangements.
- Contractor management arrangements.
- Information voluntarily provided by individuals.
- Fire Risk Assessments and site inspections.

8.4 Where a need is identified, NBBC will assess the level of support required and implement appropriate control measures. These may include:

- Personal Emergency Evacuation Plans (PEEPs).
- Temporary Emergency Evacuation Plans (TEEPs).
- General Emergency Evacuation Plans (GEEPs)
- Evacuation chairs and associated procedures.
- Buddy systems or nominated assistants.
- Alternative means of warning in the event of a fire.
- Adjustments to working arrangements or building access.
- Additional information, instruction and training.

8.5 PEEPs will be developed by suitably competent persons in consultation with the individual concerned, their line manager and any other relevant parties. PEEPs will be reviewed annually and whenever there is a significant change in circumstances, work location, health condition or building layout.

8.6 Managers are responsible for ensuring that employees who may require additional assistance are encouraged to raise any concerns relating to emergency evacuation and for cooperating with the implementation of any agreed control measures.

8.7 Information relating to vulnerable persons will be managed in accordance with data protection legislation and Council policies. Information will only be shared with those who need access to the information to support safe evacuation and emergency planning arrangements.

8.8 NBBC will periodically review arrangements for vulnerable persons as part of its fire safety management and assurance processes to ensure they remain effective, proportionate and aligned with operational requirements and legal duties.

9.0 Evacuation Strategies

9.1 Where required NBBC will ensure an appropriate fire evacuation strategy that reflects the building's design, use, occupancy and fire risk profile. Evacuation strategies will be determined through the Fire Risk Assessment process and, where necessary, supported by specialist fire safety advice.

9.2 The evacuation strategy for each building will be documented and communicated to employees, contractors, visitors and any other relevant building users. Fire action notices, signage, training and fire drills will support the effective implementation of each strategy.

9.3 Evacuation strategies may include:

- Simultaneous Evacuation – all occupants evacuate the building immediately upon activation of the fire alarm system.
- Phased Evacuation – occupants evacuate in a controlled sequence, typically where building design and fire safety measures support this approach.

- Other Risk-Based Strategies – where appropriate and supported by a suitable and sufficient Fire Risk Assessment or specialist advice.

9.4 The Corporate Health and Safety Team, in consultation with relevant stakeholders will ensure that evacuation arrangements are documented and remain appropriate for the building's use and occupancy. Building Managers will be responsible for implementing the evacuation strategy within the buildings they are responsible for.

9.5 Evacuation strategies will be reviewed following:

- Completion or review of a Fire Risk Assessment.
- A fire, significant false alarm or near miss.
- Significant alterations to the building.
- A significant change in occupancy or building use.
- Changes in legislation, guidance or recognised best practice.

9.6 Fire drills will be undertaken periodically to test evacuation arrangements and identify opportunities for improvement. Findings from drills will be recorded and, where necessary, actions implemented to improve fire safety and emergency preparedness.

9.7 Where an evacuation strategy is amended due to an identified fire safety risk, interim control measures will be implemented where necessary and building users will be informed of any changes as soon as reasonably practicable.

10.0 Signage and Information

10.1 Fire safety signage will comply with relevant regulations and BS5499.

10.2 Escape routes, exits, assembly points and firefighting equipment will be clearly marked.

10.3 Fire action notices will be prominently displayed.

10.4 Site plans will be available where necessary to support emergency response.

11.0 Compartmentation and Fire Stopping

11.1 Compartmentation and fire stopping issues will usually be picked up as part of the FRA or inspection processes.

11.2 Any actions picked up in the FRA will be prioritised and dealt with as per the FRA timelines detailed earlier in this document or as part of a programme of works.

11.3 A compartmentation/fire stopping programme is in place. This is prioritised based on the overall risk to life rating from the most recent FRA.

11.4 A Permit to Work Policy is in place to ensure any works carried out by contractors or NBBC's employees do not damage compartment. Any damage caused must be rectified.

11.5 All compartmentation works will be carried out by BMTrada accredited contractors. Appropriate evidence of completion of works must be provided (such as certification and photos) and stored appropriately.

- 11.6 If inadequate compartmentation is identified urgent guidance will be obtained from the FRA provider to confirm if the building is still fit for occupation and the Evacuation Strategy remains appropriate.

12.0 Fire Doors

- 12.1 The requirement for fire doors will be picked up in the FRA.
- 12.2 Fire doors will be manufactured and installed by accredited contractors. Fire doors (and their frames) must not be altered in any way. A fire door inspection programme is established.
- 12.3 Repairs and maintenance on fire doors will only be carried out by trained, competent in house staff and external contractors.

13.0 Fire Detection and Warning

- 13.1 NBBC will ensure that appropriate fire detection and warning systems are installed and maintained across all corporate buildings where NBBC has the responsibility to provide early identification of fire and enable safe evacuation. Systems will be designed in accordance with the level of risk, building use and occupancy, and will be regularly tested, inspected and serviced by competent contractors. Any faults or deficiencies identified will be addressed promptly to maintain system reliability. NBBC will also ensure that occupants are familiar with the operation of fire alarm systems and understand the actions to take in the event of activation, supporting a swift and effective response to fire incidents. Regular testing of the fire alarms will be undertaken by Building Managers.

14.0 Escape Routes and Emergency Lighting

- 14.1 NBBC will ensure adequate emergency lighting is provided along escape routes in line with relevant British Standards.
- 14.2 Escape routes will be kept clear at all times. This will be monitored as part of the FRA inspection processes detailed above.

15.0 Firefighting Equipment

- 15.1 Only trained, competent people should use firefighting equipment.
- 15.2 Communal kitchens shall have a fire blanket installed between the likely source of fire and the entrance/exit to the kitchen.
- 15.3 Powder fire extinguishers will not be used by NBBC.
- 15.4 Servicing of firefighting equipment will be carried out annually by a BAFE SP101 approved company. Fire blankets will be inspected by suitably competent and qualified people.
- 15.5 Regular visual inspections will be carried out as part of monthly inspections.

16.0 Training and Communication

16.1 The Council, through the Corporate Health and Safety Team, will ensure:

- Staff receive appropriate fire safety training
- Responsible officers are competent and supported
- Fire safety information is clearly communicated to building users
- Regular awareness campaigns and updates will be delivered where necessary.

17.0 Fire Related Incidents

17.1 All fires occurring at NBBC sites must be reported to the Building Safety, Compliance and Assurance Team within ONE working day by the quickest means possible and followed up on the accident/incident form which can be found in DASH.

17.2 Where a fire has occurred, this will usually be investigated by the local Fire and Rescue Service, however an internal investigation will also be undertaken by a member of the Building Safety, Compliance and Assurance Team and provided to the Strategic Director – Communities and Place.

17.3 NBBC's Fire Safety Management Group will consider any common causes of fires across NBBC properties which may inform actions to increase fire safety. Any actions or recommendations will be escalated through NBBC's governance processes.

17.4 The Building Safety, Compliance and Assurance Team act as the link between NBBC and Warwickshire Fire Service. Quarterly meetings are held to discuss any issues and review false alarms and fire incidents in the previous quarter.

18.0 Major Fire Incidents

18.1 NBBC recognises that a significant fire or other fire-related emergency may result in injury, loss of life, damage to property, disruption to services and the temporary or permanent displacement of building users. Appropriate arrangements will therefore be maintained to support an effective response to major fire incidents across NBBC's corporate property portfolio.

18.2 A major fire incident may include, but is not limited to a fire:

- resulting in fatalities or serious injuries.
- causing significant damage to a Council-owned building.
- requiring the evacuation of a building for an extended period.
- resulting in significant disruption to essential Council services.
- attracting significant public, media, regulatory or enforcement interest.
- requiring the activation of the Council's Emergency Planning, Business Continuity or Major Incident arrangements.

18.3 In the event of a major fire incident, NBBC will work closely with Warwickshire Fire and Rescue Service, Warwickshire Police, the Ambulance Service, neighbouring authorities and other relevant partner organisations to coordinate an effective response and minimise the impact on employees, visitors, contractors and service users.

- 18.4 The immediate priorities following a major fire incident will be:
- Protecting life and supporting the emergency services response.
 - Ensuring the safety and welfare of employees, visitors, contractors and members of the public.
 - Securing the affected building and surrounding area.
 - Establishing the extent of damage and any ongoing risks.
 - Maintaining business continuity and critical Council services where practicable.
 - Providing timely and accurate information to relevant stakeholders.
- 18.5 The Assistant Director – Assets and Compliance, supported by the Building Safety, Compliance and Assurance Team, will ensure that relevant building information, fire risk assessments, plans, maintenance records and other fire safety documentation are made available to emergency services, regulators, insurers and investigators as required.
- 18.6 Following a major fire incident, a formal investigation will be undertaken to identify the cause of the fire where possible, assess the effectiveness of the Council's fire safety arrangements and identify any opportunities for improvement. Findings will be reported through the Council's governance arrangements and any actions arising will be monitored through to completion.
- 18.7 Where a major incident results in the loss or temporary closure of a building, alternative arrangements will be considered in accordance with NBBC's Business Continuity and Emergency Planning procedures to ensure critical services can continue to operate.
- 18.8 Lessons learned from major fire incidents, enforcement activity, regulatory inspections, audits and investigations will be reviewed by the Fire Safety Management Group and reported to the Joint Health and Safety Committee where appropriate. Any recommendations for improvement will be incorporated into fire safety policies, procedures, training programmes and future investment plans.
- 18.9 Following any major fire incident, fire risk assessments, evacuation arrangements and fire safety controls for the affected building and, where relevant, similar buildings across the corporate estate will be reviewed to ensure that lessons learned are implemented and risks remain appropriately controlled.

19.0 Equality and Diversity

- 19.1 NBBC is committed to promoting equality of opportunity and to eliminating unlawful discrimination on the grounds of any of the Protected Characteristics listed within the Equality Act 2010 and any other difference that can lead to discrimination or unfair treatment fully considering the principles of legislation. The Council will also be fully compliant with the Public Sector Equality Duty and take this into consideration within any decision-making process.

20.0 Legislation and Related Policies

- 20.1 The following legislation is relevant:
- Landlord & Tenant Act 1985
 - Defective Premises Act 1972
 - Environmental Protection Act 1990

- Equality Act 2010
- Building Regulations
- Health & Safety at Work Act 1974

20.2 The following policies may also be relevant to this Policy:

- NBBC Fire Policy
- NBBC Fire Strategy Housing
- NBBC Health & Safety Policy
- Permit to Work Policy
- Contractor Policy

21.0 Training and Awareness

- 21.1 Training and awareness of this Management Plan will be raised with relevant staff and published on our intranet system.
- 21.2 We will make people aware of this Policy through our website, social media, newsletters and information leaflets.

22.0 Monitoring and Review

- 22.1 This Management Plan has been written in line with current relevant Legislation and in consideration to other NBBC policies. This Policy will be reviewed and revised to reflect any legislation requirements and/or other guidance of good practice.
- 22.2 We will collect and provide monitoring and performance data as required to meet statutory and regulatory requirements.
- 22.3 This Management Plan will be reviewed every 3 years or when a change in legislation is received or when a fire occurs that involves the Fire Service.

Nuneaton and Bedworth Borough Council

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

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

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

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

Date entered:	Item - Description	Committee	In Private Session	Reason for Item being Considered in Private Session	Date	Report Author	Person Responsible	Cabinet Portfolio	OSP
31/03/25	Pingles Decarbonisation Closure	Cabinet	No		September 2026	Katie Memetovic-Bye ☎02476 376147	Kevin Hollis ☎02476 376143	Leisure & Health	Env, Health & Leisure
24/04/26	Local Council Tax Reduction Scheme to Banded Scheme Consultation	Cabinet	No		September 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resource s & Comm

04/08/26	Consideration of Article 4 Direction and Selective Licensing for Houses in Multiple Occupation	Cabinet	No		September 2026	Louise Hryniw ☎02476 376310 Alastair Blunkett ☎02476 376064	Kevin Hollis ☎02476 376143	Planning, Enforcement & Public Services	Business, Regen & Planning / Housing & Corp Resources &Comm
30/09/25	General Fund Budget Monitoring Q1	Cabinet	No		September 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources &Comm
30/09/25	Housing Revenue Account Budget Monitoring Q1	Cabinet	No		September 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources &Comm
30/09/25	Capital Monitoring Q1	Cabinet	No		September 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources &Comm
30/06/26	Culture Update	Cabinet	No		September 2026	Katie Memetovic-Bye ☎02476 376147	Kevin Hollis ☎02476 376143	Leisure & Health	Env, Health & Leisure

31/07/26	National Planning Scheme of Delegation and Planning Applications Committee Changes	Audit & Standards and Council	No		September 2026	Louise Hryniw 📞02476 376310 Matt Wallbank 📞02476 376258 Claire Hill 📞02476 376370	Kevin Hollis 📞02476 376143 Louise Hryniw 📞02476 376310 Matt Wallbank 📞02476 376258	Planning, Enforcement & Public Services	Business, Regen & Planning
31/07/26	Pool Bank Car Park	Cabinet	No		September 2026	Abu Malek 📞02476 376358	Dawn Dawson 📞02476 376408	Town Centre Regeneration and Business Development	Business, Regen & Planning
31/07/26	Pride in Place Impact Fund – Projects Update	Cabinet	No		September 2026	Jonathan White 📞02476 376549	Dawn Dawson 📞02476 376408	Town Centre Regeneration and Business Development	Business, Regen & Planning
30/03/26	Contract Variation – Civica CX (Housing)	Cabinet	No		October 2026	Dawn Dawson 📞02476 376408	Dawn Dawson 📞02476 376408	Housing	Housing & Corp Resources & Comm
31/07/26	Empty Homes and Second Homes Additional Levy	Cabinet and Council	No		October 2026	Liam Brown 📞02476 376275	Victoria Summerfield 📞02476 376002	Finance	Housing & Corp Resources & Comm

07/08/26	Food Waste Update	Cabinet	No		October 2026	Alastair Blunkett ☎02476 376064	Kevin Hollis ☎02476 376143	Planning, Enforcement & Public Services	Env, Health & Leisure
29/05/26	Abbey Theatre – Lease	Cabinet	No		October 2026	Jonathan White ☎02476 376549	Dawn Dawson ☎02476 376408	Town Centre Regeneration and Business Development	Business, Regen & Planning
31/07/26	Great Crested Newt District Licence Scheme	Cabinet	No		October 2026	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning, Enforcement & Public Services	Business, Regen & Planning
29/05/26	Leisure Strategies	Cabinet	No		October 2026	Katie Memetovic-Bye ☎02476 376147	Kevin Hollis ☎02476 376143	Leisure & Health	Env, Health & Leisure
04/02/26	Planning Fees	Cabinet/ Council	No		October 2026	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning, Enforcement & Public Services	Business, Regen & Planning
16/03/26	Street Naming and Numbering Fees	Cabinet/ Council	No		October 2026	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning, Enforcement & Public Services	Business, Regen & Planning

30/06/26	Grayson Place Estate Management	Cabinet	No		October 2026	Jonathan White ☎02476 376549	Dawn Dawson ☎02476 376408	Town Centre Regeneration and Business Development	Business, Regen & Planning
28/08/26	Air Quality Guidance	Cabinet	No		November 2026	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning, Enforcement & Public Services	Business, Regen & Planning Env, Health & Welfare
29/05/26	Warwickshire Local Nature Recovery Strategy	Cabinet	No		November 2026	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning, Enforcement & Public Services	Business, Regen & Planning
30/06/26	Fire Safety Strategy	Cabinet	No		November 2026	Lynn Joy ☎02476 376880	Dawn Dawson ☎02476 376408	Housing	Housing & Corp Resources & Comm
27/11/25	Draft Budget 2027/28	Cabinet	No		November 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
24/12/25	General Fund Budget Monitoring Q2	Cabinet	No		November 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm

24/12/25	Housing Revenue Account Budget Monitoring Q2	Cabinet	No		November 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
24/12/25	Capital Monitoring Q2	Cabinet	No		November 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
28/08/26	Repairs and Maintenance Policy	Cabinet	No		November 2026	Lynn Joy ☎02476 376275	Dawn Dawson ☎02476 376408	Housing	Housing & Corp Resources & Comm
24/04/26	Local Council Tax Reduction Scheme to Banded Scheme	Cabinet/Council	No		December 2026	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
28/08/26	Infrastructure Funding Statement	Cabinet	No		December 2026	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning, Enforcement & Public Services	Business, Regen & Planning
30/06/26	Culture Update	Cabinet	No		December 2026	Katie Memetovic-Bye ☎02476 376147	Kevin Hollis ☎02476 376143	Leisure & Health	Env, Health & Leisure

28/08/26	Nuneaton Town Football Club - Update	Cabinet	No		January 2027	Katie Memetovic-Bye ☎02476 376147	Kevin Hollis ☎02476 376143	Leisure & Health	Env, Health & Leisure
27/02/26	General Fund Budget 2027/28	Cabinet/Council	No		February 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
27/02/26	Housing Revenue Account Budget 2027/28	Cabinet/Council	No		February 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
27/02/26	Treasury Strategy 2027/28	Council	No		February 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
27/02/26	Capital Budget 2027/28	Cabinet/Council	No		February 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
27/02/26	Local Council Tax Support Scheme	Cabinet/Council	No		February 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm

29/05/26	Local Plan – Proposed Content and Evidence Consultation	Cabinet	No		July 2027	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning, Enforcement & Public Services	Business, Regen & Planning
31/07/26	General Fund Revenue Outturn 2026/27	Cabinet	No		July 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
31/07/26	HRA Revenue Outturn 2026/27	Cabinet	No		July 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
31/07/26	Capital Outturn 2026/27	Cabinet	No		July 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
31/07/26	Collection Fund 2026/27	Cabinet	No		July 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm
31/07/26	Treasury Annual Report 2026/27	Council	No		July 2027	Liam Brown ☎02476 376275	Victoria Summerfield ☎02476 376002	Finance	Housing & Corp Resources & Comm

29/05/26	Local Plan – Draft Local Plan	Cabinet	No		March 2028	Louise Hryniw ☎02476 376310	Kevin Hollis ☎02476 376143	Planning, Enforcement & Public Services	Business, Regen & Planning
----------	--------------------------------------	---------	----	--	------------	---------------------------------------	--------------------------------------	---	----------------------------

Cabinet – Exempt Items

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

Individual Cabinet Member Decisions

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

Individual Cabinet Member Decisions – Exempt Items								
	None							

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

The Cabinet Members are:

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

Observer:

Leader of the Main Opposition Group

-

Councillor B. Hughes

Dated: 28th August 2026

Signed: Councillor G. Finch



SCRUTINY WORK PROGRAMME SUGGESTION FORM

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

- Why is the issue being suggested for review?
- What difference could be made by looking at this item?
- Will the review contribute to the Council's corporate priorities? (Links to Corporate Aims/Objectives, Nuneaton & Bedworth Borough Council aims, objectives, service plans, forward plan, CPA Improvement Plan, strategies, LSP, Community Plan, Local Development Framework etc.

Suggested Work Programme Item	
Employment of a part time 25hours / Week NBBC Garage Repatriation Assistant, to find by visual survey unused garages, to engage listed renters about such, assist with garage clearances, conduct minor repairs to repatriate garages back into use. The position would be mainly outdoor work all weather conditions, and suit someone with practical diy skills and own hand tools. I suggest also renting garages via new approach of 1 year renewable contracts - removes burden for council to ensure garages are fit for purpose long term (as many are old) Provides sought after community service in terms of NBBC council tax payers seeking a garage - provides income for council on unused / solution to long term rent arrears.	
What category of scrutiny does this fall within	Please tick
Policy Review & Development	☒
Contributes to continuous improvement	☒
Public concern	☒
Evidence - Government legislation/ survey results/ Council policy/ poor performance against national	

or local PI's/ BVR / media interest etc	
From survey I estimate there are 10 unused garages in the block identified as adjacent to 339 Cedar Rd Nuneaton – likely the situation / lost revenue opportunity is significant across NBBC? I know of NBBC residents who are waiting to rent council garages.	
Desired outcome of the review	
The employee would provide improved community service and NBBC income from repatriation of unused garages.	
Name: Mark Garratt	Date: 8/6/26



SCRUTINY WORK PROGRAMME SUGGESTION FORM

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

- Why is the issue being suggested for review?
- What difference could be made by looking at this item?
- Will the review contribute to the Council's corporate priorities? (Links to Corporate Aims/Objectives, Nuneaton & Bedworth Borough Council aims, objectives, service plans, forward plan, CPA Improvement Plan, strategies, LSP, Community Plan, Local Development Framework etc.

Suggested Work Programme Item	
Harefield Road car park	
What category of scrutiny does this fall within	Please tick
Policy Review & Development	Yes
Contributes to continuous improvement	Yes
Public concern	Yes
Holding the executive to account	Yes
Rationale – the reason for suggesting the review e.g. high level of user dissatisfaction	
This car park does have a lot of anti social behaviour and vandalism which costs a lot of money. It is also not liked by the general public because it is a multi storey car park which is not what the general public like to use. I would like to see the public money put to better use for making car parking in Nuneaton Town Centre a better experience rather than money being wasted on constant repairs to a multi storey car park that no one wants to use. The figures will show that it is getting used now but this is because the charges are very low and this gives a false record.	
Evidence - Government legislation/ survey results/ Council policy/ poor performance against national or local PI's/ BVR / media interest etc	
Poor lack of maintenance in recent years. No regular maintenance programme. Poor council policy in maintaining this building. No car parking strategy which is needed.	

Desired outcome of the review	
I would like to see the full cost of complete repair of this car park against the cost of demolition and a surface level car park being put in its place so that this would get used more frequently by members of the public and would be something that would look more inviting and attractive on the entrance to Nuneaton Town Centre. I would like to see the car park strategy done that was supposed to have been done and the cost of this car park strategy.	
Name: Chris Watkins	Date: 5/6/2026



SCRUTINY WORK PROGRAMME SUGGESTION FORM

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

- Why is the issue being suggested for review?
- What difference could be made by looking at this item?
- Will the review contribute to the Council's corporate priorities? (Links to Corporate Aims/Objectives, Nuneaton & Bedworth Borough Council aims, objectives, service plans, forward plan, CPA Improvement Plan, strategies, LSP, Community Plan, Local Development Framework etc.

Suggested Work Programme Item	
Council owned empty properties. All of the Council owned empty properties need to be looked at and the things that need to be looked at are, how long have they been empty? How much council tax and business rates have been wasted on these while they have been empty? How do we advertise any of the corporate properties? Who values our corporate properties?	
What category of scrutiny does this fall within	Please tick
Policy Review & Development	Yes
Contributes to continuous improvement	Yes
Public concern	Yes
Holding the executive to account	Yes
Rationale – the reason for suggesting the review e.g. high level of user dissatisfaction There is a lot of public money being wasted on paying business rates and council tax on Council owned empty properties and there is nothing in place to deal with this. There are a number of people that would like to hire/Let some of our properties but there is no where that we advertise them and most of the buildings are not in a state that they could be Let because of lack of investment.	
Evidence - Government legislation/ survey results/ Council policy/ poor performance against national or local PI's/ BVR / media interest etc There is no Council policy for Letting any corporate properties and this needs to be put in place. The performance for doing this is very poor and the public do not have any idea how they can Let any of our properties.	

Desired outcome of the review	
I would like to see the policies for Letting our corporate properties and I would like to see how we get our corporate properties valued put out to tender so that more than one company is involved in doing this. The properties that I would like to see done urgently are 16 Abbey Street, Nuneaton 25 Abbey Street, Nuneaton 22 Queens Road, Nuneaton 179 Queens Road, Nuneaton 2 All Saints Bedworth 4 All Saints Bedworth 3-7 Midland Road, Nuneaton High Street, Nuneaton All warehouse units that are available	
Name: Chris Watkins	Date: 5/6/26

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

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

Date Added	Lead Officer	Title	Description	Scrutiny/ Overview	Proposed Committee Date	Include in 2027/28 Work Programme	On Agenda 2026/27 or Briefing Note
	Steve Gore	Integrated Performance Report	Quarterly Benchmarking Report	Scrutiny	11 th June 2026 1 st October 2026 28 th January 2027	Yes	Yes
Jan 2026	Jonathan White	Nuneaton Arts CIO – Lease	Update on Lease for the Abbey Theatre/Nuneaton Arts CIO		11 th June 2026		Yes
Jan 2025	Jonathan White	Regeneration Projects Update	An update on the current progress being made with the Town Centre Development and projects. Also, any other future proposed redevelopment in Nuneaton and Bedworth	Performance Monitoring	11 th June 2026	Yes	Yes
June 2022	Louise Hryniw / Claire Hill	S.106 Update	A yearly monitoring report including details of spend of Section 106 monies.	Overview	11 th June 2026	Yes	Yes
June 2026	Dawn Dawson	Queensbury Review/ consultants cost	Scrutinise and review value for money and the benefits to the Council. Review of all consultants costs	Scrutiny	1 st October 2026		Yes
	Louise Hryniw/ Sarah Matile	Monitoring delivery of the Borough Plan	Monitoring delivery of the Borough Plan and consideration of the data around the land supply targets.	Overview	1 st October 2026	Yes	Yes
	Lynn Joy	Fire Policy for Corporate	To review the policy	Overview	1 st October 2026		Yes
July 2026 Full Council	Kevin Hollis	Nuneaton Town FC Lease	To receive an update on the Nuneaton Town 'Back to Nuneaton' plans, including location and lease/licence	Scrutiny	1 st October 2026		Yes
June 2022	Abu Malek	PSPO review	Update on the effectiveness of the current PSPOs	Overview	28 th January 2027		

October 2022	Jonathan White	Town Centres and Economy Updates	To provide members with an update on the markets, footfall, parking and Christmas	Update	28 th January 2027		
2015/16	Jonathan White	Council Owned Land and Leases	Update on vacant Council owned commercial properties in Nuneaton and Bedworth	Scrutiny	28 th January 2027		
	Jonathan White	Nuneaton Arts CIO – Lease	On 11/06/26 OSP Panel requested Cabinet refer Nuneaton Arts CIO lease back to this OSP when appropriate and that other outstanding leases be reviewed.		TBC – once relevant from Cabinet. Cabinet also resolved that all outstanding leased be reviewed.		
July 2026 Full Council	Jonathan White	Review of Grayson Place Project	To scrutinise the end of project review relating to Grayson Place	Scrutiny	TBC – once review completed at end of project		