NUNEATON AND BEDWORTH BOROUGH COUNCIL

BUSINESS, REGENERATION AND PLANNING OVERVIEW AND SCRUTINY PANEL **1st October 2026**

A meeting of the Business, Regeneration and Planning Overview and Scrutiny Panel was held on Thursday, 1 October 2026 in the Council Chamber, Town Hall Nuneaton.

Present

Councillor J. Clarke (Chair)

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

Apologies: Councillor A. Brassington.

PART I – PUBLIC BUSINESS

BRP11 **Minutes**

RESOLVED that the minutes of the Business, Regeneration and Planning Overview and Scrutiny Panel meeting held on 11th June 2026 be approved and duly signed by the Chairman.

BRP12 **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).

BRP13 **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 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 K. Kondakor asked the Portfolio Holder for Planning, Enforcement and Public Services:

We've had lots of planning delays and also the Bridge to Living, and we keep getting told we are waiting for planning applications, how are we doing on the lack of Planners at the moment.

The Portfolio Holder for Planning, Enforcement and Public Services responded:
We are still short of staff at the moment, Louise, the Assistant Director may have more information.

The Assistant Director – Planning added:
We are carrying some vacancies in planning at the moment, across the numerous teams, we have gone out to advert and are recruiting. We have a

new member starting in Enforcement next week and have someone starting on a temporary basis in Policy soon.

Councillor K. Kondakor then asked:
Given to the delays, can we take on contractors or outsource to help move things on?

The Assistant Director – Planning responded:
Yes we do have an external contractor in place at the moment, we luckily received some external funding which enabled this, and it went to specific Councils and we were one of those Councils who received it. So we do have a contractor who will be with us in the Development Control team until April.

Councillor P. Hickling asked the Portfolio Holder for Planning, Enforcement and Public Services:

With Planning Enforcement there have been delays in getting responses, is that due to the staffing issues?

The Portfolio Holder for Planning, Enforcement and Public Services responded:
Yes, staff are doing the best they can at the moment and when we have appointed more staff we will get back on top of things.

Councillor K. Kondakor asked the Portfolio Holder for Town Centre Regeneration and Business Development:
I'd like to ask about the stalling of Bridge to Living and plans to do something different and I am pleased we got the agreement the council released the NDA's about Grayson Place, do you have any idea how many there are?

The Portfolio Holder for Town Centre Regeneration and Business Development responded:
With Bridge to Living we are looking at the development as a whole so the initial plans we took on, they were going to demolish everything, there was no structural survey or condition report, it was just going to be wiped out. We have come in and looked at it, and don't need to get rid of it all, is there some commercial use still there. So our current plan is to get a structural engineer and see if we can retain some buildings or demolish just some. There is some life still there and why not regenerate night life and refurbish and let them out so we have life in that end of town. So we are looking at the Bridge to Living Scheme and working through it as quickly as possible.

In terms of the NDA's, obviously that was looked at last night. I don't know how many at the moment but I'll look into that and find the information for you.

BRP14 **Monitoring Delivery of the Borough Plan and Consideration of the Aata Around the Land Supply targets**

A report of the Planning Policy Manager provided Members with information on 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.

The Panel discussed and asked questions on the following:

- The figures relating to the number of properties built at Top Farm, including housing monitoring carried out this year, and the fact some

builders may say they have gone quicker and built more than they have. It was noted that completion does not mean occupied.

RESOLVED that
a) the report be noted; and
b) the Annual Monitoring Report and the Housing Land Supply Position Statement be noted.

BRP15 **Nuneaton Town Football Club – Update**

A report of the Strategic Director for Culture and Environment updated Panel Members on the request from Nuneaton Town Football Club (NTFC) to seek support in identifying land for NTFC to develop a Nuneaton stadia/home ground.

The Panel discussed and asked questions on the following:

- The sites that have been considered and discussed, and the pros and cons of the various options.
- The comparisons between sites and reasons why some sites were considered more viable were discussed. Feedback, covenants, highways, sustainability, meeting requirements and site sizes were some of the considerations taken into account
- Sites which have not yet been considered, such as the Morrisons development, were highlighted to Officers.
- A feasibility study will be going to Cabinet in November – no costs to the Council are expected as yet. Officers having powers to progress a site.
- Future requirements and capacities were raised as possible issues to consider, and the impact on transport and car parking (and potential future train stations).
- Although the club is private, it was noted that there is a social value to the Borough in terms of health and wellbeing. The club is able to apply for funding that the Council would not be able to.

RESOLVED that the update report be noted.

BRP16 **Integrated Performance Report – First Quarter 2026-27**

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:

- Reporting frequency is now included in the report. It was noted that comparisons within the report are useful.
- The Strategic Director for Corporate Resources liaised with OSP Chairs about reporting and benchmarking.
- Carparking – improvements are noticeable this year, but it would be useful to know when the improvements started.
- EV charging points via 3rd party – would be good to get these installed and in use as soon as possible.

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

BRP17 **Fire Safety Policy and Corporate Fire Safety Management Plan**

A report of the Assistant Director – Assets and Compliance gave Panel

Members an opportunity to review the Council's Fire Safety Policy and Corporate Fire Safety Management Plan for non-HRA assets.

The Panel discussed and asked questions on the following:

- What is the responsibility of NBBC and what is the responsibility of tenants. At Grayson Place there are multiple vendors and typically NBBC would be responsible for communal areas and vendors responsible for their areas. It was noted that it is important to ensure everyone knows who is responsible for what, so no areas get missed.
- Individual vendors need to be compliant and have their own fire risk assessments, health and safety etc. Checks should be made on a regular basis. This includes the College
- The Council have a good working relationship with the Fire Service - regular meetings take place and the Council is subject to inspections.
- The Assistant Director – Economy and Regeneration agreed to organise a site visit which would be open to all Members who wanted to visit the Grayson Place site.

RESOLVED that

a) the content of the Fire Safety Policy be noted;
b) the content of the Corporate Fire Safety Management Plan be noted;
c) the implementation of the documents across the Council's corporate assets portfolio be supported; and
d) the government arrangements established to monitor fire safety compliance and continuous improvement be endorsed.

BRP18 **Forward Plan**

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

RESOLVED that the Forward Plan be noted.

BRP19 **Work Programme Suggestion Forms**

The Panel discussed three work programme suggestion forms which had been received.

a) NBBC Garage Repatriation
This form will be discussed at the next meeting of the Communities, Corporate Resources and Housing OSP taking place on 22 October 2026.

b) Harefield Road Carpark
It was recognised that this carpark now has reduced capacity and the top floor is 'not fit for purpose'. Members were interested in the repair vs demolition costs and agreed that the carpark strategy needs looking at.

RESOLVED that the Carpark Strategy be added as a future agenda item, which should include updated usage figures and, where possible financial figures for Harefield Road Carpark relating to repairs and demolition.

c) Council Owned Empty Properties
Concerns were raised about paying business rates on some properties even though they are empty, which was considered a waste of money.
A list of all vacant properties was requested along with an asset register, which should include if rates are being paid, the main tenancy costs, how

far off they are being rentable, what condition they are in and what expressions of interest there have been on the property.

It was noted that Council Owned Land and Leases (included Council owned empty properties) is on the work programme for the next meeting of this OSP, and some Members raised concerns about duplicating work and overloading the work programme.

A suggestion was also made that empty shops should be rented as seasonal/pop-up shops in the run up to Christmas.

RESOLVED that

a) Information relating to the questions and queries raised at this meeting and within the Work Programme Suggestion Form be included in the Council Owned Land and Leases agenda item coming to the next meeting of this OSP; and
b) **IT BE RECOMMENDED TO CABINET** that consideration be given to renting out empty shops within the Town Centres for seasonal/pop-up shops in the run up to Christmas.

BRP20 **Work Programme 2026-2027**

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

RESOLVED that the 2026-2027 work programme be noted.

BRP21 **Exclusion of the Public and Press**

RESOLVED that under section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting during consideration of the following item, it being likely that there would be disclosure of exempt information of the description specified in paragraphs 1 and 2 of Part I of Schedule 12A to the Local Government Act 1972.

PART 2 – EXEMPT BUSINESS

BRP22 **Queensbury Real Estate Ltd**

A report of the Strategic Director – Communities and Place provided Panel Members with an overview of the usage of consultants in relation to the Grayson Place regeneration project.

The Panel discussed and asked questions on the following:

- Monitoring of the consultants and accountability for the decisions they made. It was noted that the contract concludes at the end of October. The contract started in May 2020.
- Potential penalties for the advice given, especially relating to the cinema - and a query was also raised about a possible collective claim with other Councils who also received poor advice.
- NDA's – NBBC did not necessarily get accurate feedback from previous Councils who were unable to talk about previous projects – and sharing information could not happen.
- It has been agreed that, once the full review has happened it will come back to this Committee.
- Lessons learned should be included in the report, along with penalty clauses, the impact of NDA's, the actual amount paid to Consultants,

and what the contract included (and what would happen if they did not fulfil their obligations).

RESOLVED that **IT BE RECOMMENDED TO CABINET** that

a) the project review report comes to this OSP once completed; and
b) The following issues be included within the scope of the report:
    i. Penalty clauses
    ii. NDA's
    iii. Amount paid to Consultants
    iv. What the contact included (and consequence for not fulfilling obligations)
    v. Lessons learned

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Chair