

Enquiries to: Kelly Baxter
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Date: 1st October 2024

Dear Sir/Madam,

A meeting of the **CABINET** will be held in the Council Chamber, Town Hall, Nuneaton, on **Wednesday, 9th October 2024** at **6.00 p.m.**

Yours faithfully,

Tom Shardlow

Chief Executive

To: Members of Cabinet

Councillor Chris Watkins (Leader)	-	Housing
Councillor Jill Sheppard (Deputy Leader)	-	Environment and Public Services
Councillor Steve Hey	-	Resources and Customer Service
Councillor Tim Jenkins	-	Leisure, Communities and Health
Councillor Nicola King	-	Business and Regeneration
Councillor Robert Roze	-	Planning and Enforcement

Observer

Councillor Kris Wilson	-	Leader of the Main Opposition Group
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AGENDA

PART I

PUBLIC BUSINESS

1. EVACUATION PROCEDURE

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

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

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

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

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

3. DECLARATIONS OF INTEREST

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

Declaring interests at meetings

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

Arrangements have been made for interests that are declared regularly by members to be appended to the agenda (**Page 6**). Any interest noted in the Schedule at the back of the agenda papers will be deemed to have been declared and will be minuted as such by the Committee Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule.

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

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room, the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.
2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring

Officer immediately prior to the meeting). The existence and nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

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

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

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

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

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

4. MINUTES - To confirm the minutes of the Cabinet meeting held on the 11th September 2024 **(Page 9)**.
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. MUSEUM OPERATIONAL HOURS – a report of the Strategic Director – Public Services attached **(Page 16)**

7. MARKETS – a report of the Assistant Director – Economy and Regeneration attached (**Page 22**)
8. GREEN BIN UPDATE – a report of the Strategic Director – Public Services to follow.
9. BEDWORTH PHYSICAL ACTIVITY HUB – a report of the Strategic Director – Public Services attached (**Page 31**)
10. COUNCIL TAX PREMIUM CHARGES – a report of the Assistant Director – Finance attached (**Page 50**)
11. RECOMMENDATIONS FROM OVERVIEW AND SCRUTINY PANELS
None
12. ANY OTHER ITEMS - which in the opinion of the Chair of the meeting should be considered as a matter of urgency because of special circumstances (which must be specified)

Nuneaton and Bedworth Borough Council

Building A Better Borough

Nuneaton and Bedworth 2032: working in partnership, restoring pride in our borough

AIM 1: LIVE

We want to make our borough a place where our residents enjoy living and in which others choose to make their home.

Priority 1: Promote residents' health and wellbeing

Priority 2: Enable appropriate housing development

Priority 3: Sponsor a sustainable green approach

Priority 4: Prioritise community safety and empowerment

AIM 2: WORK

Using our prime location within the national road and rail networks and responding to the needs of private companies, we want to make our borough a place in which businesses choose to locate and where our residents enjoy a range of employment options.

Priority 1: Grow a strong and inclusive economy

Priority 2: Champion education and skills

Priority 3: Embrace new and emerging technology

Priority 4: Support local businesses

AIM 3: VISIT

Taking advantage of our open green spaces, our heritage, and our location within the West Midlands, we want our borough to be a vibrant destination for residents and visitors alike. A place where people and families want to spend time relaxing, socialising and taking part in leisure and cultural activities.

Priority 1: Create vibrant and diverse town centres

Priority 2: Stimulate regeneration

Priority 3: Celebrate and promote our heritage

Priority 4: Improve the physical environment

Cabinet - Schedule of Declarations of Interests – 2024/2025

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	General dispensations granted to all members under s.33 of the Localism Act 2011			Granted to all members of the Council in the areas of: <ul style="list-style-type: none"> - Housing matters - Statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992 - An allowance, payment given to members - An indemnity given to members - Any ceremonial honour given to members - Setting council tax or a precept under the Local Government Finance Act 1992 - Planning and Licensing matters - Allotments - Local Enterprise Partnership
	S. Hey	Director – - Heywire Ltd - Brilliant Bookings Ltd	Member of the Labour Party, National Trust, CAMRA (Campaign for Real Ale), Royal Photographic Society. Representative on the following Outside Bodies: <ul style="list-style-type: none"> • West Midlands Employers Board (NBBC representative) • Local Government Superannuation Scheme Consultative Board • Grayson Place (NBBC) Limited • West Midlands Employers • Nuneaton and Bedworth Older People's Forum 	
	T. Jenkins	Managing Partner – Gribblybugs LLP	The Labour Party (sponsorship) - Committee Member of Warwickshire Amphibian & Reptile Team - Member of Warwickshire Wildlife Trust - Member of Equity – Trade Union Members of National Trust and English Heritage Representative on the following Outside Bodies:	

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
			<ul style="list-style-type: none"> • Nuneaton and Bedworth Sports Forum, • Safer Warwickshire Partnership Board, • Warwickshire Health and Wellbeing Board, • Warwickshire Police and Crime Panel, • Biodiversity Champion • Committee of Management of Hartshill and Nuneaton Recreation Ground • Exhall Education Foundation • Foleshill Charity Trustee – Proffitt's Charity 	
	N. King	Employed by Love Hair and Beauty	Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Nuneaton Town Deal Board 	
	R. Roze	Director – InfiniTEN Ltd	Representative on the following Outside Bodies: <ul style="list-style-type: none"> • A5 Member Partnership • Nuneaton and Bedworth Community Enterprises Ltd • PATROL (Parking and Traffic Regulations Outside of London) Joint Committee Services. • Building Control Partnership Steering Group • Bedworth Town Deal Board 	
	J. Sheppard		Representative on the following Outside Bodies: <ul style="list-style-type: none"> • Sherbourne Asset Co Shareholder Committee • Warwickshire Direct Partnership • Warwickshire Waste Partnership • Nuneaton Neighbour Watch Committee 	
Director of Wembrook Community Centre.			Dispensation to speak and vote on any matters of Borough Plan that relate to the Directorship of Wembrook Community Centre	
Member of Labour Party				

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	C.M. Watkins	Employee of Nutri Pack	<p>Representative on the following outside bodies:</p> <ul style="list-style-type: none"> • Nuneaton and Bedworth Community Enterprises Ltd. (NABCEL) • Coventry, Warwickshire and Hinckley and Bosworth Joint Committee • Local Government Association • Nuneaton and Bedworth Home Improvement Agency • Nuneaton and Bedworth Safer and Stronger Communities Partnership • Nuneaton and Bedworth Community Enterprises Ltd • Warwickshire Housing Support Partnership • West Midlands Combined Authority Board (WMCA) • West Midland Combined Housing and Land delivery Board 	

NUNEATON AND BEDWORTH BOROUGH COUNCIL

CABINET

11th September 2024

A meeting of Cabinet was held on Wednesday 11th September, 2024 in the Council Chamber at the Town Hall.

Present

Councillor C. Watkins (Leader and Housing)
Councillor J. Sheppard (Deputy Leader and Environment & Public Services)
Councillor S. Hey (Resources & Customer Services)
Councillor T. Jenkins (Leisure, Communities and Health)
Councillor R. Roze (Planning & Enforcement)
Councillor N. King (Business and Regeneration)

CB27 **Apologies**

None

CB28 **Declarations of Interest**

RESOLVED that the Declarations of Interest for this meeting are as set out in the Schedule attached to these minutes.

CB29 **Minutes**

RESOLVED that the minutes of the Cabinet meeting held on 17th September 2024, be approved, and signed by the Chair.

CB30 **Updates to the Local Development Scheme**

The Strategy Director – Place and Economy submitted a report recommending that full council approve and adopt the new Local Development Scheme.

RESOLVED that it be recommended to Council that

- a) the new Local Development Scheme be noted; and
- b) the amended LDS be adopted.

Speakers:

Mr P. Smith
Mr K. Kondakor

Options

- a) to endorse the recommendations and adopt the amended LDS.
- b) to recommend an alternative timetable
- c) not to endorse the recommendations.

Reasons

To enable the Council to comply with the requirements of the Planning and Compulsory Purchase 2004 (as amended) in line with the timetable established within the amended LDS.

CB31 Regeneration Update – Capital Programme and Abbey Street Phase 2

The Strategic Directors – Place and Economy and Corporate Resources submitted a report to Cabinet providing an update to the progress of the Regeneration Capital Programme.

RESOLVED that

- a) the project budget pressures identified within Abbey Street 2 be noted;
- b) the proposed adjustments to the Capital Regeneration Programme be approved, noting that a budget update will be reported to Full Council in November as part of Quarter 2 Capital Monitoring;
- c) Delegated authority be given to the Strategic Director – Place and Economy and the Strategic Director – Corporate Resources to move £3.53m from the Bridge to Living Project to Abbey Street Phase 2 (subject to satisfactory Pathfinder consultation);
- d) Delegated authority be given to the Strategic Director – Place and Economy and the Strategic Director – Corporate Resources to adjust the Regeneration Capital Programme, (utilising the Pathfinder Pilot where appropriate), up to the total level of capital borrowing detailed, to allow for any new funding sources secured, or variance within the programme;
- e) Delegated authority be given to the Strategic Director – Place and Economy and the Strategic Director – Corporate Resources to enter associated contracts to support the delivery of the Regeneration Capital Programme; and
- f) the report be marked not for call in as provided for in paragraph 15(f) of the Overview and Scrutiny Procedure Rules in Part 4 of the Constitution.

Speakers:

Mr P. Smith

Mr K. Kondakor

Councillor Michele Kondakor

Options

- 1) Undertake an alternative option as detailed within the report
- 2) Recommend an alternative option.

Reasons

A cost pressure has been identified within Grayson Place, resulting in the requirement for the movement of funds to support the delivery of Phase 2.

CB32 General Fund Budget Monitoring Q1

The Assistant Director – Finance presented to Cabinet the forecast revenue position for the General Fund as of 30th June 2024.

RESOLVED that the forecast revenue outturn position for the General Fund for 2024/25 be noted with consideration given to key variances.

Speakers

Mr P. Smith
Mr K. Kondakor
Councillor Michele Kondakor

Options

To accept the report or request further information on the forecasted position.

Reasons

The Council is required to achieve a balanced budget each year

CB33 **Housing Revenue Account Budget Monitoring Q1**

The Assistant Director – Finance submitted the forecast revenue outturn position for the Housing Revenue Account as of 30th June 2024.

RESOLVED that

- a) the forecast outturn position and key variances be noted; and
- b) the earmarked reserve balances be approved.

Speakers

Mr P. Smith
Mr K. Kondakor

Options

To accept the report; or
Request further information on the forecasted position

Reasons

The Council is required to achieve a balanced budget each year.

CB34 **Capital Forecast Q1 2024/25**

The Assistant Director – Finance submitted an update report on the Council's Q1 forecasted outturn position on capital expenditure for both the General Fund and Housing Revenue Account (HRA).

RESOLVED that the Q1 forecasted capital outturn position for 2024/25 for the General Fund and Housing Revenue Account be noted.

Speakers

Mr P. Smith
Mr K. Kondakor

Options

To accept the report; or
Request further information on the outturn position

Reasons

The Council is required to achieve a balanced budget each year.

CB35 Recommendations From Overview and Scrutiny Panels

a) **Environment and Leisure OSP – 13th June 2024**

Cemetery Update – Bucks Hill/Attleborough

At its meeting on 13th June 2024, it was **RESOLVED** that a report be sent to Cabinet on this issue, so that what is of great concern to local residents, it is transparent and clear what is being done on this matter.

Subsequently a report was brought to this Cabinet meeting to provide an update in relation to the Borough Cemeteries that have experienced flooding.

It was **RESOLVED** that the update on the Borough Cemeteries of Bucks Hill and Attleborough be noted.

Speakers

Mr P. Smith

Mr K. Kondakor

Councillor Michele Kondakor

Councillor Jonathan Collett

Options

That the recommendations be noted

Reasons

As requested by the Environment and Leisure OSP on 13th June 2024.

CB36 Any Other Items

None

Chair

PUBLICATION DATE: 17TH SEPTEMBER 2024

DECISIONS COME INTO FORCE: 25TH SEPTEMBER 2024

Cabinet - Schedule of Declarations of Interests – 2024/2025

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Report Summary Sheet

Date: 9th October 2024

Subject: Museum – Operational Hours

Portfolio: Leisure, Communities and Health (Councillor T. Jenkins)

From: Assistant Director – Recreation and Culture

Summary:

To provide Cabinet with a recommendation to approve to change the museum operational hours from April 2025.

Recommendation:

1. That proposed operational hours for the museum be approved as per section 4.1 of this report.
2. That delegated authority be given to the Assistant Director – Recreation and Culture in consultation with the Assistant Director – Finance and Portfolio Holder for Leisure, Communities and Health to restructure the museum to accommodate the operational hours.

Options:

- a) That the recommendations not be approved and alternative opening times be proposed.

Reasons:

The museum has been operating on seasonal hours and significantly reduced hours for the last 18 months, following several vacancies and a recruitment freeze. This has led to the museum opening hours being inconsistent and running the museum on skeleton staff.

Consultation undertaken with Members/Officers/Stakeholders

Portfolio Holder – Leisure Communities and Health
Leader of the Council
Strategic Director – Public Services

Subject to call-in: Yes

Ward relevance: All Wards

Forward plan: Subject to General Exception

Building A Better Borough

Aim 3 - Visit

Priority 4: Improve the physical environment

Relevant statutes or policy:

None identified

Equalities Implications:

Improved operational hours of the museum will enable increased access to the venue, including toilet facilities.

Human resources implications:

A review of the current staffing model and hours will be reviewed, additional hours identified, and current employees will need to be consulted as there may be changes to working days / hours.

Financial implications: £7,444 additional spend pressure

Health Inequalities Implications:

Improving the consistency of the museums opening hours will improve the visitor experience and subsequently have health and wellbeing benefits.

Section 17 Crime & Disorder Implications:

There is no direct implication, however the museum being open consistent days and hours, will increase visibility within the park.

Risk management implications:

There are no direct risk management implications of this decision, it will come into force from the new financial year, so that it can be budgeted for and prevent any financial pressure to the budget.

Environmental implications:

No environmental implications identified at this time.

Legal implications:

A review of service level agreements linked to the museum will take place, to ensure they work in partnership with the new days and hours.

Contact details:

Katie Memetovic-Bye – Assistant Director – Recreation and Culture

Telephone 024 7637 6147

E-mail: katie.memetovicbye@nuneatonandbedworth.gov.uk

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: 9th October 2024

From: Assistant Director – Recreation and Culture

Subject: Museum – Operational Hours

Portfolio: Leisure, Communities and Health (Councillor T. Jenkins)

Building A Better Borough

Aim 3: Visit

Priority 4: Improve the physical environment

1. Purpose of Report

1.1 To provide Cabinet with a recommendation to approve to change the museum operational hours from April 2025 to provide more consistency.

1.2 The museum has been operating on seasonal hours and significantly reduced hours for the last 18 months, following several vacancies and a recruitment freeze. This has led to the museum opening hours being inconsistent and running the museum on skeleton staff.

2. Recommendation

2.1 That proposed operational hours for the museum be approved as detailed in section 4.1 of this report.

2.2 That delegated authority be given to the Assistant Director – Recreation and Culture in consultation with the Assistant Director – Finance and Portfolio Holder for Leisure, Communities and Health to restructure the museum to accommodate the operational hours.

3. Background

3.1 The Museum’s budget currently accommodates the following operational hours:

Winter (28th Oct – 16th Feb) 16 weeks	Summer (17th Feb – 27th Oct) 36 weeks	Bank Holidays
Saturdays 10.30am – 4pm and one Friday in 4 weeks between 11am – 3.45pm	Thursday 10.30am – 3.30pm Friday/Saturday 10.30 - 4.00pm	Closed

3.2 The current operational hours are significantly reduced to those that the museum has historically been operating, this reduction and reduced staffing numbers has impacted on the service that is able to be provided to residents and visitors to the Borough.

4. Proposal

4.1 To change the museums operational hours to:

All Year around	Bank Holidays
Thursday to Saturday 10.30am – 4.30pm	Closed

4.2 The operational hours would come into operation from 1st April 2025, to enable the staffing hours associated to be reflected correctly within the 2025/2026 Budget.

4.3 Opening the museum on these set days, will provide consistency for residents and visitors, as well as for employees. The current mix of hours and days lead to visitors turning up on days when the museum is closed or before or after the museum has closed for the day. This dissatisfaction has been voiced on social media outlets with a perception that the museum is rarely open.

4.4 This consistency will enable the museum to better market itself across the year building routines amongst local people who want to access the various aspects of the museum's provision from its high-quality temporary exhibition to its activities and events.

4.5 The current winter arrangements will make it largely impossible for schools to visit across the winter months and it will also impact the access to pre-school and disabled groups who visit across the year.

4.6 It will enable consistency to the family learning offer from the museum in particular the free children's activities delivered during school holidays as well as the museum's storytelling sessions, enabling them to be delivered across the year.

4.7 More consistent opening hours during the week will also ensure access to local residents who cannot visit at weekends due to work and other commitments at the weekend.

4.8 The museum brings people into the town centre having consistent opening hours will enable the museum to play its part in driving footfall to the Town Centre year-round.

5. Financial Implications

- 5.1 In order to implement the suggested opening hours the staffing budget for the museum will need to be increased by £7,444. The change is proposed to take place from the new financial year to give appropriate time for this to be built into the budget for 2025/26. The budget pressure is already noted in the Quarterly Output report.

ENDS

Katie Memetovic-Bye
Assistant Director – Recreation and Culture

Cabinet/Individual Cabinet Member Decision

Report Summary Sheet

Date: 9th October 2024

Subject: Nuneaton Market Operation

Portfolio: Nicky King – Business and Regeneration

From: Jonathan White – Assistant Director – Economy and Regeneration

Summary:

Report outlining the proposal to move the Market operation to a full self-supply and Erect model of market stall set up.

Outlining operational and financial impact of doing so.

Recommendations:

- Cabinet to support the proposal to introduce the operating model outlined in the report and for consultation with Market traders and other stakeholders to continue.
- Cabinet to agree implementation date to work towards as the 1st January 2015

Options:

1. Continue with the existing model of operation which would present a significant financial burden on the general fund.

2. Investigate other operating models. Please note external operator model already considered and rejected.

Reasons:

Falling trader numbers across the UK, together with pressures on Local Authority funding and rising operational costs, necessitate a review the current operation of our town centre markets. We aim to consider all alternative options for the future delivery of the service to ensure value for money and resilience. We want to provide opportunities for markets to thrive as town centres evolve in the face of the changing retail and town centres landscape.

Consultation undertaken with Members/Officers/Stakeholders

Chris Watkins – Leader of Council
Steve Hey – Cabinet Member for Finance
Nicola King – Portfolio Holder
Market Traders April 2024

Subject to call-in:

N/A

Ward relevance:

Abbey Ward

Forward plan:

Yes (subject to general exception)

Building a Better Borough Aim:

Aim 2 – WORK
Aim 3 - VISIT

Building a Better Borough Priority:

Priority 1: Grow a strong & inclusive economy
Priority 4: Support local businesses

Priority 1: Create vibrant and diverse Town Centres

Priority 2: Stimulate regeneration

Relevant statutes or policy:

Market Policy

Equalities Implications:

(Does this require an Equalities Impact Assessment? If so please append.)

Yes – to be conducted as part of review

Human resources implications:

Yes –redundancies relating to market operation team.

Financial implications:

General funding saving opportunity

Health Inequalities Implications:

N/A

Section 17 Crime & Disorder Implications:

N/A

Risk management implications:

Consultation to be completed with traders and stakeholders to understand any potential impact on existing trader numbers.

Environmental implications:

N/A

Legal implications:

N/A

Contact details:

Jonathan White – Assistant Director – Economy and Regeneration

Jonathan.white@nunaetonandbedworth.gov.uk

Telephone 02476376549

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet.

From: Jonathan White Assistant Director – Economy & Regeneration

Subject: Nuneaton Market Operation Review

Portfolio: Councillor King – Business and Regeneration

1. Purpose of Report

- 1.1 The report outlines the proposal to move to a self-erect set up and break down model for Nuneaton market, how this option would work and the benefits in doing so.

2. Recommendations

- 2.1 That the proposal to move to a Self-erect model by January 2025 be supported and approved.

3. Background

- 3.1 Markets and street trading are vital parts of what makes our borough a great place to live, work and visit. It is a priority for Nuneaton and Bedworth Borough Council to ensure that our markets and street trading service are resilient and financially self-sufficient, with the ability to evolve and thrive.

- 3.2 Market trader numbers across the UK have fall by over 40% over the past 5 years. This together with pressures on Local Authority funding and rising operational costs, necessitates a review the current operation of our town centre markets. We aim to consider all alternative options for the future delivery of the service to ensure value for money and resilience. We want to provide opportunities for markets to thrive as town centres evolve in the face of the changing retail and town centres landscape.

- 3.3 Nuneaton Market runs at a significant loss due to the high operational costs associated in the main with the supply of stalls and equipment and staffing cost associated with the set up and break down of the market.

4. Body of Report

- 4.1 As trader numbers have fallen and costs increased steps have been taken to reduce operating costs and other models of operation explored.

4.2 **Self-Erect Model.**

- 4.2.1 During the Pandemic a core of traders continued to trade in Nuneaton but on a self-erecting basis, meaning they supplied, set, and dismantled their own stalls, supplied their own lighting, and removed their own waste into the skips provided at the rear of the Town Hall.
- 4.2.2 This core of traders consisted of 10 traders on a Wednesday and 11 on a Saturday. There are currently 8 other traders that now self-erect on a Wednesday and 6 on a Saturday. In total these traders account for 42 stalls on a Wednesday and 39 on Saturday. This leaves only 3 traders on a Wednesday with 7 stalls and 5 traders with 9 stalls on a Saturday that either can't or haven't previously self-erected their own stalls.
- 4.2.3 A self-erect and self-supply model would provide NBBC with the opportunity to dramatically reduce operating costs, whilst maintaining control of the market operation.
- 4.2.4 It should also be noted that as a consent market NBBC are only obligation to provide authority for trader to trade on the highway and not to provide a full market set up service. Historically the existing model of operation generated significant revenue for the Authority, but over the last decade as trader numbers have declined and cost risen the service has become a significant financial burden to the Authority.
- 4.2.6 It should also be noted that when NBBC hold or support several niche markets that already operate a fully self-erected model with traders supplying and set up their own stalls.
- 4.2.7 Given that the proposed model would provide significant operational savings for NBBC, it would provide an opportunity to pass on some of the saving to out traders by discounting pitch fees.

4.3 **Proposed pitch fees:**

Fully self-erect and supply £20 per stall (3.5m x3.5m equivalent) for both Wednesday and Saturday for regular traders and casual traders alike.

Vehicular trading - £40

Reduced market £10 per vehicle (adverse weather)

Power supply - £5 per day (limited availability)

Current rate:

Saturday licensed trader £28.50 and £32.00 casual traders
Wednesday £27.50 licensed trader and £31.00 casual trader

Vehicular trading - licenced £40 casual £45

Reduced market - £0

Power supply - £0

4.4 Financial modelling

Column1	Column2	Column3	Column4
Income and expenditure	2023 / 24 Actual	Self Erect proposal	Self Erect proposal
		£20 per stall/£40 Vehicle	£20 per stall/£40 Vehicle -25%
Staff Costs	£247,759.20	£37,900.74	£37,900.74
Operating Costs	£91,141.96	£41,225.09	£41,225.09
Internal recharges	£95,769.50	£52,556.16	£52,556.16
Total costs	£434,670.66	£131,681.99	£131,681.99
Revenue	-£178,878.46	-£89,880.00	-£67,410
Profit/Loss Including Internal charges	£255,792.20	£41,801.99	£64,271.99
Profit/Loss net of Internal charges	£160,022.70	-£10,754.17	£11,715.83

The table above shows the actual income and expenditure and income for 2023/24 compared to the financial implications of moving to a self-erect model. The 2023/24 figures show an operating loss (including internal recharges) of £255,792 and net loss net of internal recharges of £160,022 as per column 2.

Column 3 shows the potential monetary impact of moving to a self-erect model showing a loss of £41,802 (including internal recharges) and net of internal recharges of a small surplus of £10,754.

4.4.1 This model is a substantial cost saving to NBBC by reduction staffing costs, supply, repair and maintenance of stalls and equipment and vehicle costs.

The model also provides a 25% to 30% reduction in pitch fees for stall-based traders.

4.4.2 Other changes proposed to the current operating model include:

- Move to an online prepayment and booking system to reduce unmanageable debt, administration and cash handling. Unmanageable debt cost NBBC on average £16,000 per annum. It is proposed that this solution be introduced from the start of next financial year in April 2025
- Standard charges for pitches regardless of day
- Optional added fees for power

5. Accommodating those that can't transport or provide stalls.

5.1 A small number of traders have expressed concerns that they cannot transport their own stalls to site. It is proposed that 2/3 containers will be bought by NBBC to store stalls and tables for those that cannot transport these items to site. The containers will be located adjacent to Queens Road on the current Abbey Street development site for ease of access. Capital cost per unit £2250.

6. Prebooking system

6.1 Advent Edge Markets and events software provides management booking for markets and events.

Main Features of software:

- Paperless administration includes headed stationery, outbound email, and attachments
- Web portal for stall holders and officers
- Manage multiple markets & events
- Diary shows availability and bookings
- Produce booking confirmations, invoices, and receipts
- Record deposits, refundable deposits, and part payments
- Manage repeat bookings
- Book additional items e.g. table, power supply etc
- Manage future price list changes
- Comprehensive reports
- Integration - with corporate accounts & AdvantEDGE Finance
- Client Portal - for stall holder to self-register and self-administer including update contact details, insurance documents, make bookings and payments
- Payments - online, credit and direct debit
- Map - searchable with live feed to your website to display stalls with links to stall holder details
- Tablet - for market officers to operate Client Porta

6.2 The system will allow traders to prebook and prepay for their pitches eliminating the existing invoicing system, reducing administration and eliminating bad debt which costs NBBC on average £16,000 per annum. It is proposed that this solution would be introduced from the start of next financial year in April 2025 to allow time for the system to tailored to NBBC requirements and provide training to the Traders.

7. New Rules and Regulations

In line with the amendments to the operating model, a set of new Rules and Regulations will be adopted and brought to Cabinet for approval.

8. Conclusion

- 8.1 The face of town centre retail has changing significantly over the last few years; footfall has reduced as consumer demand for more convenience and choice, takes spend away from the high street onto online platforms.
- 8.2 The change in consumer habits has impacted dramatically on markets across the UK with Trader numbers down 40%, the average age of Traders is now 60 and a lack of young people coming into the industry.
- 8.3 The Council recognises the continued importance of ours markets and how they can help regenerated our local economies, however the way we operated our markets must change to not only reduce cost for the Council and traders but to ensure they remain relevant for the future of our town centres.

9. Appendices

N/A

10. Background Papers (if none, state none) 

N/A

Report Summary Sheet

Date: Cabinet 9th October 2024

Subject: Bedworth Physical Activity Hub - Update

Portfolio: Leisure, Communities & Health (Councillor T. Jenkins)

From: Strategic Director – Public Services

Summary:

This report provides Cabinet with a Leisure Development update in relation to Bedworth Physical Activity Hub (BPAH) and leisure management procurement timetable.

Recommendation:

1. That progress on the BPAH be noted and further reports and updates be brought back to Cabinet as appropriate.
2. The progress on the Leisure procurement be noted and further updates be brought back to Cabinet as applicable on the final procurement outcomes.

Options:

- a) Note the update reports.
- b) Do not accept the updates

Reasons:

To note the progress made on the BPAH project and Leisure Operator procurement activities.

Consultation undertaken with Members/Officers/Stakeholders

Subject to call-in: Yes

Ward relevance: All

Forward plan: Yes

Building A Better Borough Aim 1: Live

Priority 1: Promote residents' health and wellbeing

Relevant statutes or policy:

Contract Procedure Rules (CPR's)
Procurement & Accounts Payable Strategy
Leisure Facilities Needs Assessment Strategy

Equalities Implications:

No direct equal opportunities implications

Human resources implications:

None at this time.

Financial implications:

A contract has now been signed and sealed under NBBC constitutions requirements for the delivery of the BPAH the construction company BAM, within the agreed budget expenditure.

Health Inequalities Implications:

The adopted Leisure Facilities Needs Assessment Strategy supports the Council's Building a Better Borough in improving health and wellbeing by providing opportunities and facilities for residents to access and take part in physical activity at all levels across the Borough.

The existing Bedworth Leisure Centre has a limited shelf life, without significant capital investment, which was previously considered at the commencement of the leisure strategy. Advice from Sport England and project consultants detailed that this would not be the most efficient use of resources and that a new build would provide longevity and a more efficient sustainable facility going forward and meet delivery outcomes as per our strategy.

Despite the descoping of the project, the social value and return on investment for the Council, LUF/DLUHC and Sport England will still be significant to help to deliver opportunities for the communities to live a healthy and active lifestyle.

A key element of the leisure management specification is the requirement on the appointed operator to focus on programmes and activities which will increase participation, particularly by those who are inactive.

Section 17 Crime & Disorder Implications:

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

Risk management implications:

The success of the LUF/DLUHC and Sport England funding applications help reduce the financial risk implications for the Council by reducing the required borrowing element when submitted in June 2021. The successful funding from MHCLG of £14.95M and £2.5m from Sport England have been essential in being able to deliver this project.

Borrowing interest rates have increased significantly which puts further pressure on the Council. However, if the external funding were lost then NBBC would not be in a position to deliver a project of this size or nature for leisure, due to the financial strain this would place upon its finances.

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

The agreed scheme and facility mix previously presented to Cabinet, is now agreed and forms part of the formal contract now in place for delivery by BAM.

Environmental implications:

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

Legal implications:

Future procurement in accordance with this strategy, OJEU procurement process and the Council's Contract procedures Rules (CPR's) will be followed.

The NBBC Legal team working with procured external Legal advice from Freeth's have supported in the drafting of the JCT contract, clauses, and conditions to support NBBC delivering the project. These are now concluded following the signing of the contract. If required Freeth's would be re-engaged to support any legal issues with the contract or with the contractor.

Freeth's, external legal consultants, have been appointed to support the Council on the leisure procurement and contract Legal matters.

Contact details:

Kevin Hollis

Strategic Director – Public Services

Tel: 024 7637 6143

e-mail: kevin.hollis@nuneatonandbedworth.gov.uk

AGENDA ITEM NO:9

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet 9th October 2024

From: Strategic Director – Public Services

Subject: Bedworth Physical Activity Hub - Update

Portfolio: Leisure, Communities & Health (Councillor T. Jenkins)

Building A Better Borough

Aim 1: Live

Priority 1: Promote residents' health and wellbeing

1. Purpose of Report

- 1.1 This report provides Cabinet with a Leisure Development update in relation to Bedworth Physical Activity Hub (BPAH), and the Leisure procurement process.

2. Recommendation

- 2.1 That progress on the BPAH be noted and further reports and updates be brought back to Cabinet as appropriate.
- 2.2 That progress on the Leisure procurement be noted and further updates be brought back to Cabinet as applicable on the final procurement outcomes.

3. Project Background

- 3.1 At Cabinet on 6th March 2024 approval was given for the signing of early works package in advance of the RIBA Stage 5 contract signing for the BPAH project, to keep to timescales of external funders drawdown and outputs. Appendix A in the report presented in March to Cabinet also provided the proposed design, which is now the agreed design to be delivered and forms part of the formal contract. This is attached as Appendix A for further information.
- 3.2 Following ongoing negotiations with legal counsels the contract documents have now been signed and sealed as per NBBC constitution. As part of formal agreements with external funders, Ministry of Housing, Communities & Local Government (MHCLG) and Sport England (SE) key outcomes and milestones need to be delivered by specified timescales. One key outcome being the new Bedworth Physical Activity facility be completed by March 2026.

- 3.3 In order to give NBBC the best chance of achieving agreed key outcomes and keep to the programme timetable, pre-commencement / enabling works on the site were approved by Cabinet previously. These are all completed and provided for the formal on site date of 2nd September to allow BAM to begin earth moving.
- 3.4 The construction delivery programme Revision 13 has been agreed as part of the contract signing with the following key milestones:
- Construction Start on site – 2 September 2024
 - Section 1 project completion – 6 March 2026 (new facility)
 - Section 2 project completion – 9 October 2026 (all external works)
- 3.5 Approval was also given at Cabinet in July 2023 for the construction of the new pedestrian toucan crossing point to commence in advance of commencement of the wider BPAH project. The Council have finalised contracts with Warwickshire County Council to support delivery of this element of the project. This element is planned to be completed by the end of Q2/Q3 (2024/25) and funded from the overall agreed budget. It will provide a safe and direct route into and out of the Miners' Welfare Park to support users of the park and the new BPAH, to access Bedworth Town Centre with a view to supporting economic vale for the local town.
- 3.6 At Cabinet in November 2021 and in June 2022, delegated authority was approved to develop, implement, and commence the leisure operator procurement process to ensure a smooth transition from the current contract to the new management contract for the new and existing leisure sites. This has continued to progress during the procurement stage and a further update is contained in section. It should also be noted that Cabinet agreed in July 2023, a 12-month extension was granted to the current Leisure Contract extending the contract to March 2026 at the latest.
- 3.7 Officers have continued to work on the development and procurement of a new leisure operator contract. This opportunity went live on the CSW Jets tender portal on 23rd April 2024. Several Member workshops have taken place over the last 24 months to address elements of the proposed new specification, a procurement timetable has been produced with a proposed official contract start date in August 2025 albeit it, there is acknowledgment that an operational go live date shall not be sooner than January 2026 (subject to the construction programme).
- 3.8. We are undertaking a Competitive Procedure with Negotiation under the Concession Contract Regulations 2016 to procure, on the open market, an operator for the proposed new contract. Freeth's LLP have been appointed via the EMLawShare framework, as the Council's legal services consultant to draft the operator contract, using the Sport England model, as well as supporting the procurement process from a contract negotiation perspective. In addition, Strategic Leisure Limited has been procured via the PAGABO framework to support the Council not only in the construction project from an advisor, but also to support the procurement of the operator

from a technical and professional perspective. It is anticipated the procurement will take up to 18 months to work through the several processes (selection, tender, dialogue, further tenders, and evaluation). The specification and contract reflect the agreed outcomes identified through the Member workshops.

- 3.9 It is anticipated that a preferred bidder will be procured by late May/June 2025, to allow time for contract mobilisation and prior to the opening of the new BPAH.

4. Current Status

- 4.1 To date, work on site has progressed well, with the early weeks of September and good weather helping establish construction road / ground works and earth moving. No Contract Instructions have been issued and BAM reporting they are on programme with no delays.

- 4.2 The project management team are in discussion with Sport England in ensuring that the design and specification are all signed off to meet the required approvals and also the delivery of an all gender toilet that needs adding on the ground floor of the facility. A tracker of elements of work removed from the original design as part of the value engineering exercise is also being reviewed / costed to be able to react should the opportunity arise.

- 4.3 A formal “breaking the ground” event has been planned on Wednesday 25th September to mark the project commencement. Invitations have been arranged in particular the two main external funding partners MHCLG with the Deputy Director for Local Investment and Funding and Sport England’s Executive Director of Place attending the event. A range of other partners and project management team will also be in attendance as the breaking ground event will follow the first face to face project site meeting for the project.

5. Finance Implications

- 5.1 Sport England have confirmed that £2.5M capital investment offered for the Bedworth project is confirmed and that drawn down by no later than March 2025 by NBBC must take place.

- 5.2 Following the formal Project Adjustment Request in November 2023 being approved, funding from DLUHC now MHCLG requires to be drawn down by no later than March 2026.

- 5.3 The financial position in delivering the de-scoped project (Appendix A) priced at £30.6M (RIBA Stage 3) for the Council, will require borrowing of £8.48M. (The re-allocation of funding from other capital projects was also signed off by DLUHC (now MHCLG) to support this borrowing) This is as reported to Cabinet / Council on 21st February as part of budget setting. The

S.106 Developers Contributions specifically for the BPAH will then be used to reduce borrowing as NBBC receive it from Developers.

- 5.4 Cabinet have previously approved delegated authority to Strategic Directors in consultation with respective Portfolio Holders to agree contract terms. This is on the basis that the Strategic Director for Finance & Governance confirms all the finances are in place to support the project costs. In agreeing to the enabling works, in advance of the final contract sum approved, NBBC will also need to consider the risk of additional capital funds being required, if the project value exceeds the £30.6M and where this would be found from.
- 5.5 A delegated officers decision has been undertaken and published, providing the formal audit trail for the entering of the agreed contract with BAM, which is now in place.

ENDS

Kevin Hollis
Strategic Director – Public Services

Appendices

Appendix A - Bedworth Physical Activity Hub – Approved design

Background Documents

NBBC Capital Programme report

Cabinet 21st February 2024

Leisure Development – Bedworth Physical Activity Hub (BPAH)

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

Bedworth Physical Activity Hub – project delayed.

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

Bedworth Physical Activity Hub Update.

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

Bedworth Physical Activity Hub Update.

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

Bedworth Physical Activity Hub Update.

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

Bedworth Physical Activity Hub

Confirmed Design Proposal

30/09/24 - P2



Project Number: 23044
Produced by: MMc
Checked by: GT3

Confirmed Design Proposal

Site Plan



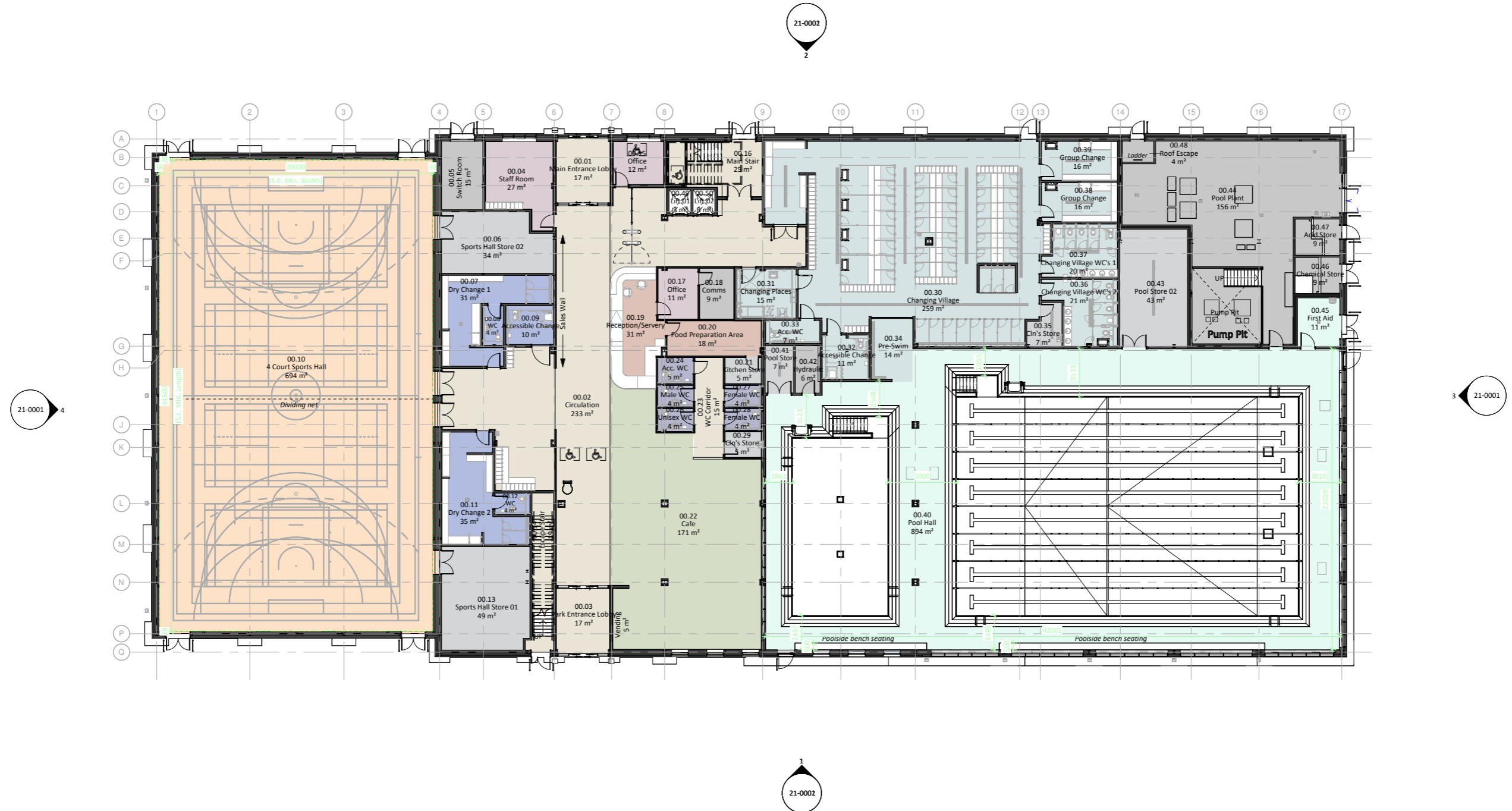
The use of drawings by the Customer acts as an agreement to the following conditions. The Customer must not use the drawings if it does not agree with any of the following conditions. All drawings are based upon information supplied by third parties and as such their accuracy cannot be guaranteed. All drawings are approximate and subject to verification by a detailed topographical survey necessary for construction and confirmation of the top boundaries. Do not scale the drawings. Figure dimensions must be used in all cases. All dimensions must be checked on the key drawings must be reported in writing to Colour A2D before proceeding. All drawings are copyright reserved. Refer to full Terms & Conditions at [www.coloura2d.com](#)

- LEGEND**
- Application boundary
 - Site ownership boundary
 - Existing trees to be retained
 - Existing woodland planting
 - Existing hedge planting
 - Existing tarmac
 - Existing outdoor gym equipment (relocated)
 - Proposed hedge planting
 - Proposed shrub planting
 - Woodland and hedgerow wildflower mix
 - SUDS
 - Moorvale flag paving
 - Acaduro grey 450x450-50
 - Brick pavers herringbone bond
 - Wandering DF Siena 200 x 65 x 80mm
 - Grasscrete
 - Vehicular porous asphalt 65mm thick
 - Vehicle tarmac
 - Pedestrian tarmac
 - Line markings
 - Cycle hub
 - Electric car parking bays
 - Bin store
 - Dog spending area
 - Proposed crib wall with acoustic fence
 - Cycle shelter - 10 cycles

20	Updated following comments	13.02.24	CF	CF
19	Updated following comments	24.02.24	CF	CF
18	Labels removed	28.11.23	CF	CF
17	Red line boundary added	22.11.23	IN	CF

Confirmed Design Proposal

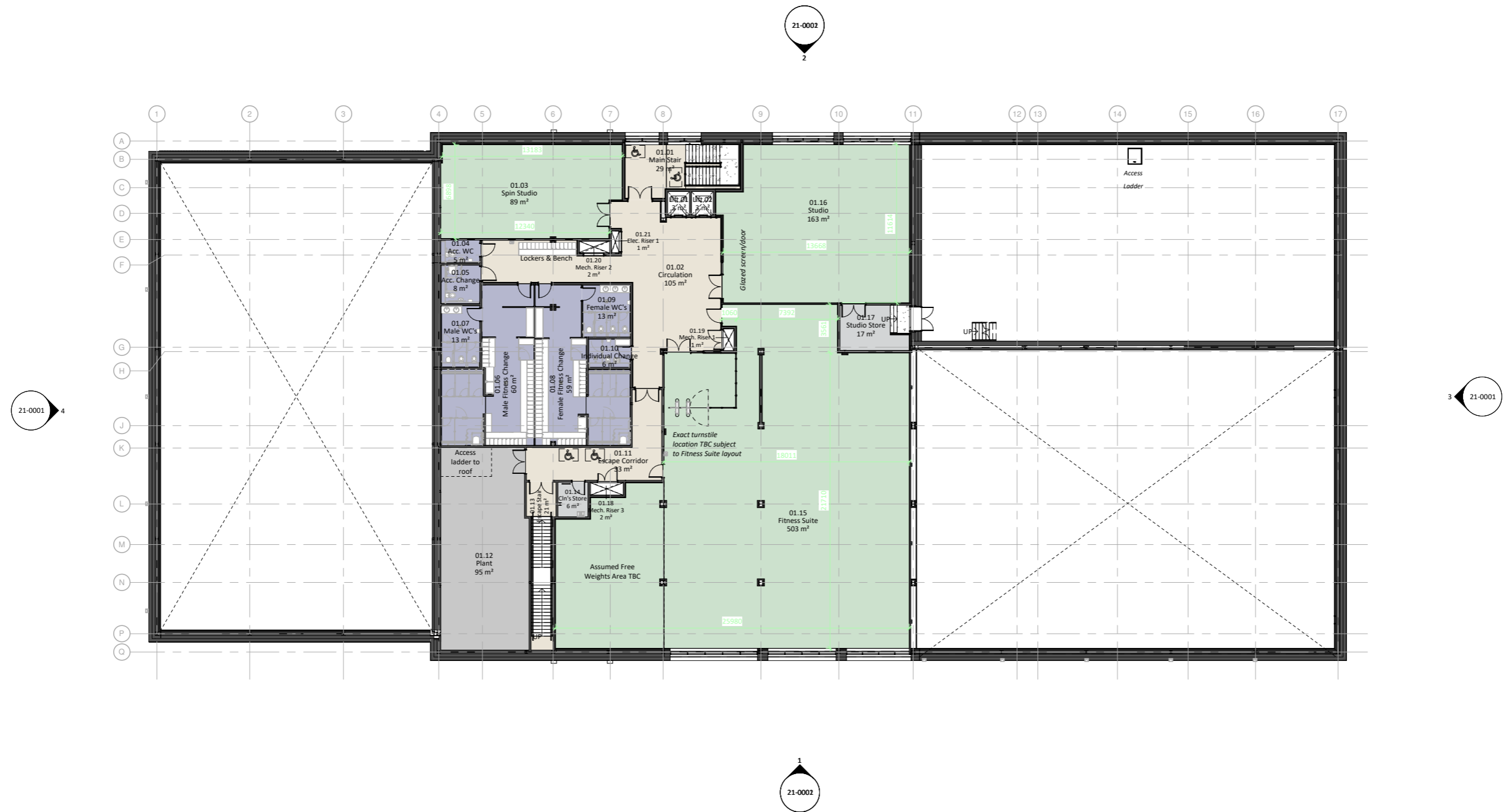
Ground Floor



These design proposals are fixed and agreed with the contractor and form part of the signed agreement

Confirmed Design Proposal

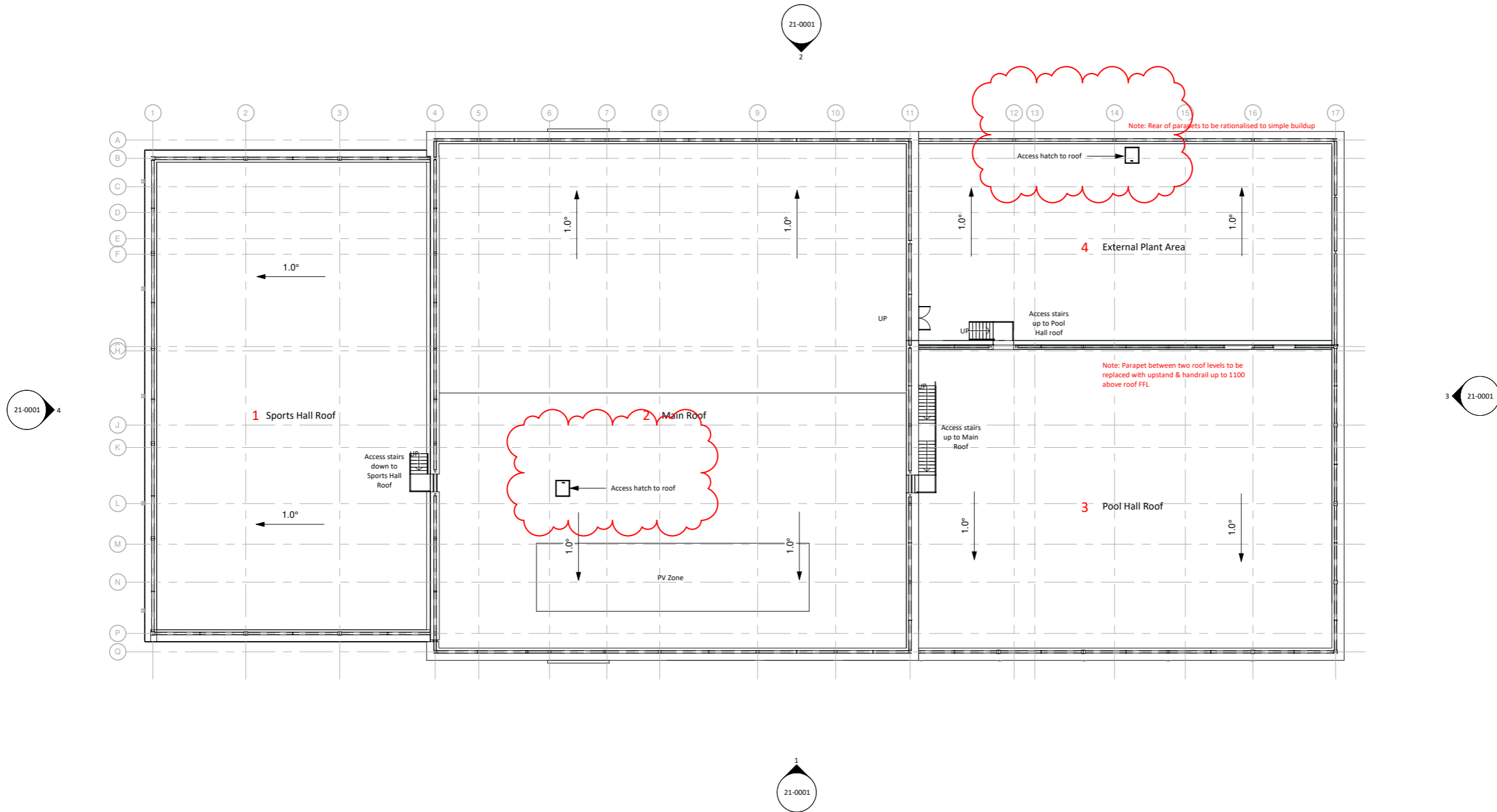
First Floor



These design proposals are fixed and agreed with the contractor and form part of the signed agreement

Confirmed Design Proposal

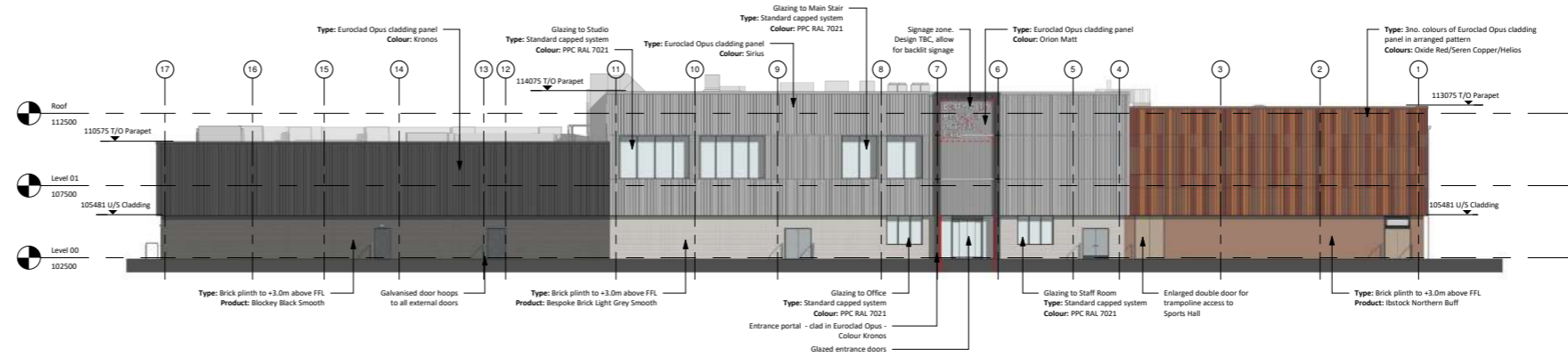
Roof Plan



These design proposals are fixed and agreed with the contractor and form part of the signed agreement

Confirmed Design Proposal

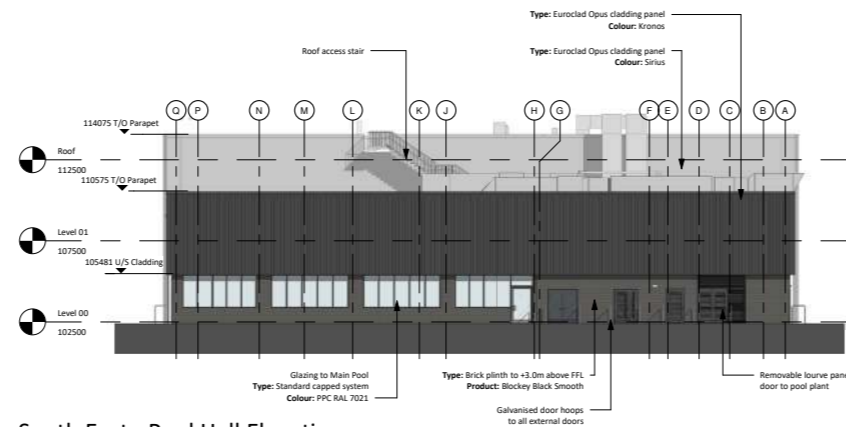
Elevations



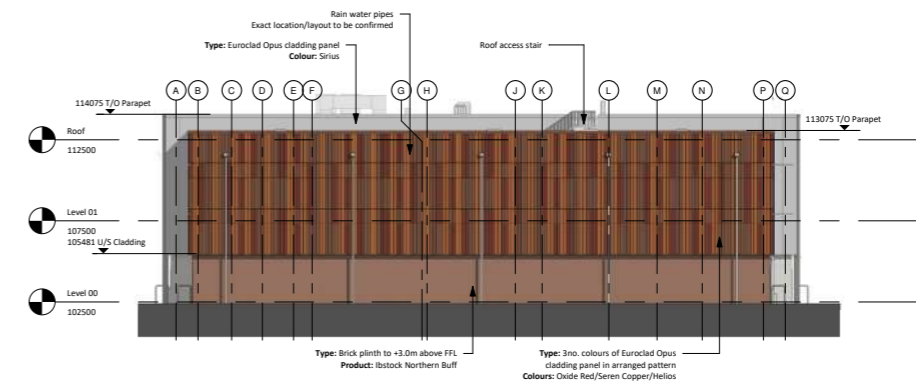
North East - Main Entrance Elevation
Scale:- 1 : 200



South West - Cafe Entrance Elevation
Scale:- 1 : 200



South East - Pool Hall Elevation
Scale:- 1 : 200



North West - Sports Hall Elevation
Scale:- 1 : 200

These design proposals are fixed and agreed with the contractor and form part of the signed agreement

Confirmed Design Proposal

View from Miners Welfare Park



Confirmed Design Proposal

View from The Oval



Confirmed Design Proposal

View from the North approach



Confirmed Design Proposal

View from the Main Entrance





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Cabinet

Report Summary Sheet

Date: 9 October 2024

Subject: Additional Levy on Empty Properties and Second Homes

Portfolio: Resources & Customer Services (Councillor S Hey)

From: Assistant Director - Finance

Summary:

To seek approval to introduce an additional levy on the Council Tax charge from April 2025 for long term empty dwellings and second homes from April 2026.

Recommendations:

That the proposed change to introduce an additional levy of 100% on properties empty for a period in excess of 12 months from April 2025 is approved.

That the proposed change to introduce an additional levy of 200% on properties empty for a period in excess of 5 years from April 2025 is approved.

That the proposed change to introduce an additional levy of 300% on properties empty for a period in excess of 10 years from April 2025 is approved.

That the proposal to remove the 100% discount that is applied for the first 14 days that a property is empty and unfurnished from April 2025 is approved.

That the introduction of the Second Homes Levy up to a maximum of 100% from April 2026 is approved.

That a brief consultation process as outlined at 3.5 of the report is approved.

Options:

To accept or oppose the recommendations.

Reasons:

To reduce empty homes across the Borough

Consultation undertaken with Members/Officers/Stakeholders

Councillor Hey, Councillor Watkins, Management Team and relevant officers

Subject to call-in:

Yes

Ward relevance:

All.

Forward plan:

Yes

Building a Better Borough Aim:

Work

Building a Better Borough Priority:

Grow a strong and inclusive economy.

Relevant statutes or policy:

Local Government Finance Act 1992
Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018
Levelling Up and Regeneration Act 2023

Equalities Implications:

None

Human resources implications:

None at this stage however workloads due to potential complaints and queries will be monitored

Financial implications:

Detailed in the report.

Health Inequalities Implications:

None

Section 17 Crime & Disorder Implications:

None

Risk management implications:

None.

Environmental implications:

None

Legal implications:

None

Contact details:

Liam Brown – Assistant Director - Finance

liam.brown@nuneatonandbedworth.gov.uk

AGENDA ITEM NO.10

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Cabinet

From: Assistant Director - Finance

Subject: Additional Levy on Empty Properties and Second Homes

Portfolio: Resources & Customer Services (Councillor S Hey)

Building a Better Borough Aim: Work

Building a Better Borough Priority: Grow a strong and inclusive economy

1. Purpose of Report

1.1 To seek approval to introduce an additional levy on the Council Tax charge from April 2025 for long term empty dwellings and second homes from April 2026.

2. Recommendations

2.1 That the proposed change to introduce an additional levy of 100% on properties empty for a period in excess of 12 months from April 2025 is approved.

2.2 That the proposed change to introduce an additional levy of 200% on properties empty for a period in excess of 5 years from April 2025 is approved.

2.3 That the proposed change to introduce an additional levy of 300% on properties empty for a period in excess of 10 years from April 2025 is approved.

2.4 That the proposal to remove the 100% discount that is applied for the first 14 days that a property is empty and unfurnished from April 2025 is approved.

2.5 That the introduction of the Second Homes Levy up to a maximum of 100% from April 2026 is approved.

2.6 That a brief consultation process as outlined at 3.5 is approved.

3. Background

- 3.1 From 1 April 2013, billing authorities may charge a premium on a class of property that has been unoccupied and unfurnished for two years or more under Section 11(B) of the Local Government Finance Act 1992. At this time the levy could be up to 50% of the council tax on the property. From 1 April 2019 the Rating (Property in Common Occupation) and Council Tax (Empty Dwellings) Act 2018 allowed Billing Authorities to vary the levy charge based on the length of time it had remained unoccupied and unfurnished.

This change allowed billing authorities to charge the following levy, in addition to the standard 100% council tax already imposed:

- 100% levy of the council tax on a property empty for 2 years or more
- 200% levy of the council tax on a property empty for 5 year or more
- 300% levy of the council tax on a property empty for more than 10 years

As part of the Levelling Up and Regeneration Act 2023, Section 11B of the Local Government Finance Act 1992 has been amended further from April 2024. Billing Authorities may charge a premium on a class of property that has been unoccupied and unfurnished for one year instead of two.

- 3.2 Under the Council Tax (Prescribed Classes of Dwellings) (England) Regulations 2003, the Government has prescribed two classes of dwellings which are exempt from the premium. These are:

- a dwelling which would otherwise be the sole or main residence of a member of the armed services, who is absent from the property as a result of such service
- a dwelling, which forms part of a single property that is being treated by a resident of that property as part of the main dwelling

The Levelling Up and Regeneration Act 2023, Section 11C of the Local Government Finance Act 1992 has been introduced from April 2024. Billing Authorities may charge a premium for dwellings occupied periodically.

- 3.3 While the decision to make a determination under Section 11B of the Local Government Finance Act 1992 is for billing authorities to make, the Government would expect that due consideration is given to the health of the local housing market when making determinations.

3.4 From April 2021 Nuneaton and Bedworth Borough Council have charged an additional levy of 100% on dwellings empty for more than 2 years.

4. Consultation

4.1 There is no requirement to complete a full consultation to utilise the powers of charging in full. The Council is proposing to complete the following steps to ensure the change is communicated:

- Update the policy on premium charges
- Inform Preceptors of the policy change
- Inform property owners of the change
- Update information on our website
- Prepare a mailshot to empty properties
- Liaise with the larger landlord groups that may be affected
- Update information on the back of the Council Tax bills

4.2 In addition, the premium on second homes, the Council must give the owner 12 months' notice to introduce the charge. This will be undertaken if approval to the proposal is granted ready for 1st April 2026 billing cycle.

5. Financial Impact

5.1 Maximising on the updated legislation is expected initially to generate additional income although this would be shared between Preceptors. This will however be captured as part of the Collection Fund calculation and reported annually on the outturn report.

5.2 The purpose for introducing the premiums in full is to support the aim to get housing stock back into use and not solely for income generation as the Council will only receive around 11% of any gain.

5.3 For the Council there will be an impact on the HRA of introducing these premiums and as a large landlord, the impact has been considered. Work is being undertaken on the HRA Business Plan currently and void losses are within the scope of the review, especially on longer term empty properties. Current estimates would bring additional cost of £46k.

5.4 On introduction of the premium charges, it is expected that additional complaints and appeals will be lodged. This will be monitored, and no additional resource is being requested at this time, however, there are currently a number of long term empty properties across the Borough so consideration of the impact to the team must be given.

5.5 The introduction in full has many other potential positive outcomes including bringing housing stock back into use and increasing available housing in the area. Long term empty properties can have a

detrimental effect on the local environment and they represent a lost opportunity in areas where demand for housing is high. Encouraging the return to use of these empty properties can help to reduce the negative impact on the surrounding area and community.

6. Conclusion

6.1 Additional income will be generated through the Collection Fund but the overarching aim is to reduce the number of long term empty properties which should in turn support the high levels of homelessness seen across the Borough.

7. Background Papers

7.1 None.