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Meeting	<b>COMMUNITY SCRUTINY COMMITTEE</b>
Time/Day/Date	6.30 pm on Wednesday, 6 April 2022
Location	Council Chamber, Council Offices, Coalville
Officer to contact	Democratic Services

### AGENDA

Item	Pages
<b>1. APOLOGIES FOR ABSENCE</b>	
<b>2. DECLARATION OF INTERESTS</b>	
Under the Code of Conduct members are reminded that in declaring disclosable interests you should make clear the nature of that interest and whether it is pecuniary or non-pecuniary.	
<b>3. PUBLIC QUESTION AND ANSWER SESSION</b>	
To receive questions from members of the public under rule no.10 of the Council Procedure Rules. The procedure rule provides that members of the public may ask any question on any matter in relation to which the Council has powers or duties which affect the District, provided that three clear days' notice in writing has been given to the Head of Legal and Support Services.	
<b>4. MINUTES</b>	
To approve and sign the minutes of the meeting held on 9 February 2022.	<b>3 - 8</b>
<b>5. ITEMS FOR INCLUSION IN THE FUTURE WORK PROGRAMME</b>	
To consider any items to be included in the work programme. The plan of forthcoming Cabinet decisions and the current work programme are attached for information.	<b>9 - 20</b>
<b>6. COALVILLE REGENERATION FRAMEWORK</b>	
Report of the Head of Property and Regeneration	<b>21 - 40</b>

Circulation:

Councillor J Hout (Chairman)  
Councillor R L Morris (Deputy Chairman)  
Councillor C C Benfield  
Councillor A J Bridgen  
Councillor T Eynon  
Councillor J Geary  
Councillor M D Hay  
Councillor G Hout  
Councillor J G Simmons  
Councillor M B Wyatt

MINUTES of a meeting of the COMMUNITY SCRUTINY COMMITTEE held in the Council Chamber, Council Offices, Coalville on WEDNESDAY, 9 FEBRUARY 2022

Present: Councillor J Houtt (Chairman)

Councillors R L Morris, C C Benfield, T Eynon, J Geary, L A Gillard (Substitute for Councillor A J Bridgen), M D Hay, G Houtt, J G Simmons and M B Wyatt

In Attendance: Councillors R Johnson

Portfolio Holders: Councillors

Officers: Mr J Arnold, Mrs C Hammond, Mrs R Wallace, Miss E Warhurst, Mr P Bailey, Mr D Bates, Mr C Elston, Mr M Murphy, Ms C Proudfoot, Mrs M Scott and Mr B Walford

#### **24. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor A Bridgen.

#### **25. DECLARATION OF INTERESTS**

There were no interests declared.

#### **26. PUBLIC QUESTION AND ANSWER SESSION**

There were no questions received.

#### **27. MINUTES**

Consideration was given to the minutes of the meeting held on 24 November 2021.

Following concerns raised by Councillor J Geary over giving scrutiny items a time limit, the Monitoring Officer reminded members that Council meetings were limited to three hours unless members agreed to extend to a further 30 minutes, but timing set out for each item was there as a guide to help manage the meeting.

It was moved by Councillor J Geary, seconded by Councillor R Morris and

RESOLVED THAT:

The minutes of the meeting held on 24 November 2021 be approved as a correct record.

#### **28. ITEMS FOR INCLUSION IN THE FUTURE WORK PROGRAMME**

The Chair referred to the Committee's work programme and invited Members to make requests for any additional items.

By affirmation of the meeting, it was

RESOLVED THAT:-

The Committee's future work programme be noted.

## 29. FLOOD MANAGEMENT IN NORTH WEST LEICESTERSHIRE

The Head of Planning and Infrastructure and The Head of HR and Organisational Development presented the report to members.

Members expressed concerns that a private sector body such as Severn Trent was acting as a key advisor and felt that they did not have the district's best interests at heart. They were uncomfortable that Severn Trent were just getting away with doing what they needed to and agreed that the Council should demand more action and hold them to account.

A member asked for further information on the actual cost of flooding in the District, which would help to inform the Council's climate action plan.

Members noted the Hugglescote flooding issues and felt that Severn Trent should complete the improvement scheme to the sewage system before any further development took place, as the capacity was not great enough to cope.

A member was pleased to see that the report acknowledged that local knowledge on poor drainage had not been taken into account when approving the development at Measham Road, Moira, as flooding continued to effect the surrounding area.

The Head of Planning and Infrastructure advised members that Severn Trent were a statutory consultee in relation to planning applications, rather than a key advisor and that planning conditions were applied to ensure suitable sewage connection before homes were lived in. In terms of paragraphs 5.4 and 5.5, he was happy to go back to Severn Trent to seek further information and clarification on the works detailed in the report. He stated that he would be happy to speak to members on individual cases and that he would give thought and seek advice to the potential implications, in terms of sewage connection, on any further development in the Hugglescote area.

A member asked for further information on the actual cost of flooding in the District, which would help to inform the Council's climate action plan.

The Head of HR and Organisational Development advised that he was not aware of any wider financial information in respect of flooding as it would centre around insurance claims from individuals. He noted that much of the flooding prevention work that had been completed by householders under the government grant scheme had involved further additional costs in excess of the £5,000 grant cap. He undertook to investigate this further and to respond to the member's question.

Some members noted that parishes in their areas had not got Community resilience plans in place and asked if these parishes had been contacted about devising plans. The Head of HR and Organisational Development outlined that work that had been carried out on Community plans and advised that officers would be reviving the work on the plans would make contact, as a priority, again with those parishes to offer assistance with planning their process.

It was moved by Councillor J Geary, seconded by Councillor R Morris and

**RESOLVED THAT:**

1. The report on Flood Management in North West Leicestershire be considered and the comments noted above.
2. The intention to bring an annual district Flood Management report, to include an update on Partnership working within our communities be noted.

3. Note the introduction of the new county wide flood reporting system by Leicestershire County Council be noted.

### **30. EMPTY HOMES POLICY**

The Environmental Protection Team Manager presented the report to members.

In response to a question from a member, the Environmental Protection Team Manager advised that she did not have the figure to hand on the properties that had been brought back to use, but she would endeavour to get the information from Council Tax if she was able to outside of the meeting. It was requested that the figures be included in the minutes.

A member sought clarification on whether the Long Term Empty Property Premium could be shortened from 3 years to 2 years as he felt 3 years was too long. He supported the Council Tax increase from 100% to 200% for long term empty properties. The Environmental Protection Team Manager advised that the discounted period was not set by the Environmental Protection Team, but she would feed back the comments to Council Tax and seek clarity as to who was responsible for setting the time length

It was felt that a timeline of when properties became empty rather than a pinpoint figure should have been included in the report and at what point intervention came in to get the figure down, so that tracking could be carried out to review what action worked.

In response to comments from a member, the Environmental Protection Team Manager advised that a benchmarking study could be carried out but noted that districts would have different challenges as to why homes were not being brought back in to use and in terms of incentive schemes, it was noted that there had been various schemes and grants across the years to support repairs but most of which had now ended. She stated that the service could revisit a Council run grant scheme to help get homes in use again.

Members were thanked for their contributions which would be considered and feed into the report before being presented to Cabinet on 29 March.

*Post Meeting Note:-*

*The Environmental Protection Team Manager is waiting for confirmation from the Revenues and Benefits Team on the number of Empty Properties brought back into use last year. However, the New Homes Bonus generated from this for 2021 was £2,452,094.*

### **31. NORTH WEST LEICESTERSHIRE ECONOMIC GROWTH PLAN**

The Economic Development and Regeneration Team Manager presented the report to members.

Members noted that following the figures detailed in the report, there appeared to be far more wealth growth for employers than there was job growth for residents of the district, which was not sustainable and that to mitigate the growth a more veracious climate action plan was needed.

A member noted the important work that the Business Focus team did but felt that there was more work needed on the plan. She noted the inequality disparity in the area, the why jobs in the area were car dependent and work need to be done around the lack of rail connection and other public transport that would join up the small towns. She raised concerns over the lack of educational courses that were available in the area to help

residents further their learning that, in turn, would help them apply for the jobs that were available in the district.

In response to the comments made by members, the Economic Development and Regeneration Team Manager noted that Coalville remained a big part of the work and the Council would continue to support the small businesses. In terms of job growth, he noted that the District was one of the biggest job growth areas in the region, but work would continue on supporting the creation of new jobs and supporting residents to get in them. He advised that more work could be done around climate challenges and they could look to engage with developers about the efficiencies of their buildings from the outset and then work with existing employers to see how they could improve the efficiency of their sites and premises. He noted that there was inequality in terms of those who could access jobs. Work needs to continue in relation to supporting physical access to jobs, in terms of transport.

In addition the Council will continue to work with employers to adopt flexible recruitment/operational practices to make roles more accessible for those with disabilities. He advised that Rail connections would be kept within the growth plan and did not get lost amongst other projects.

Members were thanked for their contributions which would be considered and feed into the report before being presented to Cabinet in March.

## **32. MARLBOROUGH SQUARE PUBLIC REALM**

The Head of Property and Regeneration presented the report to members, updating on the progress of the project. He drew members' attention to the additional paper that had been provided, which updated the report and recommendations, following the conclusion of the tender process. He then handed over to the Head of Finance to update members on the business case.

Some members expressed concerns over the new plans, stating that they supported the original plans to provide a public space of the highest order, would provide a pedestrianised square where a market and outdoor events could be held. However, the new plans now included a pedestrian platform with traffic travelling either side of it, and that the pedestrian area would only be so between certain hours. Some members felt that the pedestrian area should be extended out to the northern side of the square using a gated system to stop traffic from accessing it, except for deliveries to businesses. Concerns were also expressed over the cost of the materials that were to be used as it was felt that they were expensive and there would be additional costs for repair and maintenance.

Members acknowledged the need to rejuvenate the Town Centre and see it thrive again and the project would provide an attractive place for residents to come and visit. Some members acknowledged the work that officers had put in to make the project work after all the stumbling blocks that it had hit.

A member felt that they could not support part D of recommendation 3 to Cabinet, as officers at the County Highways Authority had put a lot of work into the project and she felt uncomfortable about negotiating a reduction in fees because of this.

The Head of Property and Regeneration advised that in relation to the highways fees, any work that had been carried out by the highways officers when they were first involved had been paid for, along with the S278 process. The fees that it was proposed to be negotiated related to the ongoing inspection fees, as LCC were applying the commercial rate rather than the authority to authority rate.

A member touched on the cost as, should the project become a cost to the Council, residents who lived outside the Coalville area may feel that they would be subsidising a Coalville project with their Council Tax. He asked the Head of Finance to expand on how the costings would look in 10 years and to provide a summary on inflation.

The Head of Finance explained to members how minimum revenue provision would work and in terms of inflation, it was hoped the income would inflate in time, but the initial cost would not inflate as the MRP would be a fixed amount. He noted that the interest to be paid on the borrowing would not be fixed and that the £61k figure was the difference between the income for selling the stalls against the cleaning and repairs to them.

A member sought clarity that possible additional income for festivals and various large-scale events which could be held on the square, had been considered in the figures put forward, which would be over and beyond the income of the market, but felt however, that the plans before members had diluted the possibility of those types of events.

The Head of Property and Regeneration advised that the figures that had been given were for the standard outdoor market and that the scheme before them had been designed to hold further events. He added that the material that had been proposed would have the capability to take heavier loads such as fairground rides. Therefore, the income from ad-hoc events would be a bonus on top of the outdoor market income.

The Strategic Director thanked members for their comments. He noted that officers had worked to maximise the functionality of the square for markets and public use despite the significant constraints and access requirements. The north side access would be paved in granite and flush and designed not to be seen as a road and would provide an extension to the central space that could be used. Officers had wrestled with how to deal with the access requirements yet make it form part of the square and put controls in place. Officers would reflect further on the comments made in respect of making it more pedestrian. He stated that the scheme in front of members could be delivered with all the costings and timelines in place, which included materials that would stand the test of time.

The Head of Economic Regeneration advised members that it was planned for the work to start after Easter, with a proposed completion date by the end of the current year, subject to no delays.

The amended recommendations set out in the additional papers were moved by Councillor R Morris, seconded by Councillor G Hault and

RESOLVED THAT:-

- 1) The update on the redevelopment of Marlborough square as a public realm place be considered and the comments noted above.
- 2) Subject to the above and the outcome of the tender exercise, the following recommendations to Cabinet be supported:

THAT CABINET:

1. Recommend to Council, at its meeting on 24 February 2022, that the additional funds required to implement the Marlborough square public realm project be found from the Coalville regeneration framework budget line being proposed in the 2022/23 Council budget.

2. Subject to approval by Council on 24 February 2022, based on the outcome of the tender exercise and the estimated other project costs set out in the report, agrees to proceed to award the construction contract and implement the project.
3. Delegates authority to the Strategic Director (place) to:
  - A) Enter into those highways agreements necessary to deliver the public realm project;
  - B) Agree the terms of the construction contract; and
  - C) Complete such other agreements as shall be necessary to implement the project within the approved budget.
  - D) Seek to negotiate a reduction or waiver of the Highways Authority fees and commuted lump sum proposed to be charged by Leicestershire County Council

### **33. RECOMMENDATIONS OF THE SCRUTINY CROSS PARTY WORKING GROUP - SCRUTINY WORK PROGRAMMING**

The Strategic Director presented the report to members.

In response to questions from members, the Monitoring Officer confirmed that the work programming group would be made up from members of each political party and advised that members of the scrutiny committees would still be able to put items forward to be scrutinised and that the work programming group would then consider such requests to include into the committees' work plans along with regular items and reports from officers.

It was moved by Councillor T Eynon, seconded by Councillor C Benfield and

RESOLVED THAT:-

- 1) The proposal of the Scrutiny Cross Party Working Group, as set out in paragraph 2 of the report, be endorsed.
- 2) Authority be delegated to the Director of Place and the Director of Housing and Customer Services to enable establishment of the group; to include contact with the whips to agree its membership in accordance with paragraph 3.1.

The meeting commenced at 6.30 pm

The Chairman closed the meeting at 8.29 pm

**Community Scrutiny Committee – WORK PROGRAMME (as at 22/03/22)**

<b>Date of Meeting</b>	<b>Item</b>	<b>Lead Officer</b>	<b>Witnesses</b>	<b>Agenda Item Duration</b>
<b>29 June 2022</b>				
29 June 2022	Planning Enforcement (Effectiveness)	Chris Elston, Head of Planning and Infrastructure	-	15 Minutes
29 June 2022	Disposal of Council Property Assets to Support Regeneration	Paul Wheatley, Head of Property and Regeneration	-	15 Minutes
29 June 2022	Linden Way, Coalville – Highway Extension	Paul Wheatley, Head of Property and Regeneration	-	15 Minutes
29 June 2022	Delivering a Cinema for Coalville	Paul Wheatley, Head of Property and Regeneration	-	15 Minutes

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**Requests for Items**

<b>Date request Received</b>	<b>Requested by</b>	<b>Summary of request</b>	<b>Consideration by scrutiny Y/N</b>	<b>Reasons</b>
None at present				

## **Principles and Criteria used for Assessing Items Put Forward**

### **Identify** Issues for consideration by Scrutiny

- Consulting with members of Scrutiny Committees, senior officers, Cabinet members – horizon scanning on policy development
- Looking at the corporate priorities, Council Delivery Plan and Cabinet Forward plan – identify key issues/topics for investigation/inquiry
- Considering events and decisions in the Council's calendar which could require an input/consultation via scrutiny – eg budget setting, CDP development
- Considering requests from members – eg via another forum or scoping report submitted
- Evaluating the Council's performance – eg quarterly reports, end of year reports, reviewing success of a particular scheme or initiative
- Reviewing any follow up work required after previous scrutiny work

### **Prioritise** the potential list of scrutiny topics based on factors including

- the resources required to deliver it (from members, offices and financially)
- the value and level of impact which could be achieved
- link to the council's priorities
- whether it is a regular recurring item which requires consideration before Cabinet/Council approval
- consideration of the guidance for selecting scrutiny topics

Topics <b>are</b> suitable for Scrutiny when	Topics <b>are not</b> suitable for Scrutiny when
Scrutiny could have an impact and add value	The issue is already being addressed elsewhere and change is imminent
The topic is of high local importance and reflects the concerns of local people	The topic would be better addressed elsewhere (and will be referred there)
The resources are available that would be required to conduct the review – staff and budget	Scrutiny involvement would have limited or no impact on outcomes
It avoids duplication of work elsewhere	The topic would be sub-judice or prejudicial to the councils interests
The issues is one that the committee can realistically influence	The topic is too broad to make a review realistic
The issue is related to an area where the council or one of its partners is not performing well	New legislation or guidance relating to the topic is expected in the next year

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**Forward Plan Scoping Actions – Community Scrutiny Committee (as at 22.3.22)**

**Items raised at previous meetings to be considered in accordance with the new work programming process in due course:**

- **Covid-19 and the Impact on the Community**
- **An anti-social behaviour update**
- **How the Development Corporation was affecting the Community**
- **Social Deprivation within the District**
- **Environmental Enforcement**

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# Notice of Executive Key Decisions

The attached notice lists the matters which are likely to be the subject of a key decision by the Council's executive and executive decision making bodies. This notice is produced in accordance with the Constitution adopted by North West Leicestershire District Council and will be published a minimum of 28 days before the date on which a key decision is to be made on behalf of the Council.

The date of publication of this notice is Friday, 25 March 2022. The Deadline for making any representations as to why items marked as private should be considered in public by **Cabinet on 26 April 2022 is 5pm Wednesday, 13 April 2022.**

## Key Decisions

A key decision means a decision taken by the Cabinet, a committee of the Cabinet, an area or joint committee or an individual in connection with the discharge of a function which is the responsibility of the executive and which is likely:

- (a) to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates; or
- (b) to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the area of the Council;
- (c) for the purposes of (a) and (b) above £100,000 shall be regarded as significant in terms of expenditure or savings, and any issue which, in the opinion of the Leader is likely to have an impact on people, shall be regarded as significant in terms of impact on communities.

## The Council's Executive

The Council's executive committee is the Cabinet. The Cabinet comprises:

Councillor R Blunt	-	Leader	Councillor A Woodman	-	Community Services
Councillor R Ashman	-	Deputy Leader and Infrastructure	Councillor N J Rushton	-	Corporate
Councillor T Gillard	-	Business and Regeneration	Councillor R D Bayliss	-	Housing, Property & Customer Services
Councillor K Merrie MBE	-	Planning			

## Confidential Items and Private Meetings of the Executive

Whilst the majority of the Cabinet's business at the meetings listed in this notice will be open to the public and media organisations to attend, there will inevitably be some business to be considered that contains, for example, confidential, commercially sensitive or personal information. This is a formal notice under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that part of the Cabinet meetings listed in this Forward Plan may be held in private because the agenda and reports for the meeting contain exempt information under Part 1 Schedule 12A to the Local Government Act (Access to Information) Act 1985 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it. Those Items where it is considered that they should be considered in private are identified on the Notice.

## Access to Agenda and Related Documents

Documents relating to the matters listed in this notice are available at least 5 clear working days prior to the date of decision as indicated below. Other documents relevant to the matters listed in this notice may be submitted to the decision maker.

If you wish to request or submit a document, or make representation in relation to any issue contained within this notice, please contact Democratic Services on telephone number 01530 454512 or by emailing [memberservices@nwleicestershire.gov.uk](mailto:memberservices@nwleicestershire.gov.uk)

## Executive Decisions

Decision	Decision Maker	Status of Decision	Public or Private  (and reason – where private)	Date of Decision	Contacts	Documents to be submitted to the Decision Maker	Considered by Scrutiny or other Committee
<b>April 2022</b>							
Tenant Scrutiny Panel Report of Resident Involvement	Cabinet	Non-Key	Public	26 April 2022	Councillor Roger Bayliss Tel: 01530 411055 roger.bayliss@nwleicestershire.gov.uk  Head of Housing Tel: 01530 454780 chris.lambert@nwleicestershire.gov.uk	Tenant Scrutiny Panel Report of Resident Involvement	The Scrutiny committee does not scrutinize report from The Tenant Scrutiny Panel
East Midlands Freeport Update	Cabinet	Key	Public Information relating to the financial or business affairs of any particular person (including the authority holding that information)	26 April 2022	Councillor Robert Ashman Tel: 01283 561700 robert.ashman@nwleicestershire.gov.uk  Chief Executive Tel: 01530 454500 bev.smith@nwleicestershire.gov.uk	East Midlands Freeport Update	Due to the timeline of decisions there will not be sufficient time to consider it.

Decision	Decision Maker	Status of Decision	Public or Private  (and reason – where private)	Date of Decision	Contacts	Documents to be submitted to the Decision Maker	Considered by Scrutiny or other Committee
Freeport Business Rates Relief Policy	Cabinet	Key	Public Information relating to the financial or business affairs of any particular person (including the authority holding that information)	26 April 2022	Councillor Robert Ashman, Councillor Nicholas Rushton Tel: 01283 561700, Tel: 01530 412059 robert.ashman@nwleicestershire.gov.uk, nicholas.rushton@nwleicestershire.gov.uk  Head of Finance Tel: 01530 454 707 dan.bates@nwleicestershire.gov.uk	Freeport Business Rates Relief Policy	Due to the timelines, there is no opportunity to take this to scrutiny
Discretionary Council Tax Rebate Scheme	Cabinet	Key	Private	26 April 2022	Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicestershire.gov.uk  Strategic Director of Housing and Customer Services Tel: 01530 454819 andy.barton@nwleicestershire.gov.uk	Discretionary Council Tax Rebate Scheme	Due to timelines there is not a Scrutiny Committee scheduled to consider it at.

Decision	Decision Maker	Status of Decision	Public or Private  (and reason – where private)	Date of Decision	Contacts	Documents to be submitted to the Decision Maker	Considered by Scrutiny or other Committee
<p>Housing Revenue Account Disposal and Acquisition Update</p> <p>18</p>	Cabinet	Key	<p>Part Private Information relating to the financial or business affairs of any particular person (including the authority holding that information) The report proposes to dispose of properties on the open market and provides independent estimations of the potential value of the property. This information is considered to be commercially sensitive at this stage of the process and is contained in the appendix.</p>	26 April 2022	<p>Councillor Roger Bayliss Tel: 01530 411055 roger.bayliss@nwleicestershire.gov.uk</p> <p>Housing Asset Management Team Manager</p> <p>jas.singh@nwleicestershire.gov.uk</p>	<p>Housing Revenue Account Disposal and Acquisition Update Disposal Policy approved by Cabinet on 21 September 2021</p>	<p>Decision being sought under approved Disposal Policy</p>
<b>June 2022</b>							
<p>Treasury Management Stewardship Report 2021/22</p>	Cabinet	Key	Public	7 June 2022	<p>Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicestershire.gov.uk</p> <p>Head of Finance Tel: 01530 454 707 dan.bates@nwleicestershire.gov.uk</p>	<p>Treasury Management Stewardship Report 2021/22</p>	<p>Audit and Governance Committee - 20 April 2022</p>

Decision	Decision Maker	Status of Decision	Public or Private  (and reason – where private)	Date of Decision	Contacts	Documents to be submitted to the Decision Maker	Considered by Scrutiny or other Committee
Former Tenant Rent Arrears, Current Tenant Rent Arrears, Council Tax, Non Domestic Rates and Sundry Debtor Write Offs	Cabinet	Key	Public	7 June 2022	<p>Councillor Nicholas Rushton Tel: 01530 412059 nicholas.rushton@nwleicestershire.gov.uk</p> <p>Head of Finance Tel: 01530 454 707 dan.bates@nwleicestershire.gov.uk</p>	Former Tenant Rent Arrears, Current Tenant Rent Arrears, Council Tax, Non Domestic Rates and Sundry Debtor Write Offs  Former Tenant Rent Arrears, Current Tenant Rent Arrears, Council Tax, Non Domestic Rates and Sundry Debtor Write Offs	Not to be considered by a Scrutiny Committee. Under the constitution Cabinet are required to approve write-offs over £10,000.
Minutes of the Coalville Special Expenses Working Party	Cabinet	Key	Public	7 June 2022	<p>Councillor Andrew Woodman Tel: 07970 520357 andrew.woodman@nwleicestershire.gov.uk</p> <p>Head of Community Services Tel: 01530 454832 paul.sanders@nwleicestershire.gov.uk</p>	Minutes of the Coalville Special Expenses Working Party	Coalville Special Expenses Working Party - 27 April 2022

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## NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

COMMUNITY SCRUTINY COMMITTEE – WEDNESDAY, 6  
APRIL 2022

<b>Title of Report</b>	<b>COALVILLE REGENERATION FRAMEWORK</b>	
<b>Presented by</b>	Paul Wheatley Head Of Property And Regeneration	
<b>Background Papers</b>	<a href="#">Four Squares Vision Document</a>	<b>Public Report:</b> Yes
<b>Financial Implications</b>	Adoption of the Regeneration Framework does not have any financial implications for the council.	
	<b>Signed off by the Section 151 Officer:</b>	
<b>Legal Implications</b>	Adoption of the Regeneration Framework does not have any legal implications for the council. It is a promotional document. It is not intended as planning policy.	
	<b>Signed off by the Monitoring Officer:</b>	
<b>Staffing and Corporate Implications</b>	The Regeneration Framework has been produced and will be promoted using existing staff resource.	
	<b>Signed off by the Head of Paid Service:</b>	
<b>Reason Agenda Item Submitted to Scrutiny Committee</b>	The Council's Delivery Plan identifies that a Regeneration Framework document will be produced during the 2021/22 financial year	
<b>Recommendations</b>	<b>THAT SCRUTINY COMMITTEE PROVIDE COMMENTS AND OBSERVATIONS ON THE DRAFT REGENERATION FRAMEWORK TO INFORM THE FINAL VERSION WHICH WILL BE RECOMMENDED TO CABINET AT A FUTURE MEETING.</b>	

**1. BACKGROUND**

- 1.1 North West Leicestershire District Council has prioritised as part of its Council Delivery Plan, the regeneration of Coalville to create a more vibrant, family friendly town.
- 1.2 Over the previous decade the council has regularly engaged with the people of Coalville in order to ascertain how they would like to see the town regenerated and what facilities they would like it to offer. Through this process a number of regeneration project proposals have emerged, with feasibility work being undertaken and the results reported to members and the community.

- 1.3 Some of the desired projects such as the new Whitwick and Coalville Leisure Centre and Newmarket have now been delivered. A number of other projects are now poised for implementation in the very near future.
- 1.4 Whilst the council has sought to communicate the benefits of each project that it has delivered or facilitated, it has not always been possible to show clearly how these individual projects will contribute, either geographically or thematically, to the overall regeneration plan for Coalville.
- 1.5 The purpose of the Regeneration Framework is to restate the vision for a regenerated Coalville, ~~but further to this,~~ and to show how each project works together to contribute toward a cohesive, connected regeneration plan.
- 1.6 Preparation of a Regeneration Framework document for Coalville is an identified output within the council's current Delivery Plan.

## **2. PREPARING THE FRAMEWORK**

- 2.1 The "Four Squares Vision document" produced for Coalville by the Princes Foundation was well received by both councillors and members of the public. It has become a high level vision of the future Coalville. The Four squares concept sets out how parts of the town can inter-relate in the future to create a stronger town as a whole.
- 2.2 Through the Regeneration Framework it is intended to take a step on from the Four Squares Vision and start to provide more detail on how individual buildings or plots of land might be regenerated to attract the functions and uses that residents wish to enjoy.
- 2.3 The Regeneration Framework (attached to this report as a confidential draft) illustrates:
  - How important buildings or plots of land will be regenerated to accommodate new uses, through established projects.
  - How new and improved squares will be used.
  - How new routes and connections will reinforce the "town circuit"
  - How through cycling and walking connections, Coalville town centre will be reconnected with the populations of neighbouring settlements.
- 2.4 The Framework pulls together details of those projects that have been commenced since 2019 and are expected to be completed by the end of 2023
- 2.5 The Framework should not be considered the end of the regeneration journey for Coalville, more that it is a stepping stone in time that shows a direction of travel and vision that can inform the development of future projects.

### **3. LIMITATION ON THE FRAMEWORK AND USING THE FRAMEWORK**

3.1 It is important that the status of the Regeneration Framework is noted.

- It is not a policy document.
- It does not confer that planning permission has been or will be granted for any of the proposed developments.
- It does not commit the council to making any expenditure on any of the projects other than may already have been approved through constitutional processes.
- It does not commit the council to the delivery of any activity or services beyond those already agreed through the constitutional processes.

3.2 It is intended that the Regeneration Framework document be used to:

- Communicate to residents of NWL the regeneration plan for Coalville and the type of new uses it is desired to bring to the town centre..
- Promote opportunities to invest in the Regeneration of Coalville to property owners, investors and developers.
- Convey to owners of property in the town the standard of aesthetic within the built environment that the council aspires to for its residents.

### **4. THE DRAFT FRAMEWORK AND NEXT STEPS**

4.1 The current draft of the Framework document is attached as appendix 1 and members of the Community Scrutiny Committee are asked to provide comments which will be used to produce the final version, which will be put to Cabinet later this summer.

4.2 Members will note that the attached draft document does not include text and illustrations for some of the listed regeneration projects. Where projects are being led by a private sector developer they will often wish their proposals to remain in commercial confidence until put into the public domain such as through the lodging of a planning application. Some information we would wish to include in the Framework remains subject to clearance. We hope to have resolved approvals by the time the Framework is presented to Cabinet

<b>Policies and other considerations, as appropriate</b>	
Council Priorities:	- Supporting Coalville to be a more vibrant, family-friendly town -
Policy Considerations:	none
Safeguarding:	none
Equalities/Diversity:	none
Customer Impact:	none
Economic and Social Impact:	Adopting the Regeneration Framework will set out clearly the council's ambitions for improvement to the economic performance of Coalville as a place
Environment and Climate Change:	Adopting the Regeneration Framework will set out clearly the council's ambitions for improvements to Coalville's built environment
Consultation/Community Engagement:	none
Risks:	The Regeneration Framework simply sets out changes to the built environment of Coalville that the Council will be seeking to facilitate. There are no specific risks to the council as a result of adopting the Framework.
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Likely to contain exempt information under paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

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