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Meeting	CABINET
Time/Day/Date	5.00 pm on Tuesday, 25 November 2025
Location	Abbey Room, Stenson House, London Road, Coalville, LE67 3FN
Officer to contact	Democratic Services (01530 454512)

AGENDA

Item	Pages
1. APOLOGIES FOR ABSENCE	
2. DECLARATION OF INTERESTS	
Under the Code of Conduct members are reminded that in declaring interests you should make clear the nature of that interest and whether it is a disclosable pecuniary interest, registerable interest or other interest.	
3. PUBLIC QUESTION AND ANSWER SESSION	
4. MINUTES	
To confirm the minutes of the meeting held on 28 October 2025.	3 - 8
5. COUNCIL DELIVERY PLAN - PERFORMANCE REPORT - 2025/26 QUARTER 2	
Report of the Chief Executive Presented by the Infrastructure Portfolio Holder	9 - 36
6. MEDIUM TERM FINANCIAL PLAN 2025 - 2028	
Report of the Strategic Director of Resources Presented by the Finance and Corporate Portfolio Holder	37 - 44
7. REGULATOR SOCIAL HOUSING INSPECTION	
Report of the Strategic Director of Communities Presented by the Housing, Property and Customer Services Portfolio Holder	45 - 56

8. LIST OF LOCAL HERITAGE ASSETS: RAILWAY STRUCTURES

Report of the Strategic Director of Place **57 - 84**
Presented by the Infrastructure Portfolio Holder

9. JOINT BUILDING CONTROL SERVICE

Report of the Strategic Director of Place **85 - 96**
Presented by the Infrastructure Portfolio Holder

Circulation:

Councillor R Blunt (Chair)
Councillor M B Wyatt (Deputy Chair)
Councillor T Gillard
Councillor K Merrie MBE
Councillor N J Rushton
Councillor A C Saffell
Councillor A C Woodman

MINUTES of a meeting of the CABINET held in the Abbey Room, Stenson House, London Road, Coalville, LE67 3FN on TUESDAY, 28 OCTOBER 2025

Present: Councillor R Blunt (Chair)

Councillors M B Wyatt, T Gillard, K Merrie MBE, T Saffell and A C Woodman

In Attendance: Councillors D Cooper, J Legrys, P Moulton, J G Simmons and S Sheahan

Officers: Mr J Arnold, Mr A Barton, Mrs A Crouch, Mr B Dooley, Mrs C Hammond, Mr G Hall, Ms K Hiller, Mr P Stone and Mrs A Thomas

58. APOLOGIES FOR ABSENCE

Apologies were received from Councillor N Rushton.

59. DECLARATION OF INTERESTS

There were no interests declared.

60. PUBLIC QUESTION AND ANSWER SESSION

There was one public question received.

Question from Ms S Dillon

'I see from the recently released North, City, South proposals you speak of 3 Unitary Authorities, each of which are a combination of current District Councils or a City Council.

I presume the proposals that are being submitted are to prepare for the assumed approval of the Devolution and Community Empowerment Bill that is going through Parliament at the moment.

Part 1 of the Bill describes Strategic Authorities and only talks of unitary authorities with respect to a District Council as a single Foundation Strategic Authority.

How do your proposals relate to the current Devolution and Community Empowerment Bill that is currently going through Parliament - which kind of Strategic Authority are you looking to form with your proposals?'

Response from the Leader of the Council

'On 16 December 2024, the Government published its English Devolution White Paper (the "White Paper"). This outlined a very clear ambition for every area in England to move towards setting up a strategic authority, led by an elected mayor, formed when two or more upper-tier authorities combine.

The White Paper outlined the powers and funding which could be devolved to such authorities, including those relating to transport, strategic planning, skills and employment, business support, environment and energy, health and public safety.

The Government also set a clear expectation that in two-tier areas, such as Leicestershire, local government be reorganised with new unitary councils established to replace district, borough and county councils.

These expectations have been confirmed in the current Devolution and Community Empowerment Bill.

In line with the above legislation, the North, City, South proposal published on 20 October, envisages the creation of a Mayoral Strategic Authority covering the Leicester, Leicestershire and Rutland geography of 1.2 million residents, sitting above three equally sized unitary councils each serving a population of approximately 400,000 residents of:

North Leicestershire and Rutland
South Leicestershire
Leicester City.'

Supplementary question and response

'I recognise that you sent a motion or a letter to government saying that you were not overly impressed with the whole local government reorganisation. And last night I recognised also that you spoke quite highly of democracy. So, my second question, the mayoral strategic authority, will combine Leicester City, Leicester County, Rutland and all the districts. So, I presume this will be a combined authority, whichever option is adopted.

I understand that both government and some stakeholders are very keen for areas to adopt the mayoral options. Section 6 of the bill describes decision making and validity of proceedings. Decisions are made by, a majority, which must include the mayor and members or their substitutes, may have defects of appointment or qualifications, so this seems a recipe for dictatorship and corruption.

Which community is being empowered by the LGR and these proposals?'

The Leader of the Council agreed to provide a response outside of the meeting.

61. MINUTES

Consideration was given to the minutes of the meeting held on 23 September 2025.

It was moved by Councillor T Saffell, seconded by Councillor T Gillard and

RESOLVED THAT:

The minutes of the meeting held on 23 September 2025 be approved and signed by the Chair as an accurate record of proceedings.

Reason for decision: The Cabinet (Executive) Procedure Rules required that the minutes of the previous meeting are considered and confirmed as a correct record.

62. CUSTOMER EXPERIENCE STRATEGY - CONSULTATION

The Housing, Property and Customer Services Portfolio Holder presented the report.

It was moved by Councillor A Woodman, seconded by Councillor K Merrie and

RESOLVED THAT:

- 1) The draft Customer Experience Strategy 2026 - 2028 be approved for consultation.
- 2) The timeframe for consultation as set out in paragraphs 3.3 and 3.4 of the report be noted.

Reason for decision: The Council should consult on strategies impacting residents and stakeholders. The consultation period must be clearly communicated, and the relevant Scrutiny Committee consulted before final approval and review of outcomes. As Cabinet will be asked to approve the final draft strategy, it is appropriate for Cabinet to review the draft prior to consultation.

63. BUDGET TIMETABLE 2026/27

The Finance and Corporate Portfolio Holder presented the report.

It was moved by Councillor K Merrie, seconded by Councillor R Blunt and

RESOLVED THAT:

The Budget Timetable as set out in Appendix One be approved.

Reason for decision: Publishing a timetable for setting the budget makes the Council's financial planning clear and open. It helps Members, staff, and the public see important dates and understand when things will happen. This means everyone has enough time to look at the plans and give their views. By showing when decisions will be taken and when people can get involved, the timetable makes sure the process is straightforward, fair, and easy for everyone to follow.

64. FINAL PROPOSALS FOR LOCAL GOVERNMENT REORGANISATION IN LEICESTER, LEICESTERSHIRE, AND RUTLAND

The Leader introduced the report before handing over to the Chief Executive and Section 151 Officer who delivered a presentation on the proposals.

Each of the comments from Corporate Scrutiny Committee were then considered in turn.

A member declared that they would not be supporting the recommendations and commented that the proposal would not be effective in delivering the Government's intended benefits.

All other members expressed their support for the proposal but questioned whether the Government's desire to reorganise local government was the best option for local authorities in Leicestershire.

It was moved by Councillor R Blunt, seconded by Councillor K Merrie and

RESOLVED THAT:

- 1) The comments and/or recommendations made by Corporate Scrutiny Committee at its meeting on 27 October 2025 be considered.
- 2) The draft final proposal for a three unitary model for Local Government Reorganisation in Leicester, Leicestershire and Rutland as appended at Appendix C be approved; and
- 3) Authority be delegated to the Chief Executive in consultation with the Leader of the Council to make any non-material amendments to the final proposal and to submit the final proposal to the Secretary of State for Housing, Communities and Local Government by 28 November 2025.

Reason for decision: The decision to submit a proposal for local government reorganisation is a Cabinet function and therefore Cabinet approval is required.

65. SUPPLEMENTARY ESTIMATES, VIREMENTS AND CAPITAL APPROVALS

The Finance and Corporate Portfolio Holder presented the report.

It was moved by Councillor K Merrie, seconded by Councillor T Saffell and

RESOLVED THAT:

- 1) The Supplementary Estimates detailed in Appendix 2 which is below £10,000 and Council funded be noted.
- 2) The Supplementary Estimates detailed in Appendix 2 that are between £10,000 and £249,999 and Council funded be approved.
- 3) The new scheme in Paragraph 4.2 is added into the Capital Programme be recommended to Council.

Reason for decision: The Council's Financial Procedure Rules, Section 2, paragraphs A24 to A28 stipulate the procedures for virements and supplementary estimates, whilst the Council's Capital Strategy sets out the Governance of the Capital Programme.

66. FORMER COUNCIL OFFICES - REMOVAL OF TREES

The Housing, Property and Customer Services Portfolio Holder presented the report.

It was moved by Councillor A Woodman, seconded by Councillor T Saffell and

RESOLVED THAT:

The removal of trees shown within the area edged red on the attached plan at the Former Council Offices, Whitwick Road, Coalville, be approved.

Reason for decision: Managing and maintaining health and safety on Council-owned land.

67. EXCLUSION OF PRESS AND PUBLIC

RESOLVED THAT:

In pursuance of Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the remainder of the meeting on the grounds that the business to be transacted involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act and that the public interest in maintaining this exemption outweighs the public interest in disclosing the information.

Reason for decision: To enable the consideration of exempt information.

68. AWARD OF HOUSING CONTRACTS

The Housing, Property and Customer Services Portfolio Holder presented the report.

It was moved by Councillor A Woodman, seconded by Councillor T Saffell and

RESOLVED THAT:

The recommendations in the report be approved

Reason for decision: To comply with the Council's Contract Procedure Rules as contracts with a value of £100,000 or more require Cabinet approval.

69. 17 ASHBY ROAD, MOIRA

The Housing, Property and Customer Services Portfolio Holder presented the report, including a statement from a member of the public in support of the recommendations.

It was moved by Councillor A Woodman, seconded by Councillor R Blunt and

RESOLVED THAT:

The recommendations in the report be approved.

Reason for decision: Holding properties which are neither used for the delivery of services or the generation of income is wasteful of public resources. Disposal of the asset is likely to generate funds that could be invested in other Council services. Disposal of surplus assets also minimises property holding costs. The decision to declare property surplus is a function of Cabinet.

The meeting commenced at 5:00pm

The Chair closed the meeting at 5:42pm

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – WEDNESDAY, 25th NOVEMBER 2025

Title of Report	COUNCIL DELIVERY PLAN – PERFORMANCE REPORT – QUARTER 2 2025/26	
Presented by	Allison Thomas Chief Executive	
Background Papers	<u>Council Delivery Plan</u> <u>Council meeting held on 14 November 2023</u>	Public Report: Yes
		Key Decision: Yes
Financial Implications	There are no financial implications.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	None arising from the report.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	The Council Delivery plan sets out the priorities for the Council for a five-year period so has significant corporate and staffing implications.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To report the performance of the Council during the first measurable quarter of 2025 against the objectives and key performance indicators set out in the Council Delivery Plan as agreed by full Council on 14 November 2023	
Reason for Decision	To make members aware of the progress of the plan.	
Recommendations	THAT CABINET CONSIDERS THE MONITORING REPORT AND HIGHLIGHTS THE ELEMENTS MAKING POSITIVE PROGRESS AND THOSE WHERE THERE IS A NEED FOR EARLY INTERVENTION.	

1.0 BACKGROUND

1.1 The Council prepared a Council Delivery Plan during late 2023, and the plan is scheduled to cover the lifetime of the Council administration for the period 2023/24 until a year beyond the next election in May 2027 (to ensure continuity in the aftermath of that election and to allow time for a new plan to be developed. It is acknowledged that there is an element of uncertainty about this timescale given the Government's Local Government Reorganisation timetable). The plan was developed with inputs from the Corporate Scrutiny Committee and the opposition groups and was agreed by Council at its meeting on the 14 November 2023.

1.2 The plan is monitored in relation to the targets and a suite of performance indicators on a quarterly basis in line with the performance management framework. This involves quarterly reports to Cabinet, the outcomes of the reports are then shared with the Corporate Scrutiny Committee. Further information on the progress of the set of plans that sit below the Council delivery plan, the directorate plans, are monitored at officer level by the Corporate Leadership Team.

1.3 The reporting period for this report runs from July to September 2025.

1.4 The Corporate Scrutiny Committee met on 4 September 2025. A copy of the minutes is attached at Appendix 3. The Committee raised the following issues for Cabinet to consider:

1) Prior to general discussion relating to the report, it was noted that there were still concerns relating to the reporting process of the Council's performance. Some Members felt that the Corporate Scrutiny Committee should have the opportunity to review the quarterly performance report prior to Cabinet. However, the improvements made to the report following the Committee's previous suggestions were acknowledged. The Strategic Director commented that this was not the agreed process which was set up under the new Council Delivery Plan, and that Cabinet received the report first as they are the body who can enact action on the report and therefore receive it first.

2) There was also some disappointment shared in the way recommendations from both scrutiny committees were reported to Cabinet and dealt with by Cabinet Members at the meetings. It was felt that they were not considered or acknowledged. The recently adopted Cabinet/Scrutiny Protocol was referenced, and Members were hopeful that improvements would be seen in the future. Councillor A Woodman acknowledged the comments and would report back to Cabinet on the matter.

Comments were made on key performance indicators as they were discussed in turn.

	Comments from Scrutiny	Advice provided by Officers	Cabinet Response
	Key Performance Indicator 2 (dealing with planning applications): The Committee welcomed improved processing times, however, asked for assurances that quality was not being lost over quantity.	The Head of Planning and Infrastructure assured Members that quality of decisions being made on planning applications was still a priority and asked that any concerns on specific applications be raised with him directly.	
	Key Performance Indicator 5 (delivering the Coalville Regeneration Framework): The Portfolio Holder was asked if the ambitions for the Regeneration Framework would be achievable and how the Cabinet Members felt about it.		As the matter did not fall within his portfolio area, Councillor A Woodman agreed to provide feedback outside of the meeting.
	Key Performance Indicator 7 and 8 (provision of service and repairs to housing tenants): Members noted the declining satisfaction of housing tenants and asked several questions of clarity which were responded to by officers.	Following comments received on the measurable statistics used within the report which were based on the annual targets agreed within the Council Delivery Plan, it was agreed to provide clearer explanations in future reports to assist the Committee in reviewing the data.	
	Regarding the provision of new homes project, a Member questioned the length and cost to date and asked for a detailed report on the matter.	The Strategic Director of Communities explained the procurement process which was contributing to the delay and agreed to provide some further details outside of the meeting.	
	Key Performance Indicator 9 (private rental tenants able to live safely in their homes):	In response to a question relating to the Private Sector Housing Charter, the Head of Community Services confirmed positive feedback from landlords, and it was expected to be launched within the financial year.	
	Key Performance Indicator 12 (review of waste service): The stagnation in recycling rates was acknowledged by Members.	The Head of Community Services outlined the strategy in place to tackle the issue including the food waste collections and twin bin systems already agreed by Cabinet and Council.	

	Key Performance Indicator 13 (aim to be a carbon neutral Council): It was noted that previous recommendations in relation to this indicator were not considered by Cabinet at its last meeting.	Following a discussion on the report due for committee on the matter, it was confirmed that it would be placed on the work programme for the December 2025 meeting.	
	Key Performance Indicator 16 (customers at the heart of everything we do): Members queried the resolution targets for complaints as it was a recurring issue	The Strategic Director of Communities and Portfolio Holder highlighted the plans that were in place including staff training and process reviews.	
	Key Performance Indicator 17 (provision of value for money services): Members discussed issues as previously identified in relation to finance systems	the Strategic Director of Resources provided an explanation as to the current status. The delays to the 2024/25 statement of accounts were discussed and the recent completion of the 2023/24 accounts were acknowledged. Following concerns raised in relation to the scrutiny of the matter, it was confirmed that the Audit and Governance Committee was fully aware of the current situation and were regularly updated.	
	Key Performance Indicator 18 (live within our means): In relation to future financial planning and the possibility of potential budget cuts.	The Strategic Director of Resources acknowledged that the next few years would be difficult financially but assured Members that 2026/27 budget planning had commenced with service areas and the Medium-Term Financial Strategy Report, to be considered in the Autumn, would kick start discussions with Members.	The Portfolio Holder confirmed that Cabinet Members received regular updates, and the situation was being monitored.
	Transformation Project spending	Strategic Director of Resources to meet with him outside of the committee to discuss the matter further. Feedback would be provided to the committee at a future meeting.	

2.0 PERFORMANCE REPORT

- 2.1 Executive Summary – the Council Delivery Plan contains four key priority areas – “A well-run Council, Clean and Green, Housing and Communities and Planning and Regeneration”.
- 2.2 The table below shows the performance in quarter 2 overall against each of the four priority areas.
- 2.3 There are 18 key performance indicators (KPI’s) in the Plan. Six relate to Planning and Regeneration, five to Housing and Community Services, four relate to Clean and Green and three relate to a well-run Council.

Key Progress areas

2.4 Planning and Regeneration

The Planning and Development Team exceeded national targets for processing applications. Public consultation on the new Design Guide was completed, with adoption planned for the next quarter, while major regeneration projects in Coalville and across the district remain on track.

2.5 Housing and Communities

Private rental safety standards (in respect of Minimum Energy Efficiency Standards-MEES) were upheld, with all landlords contacted within required timeframes and non-compliance significantly reduced. Council carbon emissions have dropped by 62% since 2019/20, driven by fleet and energy initiatives.

2.6 Clean and Green

Biodiversity net gain requirements were robustly enforced, and the Tree Management Strategy is now in delivery.

Areas Requiring Improvement and Remedial Actions:

2.7 Housing and Communities

Resident satisfaction with housing services fell to 55%, largely due to repairs issues, and the repairs service itself reported only 56% satisfaction, though improvement plans are underway.

2.8 A Well-run Council

Only 66% of complaints were responded to within the expected timeframe, below the 90% target, with responsibility for timely responses lying with individual service areas.

The table at appendix 2 provides detailed performance data for each priority area and associated KPIs.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Planning and regeneration - Communities and Housing - Clean, green and Zero Carbon - A well-run council
Policy Considerations:	N/A
Safeguarding:	N/A
Equalities/Diversity:	N/A
Customer Impact:	N/A
Economic and Social Impact:	N/A
Environment, Climate Change and Zero Carbon:	N/A
Consultation/Community/Tenant Engagement:	N/A
Risks:	N/A
Officer Contact	Hannah Panter Head of HR & OD Hannah.panter@nwleicestershire.gov.uk

Appendix 1 RAG Rating Key for table

● Red – High Risk / Serious Issues

- **What it means:** The item is significantly off track or underperforming.
- **Action required:** Immediate attention and intervention are needed.
- **Examples:**
 - A project is behind schedule and unlikely to meet deadlines.
 - A key performance indicator (KPI) is far below target.
 - A risk has materialized or is very likely to.

◻ Amber – Moderate Risk / Some Concerns

- **What it means:** There are issues or risks, but they are manageable or being addressed.
- **Action required:** Monitoring and possibly corrective action to prevent escalation.
- **Examples:**
 - A project is slightly behind schedule but can recover.
 - A KPI is below target but within an acceptable range.
 - A risk is identified but mitigation is in place.

◻ Green – Low Risk / On Track

- **What it means:** Everything is progressing as planned.
- **Action required:** No immediate action needed beyond routine monitoring.


- **Examples:**

- A project is on schedule and within budget.
- KPIs are being met or exceeded.
- No significant risks are present.

○ **White- Work hasn't commenced yet/there is insufficient data to monitor progress.**

- **What it means:** Work hasn't commenced against this KPI or there is insufficient data to be able to monitor at this stage.
- **Action required:** Monitoring to ensure work commences or is in a position for data to be captured and the target deadlines are adhered to.
- **Examples:**
 - The KPI refers to an annual target where the Council is awaiting information from an external body to assess progress
 - There is currently insufficient data, for instance the target is a national one, the implementation is recent and there is insufficient data to determine progress.


Appendix 2- Table of Performance against Key Performance Indicators.

Priori ty	KPI referen ce	Key Aim	Target	Q2 Progress	Commentary	Head of Service	RAG rating
 Planning and regeneration	1	We will adopt a local plan by 2026	2023-4 Submit local plan (Reg 18 consultation). 2024/5 Pre-submission consultation (Reg 19) Submission of local plan and examination by December 2026.		Local Plan Committee of 30 July 2025 and 24 September 2025 agreed remaining housing allocations and those for general employment as well as a number of remaining policies. Work on transport modelling has progressed, including discussions with National Highways and adjoining transport authorities. In addition, an update to the Infrastructure Delivery Plan to take account of additional housing allocations has been progressed.	Head of Planning and Infrastructure	
	2	We will deal with your planning applications for major, minor and other developments by	Major- At least 60% of applications determined within 13 weeks. Minor- At least 65% of	Major – 100% Minor – 68.5% Other – 82%	The Planning and Development Team has exceeded national targets for Q2.	Head of Planning and Infrastructure	


		<u>consistently meeting and exceeding the government's targets of 60%, 65% and 80% respectively.</u>	<p>applications determined within 8 weeks.</p> <p>Other- At least 80% of applications determined within 8 weeks.</p>				
	3	<u>We will have developed a new local design guide and new developments will comply with it.</u>	<p>2023-4 Develop a new Design Guide for North West Leicestershire adopting current best practice in accordance with the Governments National design guide.</p> <p>Undertake public consultation on the new Design Guide for North West Leicestershire.</p>		Consultation on the new Good Design Guide for North West Leicestershire took place between July and September 2025. The consultation responses will be reported to Cabinet in November and to the next available Local Plan Committee for adoption in Q3.	Head of Planning and Infrastructure	

			<p>2024/5 Adopt the new design guide for North West Leicestershire.</p> <p>New development complies with the requirements of the adopted design guide.</p>				
	4	<p>We will effectively manage unauthorised development.</p>	<p>Work begins in 2024/5 Adopt a new local enforcement plan by the end of Q2 24/25</p> <p>Monitor and measure response times against the targets set out in the adopted Local Enforcement Plan and</p>	<p>Local Enforcement Plan adopted October 2024.</p> <p>Monitoring and measuring of response times against the targets set out in the adopted Local Enforcement Plan has been ongoing during Q2.</p>	<p>Monitoring will be reported to Planning Committee in Q3 25/26 (November 2025) and in Q1 26/27 (May 2026) and then once every six months after that.</p>	Head of Planning and Infrastructure	

			report biannually to Planning Committee in Q3 and 4 24/25				
5	We will have delivered our ambitious Coalville Regeneration Framework.	Quarterly progress statement plus an additional Annual Framework review in Q4	We continue to make progress on our priority regeneration projects in Coalville such as the Wolsey Road regeneration area, The Stenson Gardens Project and the Marlborough Centre	The Council is on target to make significant progress on at least four of our major regeneration projects in Coalville. Achievement for the year will be captured and reported in the Framework Review at the end of Q4	Head Of Property and Regeneration		
6	We will have developed a regeneration framework and will be on the way to supporting thriving towns, villages and communities across the district.	Work begins in Q4 with the production of the NWL Regeneration Framework	We continue to progress regeneration projects in Ashby, Moira and Castle Donington.	The Council remains on track to make significant progress on a number of the projects set out in the District Regeneration Framework	Head Of Property and Regeneration		

 Housing and Communities	7	We will provide a high quality housing service to our tenants.	2023/4 First data publication		<p>The latest annual figure was published in quarter 4 and shows a 55% resident satisfaction level, representing a drop of 9% in comparison to the previous year. This reduction was driven by poor repairs measures and completion of historic cases, which pull the overall total down. A recovery plan for repair service as a whole is in train and has been reported to Scrutiny and Cabinet. More details can be found here https://www.nwleics.gov.uk/pages/tenant-satisfaction-measures.</p> <p>As part of the annual figure, monthly monitoring is undertaken in the same way as the annual figure. The most recent monthly figure is 83% satisfaction.</p>	Head of Housing	
	8	We will deliver an excellent repairs' service.	2023/4 First data publication		<p>56% Satisfaction level reported annually in Q4. This has dropped since last year driven by poor repairs measures. A recovery plan for repair service as a whole is in train and has been reported to Scrutiny and Cabinet. More details can be found here https://www.nwleics.gov.uk/pages/tenant-satisfaction-measures.</p> <p>As part of the annual figure, monthly monitoring is undertaken in the same</p>	Head of Housing	


					way as the annual figure. The most recent monthly figure is 74% satisfaction.		
	9	Our private rental tenants across the district are able to live safely in their homes.	100% of Landlords contacted within the specified time-period within the MEES policy for non-compliance	100%	100% of landlords were contacted within the time period.	Head of Community Services	
			Creation of a Private Sector Housing Charter.	The Draft Charter was consulted on at the last Landlords Forum	The Charter will be launched at the next Landlords Forum in November 2025.	Head of Community Services	
	10	Our food businesses meet food safety standards.	2024/25 81% of food businesses having a hygiene rating of 5 (very good)	82.6% of food business have a rating of 5 (very good) in Quarter 2 of 2025/2026.	The food inspection programme is on going and this Q2 figure exceeds the target the ratings can go up as well as down depending on the food outlet's performance.	Head of Community Services	

	11	Our two major leisure centres in Ashby and Whitwick and Coalville provide good services to our communities.	The leisure centres will be assessed independently against a national standard and achieve a 'good' or higher rating. (This will be provided annually in Q3)	Not due this quarter as this is line with the UK wide inspection regime under the Quest quality framework	This will be reported as scheduled in Q3.	Head of Community Services	
Clean and Green 	12	We will have reviewed our waste service so that it is easy for the public to use and our recycling performance will be improved.	43% Recycling rate 2023/4	The project is progressing well with a strong governance structure now in place covering a range of work strands including procurement, communications and engagement. The key achievement this quarter has been the release of the tender exercise for the purchase of the 19	DEFRA has not confirmed the recycling rate for 2024/25, this is due March 2026	Head of Community Services	

				new collections vehicles. The procurement of the containers is being prepared. Staff have been engaged with roadshows, updating on project progress and involvement in the specification of the vehicles. The 8 food waste vehicles have been ordered and are due for delivery late 2026. Once the 19 vehicles order and price have been confirmed in Q3 a detailed delivery programme can then be developed with the four phases of roll out starting in late 2026.			
	13	We will aim to be carbon neutral as a Council by 2030, and as a district by 2050.	2023/4 Development of assessment work and target setting 2030 operational emissions are predominantly driven by Fleet fuel usage and	Emissions (scope 1&2) have reduced by 62% since 2019/20, predominantly driven by the switch from diesel to HVO and the introduction of EV vehicles. Buildings remain the priority. Gas usage is the largest driver of emissions, at 70%.	Non-EV fleet continues to run on HVO maintaining a significant reduction in emissions. Housing is driving improvements across their estate and discussions are underway re fleet replacement. Property Services is exploring carbon reduction strategies for individual properties.	Head of Community Services	

			utility usage across property that the Council occupies and sheltered schemes in Housing Services.	<p>This is split across 14 properties including WBC, Stenson and HRA sheltered housing units.</p> <p>Reporting for 24/25 will be presented to Corporate Scrutiny in December 2025.</p>	<p>Ashby Leisure Centre energy efficiency options are being explored with Everyone Active.</p> <p>Feasibility of minewater heating is being explored.</p> <p>Utilities: there has been a focus to switch to automated meters across the estate to ensure accurate utility usage. This work is close to completion.</p> <p>In terms of District 2050, schemes to support residents (e.g. energy switch) continue and preparation is underway by Green Living Leicestershire to deliver a new private housing grant scheme. Moneyhill car park solar PV hub design is being finalised for installation in Q4.</p> <p>Leicestershire County Council is working to develop a local area energy plan which will help identify future investment opportunities.</p>		
	14	We will increase the biodiversity of our District.	10% Biodiversity Net Gain on large developments with planning permission	10% Biodiversity Net Gain (BNG) secured on planning applications where it is required or applications refused if the required 10% BNG is not provided.	254 planning applications have been determined in Q1 and Q2. Of these, 17.4% (44) were subject to mandatory 10% BNG, with 82.6% (210) being exempt, or where BNG was not applicable.	Head of Planning and Infrastructure	

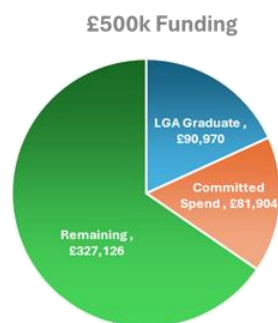
					<p>One of the applications subject to BNG was refused due to not satisfactorily demonstrating that 10% BNG could be provided.</p> <p>National legislation sets out the circumstances where applications are exempt from mandatory 10% BNG, which include householders, those where de minimis applies (where less than 25 sqm of habitat is affected), self/custom-builds, some variation of conditions, reserved matters and retrospective applications.</p> <p>Only planning applications are included above, as the other types of applications are not subject to mandatory BNG, e.g. advertisements, discharge of conditions, prior notifications/prior approvals for permitted development and listed building consent.</p>		
	15	We will have produced a Tree Management Strategy to better manage our tree stock.	2024/25 Publication of updated tree management strategy	Tree Management Strategy was approved by Cabinet on 25 March 2025.	An Action Plan to underpin delivery of the strategy has been developed and is in the process of being delivered. The strategy is now also on the Council's website.	Head of Community Services	

 A well-run Council.	16	Our customers are at the heart of everything we do.	2025-6 90% of Complaints responded to on time by end of year	66% overall across both stages Stage 1 – 70% Stage 2 – 50% At the time of reporting 3 complaints still pending a response but within timeframe.	In Quarter 1, 66% of complaints were responded to within the expected timeframe, which is below the target of 90%. It is important to clarify that while the Customer Services Team is responsible for administering and overseeing the complaints process—including tracking, monitoring, and issuing timely reminders—they are not accountable for the performance of individual service areas. The responsibility for responding to complaints within the designated timeframes ultimately lies with the relevant service officers. The Customer Services Team remains proactive and diligent in their efforts to support compliance; however, their influence is limited to oversight and facilitation rather than direct control over response rates.	Customer Services Team Manager	
	17	We will provide value for money services.	Unqualified Opinion to be provided	2023/24 Draft Audit of Statements published at the end of August 2025 and work on the 2024/25 has commenced.	The Finance Team continues to focus on completion of the 2024/25 Statement of Accounts to ensure compliance with future financial reporting requirements. Progress has been made in the last 12 months in completing overdue accounts.	Head of Finance	
	18	We live within our means	Zero funding gap	Quarter one reported a forecasted underspend of £113k.	Details will be reported to Cabinet in November 2025.	Head of Finance	

Appendix 3: Scrutiny Minutes

The complete minutes for the meeting of the Corporate Scrutiny meeting on the 4 September 2025 can be found [here](#)

Performance of Transformation Delivery Plan



Transformation Project Costs

Project	Project Cost	Actual Expenditure to Date	Comments	Project Status
Additional Communications Support	£13,922	£13,922	Increased from £13,603 due to pay increase	Complete
Customer Contact	£45,984	Website audit support - £9,500 Extended Hours - £13,174	Website audit support - £23,400 Extended hours Customer Services Officers - £22,584	Ongoing
LGA Graduate	£90,970	£45,485	LGA Graduate salary over two years (Sep 24 – Sep 26)	Ongoing
Microsoft CoPilot Proof of Concept	£20,750	£20,750	Includes configuration, training, and licence costs.	Ongoing

GovDelivery Upgrade	£1,248	£1,248	Upgrade to add additional topics for increased reach and engagement	Complete
Total	£172,874	£104,079		

Budget Housekeeping / Savings.

Description	Start Date	Update / Comments	Savings 2024/25	Savings 2025/26 (Projected)
Review of ICT Contracts	Apr 24	<p>Total contract spend before savings = £771,570</p> <p>Reduce rolling contracts</p> <ul style="list-style-type: none"> OMS Legal has moved to IKEN under a new five-year contract. House on the Hill, the IT service desk system, is moving to a five-year renewal next year, saving around £6k - Total savings over five years will be £10,695. Small reduction has also been made in relation to our HOTH IT Service Desk contract. 6DG renewal took place last quarter. £440k saving over five years. <p>Breakdown of Savings 2025/26</p> <ul style="list-style-type: none"> Hoth IT Service Desk System - £1,208 6DG Renewal - £55,000 (built into 25/26 budget) WAN renewal (net saving) - £9,000 	£388	£66,139
Budget Housekeeping	Apr 24	<p>Savings broken down in the following format (25/26):</p> <ul style="list-style-type: none"> A range of budget saving initiatives were considered and approved as part of the budget setting process for 2025/26. Details available here. Appendix 2 - Budget Changes.pdf 	£272,815	£508,000 (planned)

Contract Management	Jan 25	<p>Working with V4 to identify areas of unnecessary spend / areas where we do not have contracts with suppliers. Significant opportunity for cashable savings.</p> <p>Alex and V4 meeting with directors on quarterly basis to identify areas of non-contracted spend. Transformation also to push services to identify areas of non-contracted spend and contact the team.</p> <p>Current Projects Non-Contracted Spend out for Tender</p> <ul style="list-style-type: none"> HVO fuel Supply (Contract Value £2.2m) 		
Development of E-Forms		Income generation through providing e-forms to other councils (Oadby and Wigston Borough Council)	£11,000	
Bereavement Services Review		Review of charges for cost recovery has taken place, saving £6,000	£6,000	
Pension AVCs				£3,667
Total			£290,203	£577,806

Transformation Projects

Ref	Transformation Project Name and description	Start Date	End Date	Approved Budget	Planned Savings / Revenue	RAG Status	Previous Quarter
TR10	Customer Contact Improvement	Sep 24	Apr 26	£45,984	£34,000 (non-cashable)		
Project Status	Key Deliverables			Q2 update			
Approved	<ul style="list-style-type: none"> Analysis of customer contact Website content and content management review Wholesale customer contact review (including written – letters, emails – and verbal – phone, in person) Ongoing complaint analysis (already underway) Staff training (customer contact, complaint handling, tone of voice – some already underway) Topic-specific customer focus group Central ‘knowledge hub’ for customer contact Improved website content Reduce avoidable calls Enhance customer complaint handling. 			<ul style="list-style-type: none"> Residential and Business site mapping complete and shared with Cuttlefish to begin development of test site. Customer Care training commenced W/C 29th September. Lots of positive feedback. Will continue throughout October and sessions planned for November. Customer Contact Standards with CLT to be signed off. Written and delivered ‘walking in the customers shoes’ training to a group of officers. With CLT for approval. 			
Live							
Delayed							
Closed							

Ref	Transformation Project Name and description	Start Date	End Date	Approved Budget	Planned Savings / Revenue	RAG Status	Previous Quarter
TR16	Microsoft CoPilot Proof of Concept	Oct 24	Dec 25	£20,750	N/A		
Project Status	Key Deliverables			Q2 update			
Approved	<ul style="list-style-type: none">Creation of baseline information that can be used to inform an organisation wide rollout of Microsoft CoPilot.Potential for future savings assessed.DPIA + Privacy Notice.AI Usage Policy.			<ul style="list-style-type: none">Proof of Concept coming to close on 3rd October.Huge success, with 181 hours being saved over 12 weeks and 25 users.Analysis of data underway. End of project report to follow.Initial discussions underway about a further rollout of CoPilot across the authority.			
Live							
Delayed							
Closed							

[illegible]

OTHER PROJECTS - MONITORED BY TRANSFORMATION				
Ref	Project Name and Description	Project Benefits / Deliverables	Planned Savings / Revenue	Update / Comments
TR4	Waste Services Review	New improved waste collection system	TBC	<ul style="list-style-type: none"> Agreed at Cabinet 22 April. Set to be introduced between Autumn 2026-2027. Project Manager appointed.
TR6	Council Tax Discounts and Exemptions and Discretionary Rates Relief Paul Stone	Additional Revenue Reduction in number of empty homes	£26k + 2nd home premium TBC	<ul style="list-style-type: none"> Cabinet approved the council tax discounts and exemptions in January 2025, which are expected to generate an additional £26,000 in council tax income. The Second Homes Premium will be implemented in April 2026, with the additional income to be calculated at that time
TR8	UNIT4 Finance System Enhancements	Finance systems that has wide range functionality. Implementation of systems such as budget monitoring.	N/A	<ul style="list-style-type: none"> Unit4 enhancements are ongoing. There is a focus on bank reconciliation. There has been significant work enhancing creditors and debtors processes New reports have been developed to speed up the closedown process for future years
TR11	Capital Asset Facilities Management (CAFM)	Consolidated list of all properties across NWLDC	£120k (over three years)	<ul style="list-style-type: none"> All sites have been sent to Concerto and now uploaded

		<ul style="list-style-type: none"> • £120k increased revenue over 3 years (estimate based on benchmarked data) • £200k capital receipts over 3 years (disposal of surplus property – estimate) • Reduction in compliance risks (no baseline) • Reduced exposure to legal, financial and safety risks (no baseline) • Quicker turnaround when addressing property defects (no baseline) 	£200k in capital receipts (over three years)	<p>onto test and live site. Planned Preventive Maintenance module is complete. The Estates and Reactive Helpdesk modules are also near completion.</p> <ul style="list-style-type: none"> • Decisions have been made on reports we would like the system to produce (compliance etc.) • Work on confirming priority groups and response times for the Reactive Helpdesk underway and ensure organisation-wide consensus.
TR12	Council Wide Document Management / Intranet 2.0	<p>An improved and efficient intranet</p> <p>A cleansed intranet site with the most up to date information</p>	N/A	<ul style="list-style-type: none"> • Intranet 2.0 cleansing of old intranet complete. Documents have been labelled with only relevant documents being moved over to new intranet.

Closed Projects					
Ref	Description	End Date	Update / Comments	Final Costs	Final Savings
TR1	Strategic Communication Support	Mar 25	Additional day for the Communications Manager is being funded from the LGR budget for 2025/26.	£13,922	N/A
TR5	Parking Review	May 25	<p>Review has ended, and it has been decided that parking charges will stay the same with the exception of inflationary rises in line with other fees and charges. This followed feedback from residents and businesses.</p> <p>Lessons Learned will take place will take place, and Transformation will work with Paul Sanders and team to complete this piece of work.</p>		N/A

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 25 NOVEMBER 2025



Title of Report	MEDIUM TERM FINANCIAL PLAN 2025 - 2028	
Presented by	Cllr K Merrie Portfolio Holder Finance and Corporate <div style="text-align: right;">PH Briefed <input checked="" type="checkbox"/> Yes</div>	
Background Papers	<u>Fair Funding Review - Cabinet 23 September 2025</u>	Public Report: Yes
	<u>General Fund Budget and Council Tax 2025/26 - Council 20 February 2025</u>	Key Decision: No
Financial Implications	<p>The Medium Term Financial Plan (MTFP) 2025-2028 was approved by Council in February 2025 and highlights the funding gap for the Council over the medium term. This update report describes the financial challenges the Council faces over the next two years and the mitigations that are in place to address the funding gap in relation to the MTFP.</p> <p>This update focuses on the Government's Fair Funding Review which may bring a significant funding gap for the Council. Details of this were reported to Cabinet on 23 September 2025.</p>	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	<p>The Council is legally obliged to set a balanced budget each year. This duty is set out in <i>Section 32 of the Local Government Finance Act 1992</i>, which requires authorities to calculate their budget requirement and ensure it aligns with available resources. Additionally, <i>Section 25 of the Local Government Act 2003</i> mandates that the Chief Finance Officer must report on the robustness of the estimates and the adequacy of reserves before the budget is agreed.</p> <p>The MTFP plays a critical role in this statutory process. It provides the financial framework and strategic foresight necessary to support the Council in delivering a legally compliant, balanced budget. The MTFP ensures that budget-setting decisions are informed by a clear understanding of future pressures, risks, and priorities helping Members to make informed decisions in the period up to setting the final budget for 2026/27.</p>	
	Signed off by the Monitoring Officer: Yes	

Staffing and Corporate Implications	There are no direct staffing and corporate implications.
	Signed off by the Head of Paid Service: Yes
Purpose of Report	To provide Members with details of the risks and challenges over the medium term, outlining the details to support the budget setting process for 2026/27.
Reason for Decision	<p>Under the Finance Procedure Rules, the Section 151 Officer is responsible for reporting to Cabinet in respect of the Medium Term Financial Plan. This report is to enable Cabinet to consider the risks and challenges in relation to the Medium Term Financial Plan 2025- 2028 as part of the budget setting process.</p> <p>Under the Budget and Policy Framework Procedure Rules, Cabinet is responsible for finalising and publishing the draft budget proposals for consultation. This report seeks to delegate that responsibility to the Section 151 Officer in consultation with the Portfolio Holder for Finance to commence the budget consultation period for the Council's budget 2026/27 earlier.</p>
Recommendations	<p>THAT CABINET:</p> <ol style="list-style-type: none"> 1. NOTES THE UPDATE ON THE MEDIUM TERM FINANCIAL PLAN 2025-2028 2. DELEGATES AUTHORITY TO THE SECTION 151 OFFICER IN CONSULTATION WITH THE PORTFOLIO HOLDER FOR FINANCE TO FINALISE AND PUBLISH THE DRAFT BUDGET PROPOSALS FOR CONSULTATION

1.0 BACKGROUND

- 1.1 This report sets out an update of the Medium Term Financial Plan (MTFP) to 2028/29, which has taken place over the summer, with a focus on the potential impact of the Government's consultations in respect of Business Rates Retention and the Fair Funding Review, both of which were published after the Council set its budget and revised MTFP in February 2025. It recognises financial pressures impacting the delivery of services and the ongoing impact on the Council's base costs of inflation.
- 1.2 It is crucial for councils to have a robust medium term financial plan, as this provides a clear framework for navigating financial uncertainties and enables effective resource allocation. Such a plan not only supports prudent financial management, but also ensures decisions are made with a full understanding of the potential risks and opportunities facing the Council.
- 1.3 This report is intended to highlight to Members the financial risks and challenges the Council faces as it moves into its formal period of budget setting for 2026/27.

- 1.4 A detailed version of the MTFP will be published alongside the General Fund Revenue and Capital budgets 2026/27, once the outcomes from the Provisional Finance Settlement are confirmed.

2.0 MEDIUM TERM FINANCIAL PLAN

- 2.1 This update sets out the Council's financial position and outlook for the period 2025 to 2028. It supports the Council's Delivery Plan and provides a framework for how resources will be managed to deliver our priorities. This update highlights the financial challenges the Council faces, including a projected funding gap, and sets the scene for the detailed budget work that will follow for 2026/27.

National Context

Local Government Reorganisation

- 2.2 The Government's Devolution White Paper, published in December 2024, proposes significant changes to local government structures, including merging smaller councils and creating new Strategic Authorities. The Council response, developed with other Leicestershire districts and Rutland, is to propose three new unitary councils. While this could bring savings and efficiencies, there is uncertainty about whether our proposal will be accepted, and reorganisation is not expected until April 2028. For now, our financial planning focuses on the period up to 2027/28, as the future shape of local government remains unclear.

Inflation and Interest Rates

- 2.3 Recent years have seen high inflation, peaking at 11.1% in October 2022, which has put pressure on council budgets. Inflation is now stabilising, with forecasts suggesting a return to the Bank of England's 2% target by 2027–2029. Interest rates have also risen, increasing the cost of borrowing and impacting our ability to fund capital projects. These factors have made financial planning more difficult, but the outlook is improving.

Pay Awards and Workforce

- 2.4 Pay awards have been challenging, with councils needing to balance competitive pay against tight budgets. Recruitment and retention have been difficult, especially in key areas like planning and finance, but there are signs of improvement with more candidates applying and successful recruitment campaigns.

Demand for Services

- 2.5 Demand for council services continues to rise, especially for statutory services like housing support and homelessness prevention. The cost-of-living crisis has increased the need for support, and temporary accommodation costs have risen due to inflation and housing shortages. The Council is also seeing increased demand for neighbourhood services such as waste collection and environmental health.

Government Support

- 2.6 The Household Support Fund has helped the Council provide targeted support to vulnerable households, but the Government plans to move towards a longer-term Crisis Resilience Fund. This will require the Council to adapt its approach to supporting residents in financial hardship.

Local Context

- 2.7 Despite identifying substantial savings in recent years, the Council continues to deliver on its key priorities. Our Transformation Programme is focused on improving services and efficiency, using technology and digital solutions to enhance the customer experience and support staff. We are exploring the use of artificial intelligence to further improve performance.
- 2.8 The Council recognises a funding gap over the medium term and is actively working to identify savings for the 2026/27 budget. The Council's guiding principles are financial stability, focusing resources on priorities, maximising income, and managing risk.

Council Priorities

- 2.9 The Council Delivery Plan sets out priorities including:
- Effective planning services and adoption of a new Local Plan
 - District-wide regeneration projects
 - Supporting local workforce skills and tackling transport connectivity
 - Improving community health and investing in leisure
 - Enhancing housing services through a Housing Improvement Plan
 - Implementing a robust Zero Carbon Policy and Roadmap

Financial Challenges

Funding Pressures

- 2.10 Since 2010, local authorities have faced significant budget cuts. While our district has benefited from strong business rates growth, which has helped fund services, the Council are now seeing increased pressure on housing and homelessness services, recruitment challenges, and rising costs for maintaining public services and infrastructure.

Governance and Devolution

- 2.11 The proposed local government reorganisation and devolution agenda add further complexity and uncertainty to our financial planning. The creation of new councils and strategic authorities could change funding formulas and service delivery models.

Funding Sources

Business Rates

- 2.12 Business rates growth has been a key source of financial stability for the Council. It has used this growth to fund both day-to-day services and its capital programme. However, the planned business rates reset in 2026/27 is likely to reduce the Council's income, and the Fair Funding Review may redistribute resources to other authorities.

Council Tax

- 2.13 Council Tax is another major funding source. The Council has implemented modest increases in recent years, and is assuming a 2.75% rise each year, in line with Government caps. Housing growth in the district is strong, which helps expand the Council's tax base.

Government Grants

- 2.14 Grants such as the New Homes Bonus, Minimum Funding Guarantee, Extended Producer Responsibility payments, and National Insurance Contributions Grant have supported our finances. However, many of these are being reduced or phased out, adding to the uncertainty.

Fees and Charges

- 2.15 Income from fees and charges for council services is an important part of the Council's budget. The Council regularly review these to ensure they are appropriate and competitive.

Housing Revenue Account (HRA)

- 2.16 The HRA is ring-fenced for housing services and cannot subsidise other council services. The HRA Business Plan sets out a 30-year strategy for maintaining and improving the housing stock, with a focus on financial sustainability, resident involvement, and compliance with government rent-setting policies.
- 2.17 Recent updates to the HRA Business Plan include investment in new homes, energy efficiency improvements, and enhanced resident involvement. The budget for 2025/26 includes a 2.7% rent increase and a capital programme focused on repairs, maintenance, and new developments.

General Fund and Reserves

- 2.18 The General Fund covers day-to-day council services. The financial forecasts show a funding gap emerging from 2026/27, driven by reduced grants, business rates reset, and rising costs. The Council maintains both general and earmarked reserves to provide financial stability and support key projects. The adequacy of reserves is assessed annually as part of the budget-setting process.

Capital Programme

- 2.19 The capital programme includes regeneration projects, investment in vehicles and equipment, new construction, and zero carbon initiatives. The programme is managed through a robust governance framework, with strategic use of reserves to fund key projects. However, future investment decisions depend on the outcome of the Fair Funding Review and the Provisional Finance Settlement.
- 2.20 The Council is also assessing the financial implications of meeting net zero carbon targets, which may require significant capital investment and reprioritisation of projects.

Closing the Funding Gap

- 2.21 The Council's transformation programme is central to addressing the funding gap, which is projected to reach £2.6 million by 2028/29. Strategies include:
- Regular budget reviews and housekeeping
 - Increasing Council Tax within Government limits
 - Maximising income from assets and services
 - Efficient allocation of resources
 - Identifying savings across all departments
 - Exploring shared services and joint procurement
 - Consulting with stakeholders on savings proposals
- 2.22 Significant savings have already been delivered in 2024/25 and 2025/26, and work is underway to identify further savings for 2026/27.

Sensitivity Analysis and Risk Management

- 2.23 The Council has used sensitivity analysis to model different financial scenarios, including base, best, and worst cases. The base case shows a funding gap of £578k in 2026/27 and £1.6m in 2027/28. The worst case could see the gap widen to £4.3m in 2026/27 due to reduced funding and increased costs.

2.24 Key risks include:

- Reduction in central government funding
- Unpredictable funding streams
- Economic downturns
- Rising costs and demand for services
- Policy changes and uncertainty
- Transitional costs from local government reorganisation

2.25 Mitigation strategies include diversifying revenue streams, robust financial planning, maintaining adequate reserves, collaboration and shared services, innovation and efficiency, and effective risk management.

Looking Ahead

2.26 The financial outlook for local government remains uncertain, with significant challenges ahead. The Government's commitment to a multi-year financial settlement from 2026/27 is welcome, but the impact of the Fair Funding Review and business rates reset will be significant.

2.27 A detailed plan to address the funding gap and ensure financial sustainability will be prepared as part of the budget setting for 2026/27. This will include further analysis of savings opportunities, income generation, and investment priorities, ensuring that resources are focused on delivering our key priorities and supporting our communities.

2.28 The Council faces considerable financial challenges over the medium term, driven by funding pressures, rising costs, and uncertainty about future government policy. Our transformation programme, prudent financial management, and commitment to innovation and efficiency put us in a strong position to navigate these challenges.

2.29 A detailed plan will be developed as part of the 2026/27 budget setting process, ensuring that we continue to deliver high-quality services, support our residents, and maintain financial stability for the future.

3.0 BUDGET CONSULTATION

3.1 The Council will undertake a comprehensive consultation process with residents and other key stakeholders to support its budget setting for the coming year. Over the next few weeks, a range of proposals will be presented for consideration, and the Council will actively seek views and feedback from the community. This engagement is designed to ensure that Members have access to a range of opinions and insights, enabling them to make well-informed decisions that reflect the priorities and needs of local people.

3.2 Consultation methods will include online surveys and statutory consultation with business ratepayers and trade unions; all aimed at maximising participation and transparency throughout the decision-making process.

3.3 Under the Budget and Policy Framework Procedure Rules, Cabinet is responsible for agreeing and publishing the draft budget proposals for consultation. As the Provisional Finance Settlement is not expected to be announced until mid/late December (as has been the case in previous years), it is challenging to produce draft proposals in time for Cabinet to consider them prior to being published for consultation. It is therefore proposed that Cabinet delegates authority to finalise and publish the draft proposals at the appropriate time. This will enable the consultation period to commence earlier with the relevant information included. Cabinet is already involved in developing the budget proposals by way of Cabinet workshops and the Section 151 Officer would consult the Portfolio Holder prior to publication.

4.0 SUMMARY

- 4.1 The MTFP outlines the Council's financial outlook over the medium term. This update report highlights concerns regarding the provisional finance settlement, which remains uncertain until the Government's Fair Funding Review outcomes are released in December 2025. To inform budget setting, the Council will conduct a comprehensive consultation with residents, business ratepayers, and trade unions using online surveys and statutory mechanisms, aiming to ensure transparency and gather a wide range of views.

Policies and other considerations, as appropriate	
Council Priorities:	A well-run council
Policy Considerations:	Council Delivery Plan 2023-2028 Budget Framework as set out in the Council's Constitution.
Safeguarding:	None.
Equalities/Diversity:	Equality Impact Assessments will be completed where it is relevant to do so in respect of budget proposals.
Customer Impact:	None.
Economic and Social Impact:	None.
Environment, Climate Change and Zero Carbon:	None.
Consultation/Community/Tenant Engagement:	Consultation with residents will be undertaken as part of the Council's budget setting process. This engagement will ensure that the views and priorities of the community are taken into consideration before any final decisions are made.
Risks:	There are key risks to the Council's finances, which are detailed in the Medium Term Financial Plan (MTFP). The MTFP outlines the principal financial risks facing the Council, such as uncertainties regarding government funding, inflationary pressures, unexpected changes in service demand, and the potential impact of economic factors on income streams. The Plan sets out a number of mitigation strategies in helping to safeguard the Council's financial stability and resilience.
Officer Contact	Paul Stone Director of Resources paul.stone@nwleicestershire.gov.uk

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NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 25 NOVEMBER 2025



Title of Report	REGULATOR SOCIAL HOUSING INSPECTION	
Presented by	Cllr A Woodman Housing, Property and Customer Services Portfolio Holder <div style="text-align: right;">PH Briefed <input checked="" type="checkbox"/></div>	
Background Papers	<u>Corporate Scrutiny March 2023</u> <u>Corporate Scrutiny – Nov 2023</u> <u>Cabinet Jan 2024</u> <u>Cabinet April 2025</u>	Public Report: Yes
		Key Decision: Yes
Financial Implications	There is no direct expenditure, but costs for detailed action plans will be covered by existing budgets if possible. If additional resources are required, these will be authorised in accordance with the Council's Constitution.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	The regulatory judgement is a formal process as part of the assessment on the Council's Landlord functions. The report sets out the details around the judgement and actions required.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	None directly – action plans developed may have potential staffing implications. However, these will be addressed under normal processes, if required.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To inform members about the recent Regulator of Social Housing judgment on housing landlord services and outline actions taken in response.	

Reason for Decision	Cabinet is responsible for monitoring the functions of the Council, within their remit, and contributing to any Council aims, objectives and policies. It is also responsible for determining policies and objectives for any Council services, within their remit, reviewing the extent to which they are met, and agreeing any necessary action, as well as ensuring the effective and efficient management of any services and resources, within their remit.
Recommendations	<p>THAT CABINET:</p> <ol style="list-style-type: none"> 1) NOTES THE OUTCOME OF THE SOCIAL HOUSING REGULATORS JUDGEMENT ON THE COUNCIL'S LANDLORD SERVICES AS SET OUT IN THE REPORT. 2) NOTES THE CREATION OF AN ACTION PLAN TO ADDRESS THE ISSUES SET OUT IN THE REPORT WHICH ONCE DRAFTED WILL BE BROUGHT TO CORPORATE SCRUTINY COMMITTEE AND THEN TO CABINET. 3) AGREES THAT THE HOUSING IMPROVEMENT BOARD WILL MONITOR THE ACTION PLAN WITH CABINET BEING UPDATED ANUALLY ON PROGRESS.

1.0 BACKGROUND

- 1.1** The Regulator of Social Housing (RSH) carries out inspections of all social landlords at least once every four years, to assess their delivery of services against four "Consumer Standards", which are: Safety and Quality, Neighbourhood and Community, Tenancy, and Transparency, Influence and Accountability. Further information about the Standards can be found on the RSH website: [Regulator of Social Housing - GOV.UK](https://www.rsh.gov.uk/).
- 1.2** The Regulator determines whether the landlord is performing at C1 level (the highest rating available, nationally only one local authority has achieved this), C2 (some weaknesses and improvement needed but the landlord is delivering the outcomes of the consumer standards), C3 (serious failings and significant improvement needed) or C4 (very serious failings and fundamental changes). The Regulator then works with the landlord to support them on their improvement journey, as all should be aiming towards C1 status.
- 1.3** The Council was inspected by the RSH in August 2025, and the outcome was a grading of C2. Annex A of this report sets out the regulatory judgement in full.

2.0 POSITION PRIOR TO THE INSPECTION

- 2.1** The Housing Service had been working towards delivering the outcomes set out in the Consumer Standards for over two years, and significant changes and improvements have already been made. Cabinet and Scrutiny Committees have received regular update reports as set out in the background papers section of this report. These reports set out the actions which have already been undertaken and include:

- Restructuring the service to address the changing nature of demands on the service from new regulatory standards and to address a significant repairs backlog over past years;
- Ensuring a strong focus on landlord compliance and safety, and implementation of a robust monitoring regime;
- Establishing a Housing Improvement Board bringing together controlling and opposition members with the senior management of the housing service, focusing on the regulatory and service led changes in the sector;
- Initiating significant recruitment drives, including a recent appointment of a new Head of Housing;
- Strengthening the approach to dealing with cases of damp, mould and condensation and implementation of a monitoring and reporting system;
- Changing tenant engagement processes; and
- Changing ICT systems to support the above
- Focusing on dealing effectively with complaints and embedding learning from them in line with Housing Ombudsman standards.

2.2 Some of these actions are complete and others are ongoing. These actions have helped to ensure the Housing Service is in a good position in relation to the RSH's Consumer Standards, aware of areas for improvement and proactively addressing them.

3.0 THE INSPECTION PROCESS

3.1 Following an initial meeting between the RSH inspection team and senior officers of the Council, a wide range of documentary evidence was requested and subsequently submitted to the RSH. The RSH reviewed the evidence and confirmed the areas to be covered during the inspection.

3.2 The Council was then invited to submit any further evidence, and a timetable for the onsite activity was mutually agreed. The on-site part of the inspection took place over three days from 11 - 13 August 2025, and the programme of activity comprised:

- Observation of a Tenant Panel meeting and a review of various online meetings;
- Meetings with the Leader, Portfolio Holder for Housing, opposition lead for Housing and Chief Executive;
- Meetings with the Strategic Director for Housing and Communities and senior housing managers;
- Meetings with a range of other officers to assess services against all areas of the Consumer Standards;
- Meeting with tenants; and
- Observation of a Housing Improvement Board meeting.

3.3 Throughout the on-site inspection, officers were self-aware, open and honest, and this was recognised by the inspection team. Overall, the inspection experience was positive and supportive.

4.0 THE REGULATORY JUDGMENT

4.1 As set out above, the RSH judged the Housing Service as being C2 graded. The published report is attached as Appendix 1, and a summary of key findings under each of the Consumer Standards, is set out below.

Safety and Quality Standard

- The inspection found that currently 81% of the Council's homes have had a full stock condition survey within the last five years. The Council is carrying out further validation work and developing a programme to survey the remainder of the stock by the end of 2026.
- The Council reported that 87% of its homes meet the Decent Homes Standard (DHS), has demonstrated an ongoing commitment to investing in its stock and is working on a revised Asset Management Strategy to be published in 2026.
- Assurance was received by the inspectors that the Council is meeting the legal requirements that relate to the health and safety of tenants in their homes and communal areas.
- The work to date on compliance was recognised, however, further work is needed to continue improvement.
- The inspectors saw evidence that the Council is providing a repairs and maintenance service that meets regulatory requirements, but this requires improvement especially around the targets of timely completion of repairs. This area has been the focus of recent and continued work in the service.

Neighbourhood and Community Standard

- The RSH saw evidence that the Council has an effective approach to dealing with Anti Social Behaviour (ASB) and hate crime and that it meets regulatory requirements.

Tenancy Standard

- Evidence was clear that the Council offers tenancies or terms of occupation that are compatible with the purpose of its accommodation, the needs of individual households, the sustainability of the community and the efficient use of its housing stock.
- The RSH confirmed that they saw evidence of appropriate procedures and systems being in place to ensure the policy is applied.

Transparency, Influence and Accountability Standard

- Through the inspection, a respectful and positive culture towards tenants was demonstrated, and engaged tenants told the regulator that they felt listened to, and that their work was having a positive impact on outcomes for tenants.
- The RSH saw evidence of some understanding of the diverse needs of Council tenants, but the information held needs to be strengthened to improve the use of tenant data to ensure that fair and equitable outcomes are being delivered. The Council did not provide clear evidence of how it proactively uses tenant data to inform service delivery and officers acknowledge that this is an area to work on.
- The RSH saw limited assurance that the quality and range of information made available to tenants meets the expectations set out in the standard.
- The Council was congratulated that it has a strong and well-established Tenant Scrutiny Panel.
- The Council is, however, not meeting relevant timescales for responding to complaints in all circumstances. Reporting demonstrated some learning from complaints although this had not yet led to improved outcomes for tenants.

- 4.2** The findings of the inspection are in line with the expectations and experience of management and the Portfolio Holder for Housing, and both recognise the conclusions of the inspection. Work is already ongoing to address the areas highlighted in the inspection as part of the work of the Housing Improvement Board and the associated Housing Improvement Plan.

NEXT STEPS

4.3 The Housing Service is committed to working with tenants to achieve C1 status, and the areas above will be prioritised in Action, Service and Team plans.

4.4 A combined action plan, bringing together the RSH feedback and the previously identified Housing Improvement Plan, will be developed for Cabinet approval and subject to Cabinet endorsement progress will be monitored quarterly by the Housing Improvement Board with ongoing regular engagement with the Regulator. A full progress report will be presented to Corporate Scrutiny and Cabinet on an annual basis.

5.0 FINANCIAL IMPLICATIONS

5.1 Some of the newly identified actions may have financial implications, and these will be considered individually as part of governance and decision-making processes and reported on via budget monitoring reports. At this stage insufficient detail is known to present the detail.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> - Communities and housing. - A well-run council.
Policy Considerations:	None directly.
Safeguarding:	None directly known at this time. however, service level impacts will be assessed of any changes to service to address this issue, if required.
Equalities/Diversity:	None directly known at this time, however, service level impacts will be assessed of any changes to service to address this issue, if required.
Customer Impact:	None directly known at this time, however, service level impacts will be assessed of any changes to service to address this issue, if required.
Economic and Social Impact:	None directly known at this time, however, service level impacts will be assessed of any changes to service to address this issue, if required.
Environment, Climate Change and Zero Carbon:	None directly known at this time, however, service level impacts will be assessed of any changes to service to address this issue, if required.
Consultation/Community/Tenant Engagement:	None directly known at this time, however, service level impacts will be assessed of any changes to service to address this issue, if required.
Risks:	The risks related to regulatory noncompliance can vary from regulatory intervention through to legal prosecution. The C2 grading of the service shows the Council is compliant in delivering the consumer standards, but some weaknesses are identified. The following Action Plans will aim to improve the next assessment in four years' time to a C1 level.
Officer Contact	Andy Barton Strategic Director with Responsibility for Housing andy.barton@nwleicestershire.gov.uk

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Regulator of
Social Housing

North West Leicestershire District Council (31UH) Regulatory Judgement

12 November 2025

Our Judgement

	Grade / Judgement	Change	Date of assessment
Consumer	C2 Our judgement is that there are some weaknesses in the landlord delivering the outcomes of the consumer standards and improvement is needed.	First grading	November 2025

Reason for publication

We are publishing a regulatory judgement for North West Leicestershire District Council (North West Leicestershire DC) following an inspection completed in November 2025.

This regulatory judgement confirms a consumer grade of C2. This is the first time we have issued a consumer grade in relation to this landlord.

Summary of the decision

From the evidence and assurance gained during the inspection, we have concluded that there are some weaknesses in North West Leicestershire DC delivering the outcomes of the consumer standards and improvement is needed, specifically in relation to outcomes in our Safety and Quality Standard and the Transparency, Influence and Accountability Standard. Based on this assessment, we have concluded a C2 grade for North West Leicestershire DC.

How we reached our judgement

We carried out an inspection of North West Leicestershire DC to assess how well it is delivering the outcomes of the consumer standards as part of our planned regulatory inspection programme. During the inspection, we considered all four consumer standards: Neighbourhood and Community Standard, Safety and Quality Standard, Tenancy Standard, and the Transparency, Influence and Accountability Standard.

During the inspection we observed meetings of the Housing Improvement Board, the tenant scrutiny panel, the audit and governance committee and the corporate scrutiny committee. We met with involved tenants, officers, and councillors, including the leader of North West Leicestershire DC. We also reviewed a wide range of documents provided by North West Leicestershire DC.

Our regulatory judgement is based on a review of all the relevant information we obtained during the inspection, as well as analysis of information supplied by North West Leicestershire DC in its regulatory returns and other regulatory engagement activity.

Summary of findings

Consumer – C2

November 2025

The Safety and Quality Standard requires landlords to have an accurate, up-to-date and evidenced understanding of the condition of their homes at an individual property level that reliably informs the provision of good quality, well maintained and safe homes for tenants and to ensure that tenants' homes meet the requirements of the Decent Homes Standard (DHS). Currently 81% of the council's homes have had a full stock condition survey within the last five years. North West Leicestershire DC is carrying out further validation work and developing a programme to survey the remainder of the stock by the end of 2026. North West Leicestershire DC reported that 87% of its homes meet the DHS and it has demonstrated an ongoing

commitment to investing in its stock and is working on a revised asset management strategy to be published in 2026.

The Safety and Quality Standard also requires landlords to identify and meet all legal requirements that relate to the health and safety of tenants in their homes and communal areas and ensure that all actions arising from legally required health and safety assessments are carried out within appropriate timescales. Overall, we received assurance that North West Leicestershire DC is currently meeting the legal requirements that relate to the health and safety of tenants in their homes and communal areas. During the inspection North West Leicestershire DC reported some overdue checks and actions across fire and electrical safety. Although the position has now improved, North West Leicestershire DC will need to ensure continued focus on performance in this area.

North West Leicestershire DC lacks assurance regarding the accuracy of some of its compliance data. The inspection found a reliance on different data sources and a need to further improve the quality and storage of some compliance data. North West Leicestershire DC recognises this and is progressing work to implement a dedicated compliance management system.

The Safety and Quality Standard also requires landlords to provide an effective, efficient and timely repairs service for the homes and communal areas for which they are responsible. Through the inspection we saw some evidence that North West Leicestershire DC is providing a repairs and maintenance service that meets regulatory requirements, but this requires improvement. Although the council has reduced a backlog of outstanding repairs, it is not currently meeting its targets in relation to the timely completion of repairs and is working with a third party to carry out a review of its front-line repairs service. We will continue to engage with North West Leicestershire DC to ensure that improvements around its repairs service and data integrity remain an area of focus.

The Neighbourhood and Community Standard requires landlords to work in partnership with appropriate local authority departments, the police, and other relevant organisations to deter and tackle anti-social behaviour (ASB) and hate incidents in the neighbourhoods where they provide social housing. Through the inspection, we saw evidence that North West Leicestershire DC has an effective approach to dealing with ASB and hate crime and that it meets regulatory requirements.

In relation to the Tenancy Standard, we saw evidence that North West Leicestershire DC offers tenancies or terms of occupation that are compatible with the purpose of

its accommodation, the needs of individual households, the sustainability of the community and the efficient use of its housing stock. North West Leicestershire DC's Tenancy Strategy and accompanying policy outline its approach to tenancy management and we saw evidence of appropriate procedures and systems being in place to ensure the policy is applied.

The Transparency, Influence and Accountability Standard sets out that landlords must treat tenants and prospective tenants with fairness and respect and take action to deliver fair and equitable outcomes for tenants. Through our inspection North West Leicestershire DC demonstrated a respectful and positive culture towards tenants, and engaged tenants told us that they felt listened to and that their work was having a positive impact on outcomes for tenants.

North West Leicestershire DC has evidenced some understanding of the diverse needs of its tenants but needs to strengthen the information it holds to improve the use of tenant data to ensure it is delivering fair and equitable outcomes. North West Leicestershire DC was not able to provide clear evidence of how it proactively uses tenant data to inform service delivery and acknowledges that it needs to develop its approach to this.

The Transparency, Influence and Accountability Standard also requires landlords to provide accessible information so tenants can use landlord services, understand what to expect from their landlord and hold their landlord to account. We have limited assurance that the quality and range of information that North West Leicestershire DC makes available to tenants meets the expectations set out in the standard. The council's website contains several examples of policies and handbooks that are out of date, including for repairs, and there is limited performance information for tenants outside of the formal tenant engagement groups.

The Transparency, Influence and Accountability Standard also requires landlords to take tenants' views into account when making decisions about the delivery of landlord services. The council has a well-established tenant scrutiny panel, that inspects specific service areas and we saw evidence that this work has been used to influence service delivery outcomes. North West Leicestershire DC is in the process of changing its approach to engagement and has consulted tenants about this. It has developed a new group for tenant association representatives to attend, as well as widening its proposed structure for tenant involvement. These changes are still being developed and embedded.

The Transparency, Influence and Accountability Standard sets out that landlords must ensure complaints are addressed fairly, effectively, and promptly. The inspection found weaknesses in how North West Leicestershire DC delivers these

outcomes. The council is not meeting relevant timescales for responding to complaints. Reporting demonstrated some learning from complaints although this had not yet led to improved outcomes for tenants. We will continue to engage with the council as it works to understand the reasons for poor complaints performance and develops a plan to improve outcomes for tenants.

Background to the judgement

About the landlord

North West Leicestershire DC owns approximately 4,000 homes.

Our role and regulatory approach

We regulate for a viable, efficient, and well governed social housing sector able to deliver quality homes and services for current and future tenants.

We regulate at the landlord level to drive improvement in how landlords operate. By landlord we mean a registered provider of social housing. These can either be local authorities, or private registered providers (other organisations registered with us such as non-profit housing associations, co-operatives, or profit-making organisations).

We set standards which state outcomes that landlords must deliver. The outcomes of our standards include both the required outcomes and specific expectations we set. Where we find there are significant failures in landlords which we consider to be material to the landlord's delivery of those outcomes, we hold them to account. Ultimately this provides protection for tenants' homes and services and achieves better outcomes for current and future tenants. It also contributes to a sustainable sector which can attract strong investment.

We have a different role for regulating local authorities than for other landlords. This is because we have a narrower role for local authorities and the Governance and Financial Viability Standard, and Value for Money Standard do not apply. Further detail on which standards apply to different landlords can be found on our [standards page](#).

We assess the performance of landlords through inspections and by reviewing data that landlords are required to submit to us. In-Depth Assessments (IDAs) were one of our previous assessment processes, which are now replaced by our new inspections programme from 1 April 2024. We also respond where there is an issue or a potential issue that may be material to a landlord's delivery of the outcomes of

our standards. We publish regulatory judgements that describe our view of landlords' performance with our standards. We also publish grades for landlords with more than 1,000 social housing homes.

The Housing Ombudsman deals with individual complaints. When individual complaints are referred to us, we investigate if we consider that the issue may be material to a landlord's delivery of the outcomes of our standards.

For more information about our approach to regulation, please see [Regulating the standards.](#)

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 25 NOVEMBER 2025



Title of Report	LIST OF LOCAL HERITAGE ASSETS: RAILWAY STRUCTURES	
Presented by	Councillor Tony Saffell Planning Portfolio Holder PH Briefed <input checked="" type="checkbox"/>	
Background Papers	No background papers.	Public Report: Yes
		Key Decision: Yes
Financial Implications	There are no financial implications arising from this report.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	There are no direct legal implications arising from this report	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	There are no direct staffing implications arising from this report	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	1. To consider responses to the recent public consultation; and 2. To adopt the revised local list of railway structures.	
Reason for Decision	Adoption of the revised local list of railway structures would support the aims of the Council Delivery Plan 2023-28 relating to planning and regeneration in providing an effective planning service to our communities, including the protection of heritage assets. This decision is the responsibility of the Cabinet, under Part 2, Section E, paragraph 10.3.6 of the constitution (the adoption of "non-development plan documents").	
Recommendations	THAT CABINET ADOPTS THE REVISED LIST OF RAILWAY STRUCTURES.	

1.0 BACKGROUND

- 1.1 The National Planning Policy Framework (2024) encourages local planning authorities to adopt lists of local heritage assets. The Council has adopted five thematic lists of local heritage assets. The most recent was a list of recreational buildings.
- 1.2 Officers prepared a draft list of railway structures for the purposes of public consultation, which is attached as Appendix 1 to this report. Officers considered that the structures on the draft list fulfilled the Council's 'criteria for identifying local heritage assets', which were adopted in June 2016.

2.0 IMPLICATIONS

- 2.1 The inclusion of a structure on the list of local heritage assets would be considered if planning permission is sought to develop, alter or extend it. The local planning authority would consider whether any proposal would be sympathetic to the character of the structure, paying particular attention to the proposal's scale, massing and materials.
- 2.2 Some works may be carried out to a structure without the need for planning permission. The inclusion of a structure on the list of local heritage assets would not affect this.

3.0 CONSULTATIONS

- 3.1 Between 31 March and 9 May 2025, the following people and organisations were consulted about the draft list of local heritage assets:
 - Historic England.
 - Relevant Parish and Town Councils.
 - The Joint Council of National Amenity Societies (JCNAS).
 - The County Council's Historic & Natural Environment Team (HNET).
 - Owners and occupiers of structures on the draft list, including Network Rail, Sustrans and the County Council's Department of Highways.

4.0 CONSULTATION RESPONSES

- 4.1 Ten consultation responses were received. Appendix 2 records these consultation responses; it explains how officers have taken the responses into account in preparing a revised list of local heritage assets.
- 4.2 One consultee proposed that the Charnwood Forest Railway viaduct at Grace Dieu should be included in the list. Two consultees supported this proposal; the owner of the viaduct did not. The revised list of local heritage assets includes the viaduct, because of its architectural interest (please refer to appendix two).
- 4.3 The owner of an accommodation overbridge in Breedon on the Hill proposed that the bridge should not be included in the list. The revised list of local heritage assets does not include the bridge, because it is not accessible by the public.
- 4.4 The revised list of railway structures would reflect best practice as set out in Historic England (2016) *Local heritage listing*. The revised list takes appropriate account of the comments received during the public consultation period. It is recommended that Cabinet adopts the revised list of railway structures.

Policies and other considerations, as appropriate	
Council Priorities:	Planning and regeneration
Policy Considerations:	The adopted local plan recognises that the Council has a “key role in the conservation of heritage assets” and that this role includes “adopting a local list” (paragraph 11.12).
Safeguarding:	No considerations made.
Equalities/Diversity:	No considerations made.
Customer Impact:	No direct impact identified.
Economic and Social Impact:	No direct impact identified.
Environment, Climate Change and Zero Carbon:	No direct impact identified.
Consultation/Community/Tenant Engagement:	Please refer to section 3.0 above.
Risks:	<p>If the list is not adopted, then the Council would need to determine on a case-by-case basis whether structures constitute non-designated heritage assets. This approach would not offer a high degree of clarity or certainty.</p> <p>If the list is amended prior to adoption, then it may not reflect best practice or take appropriate account of the consultation responses received.</p>
Officer Contact	James White Senior Conservation Officer james.white@nwleicestershire.gov.uk

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Railway structures

Discussion document

Disclaimer

Please note that the inclusion of any building in this discussion document does not mean that the building or its grounds are open to the public. Many of these buildings are private homes or businesses, so please respect the occupiers' privacy.

Historic England has published a listing selection guide for transport infrastructure (2017). The Council has adopted *criteria for identifying local heritage assets* (2016). This discussion document examines the selection guide in a local context and offers initial recommendations for local listing.

Scope of this document

This discussion document considers the architectural and historic interest of railway infrastructure erected in the district since the early 1820s.

A separate discussion document will consider the district's canal and tramway infrastructure. Tramways were laid in association with the Charnwood Forest Canal (1794) and the Ashby Canal (1804). The tramways included the so-called **Ashby Railway** (from Cloud Hill to a canal wharf near Willesley) and the **Ticknall Tramway** (from a junction with the Ashby Railway at Old Parks to the district boundary).

Railway infrastructure, early 1820s to early 1910s

Historic England describes the development of the railway system as “one of the greatest achievements” of the Victorian period, “although its origins lay in the Georgian period”. The development of the railway system “falls into four distinct phases”.

The first thirty years, early 1820s to early 1850s

Historic England says: “The **pioneering** phase extends from the opening of the Stockton to Darlington [Railway] (1825) to the completion of the Great Western Railway in 1841. The second phase runs from 1841 to 1850 and marks the **heroic** age of railway building and the period of ‘railway mania’”. The latter period saw “the frantic construction of lines including the Great North [sic] Railway”. The Great Northern Railway's stations at London (King's Cross) and Newark (North Gate) opened in 1852.

George Stephenson's pioneering **North Midland Railway** (late 1830s) is represented by thirty-six bridges including five at Belper (the ‘Belper Cutting’); four tunnels, two viaducts, a railway station at South Wingfield and a goods shed at Ripley.

Otherwise regionally the ‘pioneering’ phase is represented by about twenty listed buildings. The **Cromford & High Peak Railway** (mid to late 1820s) is represented by three railway bridges and a railway station near Brassington. The **Leicester to Swannington Railway** (early 1830s) is represented by the west portal of the Glenfield Tunnel and twelve tunnel ventilation shafts. The **Midland Counties Railway** (late 1830s) is represented by five railway bridges and the Redhill Tunnel, “doubled” in 1893 for the Midland Railway.

North West Leicestershire District Council
APPENDIX 1 - List of Local Heritage Assets

Regionally the 'heroic' phase is represented by about fifteen listed buildings. The **MR Nottingham to Lincoln line** (late 1840s) is represented by four railway stations including Newark Castle station. The **Manchester Buxton Matlock & Midland Junction Railway** (late 1840s) is represented by a viaduct, three railway stations and a station master's house.

In Leicestershire the 'heroic' phase is represented by the **MR Leicester to Burton line** (late 1840s); the railway station at Ashby-de-la-Zouch is a listed building.

The second thirty years, early 1850s to early 1880s

Historic England says: "The third phase, from the 1850s to the 1870s, saw the **consolidation** of the network, including the opening of the dramatic Settle to Carlisle line, carrying the Midland Railway into Scotland". The MR Settle to Carlisle line opened in 1876. Historic England says that "greater selection" is necessary after about 1850.

Regionally the 'consolidation' phase is represented by about twenty-five listed buildings. The **MR Rowsley to Buxton line** (early 1860s) is represented by a railway bridge, three viaducts (including the viaducts at Miller's Dale and Monsal Dale) and two railway stations. The **GNR Derbyshire & Staffordshire extension** (late 1870s) is represented by two railway bridges in Derby and the grade II* listed Bennerley Viaduct between Awwsworth and Ilkeston.

In Leicestershire the 'consolidation' phase is represented by the **MR Derby to Ashby line** (late 1860s); the railway bridge over the River Trent at Melbourne is a listed building. It is also represented by the **Ashby & Nuneaton Joint Railway** (late 1860s); a railway bridge at Measham and the railway station at Shackerstone are listed buildings.

The third thirty years, early 1880s to early 1910s

Historic England says: "The fourth period runs up to 1914 and saw the **completion** of the network". Regionally the 'completion' phase is represented by about half-a-dozen listed buildings. In Leicestershire the **GCR London extension** (late 1890s) is represented by railway stations at Loughborough, Quorn and Rothley.

Railways in NW Leicestershire

In NW Leicestershire the 'pioneering' phase is represented by two railways: The **Leicester to Swannington Railway** (early 1830s) from the district boundary near Ellistown to a terminus at Swannington; the **Coleorton Railway** (mid-1830s) from that terminus to a junction with the Ashby Railway (see above) at Newbold. The 'heroic' phase is represented by the **MR Leicester to Burton line** (late 1840s), from a junction with the Leicester to Swannington Railway at Coalville to the district boundary near Moira.

The 'consolidation' phase is represented by five railways, all laid out in the late 1860s and early 1870s. The **MR Weston branch** runs from the district boundary north of Lockington to the district boundary west of Castle Donington.

The **MR Derby to Ashby line** was laid out in two phases: The first from the district boundary at Wilson to a junction with the Ashby Railway (see above) near Newbold; the second from that junction, following the route of the Ashby Railway, to a junction with the MR Leicester to Burton line at Ashby-de-la-Zouch.

North West Leicestershire District Council

APPENDIX 1 - List of Local Heritage Assets

As part of the 'consolidation' phase the **Ashby & Nuneaton Joint Railway** laid out two railways: One from the district boundary at Snarestone to a junction with the MR Leicester to Burton line near Moira; the other from the district boundary near Heather to a junction with the Leicester to Swannington Railway near Coalville.

In NW Leicestershire the 'completion' phase is represented by two railways: The **LNWR Charnwood Forest Railway** (early 1880s) from a junction with the Ashby & Nuneaton Joint Railway near Coalville to the district boundary east of Grace Dieu; the **Swadlincote loop** (early 1880s) following the district boundary for about 1250m east of Albert Village.

John Sydney Crossley

All of the 'consolidation' phase railways were designed by John Sydney Crossley (b.1812). Crossley was the chief engineer to the Midland Railway between 1858 and 1875. The Ashby & Nuneaton Joint Railway was designed by Crossley and William Baker, the chief engineer to the London & North Western Railway.

Crossley was a significant civil engineer. His greatest engineering work was the Settle and Carlisle line, opened in 1876. Eight viaducts and three bridges on the line are listed, one viaduct at grade II*. Crossley also designed a viaduct and bridge on the MR Chesterfield to Sheffield line (1870) and a viaduct on the MR Mansfield to Worksop line (1875).

Railway stations in NW Leicestershire¹

The Leicester to Swannington Railway included a station at Coalville. The MR Leicester to Burton line included stations at Ashby-de-la-Zouch, Moira and 'Overseal'.

The MR Weston branch included a station at Castle Donington. The MR Derby to Ashby line included stations at Tonge, Cloud Hill and Ashby-de-la-Zouch². The Ashby & Nuneaton Joint Railway included (to the west) stations at Snarestone, Measham and Donisthorpe and (to the east) railway stations at Heather and Hugglescote. The LNWR Charnwood Forest Railway included stations at Coalville 'east' and Whitwick.

In 2021 five railway stations survive at Ashby-de-la-Zouch, Moira, Tonge, Measham and Whitwick. The railway station at Ashby (late 1840s) is a grade II* listed building.

Tunnels and viaducts in NW Leicestershire

The Coleorton Railway included two tunnels. The 90m **Newbold Tunnel** survives intact with its portals and approach cuttings. Of the 450m **Coleorton Tunnel** beneath St George's Hill only the southern approach cutting survives.

The second phase of the MR Derby to Ashby line followed the route of the Ashby Railway. The **Old Parks Tunnel** of c.1800 was widened and shortened. The 275m tunnel survives; the eastern approach cutting and portal survive but the western approach cutting has been filled in.

The MR Weston branch includes three viaducts: North of Lockington an **approach viaduct** to a bridge over the River Trent; west of Castle Donington a **flood relief viaduct** and an **approach viaduct** to a second bridge over the River Trent. The LNWR Charnwood Forest Railway includes a **viaduct** over the approach to Grace Dieu Manor.

¹ Kegworth railway station was in Nottinghamshire.

² There was a very short-lived station at Wilson (1869-71).

North West Leicestershire District Council
APPENDIX 1 - List of Local Heritage Assets

Railway underbridges in NW Leicestershire

An underbridge is a bridge that allows traffic (usually road traffic) to pass under a railway. We have identified eight railway underbridges in NW Leicestershire.

- On the Ashby & Nuneaton Joint Railway, there are larger bridges at **Bath Road** and **Shortheath Road** and a smaller bridge at **Park Road** (Ashby Woulds).
- On the MR Leicester to Burton line, the stone bridge at **Leicester Road** (Ashby) is large and well preserved. Other bridges at **Rawdon Road** (Ashby Woulds) and **Station Road** (Ashby) were replaced or altered in the twentieth century.
- Bridges at **Mantle Lane** (Coalville) and **Grange Road** (Hugglescote) were replaced in the early and late twentieth centuries respectively.

Railway overbridges in NW Leicestershire

An overbridge is a bridge that allows traffic (usually road traffic) to pass over a railway. We have identified thirty-seven overbridges in NW Leicestershire. There are eleven bridges on working freight railways. There are six bridges on 'completion' phase railways, including five on the LNWR Charnwood Forest Railway.

- On the **MR Derby to Ashby line** there are ten overbridges. There are six stone bridges on NCN6 (a bridge at Tonge was altered in the twentieth century).
- On the **Ashby & Nuneaton Joint Railway** there are five overbridges including four on NCN63. The Meer Bridge at Measham is a grade II listed building.
- On the **Leicester to Swannington Railway** two bridges were replaced in the twentieth century. On the **ANJR Coalville branch** there are three overbridges.

Closure and continuation

The **MR Leicester to Burton line** and the **MR Weston branch** are working freight railways. The **Leicester to Swannington Railway** is a working freight railway from the district boundary near Ellistown to its junction with the MR Leicester to Burton line at Coalville. Other railway lines in the district are disused.

The **Ashby & Nuneaton Joint Railway** is a 'recreational trail' between Measham and its junction with the MR Leicester to Burton line near Moira. The Ashby Woulds Heritage Trail received planning permission in 1987 (87/1055/C) and it is part of the National Cycle Network (NCN63).

The **MR Derby to Ashby line** is a 'pedestrian and cycle way' between Worthington and the district boundary at Wilson. The 'Cloud Trail' received planning permission in 1995 (95/0015/P) and it is part of the National Cycle Network (NCN6)³.

³ A short section of the **LNWR Charnwood Forest Railway** at Thringstone is part of NCN52.

North West Leicestershire District Council
APPENDIX 1 - List of Local Heritage Assets

The selection

On the following pages we have selected 16 structures for inclusion on the list of local heritage assets. The selection has been made on the following basis:

- Generally the selection includes 'pioneering', 'heroic' and 'consolidation' phase structures, but it does not include 'completion' phase structures.
- Generally the selection includes structures that are large and well-preserved.
- Generally the selection includes structures that are accessible by the public. Hence it does not include (e.g.) overbridges on working freight railways.

Hence the following structures are proposed for inclusion on the list of local heritage assets. They are all 'consolidation' phase structures apart from the 'pioneering' tunnel at Newbold, the 'heroic' railway station at Moira, the 'heroic' underbridge at Leicester Road and the 'completion' phase viaduct at Grace Dieu.

- The railway stations at Measham and Moira;
- The tunnel at Newbold;
- The approach viaduct at Lockington and the viaduct at Grace Dieu;
- Underbridges at Bath Road, Leicester Road and Shortheath Road;
- Four stone overbridges on the MR Derby to Ashby line (NCN6);
- Four overbridges on the Ashby & Nuneaton Joint Railway.

North West Leicestershire District Council
APPENDIX 1 - List of Local Heritage Assets

Property	Railway Station
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Number	
Street	Manning Terrace
Township	
Parish	Measham

Easting	433248
Northing	311908
Our reference	LL/1195
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway station

Date	
Date range begins	1867
Date range ends	1879

Description

A station on the Ashby & Nuneaton Joint Railway. Designed by John Holloway Sanders, chief architect to the Midland Railway. Parliamentary assent 1867; the station was 'just completed' in 1870. Used as a museum and 'for commercial uses' since c.2007. The station is a single storey building. It is faced in red brick with ashlar stone dressings, beneath hipped slate roofs with bracketed oversailing eaves. Sash windows are arranged 3:3:3. There is a central entrance door and fanlight. There are lower single-storey wings to either side.

This is a well-preserved station on a 'consolidation' phase railway. The identical station at Shackerstone is a grade II listed building.

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Railway Station
----------	------------------------

Number	
Street	Station Drive
Township	Moira
Parish	Ashby Woulds

Easting	431669
Northing	315788
Our reference	LL/2225
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway station

Date	
Date range begins	1846
Date range ends	1849

Description

A station and station master's house on the Midland Railway Leicester to Burton line. Parliamentary assent 1846; opened 1849. Extended and altered c.2008 to form a house. The building is faced in red brick laid in English bond beneath gabled slate roofs. The principal building is one-and-a-half storeys tall and 'L' shaped on plan. Window openings have four-centred arch heads with hood moulds. There are bargeboards on the gables and dormers.

This is a well-preserved station that forms part of a 'heroic' phase railway. Generally buildings that predate c.1850 are considered to have qualities of age that justify their inclusion on the Local List.

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Railway underbridge
----------	----------------------------

Number	
Street	Bath Road
Township	Moira
Parish	Ashby Woulds

Easting	430680
Northing	315597
Our reference	LL/2226
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway underbridge

Date	
Date range begins	1869
Date range ends	1873

Description

An underbridge on the Ashby & Nuneaton Joint Railway. Contract 1869; opened 1873. Chief engineers: John Crossley and William Baker. Contractor: Barnes & Beckett. The bridge is a skew bridge; it has a single span. It is faced in red brick laid in English bond.

This is a large and well-preserved underbridge; it is part of a 'consolidation' phase railway that was designed by a significant civil engineer (Crossley). It has group value with the similar underbridge at Shortheath Road (qv).

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Railway underbridge
----------	----------------------------

Number	
Street	Shortheath Road
Township	Moira
Parish	Ashby Woulds

Easting	430963
Northing	315183
Our reference	LL/2227
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway underbridge

Date	
Date range begins	1869
Date range ends	1873

Description

An underbridge on the Ashby & Nuneaton Joint Railway. Contract 1869; opened 1873. Chief engineers: John Crossley and William Baker. Contractor: Barnes & Beckett. The bridge has a single span. It is faced in red brick laid in English bond.

This is a large and well-preserved underbridge; it is part of a 'consolidation' phase railway that was designed by a significant civil engineer (Crossley). It has group value with the similar underbridge at Bath Road (qv).

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Railway underbridge
----------	----------------------------

Number	
Street	Leicester Road
Township	
Parish	Ashby-de-la-Zouch

Easting	436537
Northing	316271
Our reference	LL/2228
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway underbridge

Date	
Date range begins	1846
Date range ends	1849

Description

An underbridge on the Midland Railway Leicester to Burton line. Parliamentary assent 1846; opened 1849. Chief engineer: Charles Liddell. The bridge has a single span. The bridge is faced in rockfaced stone with rockfaced voussoirs and ashlar stone dressings. The bridge vault is faced in red brick.

This is a well-preserved overbridge that forms part of a 'heroic' phase railway. Generally buildings that predate c.1850 are considered to have qualities of age that justify their inclusion on the Local List.

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Railway overbridge
----------	---------------------------

Number	
Street	Slade Lane
Township	Wilson
Parish	Breedon on the Hill

Easting	440713
Northing	324839
Our reference	LL/2230
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway overbridge

Date	
Date range begins	1866
Date range ends	1869

Description

An overbridge on the Midland Railway Derby to Cloud Hill line. Contract 1866; opened 1869. Chief engineer: John Sydney Crossley. Contractor: Benton & Woodiwiss. The bridge has three spans. The bridge is faced in rockfaced stone with ashlar stone dressings. The bridge piers are faced in rockfaced stone while the bridge vaults are faced in red brick.

This is a large and well-preserved overbridge; it is part of a 'consolidation' phase railway that was designed by a significant civil engineer. It has group value with a similar overbridge in Tonge (qv).

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Railway overbridge at Tonge Station
----------	--

Number	
Street	
Township	Tonge
Parish	Breedon on the Hill

Easting	441710
Northing	323902
Our reference	LL/2231
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway overbridge

Date	
Date range begins	1866
Date range ends	1869

Description

An overbridge on the Midland Railway Derby to Cloud Hill line. Contract 1866; opened 1869. Chief engineer: John Sydney Crossley. Contractor: Benton & Woodiwiss. The bridge has three spans. The bridge is faced in rockfaced stone with ashlar stone dressings. The bridge piers are faced in rockfaced stone while the bridge vaults are faced in red brick.

This is a large and well-preserved overbridge; it is part of a 'consolidation' phase railway that was designed by a significant civil engineer. It has group value with a similar overbridge in Wilson (qv).

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Accommodation overbridge
----------	---------------------------------

Number	
Street	Moor Lane (off)
Township	Tonge
Parish	Breedon on the Hill

Easting	441822
Northing	323351
Our reference	LL/2232
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway overbridge

Date	
Date range begins	1866
Date range ends	1869

Description

An overbridge on the Midland Railway Derby to Cloud Hill line. Contract 1866; opened 1869. Chief engineer: John Sydney Crossley. Contractor: Benton & Woodiwiss. The bridge has a single span. The bridge is faced in rockfaced stone with ashlar stone dressings. The bridge vault is faced in red brick.

This is a well-preserved overbridge; it is part of a 'consolidation' phase railway that was designed by a significant civil engineer. It has group value with two similar overbridges in Breedon (qv).

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Railway overbridge
----------	---------------------------

Number	
Street	Doctors Lane
Township	
Parish	Breedon on the Hill

Easting	441151
Northing	322067
Our reference	LL/2234
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway overbridge

Date	
Date range begins	1866
Date range ends	1869

Description

An overbridge on the Midland Railway Derby to Cloud Hill line. Contract 1866; opened 1869. Chief engineer: John Sydney Crossley. Contractor: Benton & Woodiwiss. The bridge has a single span. The bridge is faced in rockfaced stone with ashlar stone dressings. The bridge vault is faced in red brick.

This is a well-preserved overbridge; it is part of a 'consolidation' phase railway that was designed by a significant civil engineer. It has group value with similar overbridges in Breedon (qv) and Tonge (qv).

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Accommodation overbridge
----------	---------------------------------

Number	
Street	Hall Lane (off)
Parish	Oakthorpe & Donisthorpe

Easting	431590
Northing	313594
Our reference	LL/2235
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway overbridge

Date	
Date range begins	1869
Date range ends	1873

Description

An overbridge on the Ashby & Nuneaton Joint Railway. Contract 1869; opened 1873. Chief engineers: John Crossley and William Baker. Contractor: Barnes & Beckett. The bridge has three spans. It is faced in red brick laid in English bond.

This is a large and well-preserved overbridge; it is part of a 'consolidation' phase railway that was designed by a significant civil engineer. It has group value with similar overbridges in Measham, Oakthorpe and Donisthorpe (qv).

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Railway overbridge
----------	---------------------------

Number	
Street	Coronation Lane
Parish	Oakthorpe & Donisthorpe

Easting	431803
Northing	312735
Our reference	LL/2236
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway overbridge

Date	
Date range begins	1869
Date range ends	1873

Description

An overbridge on the Ashby & Nuneaton Joint Railway. Contract 1869; opened 1873. Chief engineers: John Crossley and William Baker. Contractor: Barnes & Beckett. The bridge has three spans. It is faced in red brick laid in English bond.

This is a large and well-preserved overbridge; it is part of a 'consolidation' phase railway that was designed by a significant civil engineer. It has group value with similar overbridges in Measham, Oakthorpe and Donisthorpe (qv).

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Railway overbridge
----------	---------------------------

Number	
Street	Chapel Street
Parish	Oakthorpe & Donisthorpe

Easting	431944
Northing	312571
Our reference	LL/2237
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway overbridge

Date	
Date range begins	1869
Date range ends	1873

Description

An overbridge on the Ashby & Nuneaton Joint Railway. Contract 1869; opened 1873. Chief engineers: John Crossley and William Baker. Contractor: Barnes & Beckett. The bridge has three spans. It is faced in red brick laid in English bond.

This is a large and well-preserved overbridge; it is part of a 'consolidation' phase railway that was designed by a significant civil engineer. It has group value with similar overbridges in Measham, Oakthorpe and Donisthorpe (qv).

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Railway overbridge
----------	---------------------------

Number	
Street	Horses Lane
Township	
Parish	Measham

Easting	433528
Northing	311620
Our reference	LL/2238
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway overbridge

Date	
Date range begins	1869
Date range ends	1873

Description

An overbridge on the Ashby & Nuneaton Joint Railway. Contract 1869; opened 1873. Chief engineers: John Crossley and William Baker. Contractor: Barnes & Beckett. The bridge is a skew bridge; it has three spans. It is faced in red brick laid in English bond.

This is a large and well-preserved overbridge; it is part of a 'consolidation' phase railway that was designed by a significant civil engineer. It has group value with similar overbridges in Measham, Oakthorpe and Donisthorpe (qv).

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Newbold Tunnel
----------	-----------------------

Number	
Street	Ashby Road
Township	Newbold
Parish	Worthington

Easting	439910
Northing	318930
Our reference	LL/2286
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway tunnel

Date	
Date range begins	1832
Date range ends	

Description
<p>A tunnel on the Coleorton Railway. The railway was proposed in 1832. The tunnel is about 90m long. The north west approach cutting is also about 90m long. The south east approach cutting is about 250m long. Each approach cutting is about 35m wide where it meets the tunnel portal. Each tunnel portal is about 4m wide.</p> <p>This appears to be a well-preserved tunnel on a 'pioneering' phase railway. Heritage assets that predate the reign of Queen Victoria are considered to have qualities of age that justify their inclusion on the Local List. No field assessment has been made; the tunnel has been included on the list on a provisional basis.</p>

Photograph

North West Leicestershire District Council
List of Local Heritage Assets

Property	Approach viaduct
----------	-------------------------

Number	
Street	Off Warren Lane
Township	Lockington
Parish	Lockington-Hemington

Easting	447810
Northing	330740
Our reference	LL/2287
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway viaduct

Date	
Date range begins	1866
Date range ends	1869

Description

An approach viaduct on the MR Weston branch railway. Contract 1866; opened 1869. Chief engineer: John Sydney Crossley. Contractor: Benton & Woodiwiss. The viaduct is faced in rockfaced stone with ashlar voussoirs and ashlar dressings. The viaduct has ten spans. The southern span adjoins the retaining walls of the adjacent embankment. The northern span adjoins the abutment of the bridge. The northern span accommodates a water course.

This is a well-preserved viaduct; it is part of a 'consolidation' phase railway that was designed by a significant civil engineer.

Photograph



North West Leicestershire District Council
List of Local Heritage Assets

Property	Viaduct at Grace Dieu
----------	------------------------------

Number	
Street	Loughboro' Road (off)
Township	
Parish	Belton

Easting	443375
Northing	318135
Our reference	LL/2384
LCC reference	

Thesaurus type	
Broad	Transport
Narrow	Railway viaduct

Date	
Date range begins	1881
Date range ends	1883

Description

A viaduct on the LNWR Charnwood Forest Railway. 'Ceremony of turning the first sod' 1881; opened 1883. The viaduct crosses the Grace Dieu Brook and the approach to Grace Dieu Manor. It has six spans with semicircular heads. The viaduct piers and vaults are faced in red brick, while each long elevation is faced in rockfaced stone. There is a parapet above a dentil cornice.

The viaduct has architectural interest, unlike other structures on the Charnwood Forest Railway. It is larger than those structures and it uses higher quality facing materials; it also contributes positively to the approach to Grace Dieu Manor.

Photograph



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Appendix 2 - Railway Structures: List of Local Heritage Assets

Consultation Responses: General

Consultee	Advice	Response
Shackerstone Museum Battlefield Line Railway	Encouraged the inclusion of railway structures (including bridges) on the ANJR Coalville branch railway.	Not accepted. This branch railway (early 1870s) is one where “greater selection” is necessary. In general, structures on the branch are less well preserved and there is very limited public access.
Agent: Accommodation overbridge, Moor Lane (off), Tonge	Objected to the inclusion of the overbridge on the local list. The owner does not “want any changes to the current use” but wants “the ability to change it should it be necessary”.	Not accepted. The arguments presented do not relate to the architectural or historic interest of the bridge. Adding the bridge to the local list would not give the Council the power to compel a change of use.
Interested party Accommodation overbridge, Doctors Lane (off), Breedon on the Hill	Site meeting on 14 May following a telephone conversation. The interested party objected to the inclusion of the overbridge on the local list due to its poor condition.	Accepted. A building’s “general state of repair ... will not usually be a relevant consideration” (Department for Culture, Media and Sport). However, the bridge is not accessible by the public, so it does not reflect our basis for selection.
Historic England	“Locally listed assets do not fall within our remit for statutory consultation”.	Noted.
Interested party Newbold Tunnel	Supported the addition of the tunnel to the local list – “I think it would be great news”.	Noted.
Ashby Town Council	Supported the addition of the Leicester Road underbridge to the local list.	Noted.

Consultation responses: Viaduct at Grace Dieu

Consultee	Advice	Response
Shackerstone Museum Battlefield Line Railway	Encouraged the inclusion of the Charnwood Forest Railway viaduct at Grace Dieu.	Accepted. It is proposed to add the viaduct to the local list for its architectural interest – i.e. its size, its high-quality facing materials and its positive contribution to the approach to Grace Dieu Manor.
Belton Parish Council	Supported the inclusion of the viaduct at Grace Dieu on the local list.	Noted.
Friends of Thringstone	Supported the inclusion of the viaduct at Grace Dieu on the local list. “It is a very striking structure ... and the [stone] covering makes it special and unique in our eyes”.	Noted.
Agent	Objected to the inclusion of the viaduct at Grace Dieu on the local list. Asserted that it “holds limited historic value”. Asserted that it is a liability, given its age “and the public access in this area”.	Not accepted. It is proposed to add the viaduct to the local list. Officers agree that it “holds limited historic value”. Other arguments do not relate to the viaduct’s architectural or historic interest.

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 25 NOVEMBER 2025



Title of Report	JOINT BUILDING CONTROL SERVICE	
Presented by	Cllr Tony Saffell Portfolio Holder for Planning <div style="text-align: right;">PH Briefed Y</div>	
Background Papers	BSR Audit 27 June 2025	Public Report: Yes
	Building Control - Proposal for Future Service Delivery Cabinet 10 November 2020	Key Decision: Yes
Financial Implications	The Heads of Terms set out contractual payments from North West Leicestershire District Council to Charnwood Borough Council to cover the whole costs of Charnwood Borough Council providing a statutory non fee earning service in North West Leicestershire.	
	The costs will be forecast in advance of each budget year and agreed by the Joint Management Board so North West Leicestershire District Council can make budget provision and then the actual cost will be charged on a quarterly basis in arrears. Revenue generated from statutory fee earning work in North West Leicestershire will be retained by Charnwood Borough Council.	
	Any statutory fees earned in North West Leicestershire will be retained by Charnwood Borough Council.	
Legal Implications	Signed off by the Section 151 Officer: Yes	
	The building control service is an executive function and the decision to delegate the function to another council rests with Cabinet.	
Staffing and Corporate Implications	Signed off by the Monitoring Officer: Yes	
	All staff in the shared service are employed by Charnwood Borough Council.	
Purpose of Report	Signed off by the Head of Paid Service: Yes	
	To seek Cabinet approval for an extension to the legal agreement between North West Leicestershire District Council and Charnwood Borough Council to continue to provide a Joint Building Control Service.	

Reason for Decision	<p>1.To extend the period for the provision of Building Control service functions from North West Leicestershire District Council to Charnwood Borough Council for a further five years and three months.</p> <p>2.To ensure the costs of setting up the Building Safety Levy collection for North West Leicestershire is funded.</p>
Recommendations	<p>THAT CABINET:</p> <ol style="list-style-type: none"> 1. AGREES THAT THE BUILDING CONTROL FUNCTION CONTINUES TO BE DELIVERED BY CHARNWOOD BOROUGH COUNCIL; 2. DELEGATES AUTHORITY TO CHARNWOOD BOROUGH COUNCIL TO DELIVER BUILDING CONTROL SERVICES ON BEHALF OF NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL AND IN ACCORDANCE WITH THE TERMS OF A DELEGATION AGREEMENT WHICH IS TO BE AGREED BY BOTH AUTHORITIES; 3. DELEGATES AUTHORITY TO THE STRATEGIC DIRECTOR OF PLACE, TO NEGOTIATE AND FINALISE THE TERMS OF THE DELEGATION AGREEMENT WITH CHARNWOOD BOROUGH COUNCIL

1.0 BACKGROUND

- 1.1 The Provision of Building Control Services, by the Council is a Statutory Requirement Under the Building Act 1984, the Council's Building Control Function is required to determine applications for Building Regulation approval and to ensure its statutory fee earning account maintains cost neutral taking one year with the next.
- 1.2 The service also provides a range of statutory services on behalf of the Council (for which it cannot charge a fee), consultancy services to other internal departments and also to the market. The proportion of time spent on statutory fee earning work averages around 55%. The balance of 45% is split between providing other statutory non fee earning work (30%) and servicing the needs of other internal services (15%). The proportion of time spent on statutory and non-statutory services varies throughout the year depending on service demands.
- 1.3 Since the 1980s, local authority building control has been in competition for statutory fee earning work with private sector 'Approved Inspectors'. These inspectors tend to have low business overheads and are able to choose the work they undertake. Local Authorities are statutorily obliged to be 'the provider of last resort' and are unable to turn work away. As a consequence, it is in the interests of local authority providers to actively market their service to ensure they maximise their fee earning potential so that they provide a cost neutral statutory fee earning service.

- 1.4 For some years now, the Local Authority Building Control sector has been facing significant challenges from increased competition from the private sector; increased costs arising from high profile cases (such as the Lakanal House and Grenfell Tower disasters); staff retention; an aging workforce; and a shortfall of new graduate entrants into the profession. These challenges remain but have been compounded by the significant changes to building control practice occasioned by the Building Safety Act 2022 (introduced following Grenfell) and the introduction of the Building Safety Regulator (BSR) and the Operational Standards Rules (OSR).
- 1.5 The challenges facing the Council in delivering the building control function are shared with other local authorities nationally. The introduction of the Building Safety Act in 2022 has led to a decline in the number of surveyors and has increased the degree of scrutiny from a new Building Safety Regulator. The changes in operational standards that must now be satisfied are extensive and many councils are struggling to find competent and experienced surveyors to provide the statutory function.
- 1.6 In November 2020, upon the presentation of a comprehensive Proposal for Future Service Delivery Report (see background papers), Cabinet approved a joint arrangement with Charnwood Borough Council. Cabinet delegated authority to Charnwood to discharge North West Leicestershire's Building Control functions. A Delegation Agreement was entered into on the 4 January 2021 and the two authorities have worked together in partnership since to provide the statutory functions in each district under a legal agreement. This has brought capacity and resilience during a period of change and enabled each council to manage risk. This arrangement has been overseen by a Joint Management Board chaired by a Director of each council on an alternating basis year to year. The Board also includes Heads of Service and Finance Officers from both councils and the Building Control Manager from Charnwood Borough Council.
- 1.7 The legal agreement was for five years and three months taking it to 3 April 2026. In light of the success of the partnership and absence of alternative provision options, the Joint Management Board, has indicated that it wishes to renew the joint arrangement for a further five years and three months. The three extra months provides a contingency period to get a new agreement signed if that was what the two Councils were minded to do so.

2.0 JOINT BUILDING CONTROL SERVICE

- 2.1 The original objectives of the joint service project can be found within the background papers.
- 2.2 Despite the challenges facing the industry and Service, over the last five years, the Joint Service has maintained its market position of around 40-45% and has established a robust reputation in the local construction sector as a reliable and sound provider of inspection services.
- 2.3 Operating costs have been shared between the two councils and costs to provide the statutory non-fee earning service to both Charnwood and North West Leicestershire has been minimised over the term of the agreement (see Section 4 below).
- 2.4 A key influence on operational costs remains the challenge of recruiting permanent building surveyors at all levels. The Service has reviewed job profiles and secured market premia and honoraria to enhance the pay of surveyors and a recruitment campaign this autumn will seek new Surveyors to fill posts currently occupied by contractors.

- 2.5 The introduction of the Building Safety Regulator (BSR) in October 2023 and its Operational Standards Rules (OSR) in 2024 have required all surveyors to be registered, trained and examined to meet the BSRs competency standards. This has involved a programme of training for all surveyors alongside their day to day duties over 2023/24.
- 2.6 A further requirement of the OSR is that all building control bodies will be audited by the BSR on a four-yearly basis from September 2024 onwards. Charnwood and North West Leicestershire were in the first tranche of building control bodies to be audited with this commencing in November 2024. The audit completed on 27 June 2025 and gave the two authorities a high level of assurance with minor non-compliances to address.
- 2.7 The Building Safety Levy is a statutory charge introduced under the Building Safety Act 2022 to fund building safety remediation works across England. The levy applies to most new residential developments and aims to ensure that the burden of fixing historical building safety defects does not fall on leaseholders. Revenue from the levy will contribute to removing unsafe cladding and improving safety in high-rise buildings, particularly in response to the 2017 Grenfell Tower fire. The intention is to raise £3bn to cover the costs of remediating buildings over 11metres tall over a 10-year period with periodic reviews.
- 2.8 S58 of the Building Safety Act 2022 introduces the powers to impose a levy on new residential buildings requiring certain building control approvals in England and for the revenue to be spent on building safety. The levy was announced in Autumn 2025 and it is expected to come into effect on 1 October 2026. Levy Regulations have been drafted and will be laid in Parliament later this year.
- 2.9 Government has undertaken a new burdens assessment to determine what level of grant to award recognising the need to procure new or updated IT systems, recruit and train staff and publish notices about process changes. Based on the finding, the Ministry of Housing, Communities and Local Government (MHCLG) wrote to all councils on 14 January 2025 stating that grants under s31 of the Local Government Act 2003 will be awarded to cover start-up costs in the budget for 2025/26. Grants will be paid by bank transfer in the new fiscal year, after the Regulations receive Parliamentary consent. Charnwood Borough and North West Leicestershire are both considered Large Authorities and will each receive £129,620. This is potentially £259,240 from both authorities to support the implementation of the Levy.

3.0 EXTENSION TO THE LEGAL AGREEMENT

- 3.1 The detailed legal implications of the joint arrangement were considered by Cabinet in November 2020 and these can be found in the report (see background papers). The legislative powers to continue the arrangement remain within Section 101 of the Local Government Act 1972, Sections 19 and 9EA of the Local Government Act 2000 and Regulation 5(2)(a) of the Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2012.

- 3.2 The new Delegation Agreement will take the form similar to the current agreement either by way of an extension or a new agreement drafted on a similar basis to include the Building Safety Levy and any other amendments that have been identified as necessary over the course of the last five years and three months to ensure the smooth running of the joint arrangement. The agreement was for a period of five years with an additional three-month contingency to get a new agreement signed at the end of the period if that was what the two Councils were minded to do so.
- 3.3 Broadly, the new Delegation Agreement covers:
- The term – Five years and three months
 - The practical operation of the statutory fee earning and non-fee earning accounts/work
 - Charnwood Borough's costs to be paid by North West Leicestershire District Council
 - Arrangements for the verification and invoicing for Statutory non fee earning work
 - Transfer of Undertakings (Protection of Employment) (TUPE) implications should the delegation be rescinded
 - Terms of reference of an officer joint management board which will monitor finance, performance and the business plan for the service,
 - Key Performance Indicators (KPIs)
 - Indemnities, dispute resolution and termination/exit provisions.
- 3.4 The agreement delegates to Charnwood Borough Council the responsibility for providing statutory fee earning and statutory non fee earning elements of North West Leicestershire's building control service from 4 January 2026 until 31 March 2031.
- 3.5 The new service will continue to be guided by a Joint Management Board made up of senior management representatives from both councils. The terms of reference for the Board are appended but will also be contained in a Schedule of the legal agreement.
- 3.6 The Service operates from Charnwood Borough Council offices but is expected to be agile with touch down space provided in both council office locations for staff and for customers. The current agreement requires Charnwood to:
- Create and maintain the schedule of fees and charges
 - Maintain a staffing structure to ensure an effective and competent service is provided over the joint area
 - Provide a means for time recording to evidence charges for services provided to North West Leicestershire
 - Provide information to North West Leicestershire's S151 officer to enable the annual statement to be prepared and published as required by Regulation 6 of the Building (Local Authority Charges etc.) Regulations 2010
 - Collect Building Safety Levy on behalf of North West Leicestershire
 - Make staff available to service corporate project work at North West Leicestershire as required, which Charnwood may invoice for on a quarterly basis on a 'pay as you go' basis.

- 3.7 In exchange for providing the statutory non fee earning service in North West Leicestershire, Charnwood will receive quarterly payment of fees for the provision of statutory non fee earning services in arrears based on cost recovery. A forecast of the likely costs will be provided to the Council, and agreed by the Joint Management Board, to assist it in setting a budget in successive years.
- 3.8 Charnwood will provide the statutory fee earning service in North West Leicestershire's administrative area at its own cost but will be able to retain the fees earned from that activity, which in accordance with legislation must cover its costs with any surplus or deficit being ringfenced to the fee earning account 'taking one year to the next'. The Council will not subsidise any deficits.
- 3.9 The agreement also includes arrangements for Charnwood Borough Council to provide a collection, monitoring and enforcement service for the Building Safety Levy on behalf of North West Leicestershire. To this end it is recommended that a proportion of New Burdens funding of £129,000 provided by MHCLG to the Council will be transferred to Charnwood Borough Council to assist with the service design and start-up costs.
- 3.10 The contract may be terminated by either party by giving nine months' notice, however, if notice is not possible, the Council may terminate with immediate effect subject to paying compensation to Charnwood for any financial losses this causes.
- 3.11 The delegation model recognises the changing future of both authorities in light of LGR. The Agreement that would capture the delegation would allow sufficient flexibility to respond to the changing needs of the authorities, whilst still providing the short term security needed. Both authorities, falling within the proposed north Leicestershire region, have a vested interest in working cooperatively as they navigate LGR.

4.0 FINANCIAL IMPLICATIONS

- 4.1 Appendix 1 provides detail and commentary on the budget position for each authority before the Joint Service went live in January 2021 and since the Joint Service began. The cost to the general fund of providing the building control function for each council is shown as a deficit on the bottom lines in the tables
- 4.2 The joint service arrangement has decreased operational costs across both authorities by 22% despite rising staff costs over the term (£912k in 2019/20 to £866k in 2024/25). This decrease reflects the economy of scale provided by working together.
- 4.3 The cost to the general fund of both councils has decreased by 8.6% in Charnwood and 19.9% in North West Leicestershire (NWL) over the term of the Joint Service, against a background where operational costs have risen. In Charnwood, the cost to the general fund in 2024/25 was £243k and in NWL it was £153k (£266k in Charnwood and £190k in NWL in 2019/20)
- 4.4 Statutory fee income has increased by 29% from a combined income of £456k in 2019/20 to £623k in 2024/25.

5.0 CONCLUSIONS

- 5.1 The shared Building Control service with Charnwood Borough Council has been a good example of collaborative joint services working well and delivering against objectives in a challenging environment.
- 5.2 The financial information in Appendix 1 and the conclusions stated above in Section 4 indicate that joint service has been a success, has provided this Council with savings and represents good value for money.
- 5.3 Without this joint arrangement, the Council would be unable to fulfil its statutory function and as such, it is recommended that the Building Control function continues to be delivered, on the Council's behalf, by Charnwood Borough Council.

Policies and other considerations, as appropriate	
Council Priorities:	Insert relevant Council Priorities: <ul style="list-style-type: none"> - Planning and regeneration - Communities and housing - Clean, green and Zero Carbon - A well-run council
Policy Considerations:	None identified.
Safeguarding:	None identified.
Equalities/Diversity:	An Equality Impact Assessment has been completed in collaboration with officers at Charnwood Borough Council. No unmanageable impacts have been identified for customers or employees.
Customer Impact:	There has been limited impact on customers with the Joint Service has maintaining its market position of around 40-45% establishing a robust reputation in the local construction sector as a reliable and sound provider of inspection services. The continued delegation of the function ensures resilience and continued service.
Economic and Social Impact:	None identified.
Environment, Climate Change and Zero Carbon:	None identified.
Consultation/Community/Tenant Engagement:	No consultation necessary.

Risks:	<p>A risk assessment has been undertaken by Charnwood Borough Council which is reviewed quarterly by the joint management board.</p> <p>Without this joint arrangement, the Council would be unable to fulfil its statutory function.</p>
Officer Contact	<p>Chris Elston Head of Planning and Infrastructure Chris.Elston@nwleicestershire.gov.uk</p>

Appendix 1 Budget Summaries

Charnwood

	2017/18 (actual)			2018/19 (actual)			2019/20 (actual)			2020/21 (budget)		
	stat fee earning (000)	non chargeable (000)	combined (000)	stat fee earning (000)	non chargeable (000)	combined (000)	stat fee earning (000)	non chargeable (000)	combined (000)	stat fee earning (000)	non chargeable (000)	combined (000)
employees	£208	£135	£343	£202	£135	£337	£208	£139	£347	£226	£151	£377
Service costs	£88	£127	£216	£81	£64	£144	£94	£66	£160	£83	£58	£141
total costs	£296	£262	£559	£283	£199	£481	£302	£205	£507	£309	£209	£518
Total income	-£176	-£102	-£278	-£191	-£27	-£218	-£198	-£43	-£241	-£196	-£46	-£242
surplus/deficit			£281			£263			£266			£276

NWLDC

	2017/18 (actual)			2018/19 (actual)			2019/20 (actual)			2020/21 (budget)		
	stat fee earning (000)	non chargeable (000)	combined (000)	stat fee earning (000)	non chargeable (000)	combined (000)	stat fee earning (000)	non chargeable (000)	combined (000)	stat fee earning (000)	non chargeable (000)	combined (000)
employees	£101	£102	£203	£103	£78	£181	£136	£112	£248	£135	£91	£226
Service costs	£44	£66	£110	£36	£50	£86	£64	£93	£157	£62	£54	£116
total costs	£145	£168	£313	£139	£128	£267	£200	£205	£405	£197	£145	£342
Total income	-£204	-£18	-£222	-£157	-£5	-£162	-£200	-£15	-£215	-£175	-£2	-£177
surplus/deficit			£91			£105			£190			£165

Budget since the Joint Agreement:

	Actual												Actual to Period 6			Budget		
	2021/22			2022/23			2023/24			2024/25			2025/26			2025/26		
	Statutory Fee Earning	Non Chargeable	Total	Statutory Fee Earning	Non Chargeable	Total	Statutory Fee Earning	Non Chargeable	Total	Statutory Fee Earning	Non Chargeable	Total	Statutory Fee Earning	Non Chargeable	Total	Statutory Fee Earning	Non Chargeable	Total
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Employees	£332	£221	£553	£343	£228	£571	£370	£247	£617	£416	£278	£694	£214	£143	£357	£365	£244	£609
Service Costs	£64	£43	£107	£85	£56	£141	£79	£53	£132	£103	£69	£172	£19	£12	£31	£134	£90	£224
Total Costs	£396	£264	£660	£428	£284	£712	£449	£300	£749	£519	£347	£866	£233	£155	£388	£499	£334	£833
NWL Fee earning	-£285		-£285	-£174		-£174	-£157		-£157	-£240		-£240	-£32		-£32	-£159		-£159
CBC Fee earning	-£180	-£32	-£212	-£202	-£15	-£217	-£196	-£14	-£210	-£211	-£19	-£230	-£115	-£3	-£118	-£171	-£19	-£190
NWL non fee earning		-£125	-£125		-£147	-£147		-£146	-£146		-£153	-£153		-£39	-£39		-£148	-£148
Total Income	-£465	-£157	-£622	-£376	-£162	-£538	-£353	-£160	-£513	-£451	-£172	-£623	-£147	-£42	-£189	-£330	-£167	-£497
Surplus/Deficit	-£69	£107	£38	£52	£122	£174	£96	£140	£236	£68	£175	£243	£86	£113	£199	£169	£167	£336

Prior to the Joint Service

The first two tables show the respective budgets of both councils for the three years prior to the Joint Service.

The total costs row provides the service costs in each council – staff and operational costs. Costs are higher in Charnwood reflecting the larger scale of the operation. Adding the operational costs from each authority together in 2019/20 (£507k + £405) gives a combined service cost of £912k in the last full year prior to the Joint Service.

Total income is that earned from statutory fees to undertake inspections. In Charnwood it also includes commercial services including residential SAPs and fire risk assessments. Adding the total income from both councils together in 2019/20 (£241k + £215k) gives a combined income of £456k in the last full year prior to the Joint Service.

The cost to the general fund of both councils is shown as the 'surplus/deficit' row. in Charnwood, this cost was £266k and in NWL it was £190k in 2019/20. The average cost over the preceding three years in Charnwood was £270k and in NWL was £129k although 2017/18 had particular circumstances¹ that led to a low deficit. Ignoring this one off year gives an average cost of £148k for NWL. Combined, the general fund costs in 2019/20 (£266k + £190k) were £456k in the last full year prior to the Joint Service.

Joint Service

The^{so} third table provides the combined budget for the Joint Service

Total costs show the operational service costs increasing from £660k in 2021/22 to £866k in 2024/25. This reflects staffing costs over the last four years with a particular spike in 2024/25 linked to the resolution of the pay and remuneration issue occasioned by a need to tackle staffing loss brought about by the introduction of the Building Safety Regulator and Operational Standards Rules.

Total income from fee earning has been consistent over the contract term starting at £622k in 2021/22 and rising modestly to £623k in 2024/25. That supports a consistent market share over the term of between 40-45%.

Cost to the general fund has marginally increased over the last five years of the Joint Service, reflecting rising staff costs (the 2021/22 costs were affected by one off start up costs and subsidies from NWL towards agency costs when the Joint Service was established). However, the general fund costs in 2024/25 were £243k for Charnwood and £153k in NWL (compared with £266k in Charnwood and £190k in NWL in 2019/20, the last full year prior to the Joint Service).

Conclusions

Overall, the joint service arrangement has decreased operational costs across both authorities by 22% despite rising staff costs over the term (£912k in 2019/20 to £866k in 2024/25). This decrease reflects the economy of scale provided by working together.

The cost to the general fund of both councils has decreased by 8.6% in Charnwood and 19.9% in NWL over the term of the Joint Service, against a background where operational costs have risen. In Charnwood, the cost to the general fund in 2024/25 was £243k and in NWL it was £153k (£266k in Charnwood and £190k in NWL in 2019/20)

Statutory fee income has increased by 29% from a combined income of £456k in 2019/20 to £623k in 2024/25.

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