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Meeting	<b>CABINET</b>
Time/Day/Date	5.00 pm on Tuesday, 13 January 2026
Location	Abbey Room, Stenson House, London Road, Coalville, LE67 3FN
Officer to contact	Democratic Services (01530 454512)

## AGENDA

Item	Pages
<b>1. APOLOGIES FOR ABSENCE</b>	
<b>2. DECLARATION OF INTERESTS</b>	
Under the Code of Conduct members are reminded that in declaring interests you should make clear the nature of that interest and whether it is a disclosable pecuniary interest, registerable interest or other interest.	
<b>3. PUBLIC QUESTION AND ANSWER SESSION</b>	
<b>4. MINUTES</b>	
To confirm the minutes of the meeting held on 16 December 2025	<b>3 - 6</b>
<b>5. COUNCIL TAX BASE 2026/27</b>	
Report of the Strategic Director of Resources Presented by the Finance and Corporate Portfolio Holder	<b>7 - 12</b>
<b>6. SCRUTINY COMMITTEE RECOMMENDATIONS FOR CABINET</b>	
Report of the Strategic Director of Place Presented by the Infrastructure Portfolio Holder	<b>13 - 16</b>
<b>7. COMPULSORY PURCHASE ORDER - 65 STATION ROAD</b>	
Report of the Strategic Director of Communities Presented by the Community and Climate Change Portfolio Holder	<b>17 - 36</b>

## **8. ENVIRONMENTAL POLICY**

Report of the Strategic Director of Communities  
Presented by the Community and Climate Change Portfolio Holder

**37 - 46**

## **9. EXCLUSION OF PRESS AND PUBLIC**

The officers consider that the press and public should be excluded during consideration of the following items in accordance with Section 100(a) of the Local Government Act 1972 as publicity would be likely to result in disclosure of exempt or confidential information. Members are reminded that they must have regard to the public interest test and must consider, for each item, whether the public interest in maintaining the exemption from disclosure outweighs the public interest in making the item available.

## **10. DEMOLITION OF FIRE DAMAGED HOUSING**

Report of the Strategic Director of Communities  
Presented by the Housing, Property, and Customer Services Portfolio Holder

**47 - 50**

## **11. ACQUISITIONS AND DISPOSALS**

Report of the Strategic Director of Communities  
Presented by the Housing, Property and Customer Services Portfolio Holder

**51 - 54**

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, 16 DECEMBER 2025

Present: Councillor R Blunt (Chair)

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

In Attendance: Councillors J Legrys and Moulton

Officers: Mrs A Thomas, Mr J Arnold, Mr A Barton, Mr P Stone, Ms K Hiller, Mrs C Hammond, Ms E Lant and Ms B Leonard

**79. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**80. DECLARATION OF INTERESTS**

There were no interests declared.

**81. PUBLIC QUESTION AND ANSWER SESSION**

There were no questions received.

**82. MINUTES**

Consideration was given to the minutes of the meeting held on 25 November 2025.

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

RESOLVED THAT:

The minutes of the meeting held on 25 November 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.

**83. 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 N Rushton and

RESOLVED THAT:

1) The supplementary estimates, detailed in Appendix 2 that are above £10K and below £250K, be approved.

2) The virements, detailed at paragraph 3.4 that are above £100K and below £250K, be approved.

3) The movement of Capital schemes, detailed in paragraph 4.2 from the Development Pool to Active Programme, be approved.

**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.

#### **84. GENERAL FUND FINANCE UPDATE - 2025/26 QUARTER 2**

The Finance and Corporate Portfolio Holder presented the report.

It was commented that the report provided the Cabinet with good news and that normality, post-COVID, had been attained. The Director of Resources was commended for providing the Cabinet with 'positive numbers'.

The report was noted.

**Reason for decision:** The Council's Financial Procedure Rules state that the S151 Officer must monitor and control expenditure against budget allocations and report to Cabinet on the overall position on a regular basis.

#### **85. HOUSING REVENUE ACCOUNT (HRA) FINANCE UPDATE - 2025/26 QUARTER 2**

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

The report was noted.

**Reason for decision:**

The Council's Financial Procedure Rules state that the S151 Officer must monitor and control expenditure against budget allocations and report to Cabinet on the overall position on a regular basis.

#### **86. CUSTOMER EXPERIENCE STRATEGY 2026-2028**

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

Comments from Corporate Scrutiny Committee on the Customer Experience Strategy 2026-2028 report were considered and acknowledged in turn. It was added by a member that they were glad for the comments, as the item was important. All comments made by Cabinet would be received by the Corporate Scrutiny Committee.

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

RECOMMENDED THAT:

The Customer Experience Strategy 2026-2028 be approved.

**Reason for decision:** The Council's Constitution states that Cabinet is responsible for the development of strategy for the Council and reviewing strategies.

## **87. PLAYING PITCHES, BUILT FACILITIES (SPORTS AND COMMUNITY), AND OPEN SPACES STRATEGIES**

The Community and Climate Change Portfolio Holder presented the report.

Members commented that the amount of work in the report was important as it provided the evidence to support successful provision of funding to the district's leisure sector which would therefore lead to acquiring the facilities required by residents. It was added that the inclusion of all play areas was valuable.

It was moved by Councillor M Wyatt, seconded by Councillor N Rushton and

**RECOMMENDED THAT:**

The next steps highlighted in section 8 of the report be approved.

### **Reason for decision:**

To allow for further engagement on the strategies so they can be refined and finalised prior to reporting to Cabinet on 28 April 2026 with a further report to seek approval for the strategies to be adopted by the Council and used as an evidence base in the revised Local Plan.

## **88. 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.

## **89. PROCUREMENT AND CONTRACT AWARD OF WASTE AND RECYCLING CONTAINERS**

The Community and Climate Change Portfolio Holder presented the report.

It was moved by Councillor M Wyatt, seconded by Councillor K Merrie and

**RESOLVED THAT:**

The recommendations in the report be approved.

### **Reason for decision:**

To procure and award a contract for waste and recycling containers in compliance with the Council's contract procedures rules and overarching legislation.

The meeting commenced at 5.00 pm

The Chair closed the meeting at 5.15 pm

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## NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 13 JANUARY 2026



<b>Title of Report</b>	<b>COUNCIL TAX BASE 2026/27</b>	
<b>Presented by</b>	Councillor Keith Merrie Finance and Corporate Portfolio Holder  <div style="text-align: right;">PH Briefed <input type="checkbox" value="Y"/></div>	
<b>Background Papers</b>	<b>Cabinet – 28 January 2025</b> <a href="#">Council Tax Base 2025/26</a>	<b>Public Report:</b> Yes
		<b>Key Decision:</b> Yes
<b>Financial Implications</b>	The increase in council tax base of 395 Band D equivalents will generate an additional £66k in Council Tax for 2026/27.	
	<b>Signed off by the Section 151 Officer:</b> Yes	
<b>Legal Implications</b>	There are no direct implications arising from this report.	
	<b>Signed off by the Monitoring Officer:</b> Yes	
<b>Staffing and Corporate Implications</b>	There are no direct implications arising from this report.	
	<b>Signed off by the Head of Paid Service:</b> Yes	
<b>Purpose of Report</b>	To determine the 2026/27 Council Tax Base and advise Members of the process for calculating the business rates amounts due to the Council for the 2026/27 financial year.	
<b>Reason for Decision</b>	Required as part of the budget setting process for 2026/27 to ensure compliance with the Budget Framework as set out in the Council's Constitution.	
<b>Recommendations</b>	<b>THAT CABINET:</b> <ol style="list-style-type: none"> <li>1. <b>REVIEWS THE CALCULATION OF THE COUNCIL TAX BASE FOR EACH PARISH AND SPECIAL EXPENSE AREA FOR THE FINANCIAL YEAR 2026/2027 AND RECOMMENDS TO COUNCIL FOR ADOPTION AT ITS MEETING ON 19 FEBRUARY 2026.</b></li> <li>2. <b>NOTES THAT, IN ACCORDANCE WITH THE LOCAL AUTHORITIES (CALCULATION OF COUNCIL TAX BASE) (ENGLAND) REGULATIONS 2012, THE AMOUNT CALCULATED BY NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL FOR THE FINANCIAL YEAR 2026/27 SHALL BE 37,927.</b></li> </ol>	

	<p><b>3. DELEGATES AUTHORITY TO THE S151 OFFICER TO SUBMIT THE CALCULATIONS ON NON-DOMESTIC RATING INCOME AND OTHER AMOUNTS REQUIRED BY GOVERNMENT BY THE 31 JANUARY 2026 FOR THE FORTHCOMING FINANCIAL YEAR.</b></p>
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## 1.0 BACKGROUND

- 1.1 The Local Government Finance Act 1992 requires that the calculation of the Council Tax Base and National Non-Domestic Rates (NNDR) for the financial year 2026/27 be determined by no later than 31 January 2026. This is a necessary component of the setting of the 2026/27 Council Tax and Business Rates.
- 1.2 The work to estimate the Council Tax Base has been undertaken and is presented within this report for approval.

## 2.0 COUNCIL TAX BANDS

- 2.1 The Council Tax Base is a measure of the relative taxable capacity of the district, as shown in Appendix 1, and of each part of the district as shown in Appendix 2. It is expressed as the equivalent number of Band D properties in each area. The Council Tax Base multiplied by the Band D Council Tax gives the Council Tax receivable for the forthcoming financial year.
- 2.2 As set out above, the tax base is expressed as band D equivalents. The actual levy in properties in other bands is calculated on a pro-rata basis using the following ratios:

**Table 1: Council Tax Bands**

Band	Fraction of Band D
A	6/9
B	7/9
C	8/9
D	9/9
E	11/9
F	13/9
G	15/9
H	18/9

- 2.3 Where the precept relates to only part of the district, (i.e. Parish Precepts and Special Expenses), the appropriate Council Tax Base of the part (as shown Appendix 2) is used. Accordingly, all Precepting Authorities have been informed of their appropriate provisional Council Tax Base for 2026/27.



### 3.0 CALCULATION OF THE COUNCIL TAX BASE

- 3.1 The Council Tax Base calculations for the financial year 2026/27 have been carried out in accordance with the Local Authorities (Calculation of Council Tax Base) (England) Regulations 2012. Appendix 1 shows the actual number of Band D equivalent properties of the Council Tax Base as of 30 November 2025 by Council Tax band.
- 3.2 The Council Tax Base for 2026/27 is calculated as 37,927, compared to 37,532 for 2025/26, an increase of 395 Band D equivalents, a breakdown of the increase is shown in the table below:

**Table 2: Analysis of change in Council Tax Base**

<b>2025/26 Council Tax Base</b>	<b>37,532</b>
Growth – Actual and Forecasted	629
Changes in discounts, exemptions etc	-215
Changes in Local Council Tax Support	-9
Changes in Non-Collection	-10
<b>2026/27 Council Tax Base</b>	<b>37,927</b>

#### **Growth Estimates**

- 3.3 Growth estimates in respect of the number of new properties liable for council tax have also been included in the council tax base calculation. These properties have been identified and monitored by the Revenues and Benefits Partnership and the Planning Policy Team and included in the calculation at parish level at assumed bandings. The estimated growth is 610 Band D properties.

#### **Bad Debt Provision**

- 3.4 A bad debt provision of 2.5% of the base, including growth, has been applied to allow for non-collection and banding appeals. This is due to the forecast collection rate for 2025/26 of 97.3%.
- 3.5 The adjusted figures for each Parish and Special Expense area are set out in Appendix 2. The respective Council Tax Base for each Parish and Special Expense area is used as a basis for charging Special Expense and Parish Precepts to the Council Tax payers of the appropriate parts of the district.

#### **Local Council Tax Support (LCTS)**

- 3.6 LCTS reduces the amount of council tax for working age and pensioners on a low income. An estimate for the number of households likely to be claiming LCTS is included in the Council Tax Base calculation each year. The LCTS has reduced the Council Tax Base by 2,382 Band D equivalents for 2026/27, compared to 2,373 in 2025/26. The increase in LCTS has the effect of decreasing the tax base by 9 Band D equivalents.

	<b>2025/26</b>	<b>2026/27</b>	<b>Change</b>
Pensioners	1,079.27	1,068.38	-10.89
Working Age People	1,293.67	1,313.54	19.87
<b>Total</b>	<b>2,372.94</b>	<b>2,381.92</b>	<b>8.98</b>

#### 4.0 NATIONAL NON-DOMESTIC RATES (BUSINESS RATES)

- 4.1 Local Authorities are required to provide details of expected Business Rates income for the following year to the Government by 31 January, and this is completed on a form called NNDR1, which requires formal approval. The expectation is that the approval process is to be in line with the approval of the Council Tax Base.
- 4.2 The calculations that feed into the NNDR1 form are carried out by the Revenues and Benefits Partnership shortly before the 31 January deadline to ensure figures are as up to date as possible. In view of timing, Cabinet is requested to give delegated authority to the Section 151 Officer to approve and submit the form and any other information required by Government for 2026/27 by the 31 January 2026 deadline

Policies and other considerations, as appropriate	
Council Priorities:	The Council Tax Base assists the Council to achieve all its priorities: <ul style="list-style-type: none"><li>- Planning and regeneration</li><li>- Communities and housing</li><li>- Clean, green and Zero Carbon</li><li>- A well-run council</li></ul>
Policy Considerations:	Not applicable
Safeguarding:	Not applicable
Equalities/Diversity:	Not applicable
Customer Impact:	Not applicable
Economic and Social Impact:	Not applicable
Environment, Climate Change and Zero Carbon:	Not applicable
Consultation/Community/Tenant Engagement:	Not applicable
Risks:	Controls are in place to ensure the correct calculation of the Council Tax Base and the NNDR1.
Officer Contact	Anna Crouch Head of Finance <a href="mailto:anna.crouch@nwleicestershire.gov.uk">anna.crouch@nwleicestershire.gov.uk</a>

## COUNCIL TAX BASE

<b>BAND</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>TOTAL</b>
<b>RATIO TO BAND D</b>	6/9	7/9	8/9	9/9	11/9	13/9	15/9	18/9	
<b>NUMBER OF BAND D EQUIVALENTS AS AT 30/11/25</b>	4,867	9,273	6,518	6,769	6,372	2,838	1,553	96	<b>38,286</b>
<b>ESTIMATED GROWTH FOR 2025/26</b>	17	112	132	135	187	24	3	-	<b>610</b>
<b>NON COLLECTION RATE 2.5%</b>	- 122	- 235	- 166	- 174	- 164	- 72	- 39	- 2	<b>- 974</b>
<b>ROUNDING ADJUSTMENT</b>	-	2	-	3	- 1	- 1	-	2	<b>5</b>
	<b>4,762</b>	<b>9,152</b>	<b>6,484</b>	<b>6,733</b>	<b>6,394</b>	<b>2,789</b>	<b>1,517</b>	<b>96</b>	<b>37,927</b>

**COUNCIL TAX BASE BY PARISH/SPECIAL EXPENSE AREA**

Parish/Special Expenses Area	Council Tax Base	
	2025/26	2026/27
APPLEBY MAGNA	550	549
ASHBY DE LA ZOUCH	6,444	6,539
ASHBY WOULD'S	1,413	1,410
BARDON	12	10
BELTON	312	314
BREEDON-ON-THE-HILL	513	526
CASTLE DONINGTON	3,024	3,093
CHARLEY	77	80
CHILCOTE	59	58
COALVILLE	7,082	6,983
COLEORTON	588	590
ELLISTOWN & BATTLEFLAT	803	875
HEATHER	366	372
HUGGLESCOTE & DONINGTON LE HEATH	2,642	2,907
IBSTOCK	2,359	2,349
ISLEY WALTON -CUM-LANGLEY	31	31
KEGWORTH	1,352	1,363
LOCKINGTON CUM HEMINGTON	248	246
LONG WHATTON & DISEWORTH	820	820
MEASHAM	1,734	1,717
NORMANTON-LE-HEATH	70	70
OAKTHORPE, DONISTHORPE & ACRESFORD	957	952
OSGATHORPE	216	214
PACKINGTON	414	416
RAVENSTONE WITH SNIBSTON	1,068	1,083
SNARESTONE	150	148
STAUNTON HAROLD	62	61
STRETTON-EN-LE-FIELD	19	19
SWANNINGTON	479	474
SWEPSTONE	275	276
WHITWICK	2,755	2,743
WORTHINGTON	638	639
	<b>37,532</b>	<b>37,927</b>

## NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 13 JANUARY 2026



Title of Report	SCRUTINY COMMITTEE RECOMMENDATIONS FOR CABINET	
Presented by	Councillor N Rushton Infrastructure Portfolio Holder  <div>PH Briefed <input type="checkbox"/></div>	
Background Papers	<a href="#">Corporate Scrutiny Committee – 4 December 2025</a>	Public Report: Yes
	<a href="#">Community Scrutiny Committee – 11 December 2025</a>	Key Decision: No
Financial Implications	There are no financial implications arising from this report as all recommendations will be considered as part of the Council’s budget setting process for 2026/27.	
	Signed off by the Section 151 Officer: Yes	
Legal Implications		
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications		
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	To consider the recommendations made by the Corporate Scrutiny Committee and Community Scrutiny Committee at their meetings in December.	
Reason for Decision	To comply with the Cabinet/Scrutiny Protocol for Cabinet to formally consider scrutiny recommendations.	
Recommendations	FOR CABINET TO CONSIDER THE SCRUTINY RECOMMENDATIONS AND OFFICER RESPONSES AS DETAILED WITHIN THE REPORT.	

## **1.0 CORPORATE SCRUTINY COMMITTEE – 4 DECEMBER 2025**

- 1.1 The Corporate Scrutiny Committee considered the annual Zero Carbon update report at its meeting on 4 December. During discussions in relation to the investigations into the use of mine water around Whitwick and Coalville Leisure Centre to provide low carbon heat, Members stressed the importance of the project and strongly felt funding should be made available for the next phase of feasibility studies. They also discussed the funding of the Climate Change Programme Manager post.

### **1.2 RECOMMENDATION 1**

**THAT CABINET MAKE THE PROVISION TO FUND THE £80,000 COST OF THE STAGE 3 FEASIBILITY STUDY FOR THE MINE WATER HEATING SOLUTION AS PART OF THE 2026/27 BUDGET PROPOSALS.**

### **1.3 RECOMMENDATION 2**

**TO ENSURE SUFFICIENT FINANCES FOR FUTURE ZERO CARBON PROJECTS, THAT CABINET AGREES TO:**

**A) INCREASE THE FUNDS IN THE ZERO CARBON RESERVE; AND**

**B) FINANCE THE CLIMATE CHANGE PROGRAMME MANAGER POST FROM THE GENERAL FUND ACCOUNT INSTEAD OF THE ZERO CARBON RESERVE;**

**AS PART OF THE 2026/27 BUDGET PROPOSALS.**

## **2.0 COMMUNITY SCRUTINY COMMITTEE – 11 DECEMBER 2025**

- 2.1 The Community Scrutiny Committee considered the annual leisure centres review at its meeting on 11 December. Discussions were had on the investigations into the use of mine water around Whitwick and Coalville Leisure Centre to provide low carbon heat. Reference was made to the recommendation made by the Corporate Scrutiny Committee, as detailed at paragraph 1.4 above. The Community Scrutiny Committee made the same recommendation in support.

### **2.2 RECOMMENDATION 1**

**THAT CABINET MAKE THE PROVISION TO FUND THE £80,000 COST OF STAGE 3 FEASIBILITY STUDY FOR THE MINE WATER HEATING SOLUTIONS AS PART OF THE 2026/27 BUDGET PROPOSALS.**

- 2.3 At its 11 December meeting, the Community Scrutiny Committee also considered the annual community grants report and discussions were had on the services provided by Age UK. It was felt that the cuts made to grant funding in previous financial years had had a detrimental impact to the service provided to the community.

### **2.4 RECOMMENDATION 2**

**THAT CABINET REINSTATES THE £22,000 GRANT FUNDING AS PART OF THE 2026/27 BUDGET PROPOSALS.**

## 2.5 RESPONSE OF LEAD OFFICER

The Council is currently in the process of setting its budget for 2026/27. The recommendations outlined above will be taken into account as part of the wider budget proposals and cost pressures for the 2026/27 financial year. Cabinet will formally consider these matters at its meeting scheduled for 3 February 2026.

## 3.0 CABINET CONSIDERATIONS

- 3.1 Cabinet is asked to consider the Scrutiny recommendations followed by the officer response, and decide which recommendations it wishes to agree, if any. Any comments and decisions made by Cabinet will be reported back to the Scrutiny Committees at their next meeting.

Policies and other considerations, as appropriate	
Council Priorities:	- A well-run council
Policy Considerations:	None
Safeguarding:	None
Equalities/Diversity:	None
Customer Impact:	None
Economic and Social Impact:	None
Environment, Climate Change and Zero Carbon:	None
Consultation/Community/Tenant Engagement:	None
Risks:	None
Officer Contact	Andy Barton Strategic Director of Communities <a href="mailto:andy.barton@nwleicestershire.gov.uk">andy.barton@nwleicestershire.gov.uk</a>  James Arnold Strategic Director of Place <a href="mailto:james.arnold@nwleicestershire.gov.uk">james.arnold@nwleicestershire.gov.uk</a>

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## NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 13 JANUARY 2026



<b>Title of Report</b>	<b>COMPULSORY PURCHASE ORDER - 65 STATION ROAD</b>	
<b>Presented by</b>	Councillor Michael Wyatt Communities and Climate Change Portfolio Holder  PH Briefed <input type="checkbox"/> yes	
<b>Background Papers</b>	Empty Homes Policy Cabinet approval - <a href="#">Agenda for Cabinet on Tuesday, 29th March, 2022, 5.00 pm - North West Leicestershire District Council (nwleics.gov.uk)</a>  Housing Strategy - <a href="#">Housing Strategy 9 March 2016 with glossary.pdf (nwleics.gov.uk)</a>	<b>Public Report:</b> Yes
		<b>Key Decision:</b> Yes
<b>Financial Implications</b>	There are costs associated with this action due to the formal offer which is a requirement before the formal Compulsory Purchase Order process can commence. The costs are detailed in Section 3.0 of the report. There will be an indemnity agreement with a developer to mitigate costs associated with purchasing and maintaining the property.	
	<b>Signed off by the Section 151 Officer:</b> Yes	
<b>Legal Implications</b>	The process of a CPO is complicated and governed tightly by legislation. The Council's Legal Service is being supported by specialist external lawyers throughout the process.	
	<b>Signed off by the Monitoring Officer:</b> Yes	
<b>Staffing and Corporate Implications</b>	There are no additional staffing implications. This is work that will be absorbed within existing capacity of Environmental Protection, Legal and Finance Services.	
	<b>Signed off by the Head of Paid Service:</b> Yes	
<b>Purpose of Report</b>	To seek approval to put forward an offer to purchase a long-term empty property and authority to commence the formal Compulsory Purchase Order process should a voluntary sale not be agreed.	

<b>Reason for Decision</b>	<p>On this occasion due to the nature of the case, Cabinet is requested to review and confirm the value of the offer. They are also requested to review and confirm that should the offer not be accepted, the formal process of the Compulsory Purchase Order can commence.</p> <p>Officers have delegated powers to carry out enforcement action under the Empty Homes Policy. In the Constitution, Section E sets out that where Executive Functions have been delegated, it does not prevent the Cabinet from reviewing decisions made in the discharge of those functions in accordance with the provisions of the Constitution.</p>
<b>Recommendations</b>	<p><b>THAT CABINET:</b></p> <ol style="list-style-type: none"> <li><b>1. AGREES TO THE VALUE OF THE OFFER TO BE MADE TO THE OWNER OF A LONG-TERM EMPTY PROPERTY 65 STATION ROAD IN KEGWORTH</b></li> <li><b>2. AUTHORISES THE HEAD OF LEGAL SERVICES TO TAKE ALL NECESSARY STEPS TO SECURE THE MAKING, SEALING, CONFIRMATION AND IMPLEMENTATION OF THE CPOS, INCLUDING BUT NOT LIMITED TO THE PUBLICATION OF ALL STATUTORY NOTICES, SECURING THE CONFIRMATION OF THE ORDER BY THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT (AS APPROPRIATE) INCLUDING (BUT NOT LIMITED TO) THE NEGOTIATION AND COMPLETION OF ANY NECESSARY AGREEMENT AND UNDERTAKING IN ORDER TO SECURE THE REMOVAL OF OBJECTIONS TO THE CPO; THE PRESENTATION OF THE COUNCIL'S CASE AT ANY PUBLIC INQUIRY OR VIA WRITTEN REPRESENTATIONS AND ALL OTHER ASSOCIATED PROCEDURAL STEPS AND VESTING OF THE LAND IN THE DISTRICT COUNCIL</b></li> <li><b>3. AUTHORISES THE HEAD OF LEGAL SERVICES, TO ACQUIRE INTERESTS IN THE LAND WITHIN THE ORDER EITHER BY AGREEMENT OR COMPULSORILY, THE PAYMENT OF COMPENSATION AND STATUTORY INTEREST AND THE INSTITUTING OR DEFENDING OF PROCEEDINGS WHERE NECESSARY, TOGETHER WITH THE PROPERTIES' SUBSEQUENT DISPOSAL</b></li> </ol>

	<p><b>4. ISSUE AND SERVE ANY WARRANTS TO OBTAIN POSSESSION OF THE PROPERTY ONCE ACQUIRED FOLLOWING EXECUTION OF A GENERAL VESTING DECLARATION OR NOTICE OF ENTRY IF IT NECESSARY TO OBTAIN VACANT POSSESSION</b></p> <p><b>5. SUSPEND OR ABANDON THE CPO PROCEEDINGS OR WITHDRAW THE CPO IN RELATION TO ALL OR PART OF THE PROPERTY</b></p> <p><b>6. TAKE NECESSARY ACTION TO DEAL WITH ALL MATTERS RELATING TO THE PAYMENT OF STATUTORY COMPENSATION INCLUDING, WHERE REQUIRED, INSTITUTING, OR DEFENDING PROCEEDINGS</b></p> <p><b>7. TAKE ALL OTHER NECESSARY ACTION TO GIVE EFFECT TO THESE RECOMMENDATIONS</b></p>
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## **1.0 BACKGROUND**

- 1.1 In March 2022, Cabinet approved the Council's Empty Homes Policy which gives the Environmental Protection team the opportunity to unlock the potential of empty homes thereby contributing towards meeting local housing demand.
- 1.2 One of the District's problem long-term empty properties is 65 Station Road, Kegworth. More information on the history of this property can be found in Appendix A. In summary the reason why the Council is taking action against this property is because for the last 25 years there has only been one communication from the owner. Whilst they have paid their bills including council tax and the costs of any works the Council has undertaken in default, they have not maintained the property and this is causing distress to local residents. Having sought legal advice, a Compulsory Purchase (CPO) was determined as the best option and last resort for bringing the property back into use. Cabinet approved the CPO of this property in March 2025. (See previous report in Appendix B, please note that some confidential information has been redacted using 'XXXX...' and the 2 appendices of this report are not included due to them not being necessary to give context to this report).
- 1.3 Since permission was granted to proceed with the CPO of this property, the Environmental Protection team has:
- continued working with the Council's legal service
  - met monthly with external legal specialists in CPO's, nplaw
  - sent a letter to the owner advising of Cabinet's approval to proceed with the CPO
  - Received contact from the owner on 1 September 2025 confirming the following "I have received your letter of 20/08/25 regarding 65 Station Road. I am currently seeing if a private sale is possible". This is the only contact received in over 25 years and no further contact has been received since
  - Conducted an independent house valuation on 29 September 2025, confirming the current value of the property is £47,000.

## **2.0 KEY ISSUES FOR CONSIDERATION**

- 2.1 NPlaw has recommended that prior to instigating formal CPO action that a formal offer to purchase the property is made to the owner to enable a voluntary sale and avoid the need for commencing the CPO process.
- 2.2 If the CPO process is implemented and the property obtained either via a General Vesting Declaration or a Notice to Treat, the property owner would be entitled to compensation. One of the heads of compensation is the market value on the day of vesting, as determined by formal valuation.
- 2.3 In addition to the market value, compensation may also include claims for other heads of compensation such as loss payments (in the case of an empty property basic loss may be claimed at 7.5% of the property value), disturbance payments (if an owner or occupier can demonstrate losses caused by losing possession such as removal fees) and legal and surveyor fees.
- 2.4 In line with Government Guidance “Guidance on Compulsory purchase process and the Crichton Down Rules” the Council will remain open to a voluntary purchase.
- 2.5 During the CPO process the Council will continue to attempt to negotiate with the owner in order to purchase the property by agreement. However, the Council will continue with the CPO process alongside any new negotiations and will look to take ownership of the property via a GVD or the Notice to Treat/Notice of Entry process if an agreement cannot be reached in a reasonable timescale.

## **3.0 FINANCIAL IMPLICATIONS**

- 3.1 The current basic loss payment is 7.5%. Therefore, the suggested formal offer could be **£50,525**. This is calculated as follows, current valuation + 7.5% basic loss payment = formal offer i.e. **£47,000.00 + £3,525.00 = £50,525.00**. Nplaw have advised that including an uplift with the offer shows the Council's intention to avoid formal CPO action. It should be noted the same values may not be offered/agreed in relation to compensation should formal CPO action be undertaken.
- 3.2 It is proposed that the formal offer will be put forward with a timeframe, upon the expiry of the timeframe, the formal and legal CPO process will commence. As above, the Council will continue negotiations where possible alongside the formal CPO process.
- 3.3 As detailed in the March 2025 report, prior to instigating any CPO action, the Council will enter into an agreement with a developer to ensure that the Council is indemnified in full for the total costs of the compensation, acquisition costs and associated expenses of the acquisition of the property. The Council as the acquiring authority will initially own the property once the General Vesting Declaration vests the land in the Council, however, the property will be transferred as soon as possible to the developer as per the indemnity agreement.

## 4.0 RISKS

- 4.1 There is a risk that the owner may accept the formal offer but then withdraw from or unreasonably protract the process further down the line. If this happens, the formal CPO process can be started.
- 4.2 There are plans to line up a new purchaser who will bring the empty property back into use. There is a risk that the new purchaser could back out of the purchase, or they could proceed with the purchase but not make timely progress on bringing it back into use. To overcome these issues, an indemnity agreement will be drawn up.

Policies and other considerations, as appropriate	
Council Priorities:	- Communities and housing
Policy Considerations:	Acquisitions policy – N/A in this CPO case Empty Homes Policy
Safeguarding:	If any safeguarding matters were raised during the CPO process relevant referrals would be made.
Equalities/Diversity:	This is a decision under an existing policy, therefore, an Individual EIA has been completed.
Customer Impact:	CPO's give the local authority the legal right to return the property back into use.
Economic and Social Impact:	CPOs will improve the local area and neighbours' lives by not having a blighted property in the area.
Environment, Climate Change and Zero Carbon:	N/A
Consultation/Community/Tenant Engagement:	N/A
Risks:	The CPO process would ensure a purchaser/developer has been identified prior to the final CPO process being commenced. Risks will be managed as part of the project management team.
Officer Contact	Paul Sanders Head of Community Services <a href="mailto:paul.sanders@nwleicestershire.gov.uk">paul.sanders@nwleicestershire.gov.uk</a>

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## **Appendix A – 65 Station Road, Kegworth**

This is a small (boarded up) two-bedroom mid terraced property in a residential area, on a main road position. The property has been unoccupied for at least 24 years and is in a poor state of repair, with the owner not having been seen by neighbours during this time. The owner appears to have abandoned the property.

There is a public footpath which passes under this property. Parts of the ceiling surface are dropping onto the public footpath. The rear garden of the property has been claimed by the neighbour, and there is no front garden.

The current Empty Homes Officer has been in post for over eight years and during this time has made numerous attempts to contact the owner including over 30 letters, as well as making numerous visits to the property. Prior to this, other officers from the Council had been trying to engage with the owner over a period of at least 22 years.

The Council continues to receive complaints from the neighbours, as the condition of the house damages their properties. One neighbour has now moved away from the property, after attempting to sell for a number of years. The new neighbour now regularly complains regarding the property. Dangerous Structures notices have been raised, under the Building Act of 1984, and other notices including Local Government Miscellaneous Provisions Act 1976, 1982, and warrants of entry have also been served.

The Council has previously used a charging order and court hearing to ensure payment of significant arrears in respect of Council Tax, and the police have attended the property, following reports of Anti-Social Behaviour, leading to Council action. The owner has since paid the arrears and the fines imposed by the courts, for the prosecutions, but it is officers' understanding that the owner has never attended the property for over 24 years.

For this reason, the Environmental Protection Team is of the opinion that a longer-term solution is required, and the best option is Compulsory Purchase.

Officers from several Council departments including Building Control, Pest Control, Planning Enforcement, Environmental Enforcement, and Environmental Health have also visited the property during this time.









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## APPENDIX B

### NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 25 MARCH 2025



Title of Report		EMPTY PROPERTY - COMPULSORY PURCHASE	
Presented by		Councillor Michael Wyatt Communities and Climate Change Portfolio Holder  <div>PH Briefed <input type="checkbox"/></div>	
Background Papers	Empty Homes Policy Cabinet approval - <a href="#">Agenda for Cabinet on Tuesday, 29th March, 2022, 5.00 pm - North West Leicestershire District Council (nwleics.gov.uk)</a>  Housing Strategy - <a href="#">Housing Strategy 9 March 2016 with glossary.pdf (nwleics.gov.uk)</a>	Public Report: No	
		Key Decision: Yes	
Financial Implications		There are costs associated with this action due to requiring external legal support. This is within existing budget. The risk will be the associated cost if there is a Public Inquiry. The costs are detailed in Section 6.0 of the report. There will be an indemnity agreement with a developer to mitigate costs associated with purchasing and maintaining the property.	
		Signed off by the Section 151 Officer: Yes	
Legal Implications		The Council requires external legal advice to support the process. The external advice has already been procured and has supported the team to get to this stage.	
		Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications		There are no staffing implications. This is work that will be absorbed within existing capacity of Environmental Protection, Legal and Finance. This is a decision under existing policy.	
		Signed off by the Head of Paid Service: Yes	

<b>Purpose of Report</b>	To seek approval to authorise the making, confirmation and implementation of a Compulsory Purchase Order (CPO) pursuant to s17 (1)(b) of the Housing Act 1985 and the Acquisition of Land Act 1981 and all other enabling powers in relation to 65 Station Road, Kegworth, DE74 2FR, and its subsequent disposal for the purpose of providing housing accommodation.
<b>Reason for Decision</b>	<p>On this occasion due to the nature of the case, Cabinet are requested to review and confirm that a Compulsory Purchase Order is the correct enforcement approach. The property has been empty for a considerable amount of time, is affecting neighbouring properties, has attracted complaints from the public, ward members and the Parish Council</p> <p>Officers have delegated powers to carry out enforcement action under the Empty Homes Policy. In the Constitution, Section E sets out that where Executive Functions have been delegated, it does not prevent the Cabinet from reviewing decisions made in the discharge of those functions in accordance with the provisions of the Constitution.</p>
<b>Recommendations</b>	<p><b>THAT CABINET</b></p> <ol style="list-style-type: none"> <li><b>1. AUTHORISES THE MAKING OF A COMPULSORY PURCHASE ORDER UNDER SECTION 17 OF THE HOUSING ACT 1985, IN RESPECT OF THE PROPERTY IDENTIFIED IN THIS REPORT AND DELEGATES AUTHORITY TO THE STRATEGIC DIRECTOR (HOUSING AND COMMUNITY SERVICES) IN CONSULTATION WITH THE SECTION 151 OFFICER TO THEREAFTER CONFIRM THE ORDER IN THE EVENT OF THE SECRETARY OF STATE RETURNING THE ORDER FOR CONFIRMATION BY THE COUNCIL FOR THE PURPOSES OF ACQUIRING THE POSSESSION OF 65 STATION ROAD, KEGWORTH AS SOON POSSIBLE.</b></li> <li><b>2. AUTHORISES THE STRATEGIC DIRECTOR (HOUSING AND COMMUNITY SERVICES) IN CONSULTATION WITH THE SECTION 151 OFFICER TO ENTER INTO NEGOTIATIONS WITH REGARDS TO PAYMENT OF STATUTORY COMPENSATION AT CURRENT MARKET VALUE AT TERMS EQUIVALENT TO TERMS UNDER A CPO FOR THE PURPOSES OF ACQUIRING TITLE TO THE PROPERTY AS FURTHER REFERENCED IN PARAGRAPH 6.5 BELOW AND TO THEREAFTER, MAKE PAYMENT OF SAID COMPENSATION</b></li> </ol>

	<p><b>3. DELEGATES AUTHORITY TO THE STRATEGIC DIRECTOR (HOUSING AND COMMUNITY SERVICES) IN CONSULTATION WITH THE SECTION 151 OFFICER TO AGREE TERMS WITH AND THEREAFTER ENTER INTO AN AGREEMENT OR AGREEMENTS WITH AN APPOINTED DEVELOPER REGARDING REIMBURSEMENT OF ALL COUNCIL CPO COSTS AND EVENTUAL DISPOSAL OF THE PROPERTY TO SAME.</b></p>
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## 1.0 BACKGROUND

1.1 Empty properties are considered a waste of housing resource at both national and local levels. The Government's National Planning Policy Framework (2021) confirms that local authorities should 'identify and bring back into residential use empty homes and buildings, supported by the use of Compulsory Purchase Powers'.

1.2 The Council has a revised Empty Homes Policy that was adopted by Cabinet on 29 March 2022. The policy is attached at **Appendix 1**.

The Policy outlines the options available to take formal action to bring properties back into use. One of the options available is to serve a Compulsory Purchase Order (CPO). This measure is employed only when all other efforts to persuade the owner to restore their property have been fully exhausted.

1.3 The Council's revised Empty Homes Policy in accordance with its Housing Strategy aims to unlock the potential of vacant sites and empty homes; thereby contributing towards meeting local housing demand.

1.4 The Council's Empty Homes Officer risk rates all long-term empty properties (where possible) based on their appearance, location, impact on the neighbourhood and complaints. This then helps to prioritise the list of empty properties.

## 2.0 INTRODUCTION

2.1 This report seeks approval to pursue a CPO of 65 Station Road, Kegworth. The compulsory purchase proposals are in the public interest and are considered a last resort, as they will secure the Council's aim to bring local properties back into use and increase the local housing supply.

2.2 The CPO will be progressed under section 17 of the Housing Act 1985 which empowers local housing authorities to compulsorily acquire land, houses, or other properties to increase the quality or quantity of housing provision for the purposes of their renovation and reoccupation as residential accommodation, and to increase the supply of housing stock and condition of the properties.

2.3 A CPO should only be made where there is a compelling case in the public interest and as a last resort, where the owners of properties cannot be traced or are unwilling/unable to bring the property back into use and the Council can demonstrate that there is a compelling case in the public interest to take enforcement action to achieve the aims of the Council.

- 2.4 The Council has determined that the Enforced Sale procedure is not appropriate for 65 Station Road as there is no debt involved, therefore, compulsory purchase has been determined as the appropriate action.

### **3.0 65 STATION ROAD, KEGWORTH**

- 3.1 This is a small (boarded up) two-bedroom mid terraced property in a residential area, on a main road position. The property has been unoccupied for at least 24 years and is in a poor state of repair, with the owner not having been seen by neighbours during this time. The owner appears to have abandoned the property.
- 3.2 There is a public footpath which passes under this property. Parts of the ceiling surface are dropping onto the public footpath. The rear garden of the property has been claimed by the neighbour, and there is no front garden. XX.
- 3.3 The current Empty Homes Officer has been in post for over eight years and during this time has made numerous attempts to contact the owner including over 30 letters, as well as making numerous visits to the property. Prior to this, other officers from the Council had been trying to engage with the owner over a period of at least 22 years.
- 3.4 The Council continues to receive complaints from the neighbours, as the condition of the house damages their properties. One neighbour has now moved away from the property, after attempting to sell for a number of years. The new neighbour now regularly complains regarding the property. Dangerous Structures notices have been raised, under the Building Act of 1984, and other notices including Local Government Miscellaneous Provisions Act 1976, 1982, and warrants of entry have also been served.
- 3.5 The Council has previously used a charging order and court hearing to ensure payment of significant arrears in respect of Council Tax, and the police have attended the property, following reports of Anti-Social Behaviour, leading to Council action. The owner has since paid the arrears and the fines imposed by the courts, for the prosecutions, but it is officers' understanding that the owner has never attended the property for over 24 years.
- 3.6 For this reason, the Environmental Protection Team is of the opinion that a longer-term solution is required, and the best option is Compulsory Purchase.
- 3.7 Officers from several Council departments including Building Control, Pest Control, Planning Enforcement, Environmental Enforcement, and Environmental Health have also visited the property during this time.
- 3.8 A chronology of the case and photos of the property can be found in **Appendix 2**.

### **4.0 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 In accordance with the Council's Empty Homes Policy, alternative options for bringing the property back into use have been considered. Officers have determined that the following options would not be appropriate:
- Enforced Sale procedure is not considered appropriate for 65 Station Road as its use would require works in default subsequent to the service of a specific statutory notice. The Council has also identified that there are no charges



currently against the property and there is no outstanding debt against the property, which would enable the Council to act.

- Empty Dwelling Management Order (EDMO) is not considered appropriate as the Council does not have the budget to enable the repairs that would be necessary to make the property viable for occupation. Furthermore, it is unlikely that the monetary input would be recouped within the seven-year period of an EDMO.
- Do nothing and allow the property to deteriorate further. This is not considered appropriate as the property would deteriorate further causing further nuisance to the neighbouring property and potentially could increase anti-social behaviour causing a detriment to the area and community.

4.2 The Council has tried to seek a voluntary resolution with the owner and will continue its interactions with the owner to try and bring about a voluntary solution. It is considered at this present time that compulsory acquisition is the most appropriate action.

## **5.0 CPO ACTION**

5.1 Taking CPO action is a last resort. It should only be made where there is a compelling case in the public interest to do so, for example when the Council has tried other options of engaging with the owner but the owner has not cooperated, and the property continues to remain empty. The Council must be able to show that it has a clear idea as to how it intends to use the land it has acquired and that all necessary resources are available to achieve the desired result.

5.2 The advantages of a CPO are:

- The property is brought back into use
- The property is renovated, therefore, improving the appearance and the condition of the land. Due to the small size of the house, this could be achieved fairly quickly
- The property, once renovated and reoccupied, would provide a much-needed additional home in Kegworth, where property is in short supply
- Without a CPO, the Council will continue to receive complaints from the neighbours, and the public regarding the footpath
- Without the CPO, the property will remain boarded and unsightly on a main road in a village centre .
- This owner never engages or replies to the Council, so may allow this process to go ahead without challenging it.

5.3 The disadvantages of a CPO are:

- If the owner(s) appeals the CPO there could be the written representations procedure or a public inquiry. If the Council is unsuccessful, they can incur the cost of the owner's fees

5.4 If the CPO is approved, a project team would be set up to manage and oversee the project. The project team would consist of Empty Homes Officer, Environmental Health Officer, Public Protection Team Leader, internal legal representative and Communications Officer.

## **6.0 FINANCIAL IMPLICATIONS**

6.1 Implementing a CPO will require involvement from the Council's Legal Services and throughout the process legal costs will be incurred, details of which are set out below.

The costs of £3,200 outlined in paragraph 6.3 below will be met from existing budgets within the Public Protection Team.

6.2 Three quotes were obtained from external law firms. 'nplaw' was chosen as the law firm to use as they offered the best value for money. They undertake CPO work for a number of local authorities around the country.

6.3 Nplaw charges a fixed fee of £3,200 plus VAT plus disbursements for a non-contested CPO. This includes:

- Advice on the decision-making report seeking authority to make the CPO
- Preparation of the order, statutory notices, statement of reasons
- Submission of the order to the Secretary of State for confirmation
- If the order is confirmed, the post confirmation procedures
- Vesting of the title in the local authority
- Registering title at HM Land Registry
- Disbursements can include newspaper notices, Stamp Duty Land Tax, Land Registry fees. Average costs can total £1,000.

6.4 Estimated CPO costs breakdown

	<b>Non contested</b>	<b>Contested</b>
Fee	£3,200	Up to £10,000
Disbursements	£1,000	£1,000
Additional legal capacity provided by nplaw	Up to £10,000	Up to £10,000
Public Inquiry	£0	Up to £5,000
<b>Total</b>	<b>£14,200</b>	<b>£26,000</b>

6.5 If there are objections, complications in dealing with the CPO or it needs to be dealt with by a public inquiry, nplaw charge on an hourly basis at the rate of £130 per hour plus vat plus disbursements in addition to the fixed fee. For a contested CPO the costs could total up to £26,000 as per the table at 6.3 above. In such circumstances, the costs would have to be met from existing reserves. If, for some reason, the matter is stopped at an earlier stage than the registration of title nplaw will charge the full fixed fee.

6.6 Not all CPO cases proceed all the way to a confirmed order and in a substantial number of cases going through the process often provokes the owner into action to bring the property back into use or sells it. However, by their very nature these cases are complex and contentious, and some owners will not engage at all and the process concludes in the making of the order.

6.7 Once the Order is confirmed, it can be implemented either by way of Notice to Treat or by General Vesting Declaration (GVD). The legal advice is that the latter procedure is the most appropriate as although the Council will have to wait three to four months after confirmation of the Order for possession, it would not have to wait for compensation issues to be settled, which could take even longer under the alternative route.

6.8 The Council will pay the compensation having followed the relevant approval procedures for payment of the compensation in accordance with property related purchases as outlined in the Council's Constitution. Prior to instigating any CPO action, the Council will enter into an agreement with a developer to ensure that the Council is indemnified in full for the total costs of the compensation, acquisition costs



and associated expenses of the acquisition of the property. The Council as the acquiring authority will initially own the property once the General Vesting Declaration vests the land in the Council, however, the property will be transferred as soon as possible to the developer as per the indemnity agreement.

- 6.9 The fixed fee is not due until the end of the process. However, to date the Council has paid nplaw £1,781 +VAT to cover additional expenses incurred. These include assistance with drafting the indemnity agreement.
- 6.10 In exchange for the council exercising its power of compulsory purchase, it is intended that the preferred developer bidder will reimburse it in terms of both the CPO Costs (see para 6.3 above) and the compensation plus any interest paid by the council to the property owner, when agreed.
- 6.11 Note, the property valuation will need updating.

## **7.0 LEGAL IMPLICATIONS**

- 7.1 Where an owner cannot be traced or where a response from the known owner is unlikely or non-committal or otherwise unsatisfactory, there is scope for a compelling case in the public interest for enforcement action to be taken by the Council, to ensure that their strategic aims are achieved. In this case this is the length of time the property has been empty and the previous failed attempts to secure the renovation/co-operation from the owner, along with complaints and the adverse effects on the amenity of the neighbourhood. Details of actions taken can be found in **Appendix 2**.
- 7.2 In this case, the Council has made every effort to contact the owner and requested that they improve the property to the benefit of the neighbours and locality generally, particularly given the continued deteriorating state of the premises. It is important that the Council can evidence the graduated approach to these cases as this will be required as part of the legal process. The Empty Homes Officer keeps a record of all actions on the Council's back-office database.
- 7.3 The Council has the power under section 17 of the Housing Act 1985 to acquire land by way of compulsory purchase (land in this instance includes houses) for housing purposes. Part XVII of the Housing Act 1985 applies to compulsory purchase. This in turn applies, with modifications, the Acquisition of Land Act 1981 (compulsory purchase procedure), the Compulsory Purchase Act 1965 (post confirmation procedure) and the Land Compensation Act 1961 (amount and assessment of compensation).
- 7.4 Local authorities have a power under section 123 of the Local Government Act 1972 to dispose of land in any manner they wish, including the sale of freehold interest. The constraint on the local authority is that the disposal must be for best consideration reasonably obtainable, unless the Secretary of State consents to the disposal. This is to ensure that assets which are held by the Council are not sold at an undervalue.
- 7.5 Although steps are taken to minimise risk, the CPO carries the risk on a Public Inquiry. The additional legal costs of a single plot CPO is considered at a public inquiry could be between £2,500 and £5,000

## **8.0 STAKEHOLDER ENGAGEMENT**

- 8.1 As part of stakeholder engagement, ward members and Kegworth Parish Council have been asked for comments which are detailed below.

- 8.2 The Cabinet Member fully supports this paper given all efforts have been taken to encourage the landlord to take the necessary action. Reducing the number of empty properties across the district is vital to increase the supply of homes to local people and also improve the appearance and safety of local areas.
- 8.3 Comment from ward member Cllr Sewell “As the Ward member for Station Road, Kegworth, I fully support the Compulsory Purchase Order on this property, which I remember as a characterful cottage in the past - it is dispiriting to witness its current dilapidated state; and recently I have assisted residents in the adjoining property who have had flooding issues from the leaking roof at 65, causing delays to building work and major disruption.”
- 8.4 Comment from Cllr Sutton: “Nobody in Kegworth wants to see properties empty for so long and it is good to see the tougher end of the Empty Homes policy being invoked by the Council in what have become trying circumstances for the neighbours. There is at least one other case in Kegworth waiting in the wings if this proves successful.”
- 8.5 Comment from Kegworth Parish Council: Kegworth Parish Council is supportive of District Council initiatives, such as compulsory purchase of long-term disused properties, as it is in the best interests of the community to address longstanding issues, ensure the sites are used effectively, and it enhances the local area for residents.

## 9.0 VOLUNTARY PURCHASE

- 9.1 Guidance from the Ministry states that the acquisition of a property by compulsory purchase should always be a last resort. Accordingly, before making a CPO, a local authority should endeavour to purchase a property by agreement. If the council can show that reasonable attempts to acquire the property in this way have failed, this can assist it in demonstrating that a compulsory acquisition is necessary in this case. In view of the above, the council will initiate the formal CPO procedures in parallel with negotiations with the property owner.

Policies and other considerations, as appropriate	
Council Priorities:	<ul style="list-style-type: none"> <li>Developing a clean and green district</li> <li>Local people live in high quality, affordable homes</li> </ul>
Policy Considerations:	Acquisitions policy – N/A in this CPO case Empty Homes Policy
Safeguarding:	If any safeguarding matters were raised during the CPO process relevant referrals would be made.
Equalities/Diversity:	This is a decision under an existing policy therefore an Individual EIA has been completed.
Customer Impact:	CPO's give the local authority the legal right to return the property back into use.
Economic and Social Impact:	CPO's will improve the local area and neighbours lives by not having a blighted property in the area.
Environment, Climate Change and	N/A

Zero Carbon:	
Consultation/Community/Tenant Engagement:	N/A
Risks:	<p>The CPO process would ensure a purchaser/developer has been identified prior to the final CPO process being commenced. Risks will be managed as part of the project management team.</p> <p>As set out in Section 6.0 of the report, there is a risk that this matter will be contested which could result in additional costs, which would have to be met from existing reserves.</p>
Officer Contact	Paul Sanders Head of Community Services <a href="mailto:paul.sanders@nwleicestershire.gov.uk">paul.sanders@nwleicestershire.gov.uk</a>

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## NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 13 JANUARY 2026



<b>Title of Report</b>	<b>ENVIRONMENTAL POLICY</b>	
<b>Presented by</b>	Councillor Michael Wyatt Community and Climate Change Portfolio Holder <div style="text-align: right;">PH Briefed <input type="checkbox"/> Yes</div>	
<b>Background Papers</b>	<b>None</b>	<b>Public Report:</b> Yes
		<b>Key Decision:</b> Yes
<b>Financial Implications</b>	There are no direct financial implications, but the policy commits to integrating environmental consideration into its financial planning and procurement processes.	
	<b>Signed off by the Section 151 Officer:</b> Yes	
<b>Legal Implications</b>	All decisions arising must comply with the Council's established governance and decision making processes	
	<b>Signed off by the Monitoring Officer:</b> Yes	
<b>Staffing and Corporate Implications</b>	There are no staffing implications. The Council has already demonstrated its commitment to the environment which is reflected in the <a href="#">Council Delivery Plan 2023-2028</a> .	
	<b>Signed off by the Head of Paid Service:</b> Yes	
<b>Purpose of Report</b>	To present a draft environmental policy for comment. The intention is to confirm the Council's commitment to the wider environmental agenda, beyond reducing carbon emissions.	
<b>Reason for Decision</b>	To approve the draft Environmental Policy, as required under the constitution.	
<b>Recommendations</b>	<b>THAT CABINET:</b> <ol style="list-style-type: none"> <li>1. <b>CONSIDERS THE COMMENTS AND RECOMMENDATION MADE BY THE CORPORATE SCRUTINY COMMITTEE AT ITS MEETING ON 4 DECEMBER 2025</b></li> <li>2. <b>APPROVES THE DRAFT ENVIRONMENTAL POLICY</b></li> <li>3. <b>DELEGATES AUTHORITY TO THE STRATEGIC DIRECTOR OF HOUSING AND COMMUNITIES TO MAKE ANY MINOR AMENDMENTS TO THE POLICY</b></li> </ol>	

## **1.0 BACKGROUND**

- 1.1 In 2024, the Council worked with [Unipart](#), based at Mercia Park in NW Leicestershire, to develop a gap analysis to assess the Council's current environmental management practices and identify opportunities and areas to develop. This assessment was aligned to the principles of ISO 14001, an international standard for establishing an effective Environmental Management System (EMS). Unipart is an exemplar in this field and offered to share their experience with the Council following a meeting with the Chief Executive.
- 1.2 The ISO 14001 framework provides organisations with a structured approach to managing environmental responsibilities. It covers a wide range of operational areas, from leadership and planning to performance evaluation and continual improvement.
- 1.3 The analysis undertaken considered the Council's current environmental practices, strategic goals and operational areas that impact environmental performance. It considered the Council's organisational structure, key environmental initiatives and leadership commitments, while also identifying strengths and challenges with current systems.
- 1.4 An observation was that whilst the Council has adopted sound environmental practices through the development of service-based guidance and policy, a co-ordinated corporate approach would further assist in embedding environmental best practice across the whole of the organisation.
- 1.5 Developing an environmental policy was one of the key recommendations to support a more consistent approach to environmental practices across the Council. The policy has been considered by the Corporate Scrutiny Committee on 4 December ahead of consideration of the policy by Cabinet.

## **2 ENVIRONMENTAL POLICY**

- 2.1 The recommendation was that a policy should be developed and endorsed by leaders across the Council, outlining the Council's long-term commitments to the environment and ensuring alignment to strategic objectives.
- 2.2 The approach has been to develop an overarching policy aligning to the Council Delivery Plan, specifically "clean green and Zero Carbon" and the Council's Procurement Strategy. A copy of the draft policy is attached at Appendix 1.
- 2.3 The policy identifies key areas of focus, aligned to the Council's Zero Carbon Roadmap, including the Council's operations and influencing the wider district, and references to a wider environmental agenda, beyond reducing carbon emissions.
- 2.4 The policy will apply to all activities, services and operations of the Council.
- 2.5 It builds environmental considerations into all decisions and operations so that the Council is proactive in reducing its environmental footprint.

2.6 The policy outlines the key aims:

- Reduce Carbon Footprint
- Sustainable Waste Management
- Energy Efficiency
- Water Conservation
- Sustainable Transportation
- Biodiversity and Green Spaces
- Awareness, Education and Engagement
- Changing Climate

2.7 Implementation of the policy will be supported by:

- Sustainable Procurement
- Staff and Member Awareness
- Collaboration
- Financial and other resources where appropriate.

2.8 The policy outlines the Council's commitment to improve its environmental performance and adopt best practices.

### 3.0 CORPORATE SCRUTINY COMMENTS

3.1 Corporate Scrutiny Committee made a number of comments and one recommendation which are outlined in the Scrutiny Comments Table attached at Appendix 2.

Policies and other considerations, as appropriate	
Council Priorities:	Clean, green and Zero Carbon
Policy Considerations:	Zero Carbon Roadmap
Safeguarding:	N/A
Equalities/Diversity:	An Equality Impact Assessment has been completed.
Customer Impact:	N/A
Economic and Social Impact:	N/A
Environment, Climate Change and Zero Carbon:	The policy reinforces the Council's commitment to the environment.
Consultation/Community/Tenant Engagement:	Internal engagement.
Risks:	None.
Officer Contact	Paul Sanders Head of Community Services <a href="mailto:Paul.Sanders@nwleicestershire.co.uk">Paul.Sanders@nwleicestershire.co.uk</a>

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# ENVIRONMENTAL POLICY

Item	Details
Reference:	[Insert policy reference e.g. identifier on centralised spreadsheet]
Status:	DRAFT
Originator:	Climate Change Programme Manager
Owner:	Head of Community Services
Version No:	DRAFT 0.2
Date:	[Insert date policy was last approved]

## Key policy details

### Approvals

Item	Date of Review/Approval	Version No.
Reviewed by CLT	March 2025	DRAFT 0.1
Reviewed by Corporate Scrutiny	December 2025	DRAFT 0.1
Approved by Cabinet		DRAFT 0.2

### Policy Location

This policy can be found at [insert location of policy e.g. NWLDC website, SharePoint page under current policies tab]

### Equality Impact Assessment (EIA)

Completed by	Completion date
Julia Marshall	21/3/25

### Revision history

Version Control	Revision Date	Summary of Changes
DRAFT 0.0	February 2025	Draft document creation
DRAFT 0.1	March 2025	Incorporating feedback from CLT
DRAFT 0.2	December 2025	Incorporating feedback from Corporate Scrutiny

### Policy Review Plans

This policy is subject to a scheduled review once every three years or earlier if there is a change in legislation or local policy that requires it.

### Distribution

Title	Date of Issue	Version No.
Distributed to Cabinet	5/1/26	0.2
Published on NWLDC website	tbc	

## Environment Policy

The purpose of this policy is to outline the Council's commitment to environmental sustainability and the steps the Council will take to minimise its environmental impact. The Council declared a climate emergency on 25 June 2019 and adopted its Zero Carbon Roadmap and Action Plan on 31 March 2020. The Action Plan summarises recommended activity to achieve the ambition of working towards a net Zero Carbon Council by 2030 and a net Zero Carbon district by 2050.

This policy applies to all activities, services, and operations of North West Leicestershire District Council.

Environmental considerations will be integrated into all decisions and operations to ensure that the Council is proactive in reducing its environmental footprint, in line with the Council Delivery Plan commitment to a "clean, green, zero carbon district".

The Council recognises that managing the environmental impact of its own operations is essential.

### Key Aims

- 1. Reduce Carbon Footprint:**
  - Minimise greenhouse gas emissions from Council buildings, transportation, and operations.
  - Transition to renewable energy sources wherever possible.
- 2. Sustainable Waste Management:**
  - Promote waste reduction, reuse, and recycling across the Council's operations.
  - Encourage residents and businesses to reduce waste and improve recycling practices.
- 3. Energy Efficiency:**
  - Improve energy efficiency across all Council facilities.
  - Support initiatives that promote energy conservation for residents and businesses.
- 4. Water Conservation:**
  - Implement water-saving measures in Council buildings and facilities.
  - Encourage water-efficient practices within the community.
- 5. Sustainable Transportation:**
  - Invest in low-emission vehicles and electric vehicle charging infrastructure.
  - Monitor air quality (statutory duty)
  - Promote the use of public transport, cycling, and walking.
- 6. Biodiversity and Green Spaces:**
  - Protect and enhance local ecosystems, wildlife habitats, and green spaces.
  - Encourage the planting of trees and the maintenance of local parks and reserves.

## **7. Awareness, Education and Engagement:**

- Raise awareness within the district about environmental issues and sustainable practices.
- Encourage residents, businesses and tenants to reduce their own environmental impact.

## **8. Changing Climate**

- Ensure the Council's services are resilient to extreme weather and a changing climate

# **Implementation**

The Council will support the implementation of this policy through:

- **Sustainable Procurement:**

Ensure that when the Council purchases products and services, the environmental impact is considered, including reducing carbon footprints, minimising waste and promoting the use of eco-friendly products and services.

This is reflected in the Council's Procurement Strategy.

- **Staff and Member Awareness:**

Support staff and members to build a level of knowledge and understanding relevant to their activities to integrate environmental and sustainability principles into their work.

- **Collaboration:**

Work with other local authorities, community groups, businesses, and environmental organisations to enhance the environmental health of the region.

- **Finance:**

The Council is committed to integrating environmental considerations into its financial planning and procurement processes. This includes evaluating the lifecycle costs of projects and prioritising those that contribute to our sustainability goals.

The Council will allocate sufficient budgetary resources to ensure the successful implementation of our environmental initiatives ensuring a value for money return on investment.

# **Commitment to Improvement**

The Council is committed to improving its environmental performance and will regularly review this policy to reflect environmental standards and best practices.

## Appendix 2

### ITEM 9 - ENVIRONMENTAL POLICY

Comments on the Environmental Policy made by the Corporate Scrutiny Committee at its meeting on 4 December 2025

Date considered by Cabinet: 13 January 2026

	Comments/recommendations from scrutiny	Advice provided by officers at the meeting	Cabinet response
C1	<b>Policy content:</b> Concerns raised that the draft policy was bland, lacking detail and not actionable. It was felt that it was too generic and did not reflect the Council's context or ambitions such as the climate emergency targets.	Officers explained that the policy was intentionally high-level to align with best practice with the aim to embed environmental considerations into all council decisions without being prescriptive.	
C2	<b>Policy style:</b> Requested better explanation of the policy's purpose and the need for plain English was emphasised. Also, the need for clarity in the document for the public including the use of 'plain English' and an explanation on who 'Unipart' are and what role they had with the policy.	Officers explained Unipart's involvement as a private sector partner experienced in ISO standards, who recommended starting with a broad policy.  Officers offered to provide a more detailed presentation to Cabinet to include clearer explanations.	
R1	<b>Recommendation:</b> That cabinet does not adopt the policy in its current form and that it be revised to include more concrete, council specific commitments and context before being reconsidered.	-	

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