

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

CABINET – TUESDAY, 23 SEPTEMBER 2025



Title of Report	COALVILLE REGENERATION FRAMEWORK - 2025 UPDATE	
Presented by	Councillor Richard Blunt Leader of the Council and Coalville Regeneration Portfolio Holder Paul Wheatley Head of Regeneration and Property Services.	
Background Papers	Coalville Regeneration Framework - 2023 Cabinet: Tuesday 10 January 2023 Community Scrutiny 11 September 2025	Key Decision: Yes Public Report: Yes
Financial Implications	The adoption of the updated Regeneration Framework itself does not have any direct financial implications for the Council. However, the implementation of the Framework may require financial resources from the Council. Where these resources are not included in the approved capital programme or revenue budget already, they will require specific approval in line with the Constitution and will be subject to resources being available	
	Signed off by the Section 151 Officer: Yes	
Legal Implications	Adoption of the updated Regeneration Framework does not have any direct legal implications for the Council. However, legal advice will be sought on individual projects.	
	Signed off by the Monitoring Officer: Yes	
Staffing and Corporate Implications	The Regeneration Framework has been produced and will be promoted using existing staff resource.	
	Signed off by the Head of Paid Service: Yes	
Purpose of Report	For Cabinet to approve the Coalville Regeneration Framework 2025 update	
Reason for Decision	The Council Delivery Plan for 2023-2028 identified that a Regeneration Framework Document will deliver during this timeframe.	
	The Coalville Regeneration Framework refresh constitutes a	

	strategy which under the Council's constitution requires Cabinet approval.
Recommendations	<p>THAT CABINET:</p> <p>1) ADOPTS THE DOCUMENT APPENDED TO THIS REPORT AS THE 2025 REFRESHED REGENERATION FRAMEWORK FOR COALVILLE</p> <p>2) DELEGATES TO THE STRATEGIC DIRECTOR (IN CONSULTATION WITH THE PORTFOLIO HOLDER) THE AUTHORITY TO MAKE ANY MINOR CHANGES TO THE DOCUMENT REQUIRED PRIOR TO PUBLISHING</p>

1.0 BACKGROUND

- 1.1 In April 2022, the Community Scrutiny Committee reviewed the first edition of the original Coalville Regeneration Framework.
- 1.2 Following further development work and reflecting on Scrutiny Committee feedback, the final version of Coalville Regeneration Framework was presented to Cabinet in January 2023 and subsequently published.

2.0 COALVILLE REGENERATION FRAMEWORK

- 2.1 Since the adoption of the Coalville Regeneration Framework, the Council has made significant progress on its regeneration plans for Coalville.
- 2.2 Some of the projects that the Council have delivered include:
 - The new high quality public amenity in Marlborough Square.
 - Coalville's Mother and Child Statue has been beautifully restored and relocated to a prominent place at the entrance to the Belvoir Shopping Centre and the entrance to the town.
 - Mantle Lane gateway to the town has been enhanced by the redecoration and lighting of the historic railway bridge.
 - The former Mitchell and Grieves factory site has been redeveloped into a new residential neighbourhood.
 - The Belvoir Shopping Centre has seen private sector led improvements to the public space with new furniture, greenery, shop frontage improvements, pedestrian access and a new public square.
 - The creation of the new Council Customer Service Centre, putting the Council at the heart of the town and improving access.

- The sympathetic internal restoration of Stenson House, including the preservation and reinstating of original features.
 - Improvements to Hermitage Recreation Ground, providing new equipment to support health and wellbeing, alongside new footpaths, landscaping and planting of a new eco park.
- 2.3 The Council continues to make progress on ongoing projects within the Framework such as the regeneration and renewal of the Marlborough Centre building, Stenson Square Gardens and the restoration of the former Memorial Square toilets into a modern workspace.
- 2.4 The refresh of the Coalville Regeneration Framework was presented to Community Scrutiny Committee on 11 September 2025. Scrutiny Committee comprehensively reviewed the refresh and the projects included.
- 2.5 Scrutiny Committee provided positive feedback to reflecting on the regeneration projects completed to date and the ongoing commitment for the continued regeneration of Coalville.
- 2.6 The Committee noted they would be interested to see more details on the forthcoming projects at the appropriate time with a specific request to understand how projects will be funded and the likely timescale for delivery.

3.0 2025 FRAMEWORK UPDATE

- 3.1 The Council has prepared an updated Coalville Regeneration Framework, attached as Appendix 1. This update builds from the original Framework and showcases those regeneration projects which have been successfully completed and continues to highlight those ongoing regeneration priority projects in Coalville Town Centre.
- 3.2 In addition, the updated Framework identifies three additional regeneration projects. The projects selected for inclusion in the refresh have been influenced by available resource. The three projects include:
- Wolsey Road Regeneration Phase 3: The Old Bakery
 - The former Rex Cinema, Jackson Street
 - Hotel Street Regeneration Site
- 3.3 Wolsey Road Regeneration Phase 3: The Old Bakery – Continuing the regeneration of these brownfield areas at a key entrance to Coalville remains an important priority, particularly focusing on infrastructure to provide access and connect Coalville Urban Forest Park into the town centre. The Old Bakery has been added to the Framework as it is a prominent local landmark building which is derelict and central to ongoing regeneration.
- 3.4 The former Rex Cinema, Jackson Street and Hotel Street Regeneration Site – Both the former Rex Cinema and Hotel Street Regeneration Site have been added to the refreshed Coalville Regeneration Framework as both are important sites within the town which are in need of investment and regeneration. Both sites are in private ownership and not within the control of the Council but listing them in the Framework marks the intention of the Council to seek to work with landowners to support regeneration.

3.5 This updated Coalville Regeneration Framework and the District Regeneration Framework will both be reviewed and updated in 2026.

3.6 It is intended that the Regeneration Framework Document is used to:

- Communicate to residents of North West Leicestershire the Regeneration Vision for Coalville.
- Promote opportunities to invest in the regeneration of Coalville to investors and developers.
- Convey to owners of property in the town the quality standard within the built environment that the Council aspires to for its residents.

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:	There are no Policy Considerations.
Safeguarding:	There are no safeguarding considerations.
Equalities/Diversity:	There are no safeguarding considerations.
Customer Impact:	The updated Coalville Regeneration Framework will be published online and communicated to residents and stakeholders of Coalville.
Economic and Social Impact:	The updated Coalville Regeneration Framework can be used to highlight opportunities for investment and regeneration to investors and developers.
Environment, Climate Change and Zero Carbon:	There are no safeguarding considerations.
Consultation/Community Engagement:	The Council continues to have regular engagement with local partners, landowners, property owners and business with the aim of enhancing Coalville and the town centre.
Risks:	<p>Reputational risk to Council if significant numbers of projects identified within the framework are not developed or completed.</p> <p>The delivery of some of the projects within the updated Coalville Regeneration Framework will be dependent on the participation of third-party owners and third-party investment.</p>
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