

NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

COMMUNITY SCRUTINY COMMITTEE – THURSDAY, 10
SEPTEMBER 2026



Title of Report	DISTRICT WIDE REGENERATION FRAMEWORK ANNUAL REVIEW	
Presented by	Councillor Tony Gillard Business and Regeneration Portfolio Holder	
Background Papers	Coalville Regeneration Framework District Regeneration Framework	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 and any Local Government Reorganisations limitations.	
	Signed off by the Deputy Section 151 Officer: Yes	
Legal Implications	Adoption of the updated Regeneration Framework itself does not have any direct legal implications for the Council. However, legal advice will be sought on individual projects where there will be project specific implications. Due regard should be had to the LGR implications below.	
	Signed off by the Monitoring Officer: Yes	
LGR implications	As part of the LGR process, the Council will be subject to a Structural Changes Order and also a Section 24 Direction. The latter will place restrictions on the Council expending above certain thresholds without permission of the new authority. Advice will be provided throughout the individual projects, but there may be implications on delivery depending on spend and timescales.	
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 Community Scrutiny Committee to consider the Regeneration Framework 2026 update ahead of October Cabinet.
Recommendations	THAT COMMUNITY SCRUTINY COMMITTEE REVIEWS THE COALVILLE REGENERATION FRAMEWORK UPDATE AND PROVIDES FEEDBACK FOR CONSIDERATION BY CABINET AT ITS MEETING ON 27 OCTOBER 2026.

1.0 BACKGROUND

- 1.1 The Council's Delivery Plan sets out the intent to prepare, adopt and implement for Coalville and the wider district, Regeneration Framework documents, within the life of the current Council.
- 1.2 In April 2023, the Coalville Regeneration Framework was agreed and published.
- 1.3 In August 2024, the District Regeneration Framework was agreed and published.
- 1.4 The Frameworks were created in order to provide an ambitious Economic Regeneration delivery plan that supported the improvement and performance of the District's economy. The Frameworks include projects that boost the District's town centres, protect historical assets, unlock new opportunities for our communities, encourage visitors, inward investments and ultimately support the District as a great place to live, work and play.
- 1.5 As originally adopted, Coalville and District Regeneration Frameworks identified 41 workstreams (defined pieces of activity) that the Council wished to see delivered. These workstreams included a mixture of capital projects, regeneration initiatives, strategic partnership activity, lobbying activity and ongoing service delivery functions.
- 1.6 Since the launch of the Frameworks, in April 2023 and August 2024, Members have been regularly updated on progress as part of the regular Quarterly Council Delivery Plan Corporate Performance Reports along with more detailed annual progress reports.
- 1.7 As delivery of the Frameworks has progressed, the term "workstream" now encompasses a range of different activities. Some workstreams are delivered through multiple individual projects, some form part of the Council's ongoing service delivery, and others relate to longer-term partnership or lobbying activity that is not directly controlled by the Council. In addition, a small number of workstreams are reported through alternative governance and reporting arrangements.
- 1.8 To provide greater clarity and improve performance monitoring, the Council has reviewed the original workstreams and established a single portfolio of regeneration projects for reporting purposes. This approach removes duplication, focuses reporting on deliverable projects and outcomes, supports prioritisation of resources as the Council prepares for Local Government Reorganisation (LGR), and provides Members with a clearer understanding of regeneration activity being undertaken across the district.

2.0 2026 FRAMEWORK UPDATE

2.1 The Council has prepared an update to share the progress on both the Coalville and District Regeneration Frameworks for 2026.

2.2 Following the review of the original Framework workstreams, the Council is now reporting against a programme of 38 regeneration projects. The revised project list reflects the evolution of the Frameworks since their adoption, including the division of some workstreams into multiple deliverable projects, the removal of duplication between Frameworks, and the exclusion of activities that are reported through other governance arrangements or delivered as part of ongoing service provision.

2.3 Of the 38 Projects, 15 projects have been completed. The list of these projects is below:

- Marlborough Square
- Belvoir Shopping Centre (including Customer Service Centre)
- Former Belvoir Road Co-op Store
- Mantle Lane
- Hermitage Recreation Ground Redevelopment
- Newmarket
- Shopfront Improvement Scheme
- Snibston Pitheads
- Whitwick and Coalville Leisure Centre
- Castle Donington 3G Pitch
- Leisure Provision Research
- Kegworth Quietway
- Kegworth Marketplace
- Memorial Square Workspace
- Moira Furnace (Phase 1)

2.4 During the 2025/26 Financial year the Council has made significant progress on both Regeneration Frameworks.
Some projects delivered in year were:

- **Leisure Provision Research** which developed a comprehensive evidence base to assess current and future leisure, sport and recreation needs across North West Leicestershire. We prepared the Playing Pitches and Outdoor Sports Strategy, Built Facilities Strategy, and Open Spaces Strategy, reviewing the provision, quality and accessibility of sports, leisure and community facilities.
- **Memorial Square Workspace** transformed a former 1920s public convenience building in the heart of Coalville into a modern business workspace, bringing a historic town centre asset back into productive use.
- **Moira Furnace – Phase 1** conserved and enhanced one of the country's best-preserved historic blast furnaces through essential repairs and restoration works, securing the long-term future of this important heritage asset. The project improved the visitor experience through new signage, interpretation, site furniture and enhanced accessibility, supported by complementary path improvements delivered by the National Forest Company. Delivered between March 2025 and March 2026, the scheme preserved the furnace's historic significance while improving access, interpretation and visitor enjoyment.

2.5 Given the forthcoming Local Government Reorganisation there is a balance to be achieved in the remaining delivery of the frameworks. Priority will be focused on projects nearing or in their physical delivery phases.

2.6 Priorities for 2026/27 include:

- **Marlborough Centre** The regeneration and renewal of the Marlborough Centre building
- **Stenson Square Gardens** creation of a new green space outside Stenson House
- **Linden Way** Development of Linden Way
- **Phase 2 of Moira Furnace** Operational and visitor experience improvement programme, including: a) staff, volunteer and storage b) visitor centre, café and toilets c) site access, bridge loft and canal works
- **Former St John's Ambulance Site** Redeveloping the site for corporate storage purposes

For 2027/28 implementation priorities will be:

- **Old Market Hall**
- **Nottingham Road**
- **Enterprise Park and Workspace**

2.7 Appendix One to the report includes a summary of each project, a status update and other information including budgets.

3.0 COMMUNICATIONS NEXT STEPS

3.1 Communications for this year has been focused on the Coalville Regeneration Framework with a variety of campaigns focusing on projects delivered or being delivered within Coalville. Looking forward, the Economic Regeneration Team will work with communications to create an update to the programme that can be shared widely.

4.0 EVALUATING IMPACT OF DELIVERY

4.1 Many of the projects delivered within the frameworks draw on different metrics of measuring success. This often makes it difficult to assess the impact of each individual project in isolation. Looking forward to Local Government Reorganisation officers will be focusing on how the cumulative impact of the delivery of the frameworks can be measured. This is already underway through the Council's footfall analytics and specific service delivery that happens in tandem with the frameworks. For example, Marlborough Square and Newmarket and how events are programmed and delivered. Appendix 2 to the report showcases some of the visuals that will add to the evaluation.

Policies and other considerations, as appropriate	
Council Priorities:	- 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 equalities/diversity considerations.
Customer Impact:	The updated Coalville and District Regeneration Frameworks will be published online and communicated to residents and stakeholders.
Economic and Social Impact:	The updated Coalville and District Regeneration Frameworks can be used to highlight opportunities for investment and regeneration to investors and developers.
Environment, Climate Change and zero carbon:	The updated Coalville and District Regeneration Frameworks will continue to look for opportunities to positively impact the councils plans in environment, climate change and zero carbon.
Consultation/Community Engagement:	The Council continues to have regular engagement with local partners, landowners, property owners and business with the aim of enhancing the district.
Risks:	Reputational risk to Council if significant numbers of projects identified within the framework are not developed or completed. The delivery of some of the projects within the updated Coalville and District Regeneration Frameworks will dependant on the participation of third-party owners and third-party investment. The impact of LGR will increase the need to prioritise projects. Delaying spending expenditure into future years may unintentionally move projects into the period when Section 24 controls and shadow authority approvals apply, reducing the Council's ability to deliver schemes independently.
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