

# Public Document Pack



Hinckley & Bosworth  
Borough Council

**Bill Cullen** MBA (ISM), BA(Hons) MRTPI  
Chief Executive

**Date: 30 May 2022**

**To: Members of the Scrutiny Commission**

Cllr MR Lay (Chairman)  
Cllr C Ladkin (Vice-Chairman)  
Cllr P Williams (Vice-Chairman)  
Cllr JMT Collett  
Cllr DS Cope  
Cllr MJ Crooks

Cllr L Hodgkins  
Cllr K Morrell  
Cllr A Pendlebury  
Cllr MC Sheppard-Bools  
Cllr R Webber-Jones

Copy to all other Members of the Council

(other recipients for information)

Dear member,

There will be a meeting of the **SCRUTINY COMMISSION** as a virtual meeting via Zoom on **THURSDAY, 9 JUNE 2022** at **6.30 pm** and your attendance is required.

The agenda for the meeting is set out overleaf.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R Owen'.

Rebecca Owen  
Democratic Services Manager

## SCRUTINY COMMISSION - 9 JUNE 2022

### A G E N D A

1. **APOLOGIES AND SUBSTITUTIONS**
2. **MINUTES (Pages 1 - 4)**

To confirm the minutes of the meeting held on 31 March 2022.
3. **ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL CIRCUMSTANCES**

To be advised of any additional items of business which the Chairman decides by reason of special circumstances shall be taken as matters of urgency at this meeting.
4. **DECLARATIONS OF INTEREST**

To receive verbally from members any disclosures which they are required to make in accordance with the Council's code of conduct or in pursuance of Section 106 of the Local Government Finance Act 1992. **This is in addition to the need for such disclosure to be also given when the relevant matter is reached on the agenda.**
5. **QUESTIONS**

To hear any questions in accordance with Council Procedure Rule 12.
6. **ENVIRONMENTAL IMPROVEMENT PROGRAMME 2022-23 (Pages 5 - 12)**

To outline the Environmental Improvement Programme for 2022/23.
7. **HOUSING DELIVERY TEST ACTION PLAN (Pages 13 - 58)**

To notify members of the housing delivery test results and resulting action plan.
8. **GARDEN WASTE COSTS UPDATE (Pages 59 - 64)**

To update members on the garden waste position in relation to income and cost recovery.
9. **ASHBY ROAD CEMETERY (Verbal Report)**

To provide an update on Ashby Road Cemetery, further to the motion to Council on 25 January 2022.
10. **MEDIUM TERM FINANCIAL STRATEGY (Verbal Report)**

To provide an update on the MTFS.
11. **SCRUTINY COMMISSION WORK PROGRAMME (Pages 65 - 68)**

Work programme attached.
12. **MINUTES OF FINANCE & PERFORMANCE SCRUTINY (Pages 69 - 70)**

Minutes of the meeting held on 28 March 2022, for information only.
13. **ANY OTHER ITEMS OF BUSINESS WHICH THE CHAIRMAN DECIDES HAVE TO BE DEALT WITH AS MATTERS OF URGENCY**

As announced under item 3.

## HINCKLEY AND BOSWORTH BOROUGH COUNCIL

### SCRUTINY COMMISSION

31 MARCH 2022 AT 6.30 PM

PRESENT: Cllr MR Lay - Chairman  
Cllr C Ladkin and Cllr P Williams – Vice-Chairman  
Cllr RG Allen (for Cllr JMT Collett), Cllr MA Cook (for Cllr K Morrell),  
Cllr MJ Crooks, Cllr A Pendlebury, Cllr MC Sheppard-Bools and Cllr R Webber-  
Jones

Also in attendance: Councillor HG Williams

Officers in attendance: Matthew Bowers, Valerie Bunting, Julie Kenny, Rebecca Owen, Caroline Roffey, Paul Scragg, Madeline Shellard and Sharon Stacey

#### 371. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillors Collett, Gibbens & Morrell, with the following substitutions authorised in accordance with council procedure rule 10:

Councillor R Allen for Councillor Collett  
Councillor Cook for Councillor Morrell.

#### 372. **Minutes**

It was moved by Councillor P Williams, seconded by Councillor Pendlebury and

RESOLVED – the minutes of the previous meetings be approved as a correct record.

#### 373. **Declarations of interest**

Councillors Crooks, Sheppard-Bools and P Williams declared personal interests in agenda item 6 (Parish & Hinckley Community Initiative Funds – allocation of grants) as parish councillors.

#### 374. **Parish & Hinckley Community Initiative Fund - allocation of grants 2022-23**

Members received a report which recommended allocation of the Parish & Community Initiative Fund and the Hinckley Community Initiative Fund for 2022/23.

Members expressed concern about the outstanding funding for the projects that had not been completed during 2021/22 being taken from the 2022/23 budget rather than the allocated funding being carried forward from the 2021/22 budget. In response, it was explained that there was funding which was not recommended for allocation in 2022/23 which would cover the funding of the outstanding 2021/22 projects and the budget for future years would not be

affected. Members, however, felt that this would set a precedent and requested that the funding be carried forward from 2021/22 to 2022/23.

Officers agreed to discuss the accounting process with the Head of Finance and circulate a note to members but highlighted that carry forwards were not approved until Council in July so this way of managing the budgets would be more expedient.

A member thanked officers for their support for parish councils in this process.

The reason for a lower amount of allocations was queried. In response it was noted that there were a similar number of applications to previous years, but that some of the amounts applied for were lower. It was reported that parish councils had been contacted to invite applications in particular for climate change projects and officers had spoken at the parish forum, but no such applications had been received.

### **375. Affordable housing delivery - annual update**

The Scrutiny Commission was informed of the delivery of affordable housing in the borough. Members welcomed the report and were pleased that the minimum numbers in the core strategy had been met.

Discussion ensued on the opportunities for the council to acquire some of the properties coming forward and ongoing discussions with registered providers about taking on some of the properties. It was noted that around 100 properties had been acquired since 2017 and officers kept abreast of such opportunities.

With regard to types of properties, it was noted that the Housing Strategy & Enabling Officer worked closely with the housing allocations team to ensure affordable housing coming forward met the requirement in terms of property type. It was noted that developers weren't keen on building bungalows on S106 sites so these were in shorter supply.

### **376. Council Housing Asset Management Strategy**

Consideration was given to the housing asset management strategy. It was noted that this would sit alongside the investment strategy which would be brought to a future meeting. During discussion, reference was made to:

- The cost of getting housing to the EPC C rating, particularly in relation to insulation
- Installation of electric vehicle charging points
- External cladding of properties, which whilst not attractive, was the best way of insulating some houses without cavity walls
- The costs of running and maintaining air source heat pumps and delays in obtaining replacement parts, meaning that residents were without heating and hot water for longer periods of time
- The possibility of installing solar panels on council properties
- The hope that the decent homes standard would soon be extended to the private rented sector.

In relation to energy efficiency, it was hoped that the decarbonisation fund would be available later in 2022 and officers would ensure they were ready to take advantage of funding opportunities when they became available. A member asked whether rent increases would be considered to cover costs of energy saving measures which would lower costs to residents in the longer term. In response, it was stated that rent increases were not planned and residents were provided with support where necessary. It was noted that a report would be brought to the Scrutiny Commission on the cost of living crisis and its impact on residents which would look at areas where the council could help.

### **377. Scrutiny Commission Work Programme**

The draft work programme was presented to the commission following consultation with members and senior officers. It was noted that scheduled meetings would follow a theme. During discussion, the following points were raised:

- The item raised at a previous meeting which was listed as ‘SUDs and management companies’ should be expanded to cover transfer of assets, management of open spaces and how parish councils could get involved, with SUDs as a separate entry. It was noted that a lot of work was underway nationally in relation to transfer of assets
- There were outstanding reports agreed as part of motions to Council that needed to be scheduled including a report on drainage problems at Ashby Road cemetery
- The work undertaken on Young People’s Voice would be scheduled for a future meeting
- The need for a briefing on legislation relating to removal of hedges and trees along verges.

### **378. Minutes of Finance & Performance Scrutiny**

The minutes of the Finance & Performance Scrutiny were noted.

(The Meeting closed at 7.48 pm)

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CHAIRMAN

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## Hinckley & Bosworth Borough Council

Forward timetable of consultation and decision making

Scrutiny Commission                      9 June 2022

Wards affected:                              All Wards

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### Environmental Improvement Programme for 2022/23

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Report of Director (Community Services)

#### **1. Purpose of report**

1.1 This report outlines the Environmental Improvement Programme for 2022/23.

#### **2. Recommendation**

2.1 That Scrutiny supports the enhancement schemes (Appendix 1) to be implemented in the financial year 2022/23 as the Environmental Improvement Programme.

#### **3. Background to the report**

3.1 The Borough Councils Environmental Improvement Programme consists of small-scale heritage/conservation related improvement schemes across the whole Borough. The fund aims to improve the heritage/conservation built environment and increase understanding and awareness of important local history. The schemes can be stand-alone, others contribute towards larger comprehensive projects. Examples of the types of projects include heritage trail information boards, repairs to walls, blue plaques and installation of heritage nameplates. This year's programme aims to continue the practice to implement schemes identified in the Council's Conservation Area Management Plan Reviews and provide a good distribution of projects throughout the borough, both in the urban and rural areas. Match funding is sought where appropriate.

3.2 If partners agree to make financial contributions towards projects, as anticipated, it will be possible to finance the 10 schemes identified in Appendix 1. The 10 schemes have an overall estimated cost of £73,620.97.

After taking account of external contributions the net cost to the Council will be £35,000 which is within the £35,000 available budget.

- 3.3 Appendix 2 outlines the progress made on the projects included in the 2021/22 programme.
- 3.4 Guidelines for prioritising schemes are set out below:
- a) Implement schemes identified in the Authority's Conservation Area Management Plan Reviews
  - b) Enhances the historic environment
  - c) Increases understanding and interpretation of heritage
  - d) Complete or complement schemes undertaken in previous year's programmes
  - e) Be implemented on publicly-owned or private accessible land
  - f) Be in areas which have not yet benefited significantly in previous years' programmes

#### **4. Exemptions in accordance with the Access to Information procedure rules**

- 4.1 This report is to be taken in open session.

#### **5. Financial implications [CS]**

##### **2022/23**

- 5.1 Details of schemes and associated costs and income are attached in Appendix 1. The estimated cost to the Council for 2022/23 schemes is £35,000 compared to an approved budget of £35,000.

##### **2021/22**

- 5.2 A carry forward of £14,090 has been requested for three 2021/22 schemes which have yet to be completed. These are schemes in Newbold Verdon, Desford & Hinckley (see appendix 2). A 2020/21 scheme for plaques £470 will also require a carry forward to 2022/23.

#### **6. Legal implications [MR]**

- 6.1 The Localism Act 2011 empowers the Council to do anything that individuals generally may do including for the benefit of its area or for persons resident or present in its area

#### **7. Corporate Plan implications**

- 7.1 This report contributes to the following priorities of the Council;
- Places - Creating clean and attractive places to live and work
  - Prosperity- Encouraging growth, attracting businesses, improving skills and supporting regeneration.

## 8. Consultation

- 8.1 Consultations will take place on each project on an individual officer basis with parish councils and other interested parties.

## 9. Risk implications

- 9.1 It is the council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.
- 9.3 The following significant risks associated with this report / decisions were identified from this assessment:

### Management of significant (Net Red) risks

Risk description	Mitigating actions	Owner
None		

## 10. Knowing your community – equality and rural implications

- 10.1 Projects put forward in the Environmental Improvement Programme are generally spread over the whole of the Borough and includes the rural area.
- 10.2 It is considered that this report will not have any effect on equality for any of the protected characteristics and therefore no further analysis or action is necessary.

## 11. Climate implications

- 11.1 We consider climate implications in all initiatives related to the Environmental Improvement Programme, for example, when new heritage lighting is installed this is now done with LED lighting and many projects are for repair look to reuse appropriate materials where possible.

## 12. Corporate implications

- 12.1 By submitting this report, the report author has taken the following into account:
- Community safety implications- yes, improving lighting and the environment will contribute reducing the fear of crime and disorder
  - Environmental implications- yes, protecting and enhancing the Borough's Heritage
  - ICT implications- none directly arising from this report
  - Asset management implications- none directly arising from this report

- Procurement implications- none directly arising from this report
  - Human resources implications- none directly arising from this report
  - Planning implications- permissions sought where required
  - Data protection implications- none directly arising from this report
  - Voluntary sector- conservation volunteers used where appropriate on schemes.
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Background papers: None

Contact officer: Daniel Britton, 01455 255872

Executive member: Councillor S Bray

**Appendix 1 - 2022-23 Environmental Improvement Programme**

<b>Location Ward/Parish</b>	<b>Scheme</b>	<b>Remarks</b>	<b>Key Partner</b>	<b>Net Cost to HBBC</b>	<b>Estimated Cost of Project</b>
Boroughwide Project	Financial contributions for the Borough's conservation areas towards the reinstatement of traditional features	This project is proving successful in helping to retain / provide traditional features in the Borough's conservation areas and historic environment	Parish Council / Church / Heritage Group / Other	£3,500.00	£7,000.00
Earl Shilton	War Memorial	The Parish Council plan to clean and repair the Earl Shilton War Memorial, Wood Street, Earl Shilton	Parish Council	£1,040.00	£2,080.00
Cadeby	Churchyard Wall	The Cadeby DCC plans to repair and restore a section of the Charnwood stone wall that bounds the churchyard of All Saints' Church, Cadeby	Cadeby District Church Council (DCC)	£10,000.00	£39,250.00
Stoke Golding	Gravestone Repairs	The Parish Council have identified a phase of gravestone requiring repair in Hinckley Road Cemetery	Parish Council	£1,850.00	£3,700.00
Boroughwide	Blue Plaque	Working with Hinckley and District Museum representatives on the installation of two Blue Plaques	HBBC	£530.00	£530.00
Copt Oak, Markfield	Window Repairs	The PCC of St Peters Church, Copt Oak plan to undertake phase two repairs to the 5 windows on the south wall	Parochial Church Council (PCC)	£4,500.00	£21,000.00
Desford	Heritage Street Lighting	The Parish Council plans to replace nine existing street lights in the conservation area with heritage lights	Parish Council	£9,000.00	£30,150.97
Ratby	Heritage Street Nameplates	Working with the Parish Council to install heritage street nameplates in the conservation area.	Parish Council/ HBBC	£600.00	£1,200.00
Boroughwide	Interpretation Panels- Bosworth 1485	Interpretation panels will be installed at seven locations as part of the Bosworth1485 Sculpture Trail	Leicestershire Promotions	£3,500.00	£7,000.00
Hinckley	Tomb Renovation	The Hinckley Great Meeting Unitarian Chapel plan repairs to the Atkins family tomb in the grounds of the Chapel	Hinckley Unitarians	£480.00	£960.00
<b>Total Expenditure</b>				<b>£35,000.00</b>	<b>£73,620.97</b>

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**Appendix 2 - End of year progress report on the Environmental Improvement Programme 2021-22**

<b>Location</b>	<b>Scheme</b>	<b>Remarks</b>	<b>Status</b>
Hinckley	War Memorial	Working with Green Spaces repairs were carried out to Hinckley War Memorial on Argents Mead	Project Completed
Bagworth	War Memorial	The Parish Council undertook cleaning and repairs to Bagworth War Memorial	Project Completed
Stoke Golding	War Memorial	The Parish Council cleaned the War memorial at Hinckley Road Cemetery	Project Completed
Hinckley	Blue Plaque	The installation of a Blue Plaque to mark John Stanley Gittins OBE	Project Ongoing
Stoke Golding	Gravestone Repairs	The Parish Council repaired gravestone in Hinckley Road Cemetery	Project Completed
Newbold Verdon	Heritage Information Board	The Parish Council plans to install a heritage board to sit in the conservation area of the village	Project Ongoing
Desford	Heritage Trail	The Parish Council have created a Desford Heritage Trail and includes the production and installation of a series of 16 information boards	Project Ongoing
Ashby Canal	Dakins Bridge, Congerstone	This project involved a contribution towards the repair to Dakins Bridge, Ashby Canal and the bankside at Congerstone	Project Completed
Hinckley	Argents Mead Moat	Working with Green Spaces to improve and refurbish the moat area at the Argents Mead	Project Ongoing

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## Hinckley & Bosworth Borough Council

Forward timetable of consultation and decision making

Scrutiny Commission                      9 June 2022

Wards affected:                              All Wards

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### Housing Delivery Test Action Plan 2022

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Report of Director (Environment & Planning)

#### **1. Purpose of report**

- 1.1 This report is to notify Members that the Government's (MHCLG) 2021 Housing Delivery Test (HDT) results were published on 14 January 2022 which calculated that the Council had delivered 86% of its required housing target over the last 3 years. This means that HBBC is required to publish an action plan by 14 July 2022.

#### **2. Recommendation**

- 2.1 That Members endorse the Housing Delivery Action Plan to aid in the delivery of dwellings within Hinckley and Bosworth Borough.

#### **3. Background to the report**

##### **National Policy Requirements**

- 3.1 Paragraph 75 of the National Planning Policy Framework (2019)<sup>1</sup> states that where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance to assess the causes of under delivery and identify actions to increase delivery in future years.

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<sup>1</sup> [National Planning Policy Framework \(2019\)](#)

3.2 The Planning Practice Guidance (housing supply and delivery)<sup>2</sup> recommends that the following could be reviewed within the action plan (Paragraph: 050 Ref ID: 68-050-20190722):

- barriers to early commencement after planning permission is granted and whether such sites are delivered within permitted timescales;
- barriers to delivery on sites identified as part of the 5 year land supply (such as land banking, scheme viability, affordable housing requirements, pre-commencement conditions, lengthy section 106 negotiations, infrastructure and utilities provision, involvement of statutory consultees etc.);
- whether sufficient planning permissions are being granted and whether they are determined within statutory time limits;
- whether the mix of sites identified is proving effective in delivering at the anticipated rate.
- whether proactive pre-planning application discussions are taking place to speed up determination periods;
- the level of ongoing engagement with key stakeholders (for example, landowners, developers, utility providers and statutory consultees), to identify more land and encourage an increased pace of delivery;
- whether particular issues, such as infrastructure or transport, could be addressed at a strategic level - within the authority, but also with neighbouring and upper tier authorities where applicable.

3.3 Paragraph 51 of the Planning Practice Guidance (housing supply and delivery) (Ref ID: 68-051-20190722) goes on to recommend what actions local authorities could consider as part of the action plan in order to boost delivery. These are:

- revisiting the Strategic Housing Land Availability Assessment (SHLAA) / Housing and Economic Land Availability Assessment (HELAA) to identify sites potentially suitable and available for housing development that could increase delivery rates, including public sector land and brownfield land;
- working with developers on the phasing of sites, including whether sites can be subdivided;
- offering more pre-application discussions to ensure issues are addressed early;
- considering the use of Planning Performance Agreements;
- carrying out a new Call for Sites, as part of plan revision, to help identify deliverable sites;
- revising site allocation policies in the development plan, where they may act as a barrier to delivery, setting out new policies aimed at increasing delivery, or accelerating production of an emerging plan incorporating such policies;
- reviewing the impact of any existing Article 4 directions for change of use from non-residential uses to residential use;
- engaging regularly with key stakeholders to obtain up-to-date information on build out of current sites, identify any barriers, and discuss how these can be addressed;

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<sup>2</sup> [PPG: housing supply and delivery \(2019\)](#)

- establishing whether certain applications can be prioritised, conditions simplified or their discharge phased on approved sites, and standardised conditions reviewed;
- ensuring evidence on a particular site is informed by an understanding of viability;
- considering compulsory purchase powers to unlock suitable housing sites;
- using Brownfield Registers to grant permission in principle to previously developed land; and
- encouraging the development of small and medium-sized sites.

### Housing Delivery Test (HDT) result<sup>3</sup>

3.4 The 2021 result is calculated by dividing the total number of homes delivered over the past 3 years by the number of homes required over the 3 years.

Table 1: Breakdown of homes required and delivered per year

Year	Number of homes required	Number of homes delivered
2018/19	468	464
2019/20	418	285
2020/21	301	267
<b>Total</b>	1,188	1,016

3.5 Therefore 1,016 dwellings divided by 1,188 gives a 86% delivery rate.

3.6 It should be noted that for the 2019/20 period, the number of homes required used is only the requirement for 11 months rather than 12 months. Therefore 418 is used within the calculation rather than 457 dwellings. This was to account for disruption to housing delivery and monitoring caused by the first national lockdown in March 2020. Therefore 418 is used within the calculation rather than 457 dwellings. This is to account for disruption to housing delivery and monitoring caused by restrictions announced on 23 March 2020, in response to the COVID-19 pandemic. For the 2020/21 period, the number of homes required used is only the requirement for 8 months rather than 12 months therefore 301 is used rather than 444 dwellings. This is to account for the considerable variations in levels of housing delivery as local planning authorities and the construction industry faced disruption on a nation, regional, and local level due to the pandemic.

3.7 Early indications for next year's measurement (2022) show that it is likely that the Council will fall below the 85% delivery threshold which will trigger the requirement to impose a 20% on our five year housing land supply.

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<sup>3</sup> [2020 Test measurement](#)

## Action Plan

- 3.8 Officers have worked on the root cause analysis which has identified the current barriers to delivery and which areas (from planning permission to completions) need to be improved. A Developer Panel<sup>4</sup> was held with key stakeholders on 5<sup>th</sup> April 2022 and this confirmed assumptions officers had made from the data presented in the Action Plan.
- 3.9 Areas that have been identified as barriers to housing delivery are:
- Delay in a new Local Plan with a new portfolio of housing allocations;
  - Lack of support for small/medium builders in the Council's Local Plan;
  - Lack of housing sites within emerging neighbourhood development plans as a result of an unidentified housing need for the Council's emerging Local Plan;
  - Delays to the delivery of the SUEs;
  - Planning application determination timeframes;
  - Completion of S106 agreement timeframes between LCC, HBBC and developers/landowners and promoters; and
  - Statutory stakeholder engagement (particularly with Leicestershire County Council).
- 3.10 Actions that could be taken to increase delivery were discussed with the Developer Panel. These actions will build upon the actions that the Council have already started to implement in the last two years. The barriers and proposed actions are set out in the table below.

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<sup>4</sup> All invitees and attendees are shown in Appendix 1 of the Action Plan.

## Action Plan and Expected Outcomes

Action	Task Description	Expected Outcomes	Timescale (short/medium/long/ongoing)	Responsible Teams	Action Progress at April 2022
Progress the new Local Plan with a portfolio of housing allocations.	Prepare a draft Local Plan to bring forward new allocations.	A new Local Plan submitted to PINS.	Medium (in accordance with the LDS)	Planning Policy	A Regulation 19 pre-submission consultation was undertaken from February-March 2022. At April 2022 the consultation responses were being reviewed.
	<i>Local Plan to include a framework for housing development in neighbourhood development plan areas</i>	<i>A new Local Plan submitted to PINS.</i>	<i>Medium (in accordance with the LDS)</i>	<i>Planning Policy</i>	<i>New action within this Action Plan</i>
Enhanced Engagement with NDP Groups.	Continue to advise and support NDP groups on the requirements to meet housing need through robust planning practices. Advise them to continue to engage through the production of the NDP with site promoters/developers.	Allocation of reserved sites in NDPs.	Ongoing	Planning Policy	A specific NDP officer has been in post over the last year to assist NDP groups. This will continue to be monitored.

Action	Task Description	Expected Outcomes	Timescale (short/medium/long/ongoing)	Responsible Teams	Action Progress at April 2022
Progress the delivery of the SUEs.	Continue to push forward with parties involved to unlock issues surrounding their current delays.	Planning application for Earl Shilton SUE.	Medium	Major Projects, Development Management and Planning Policy	An outline planning application has been submitted on the site for 1000 homes (21/01511/OUT). The application for the remainder of the site will be submitted imminently.
		Issue a decision notice for the Barwell SUE.	Medium		Progress has been made on this site. Additional highways and Environmental Statement work has been consulted on however highways mitigation work is still ongoing and a decision has not been issued.
Reduce planning application timeframes.	No specific action for this issue as this will be influenced by reducing the length of S106 agreements drafting as well as improving statutory stakeholder engagement.	Reduction in planning process timeframes.	Long	Development Management	These timeframes have not been reduced and will continue to be monitored.
Reducing section 106 agreement timeframes.	Standard templates and instructions to legal to be reviewed for section 106 agreements.	Reduction in Section 106 timeframes and therefore overall application process.	Short	Development Management	Standard templates and instructions have been reviewed and are being used. Overall timeframes

Action	Task Description	Expected Outcomes	Timescale (short/medium/long/ongoing)	Responsible Teams	Action Progress at April 2022
	Imposing time limits on drafting of S106 agreements before returning to planning committee and monitoring their success.		Long		have not reduced in the last year but this will continue to be monitored.
	<i>Introduce section 106 monitoring fees for HBBC in order to effectively manage and monitoring agreements to streamline the process.</i>	<i>Reduction in Section 106 timeframes and therefore overall application process.</i>	<i>Medium</i>	<i>Major Projects</i>	<i>New action within this Action Plan</i>
Infrastructure – Improve Statutory Stakeholder engagement	Set up a project board for development sites, including providing feedback from the Developer Panel on issues being encountered.	Regular engagement would keep track of major applications and unlock potential barriers	Short	Major Projects	Currently in the process of setting up a project board for Earl Shilton SUE. A formal project board for future housing allocations will be set up when the Local Plan is at the correct stage.
Improve developer engagement	Form an SME panel to support SME delivery in the Borough.	Support SMEs to retain delivery in the Borough	Short	Major Projects	SMEs were contacted to ask if they wanted to join a specific panel however, uptake was limited. More SMEs joined the main panel this year so a separate panel will be initiated again this year.

Action	Task Description	Expected Outcomes	Timescale (short/medium/ long/ongoing)	Responsible Teams	Action Progress at April 2022
	Ensure effective and proactive engagement with landowners and developers of sites within the Borough.	The aim of ongoing engagement is to ensure all parties are adequately informed of each other's position regarding their development sites as well as helping to unlock any barriers that may be present.	Ongoing	Major Projects / Development Management / Planning Policy	Officers engage with developers on sites where required and always make themselves available surrounding the delivery of sites.

- 3.10 It was anticipated that there could be a point in time where the Council would fail the Housing Delivery Test measurement (not building 100% of the Borough's housing need) and so as mentioned above in paragraph 3.9, the Council has worked to implement strategies to help push forward development. This includes working with developers to bring forward sites, particularly where there is community support such as Markfield where the emerging Neighbourhood Plan identified a site off London Road for development that has recently benefitted from a resolution to grant for 283 homes.
- 3.11 Whilst the two SUEs and the development known as 'Hinckley West' have contributed to the lack of delivery in the borough (Although Hinckley West has now started to deliver housing as of April 2022) the Council has been proactive in encouraging further development in sustainable locations across the borough to ensure the Borough was meeting its housing needs by revisiting its SHLAA. These sites include (status as of April 2022):
- Westfield Farm, Heath Lane, Earl Shilton (350 homes) – 111 dwellings have been delivered
  - Land opposite Bosworth College, Desford (80 dwellings) – 51 dwellings have been delivered
  - Land South of Markfield Road, Ratby (90 dwellings) – site has full planning permission and conditions are currently being discharged
  - Land off London Road, Markfield (282 dwellings) – site has full planning permission and conditions are currently being discharged. This will start to deliver in 2024 due to the infrastructure needed before housing completions can occur.
  - Land off Wood Lane, Higham on the Hill (61 dwellings) – site has a resolution to grant planning permission (section 106 in process of negotiation)
  - Springfield Riding School, Groby Road, Ratby (168 dwellings) – 36 dwellings have been delivered
  - Land north of Barton Road, Barlestone (55 dwellings) – site has a resolution to grant planning permission (section 106 agreed and in process of being signed)
  - Stoke Fields Farm, Hinckley Road, Stoke Golding (70 dwellings) – site has outline planning permission and the reserved matters is currently pending consideration
- 3.13 The strategies above have provided positive results so far by bringing forward development in the absence of a new Local Plan as well as speeding up delivery once approved and therefore these actions have been taken forward within the Action Plan. The Action Plan has also expanded upon these measures using the root cause analysis and the feedback from the key stakeholders from the Developer Panel. The timeline for the production of the Action Plan is as follows to ensure it meets MHCLG's deadline of 14 July 2022:

	<b>Date</b>
<b>Developer Panel with Key Stakeholders</b>	5 April 2022
<b>Scrutiny</b>	9 June 2022
<b>Member working group to endorse Action Plan</b>	7 July 2022
<b>Publication of Action Plan</b>	14 July 2022

#### **4. Exemptions in accordance with the Access to Information procedure rules**

4.1 This report will be taken in open session.

#### **5. Financial implications [IB]**

5.1 Although there are no direct implications, refusal of applications which is contrary to professional planning advice could result in additional appeal costs.

#### **6. Legal implications [MR]**

6.1 Set out in the report

#### **7. Corporate Plan implications**

7.1 The Action Plan will contribute to the delivery of the following Corporate Plan priorities:

##### People

- Help people to stay healthy, be active and feel well
- Take measure to reduce crime and antisocial behaviour and protect people from harm
- Give children and young people the best start in life and offer them the opportunity to thrive in their communities

##### Places

- Make our neighbourhoods safer
- Improve the quality of existing homes and enable the delivery of affordable housing
- Inspire standards of urban design that create attractive places to live

##### Prosperity

- Boost economic growth and regeneration...places to work and live all over the borough.
- Support the regeneration of our town centres and villages
- Support our rural communities

## 8. Consultation

8.1 A Developer Panel was held on 5 April 2022 to present key stakeholders with the results of the root cause analysis and to discuss barriers to delivery and any actions that could be taken.

8.2 Stakeholders who took part in this meeting included<sup>5</sup>:

- Utilities companies (i.e. Severn Trent and Western Power)
- Leicestershire County Council (including Highways)
- Developers
- Land Promoters
- Land Agents
- Affordable Housing Registered Providers

## 9. Risk implications

9.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

9.3 The following significant risks associated with this report / decisions were identified from this assessment:

### Management of significant (Net Red) Risks

Risk Description	Mitigating actions	Owner
DLC 37 Consult with customers and stakeholders: failure to do so leads to non-compliance of Local Authority's Statement of Community Involvement	Key stakeholders will be consulted through a Developer Panel and member endorsement for the plan will also be sought.	Kirstie Rea
DLS. 51 Housing Delivery Test. Failure leads to lack of housing requirements	The production of the Action Plan will fulfil the statutory duty within the NPPF. Also the actions should boost delivery so that future failures can be avoided.	Stephen Meynell

## 10. Knowing your community – equality and rural implications

10.1 The Housing Delivery Test Action Plan is a document required by MHCLG for local authorities to demonstrate how they propose to boost housing delivery, given there has been a reduction in the number of houses that are required to

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<sup>5</sup> A full list is provided in Appendix 1 of the Action Plan

be built. The HDT Action Plan, draws on the current barriers in meeting the housing needs identified by MHCLG with the end result being to encourage more housing development in the borough.

- 10.2 Engagement with relevant stakeholders and other local authorities is an integral part of plan making and the planning application process and such engagement is carried out in accordance with the Council's Statement of Community Involvement 2019 which has regard to the Equality Framework for Local Government.

## **11. Climate implications**

- 11.1 The climate implications will be assessed through future planning applications that arise from the actions set out within the Plan.

## **12. Corporate implications**

- 12.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications – none directly as a result of this report
- Environmental implications – will be assessed through future planning applications that arise due to the actions taken within the action plan. This includes green space provision, net gain for on-site biodiversity, sustainable drainage systems (SUDS) and services, etc.
- ICT implications - none directly as a result of this report
- Asset Management implications – none directly as a result of this report.
- Procurement implications - none directly as a result of this report
- Human Resources implications - none directly as a result of this report
- Planning implications – The housing delivery test has a direct impact upon housing land supply which has to be taken into account in the decision making process.
- Data Protection implications - none directly as a result of this report
- Voluntary Sector – none directly as a result of this report.

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Background papers: National Planning Policy Framework (2021)  
Planning Practice Guidance (2019)  
Housing Delivery Test Measurement 2021

Contact Officer: Helen Nightingale – 01455 255692  
Executive Member: Councillor D Bill



# HOUSING DELIVERY TEST ACTION PLAN

July 2022

## Table of Contents

<b>1. Introduction</b> .....	2
<b>1.1. Background</b> .....	2
<b>1.2. Housing Delivery Test Results</b> .....	2
<b>1.3. Purpose, objectives and status</b> .....	3
<b>1.4. Relationship to other plans/strategies</b> .....	3
<b>1.5. Approach and methodology</b> .....	4
<b>2. Consultation</b> .....	5
<b>3. Housing Delivery Analysis</b> .....	5
<b>3.1. Housing delivery</b> .....	5
<b>3.2. Housing supply</b> .....	8
<b>3.3. Development Process Timeframes</b> .....	11
<b>3.4. Development Sites</b> .....	15
<b>3.5. Sites and the Local Plan</b> .....	17
<b>3.7. Market Insights</b> .....	19
<b>3.8. Viability</b> .....	23
<b>3.9. Large site delays on specific sites</b> .....	23
<b>4. Key issues/barriers identified</b> .....	25
<b>5. Actions</b> .....	28
<b>6. Project Management and Monitoring</b> .....	31
<b>Appendix 1: Developer Panel Attendance List</b> .....	32

### The timeline and reporting process for the production of the Action Plan

	<b>Date</b>
<b>Developer Panel with Key Stakeholders</b>	5 <sup>th</sup> April 2022
<b>Strategic Leadership Team</b>	17 <sup>th</sup> May 2022
<b>Scrutiny Commission</b>	9 <sup>th</sup> June 2022
<b>Member working group to endorse Action Plan</b>	7 <sup>th</sup> July 2022
<b>Publication of Action Plan</b>	By 14 <sup>th</sup> July 2022

## 1. Introduction

### 1.1. Background

- 1.1.1. The Government is committed to boosting the supply of housing in England through their economic and housing growth agendas. Since 2015 a number of measures and reforms have been introduced into the planning system to this end. Local Planning Authorities (LPAs) are challenged to be more proactive to ensure the identified housing requirement for their local area is met.
- 1.1.2. The Housing Delivery Test (HDT) was introduced by the Government in 2018 through the revised National Planning Policy Framework (NPPF) (2018) and carried through within the revised 2019 and 2021 frameworks. It was introduced as a monitoring tool to demonstrate in which authorities there are enough homes being built to meet the local housing requirement.
- 1.1.3. Paragraph 74 of the National Planning Policy Framework (2021)<sup>1</sup> states that where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance to assess the causes of under delivery and identify actions to increase delivery in future years. The HDT also determines which buffer (5% or 20%) should be applied to the Council's five-year housing land supply calculation and if the presumption in favour of sustainable development should be triggered.
- 1.1.4. Where an Action Plan is required, this should be published within 6 months of the publication of the date which MHCLG published the results i.e. 2021 plans should be published by 14<sup>th</sup> July 2022.

### 1.2. Housing Delivery Test Results

- 1.2.1. The housing delivery test results are calculated by dividing the total number of homes delivered over the previous 3 years by the number of homes required over the previous 3 years. Table 1 shows all Hinckley and Bosworth Borough Council's (the Council hereafter) Housing Delivery Test results since it was introduced.

TABLE 1: HINCKLEY AND BOSWORTH BOROUGH COUNCIL'S HOUSING DELIVERY TEST RESULTS<sup>2</sup>

Year	HDT result
2021	86%
2020	92%
2019	119%
2018	141%

- 1.2.2. The result for the last two years has fallen below 100% measurement an action plan is required in accordance with paragraph 74 of the National Planning Policy Framework (2021) (paragraph 1.1.3.)
- 1.2.3. The breakdown of the 2021 result<sup>3</sup> which fell below 95% delivery is overleaf (Table 2).

<sup>1</sup> [National Planning Policy Framework \(2021\)](#)

<sup>2</sup> As published by Ministry of Housing, Communities & Local Government

<sup>3</sup> [2021 Test measurement](#)

TABLE 2: BREAKDOWN OF HOMES REQUIRED AND DELIVERED PER YEAR (2021 RESULT)

Year	Number of homes required	Number of homes built
2018/19	468	464
2019/20	418	285
2020/21	301	267
<b>Total</b>	1,188	1,016
<b>Result</b>	86%	

1.2.4. The number of homes required is calculated differently for different years. For all years the local housing need is calculated using the standard method. The standard method uses the 2014 household projections and the affordability ratio for each specific year. This local housing need has been adjusted in 2019/20 and 2020/21 to take account of the COVID-19 pandemic.

1.2.5. For the 2019/20 period, the number of homes required used is only the requirement for 11 months rather than 12 months. Therefore 418 is used within the calculation rather than 457 dwellings. This was to account for disruption to housing delivery and monitoring caused by the first national lockdown in March 2020. For the 2020/21 period, the number of homes required used is only the requirement for 8 months rather than 12 months therefore 301 is used rather than 444 dwellings. This is to account for the considerable variations in levels of housing delivery as local planning authorities and the construction industry faced disruption on a national, regional, and local level due to the pandemic.

### 1.3. Purpose, objectives and status

1.3.1. This Action Plan provides an analysis of the key reasons for the below target delivery identified within the 2021 test result (in addition to the 2020 result). It identifies key actions the Council intends to undertake to increase/maintain the delivery of new housing in the Hinckley and Bosworth Borough.

1.3.2. The Council recognises that delivering housing is a collaborative task, however HBBC can only control certain elements of the process that are within its remit. Whilst the Council will work proactively and collaboratively with all partners the actions set out within Section 5 are only the actions within the Council's Control. Sections 3 and 4 identify further issues that are outside of the Council's control which the Council will still be working with stakeholders on.

### 1.4. Relationship to other plans/strategies

1.4.1. The Action Plan complements existing Council plans, policies and strategies which provide a framework for the delivery of housing within the Borough. This includes:

- Corporate Plan 2017-2021<sup>4</sup>
- Local Plan<sup>5</sup> – The Core Strategy (2009), Hinckley Town Centre Area Action Plan (2011), Earl Shilton and Barwell Area Action Plan (2014), Site Allocations Development Management DPD (2016) and any made Neighbourhood Development Plans provides the framework for future

<sup>4</sup> [Corporate Plan](#)

<sup>5</sup> [Local Plan 2006-2026 documents and evidence base](#)

housing and economic development delivery across the Borough (the Local Plan review will be addressed later in this Action Plan)

- Housing Strategy 2018-2023<sup>6</sup>
- Hinckley and Bosworth Borough Council Economic Regeneration Strategy 2021-2025<sup>7</sup>

1.4.2. The Action Plan is also aligned with the housing delivery priorities for the wider Leicestershire area. There is ongoing work surrounding the wider housing need and its distribution in Leicestershire and it is deemed that this Action Plan will support the work being undertaken on that task. However, it is worth noting that due to the stage of that wider Leicestershire work on housing distribution and the Action Plan result being based on data up to 1<sup>st</sup> April 2021, this year's Action Plan will focus primarily on HBBC's housing requirement.

### **1.5. Approach and methodology**

1.5.1. The preparation of this Action Plan has been informed by the work the Council has been undertaking on housing delivery in the last two years. The Council is currently undertaking its housing monitoring for the 2021/22 monitoring year and therefore the analysis has been undertaken as of 1<sup>st</sup> April 2021. This is the basis for the 2021 HDT result.

1.5.2. The Planning Practice Guidance (housing supply and delivery)<sup>8</sup> recommends that the following could be reviewed within the action plan (Paragraph: 050 Ref ID: 68-050-20190722):

- barriers to early commencement after planning permission is granted and whether such sites are delivered within permitted timescales;
- barriers to delivery on sites identified as part of the 5 year land supply (such as land banking, scheme viability, affordable housing requirements, pre-commencement conditions, lengthy section 106 negotiations, infrastructure and utilities provision, involvement of statutory consultees etc.);
- whether sufficient planning permissions are being granted and whether they are determined within statutory time limits;
- whether the mix of sites identified is proving effective in delivering at the anticipated rate.
- whether proactive pre-planning application discussions are taking place to speed up determination periods;
- the level of ongoing engagement with key stakeholders (for example, landowners, developers, utility providers and statutory consultees), to identify more land and encourage an increased pace of delivery;
- whether particular issues, such as infrastructure or transport, could be addressed at a strategic level - within the authority, but also with neighbouring and upper tier authorities where applicable.

1.5.3. Paragraph 51 of the Planning Practice Guidance (housing supply and delivery) (Ref ID: 68-051-20190722) goes on to recommend what actions local authorities could consider as part of the action plan in order to boost delivery. These are:

- revisiting the Strategic Housing Land Availability Assessment (SHLAA) / Housing and Economic Land Availability Assessment (HELAA) to identify sites potentially suitable and available for housing development that could increase delivery rates, including public sector land and brownfield land;
- working with developers on the phasing of sites, including whether sites can be subdivided;
- offering more pre-application discussions to ensure issues are addressed early;

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<sup>6</sup> [Housing Strategy](#)

<sup>7</sup> [Hinckley and Bosworth Borough Council Economic Regeneration Strategy](#)

<sup>8</sup> [PPG: housing supply and delivery \(2019\)](#)

- considering the use of Planning Performance Agreements;
- carrying out a new Call for Sites, as part of plan revision, to help identify deliverable sites;
- revising site allocation policies in the development plan, where they may act as a barrier to delivery, setting out new policies aimed at increasing delivery, or accelerating production of an emerging plan incorporating such policies;
- reviewing the impact of any existing Article 4 directions for change of use from non-residential uses to residential use;
- engaging regularly with key stakeholders to obtain up-to-date information on build out of current sites, identify any barriers, and discuss how these can be addressed;
- establishing whether certain applications can be prioritised, conditions simplified or their discharge phased on approved sites, and standardised conditions reviewed;
- ensuring evidence on a particular site is informed by an understanding of viability;
- considering compulsory purchase powers to unlock suitable housing sites;
- using Brownfield Registers to grant permission in principle to previously developed land; and
- encouraging the development of small and medium-sized sites.

1.5.4. This Action Plan builds upon the recommendations set out above and within the PPG. The findings and Actions can be found within sections 3 and 4 of this plan.

## **2. Consultation**

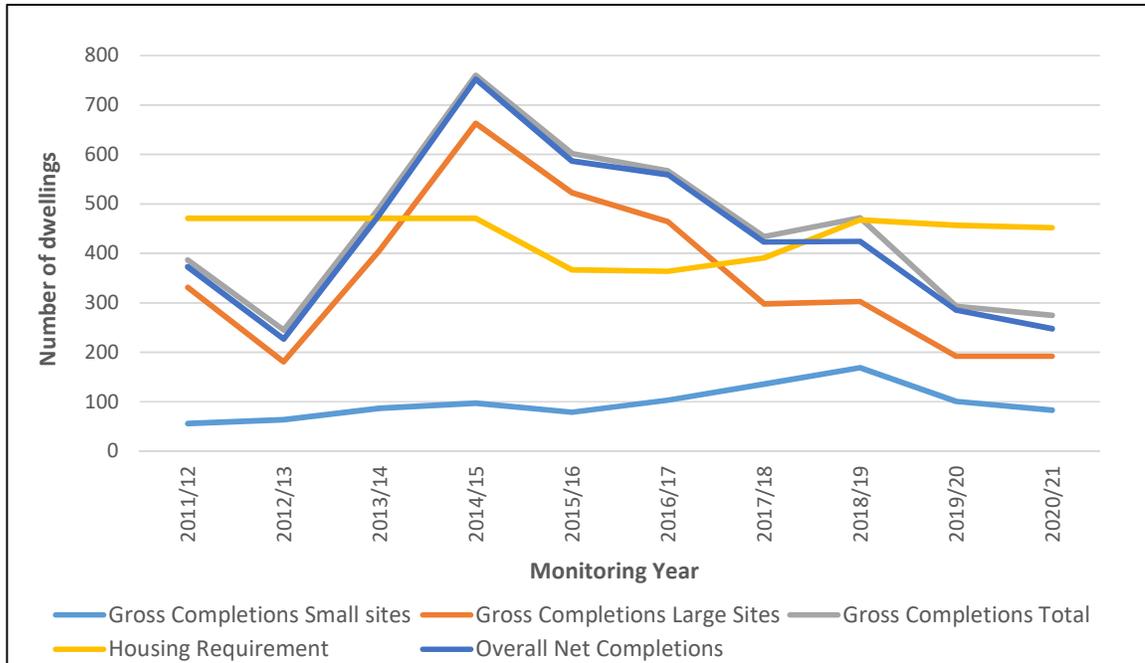
- 2.1. The analysis below was presented to a Developer Panel on 5<sup>th</sup> April 2022. A list of the invitees and attendees can be found within appendix 1. Various stakeholders joined the panel from land promoters and developers to infrastructure providers and registered providers.
- 2.2. Comments and discussion from the Developer Panel are detailed throughout Sections 3 and 4 of the Action Plan as these provide useful commentary to the Council's housing delivery analysis.

## **3. Housing Delivery Analysis**

### **3.1. Housing delivery**

- 3.1.1. Looking back over the last 10 years, 4,358 dwellings have been completed, which gives an average delivery of 436 dwellings per annum against an average target of 438 dwellings per annum. Therefore, the Council has an undersupply of approximately 0.6% over the average requirement over the 10 year period. It is acknowledged that since 2014 there has been a downward trend in completions (figure 1 overleaf).

FIGURE 1: GROSS COMPLETIONS OVER A 10 YEAR PERIOD (2011-2021)



3.1.2. A 10 year period was looked at to review the level of completions within the Borough in order to analyse a whole economic cycle. Figure 1 shows the change in completions over time however as stated previously the real decline has been within the last 7 years. Based on the above graph and that a 6 year timeframe would encompass the housing delivery test timeframes and also the permissions permitted in the previous 3 years that could feed into the housing delivery test result a 6 year timeframe was used for the data in the July 2021 Action Plan<sup>9</sup>. Last year it was agreed by the Developer Panel that 6 years was an adequate timeframe to analyse in respect of the Council’s Action Plan.

3.1.3. Following further discussions with the Developer Panel this year and feedback on last year’s action plan, the timeframe has been changed this year so the data is based on a 10 year period. This means that the data presented within this Action Plan cannot be directly compared to the data within last year’s Action Plan. In order to monitor certain actions from the 2020 plan direct comparisons have been made for certain figures and are also presented within this plan.

3.1.4. Figure 1 also shows the difference in the small site completions and large site completions. Small site completions are generally on an upward trend and it is only the large site completions that have been decreasing in the last seven years. More analysis of small site delivery can be found within the Council’s Windfall Study (2021).<sup>10</sup>

3.1.5. The remainder of the analysis within this Action Plan focusses on large sites as that is the area that has declined. Small sites do make a steady contribution to the Borough’s housing delivery and as such should be bolstered, as this is a reliable source of housing being built in the borough.

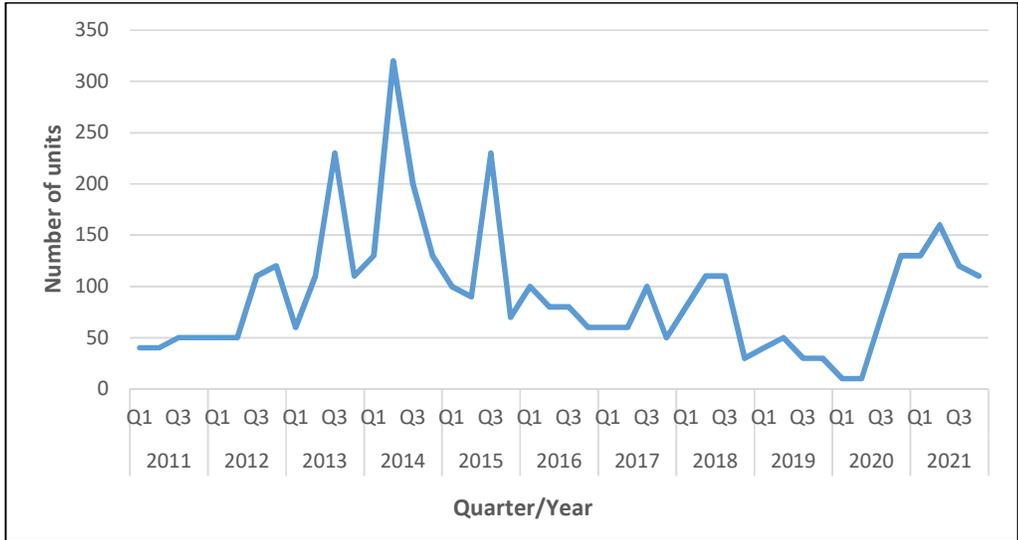
3.1.6. The volatility in housing delivery is also demonstrated by the number of new build starts each quarter over the past ten years (figure 2 overleaf). This complements figure 1 in terms of the

<sup>9</sup> [Housing Delivery Test Action Plan \(July 2021\)](#)

<sup>10</sup> [Windfall Study 2021](#)

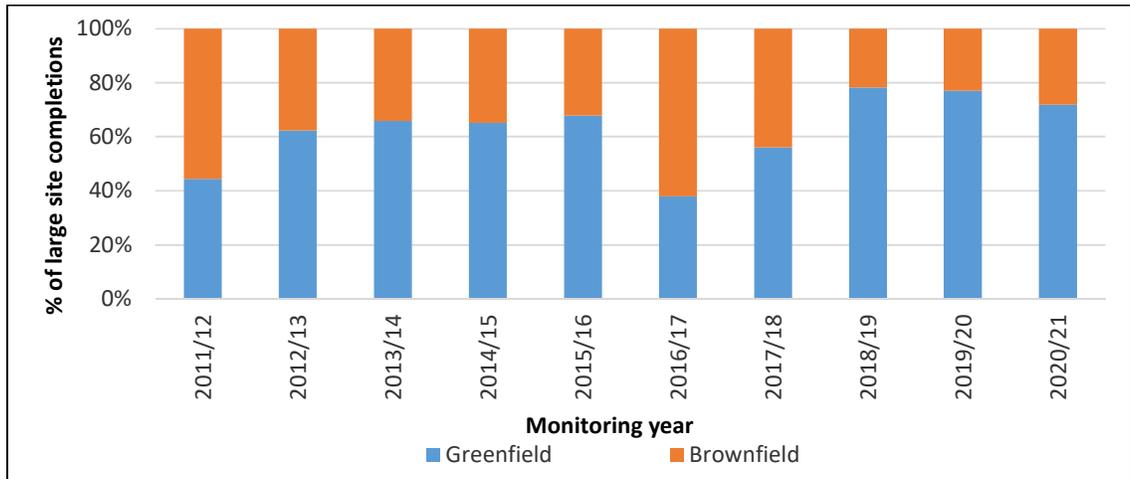
decreasing completions between 2014 and 2020. However, within 2021 new build starts have increased which is positive for the development industry.

FIGURE 2: NUMBER OF NEW BUILD STARTS 2011-2021 SOURCE: LIVE TABLE 253A, MHCLG<sup>11</sup>



3.1.7. It is also useful to look at the type of land which is being developed and contributes to the completions figures in the Borough. The net completions have been split into brownfield and greenfield land (figure 3) which gives an average of 63% greenfield completions and 37% brownfield completions over the 10 years. This figure is 1% different to the 6-year comparison made in last year’s Action Plan which shows the stability in the land being developed.

FIGURE 3: BROWNFIELD VS GREENFIELD COMPLETIONS (%)



3.1.8. The year 2016/17 shows the highest number of brownfield completions over the six years. There were a lot of redundant factory regeneration schemes built out within this monitoring year. The last three years show a decrease in brownfield sites, this is expected as HBBC is a rural Borough in nature and the majority of brownfield sites that are/were available have been regenerated already. This is reflected in the brownfield register<sup>12</sup> which only has seven sites on it.

<sup>11</sup> [Live Table 253a, Ministry of Housing, Communities and Local Government](#)

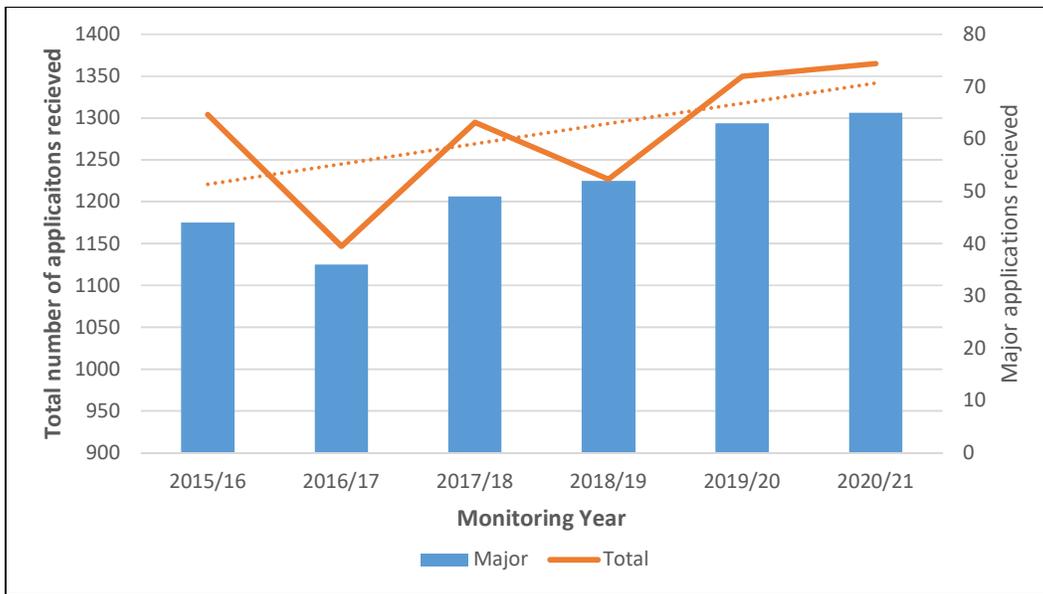
<sup>12</sup> [Brownfield Register](#)

3.1.9. The brownfield register is currently being reviewed alongside the 2022 Strategic Housing and Economic Land Availability Assessment (SHELAA)<sup>13</sup>. Following the publication of the 2020 SHELAA the call for sites form was altered to include a brownfield section so that if the applicant wanted the site to also be included on the brownfield register they could select this option in addition to the land being included within the SHELAA. The SHELAA submissions are currently being reviewed and the number of entries on the brownfield register will also increase following this year’s review.

**3.2. Housing supply**

3.2.1. The rates of delivery in the borough rely on the amount of dwellings permitted. Firstly, the number of applications received needs to be analysed (figure 4).

**FIGURE 4: TOTAL NUMBER OF MAJOR APPLICATION RECEIVED (2015-2021)**

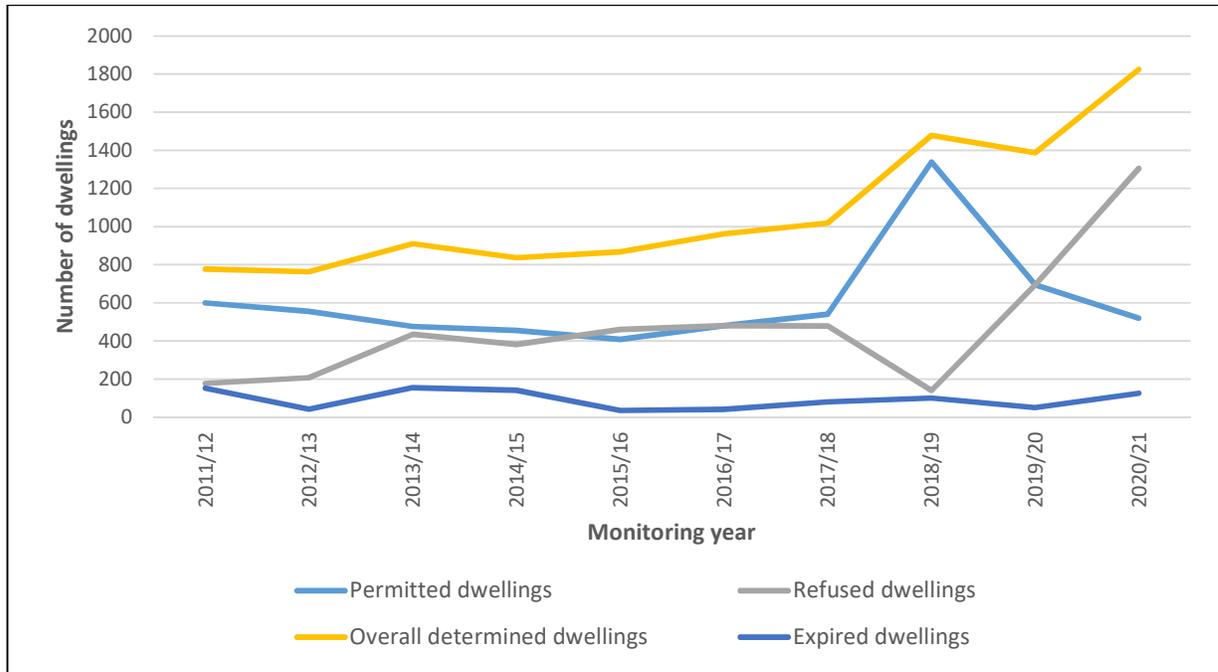


3.2.2. Figure 4 shows that the total number of applications received by HBBC has increased over the last 6 years as have the major applications received. In 2020/21 the number of applications received surpassed 1,300 and major applications received surpassed 70. Although figure 4 represents all application types, HBBC are receiving enough applications and therefore this is not identified as a barrier. Over the last 6 years, there has been an increase in the number of applications however there has been no permanent increase in resources.

3.2.3. Despite a decline in completions since 2014 the number of permitted dwellings remained constant (excluding the high peak in 2018/19 (figure 5 overleaf)).

<sup>13</sup> [SHELAA](#)

FIGURE 5: NUMBER OF PERMITTED AND REFUSED DWELLINGS



3.2.4. The year 2018/19 shows a large increase in permissions due to a planning approval for 850 dwellings on a site known as Hinckley West (15/00188/OUT / 20/00527/REM). Taking out this anomalous year permitted dwellings were higher in the last two years than pre-2017. Refused dwellings have increased in the last two years and this will be looked at in more detail later within this action plan.

3.2.5. Hinckley West and Westfield Farm (14/01279/OUT / 19/01442/REM) are the two largest permissions currently within the Borough with Westfield Farm being permitted for 350 dwellings. It should be noted that resolutions to grant have been included in the year they gained permission and not when they were added into the five-year land supply trajectories.

3.2.6. If the number of permitted dwellings is analysed and the average annual expiry rate is taken into account then it can be determined if enough dwellings are being permitted on an annual basis. Last year's Action Plan (figure 5 in 2020 plan) showed that the number of dwellings permitted was on average higher than the requirement however figure 6 (overleaf) shows that when expired dwellings are taken into account HBBC have only actually permitted enough dwellings in 3 out the 10 years. Therefore, this is a barrier to delivery and more dwellings/applications need to be permitted moving forward to meet the housing requirement and the past deficit.

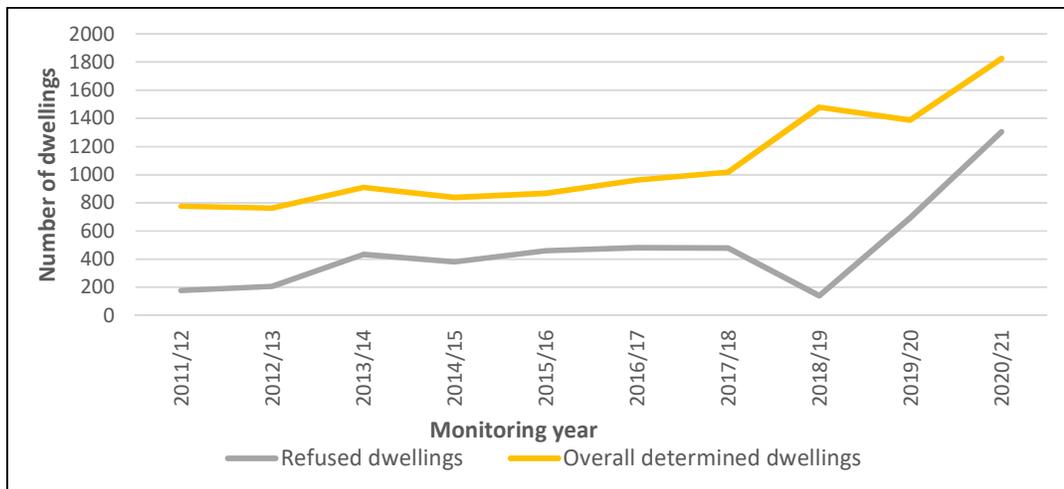
FIGURE 6: NUMBER OF DWELLINGS GRANTED PLANNING PERMISSION VS THE HOUSING REQUIREMENT (2011-2021)



3.2.7. Work completed by the Local Government Association in 2020<sup>14</sup> showed that it is common across England for enough permissions to be granted and completions still to be low. Between 2009/10 and 2018/19 2,564,600 dwellings were granted permission by Councils whilst only 1,530,680 dwellings were completed in the same period. This reflects our data as we do permit enough dwellings however a number of them are not build out and therefore expire. For more information on the expiry rate within the Borough see the Residential Land Availability Monitoring Statement<sup>15</sup>.

3.2.8. The urban/rural split of the permissions granted reflect that of the settlement hierarchy within the Core Strategy with the most being within the urban areas. Next, the number of refused dwellings has been analysed.

FIGURE 7: NUMBER OF REFUSED DWELLINGS (2011-2021)



3.2.9. Figure 7 shows that the number of refused dwellings have increased over the years. However, this is relative as the number of overall determined dwellings have also increased. Therefore, when

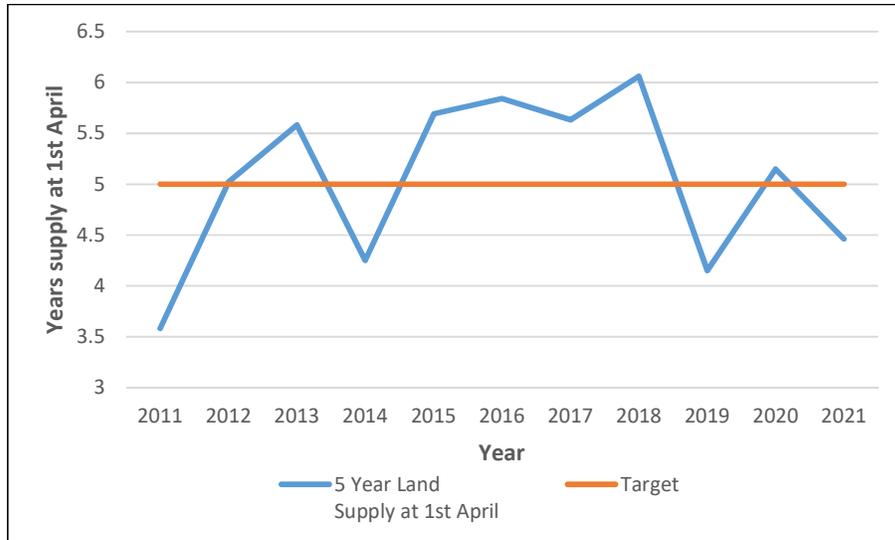
<sup>14</sup> [LGA – Housing Backlog](#)

<sup>15</sup> [Residential Land Availability Monitoring Statement 2020-2021](#)

looking at the ratio of refused dwellings to overall determined dwellings it remains at approximately 50%. This is excluding 2018/19 when the refusals were lower than the average and 2020/21 where they were higher than the average.

3.2.10. Although the delivery within the Borough has a downward trend over the last seven years the Council maintained a five-year housing land supply from 2015 to 2018 (figure 8). Although the Council does acknowledge that this has been lower in the last three years than in previous years, with the 2019 and 2021 position falling below the five-year target and will the 2020 position being taken below 5 years through appeal decision within 2020.

FIGURE 8: FIVE-YEAR HOUSING LAND SUPPLY POSITION (2011-2021)



### 3.3. Development Process Timeframes

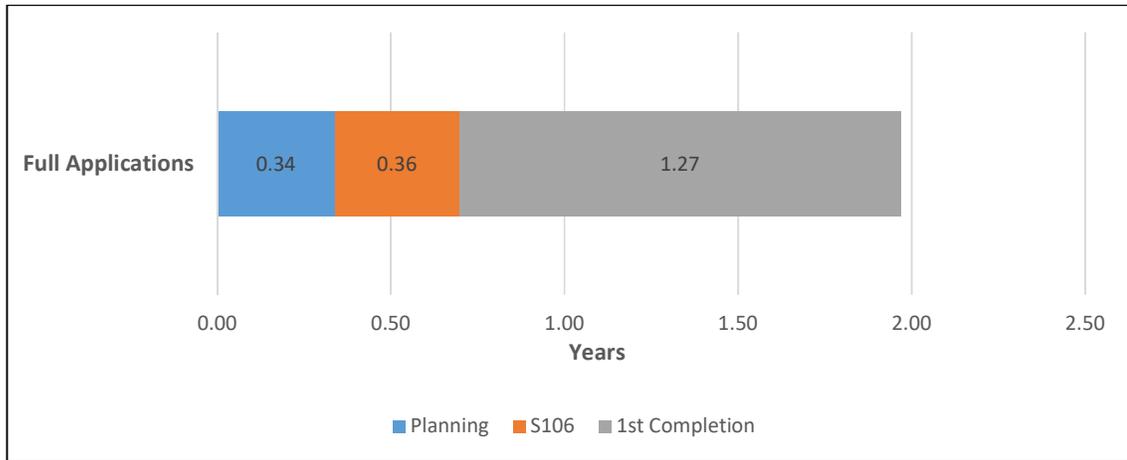
3.3.1. One of the main influences the Council has on development is determining planning applications. There are different types of applications that can be submitted and the timeframes for all have been analysed in terms of planning months<sup>16</sup> and section 106 months. Only sites with completions have been analysed so that the timeframes are representative of the whole process except for in relation to Section 106 timeframes.

#### Full Applications

3.3.2. On average major full applications (10 dwellings or more) take 4 planning months and 4 section 106 months (total of 8 months) to determine. Following the determination, it then takes 1 year and 4 months until the first completion on a site (figure 9 overleaf).

<sup>16</sup> Months it takes to assess the planning matters within a planning application

FIGURE 9: AVERAGE FULL APPLICATION TIMEFRAMES FROM SUBMISSION TO FIRST COMPLETION (2011-2021)



3.3.3. The total time from submission of a full application to the first completion on site is on average 2 years. The majority of the time taken is between the issuing of the decision and the first completion. The majority of this time is within the developers’ control. The only input HBBC have is to discharge conditions. This discharge of conditions process and its timescales are summarised later in this action plan.

3.3.4. The Action Plan includes expired sites which had section 106 agreements in order to capture the average timeframe for all section 106 agreements. The timescales set out within appendix 7 of the 2021/2022 Residential Land Availability Statement<sup>17</sup> which looks at the timescales for full applications from 1 April 2011 to 31 March 2021 from submission to first completion can be compared against the timescales within figure 9 however it should be noted that the RLA does not include expired sites only sites with completions.

**Comparison to 2020 Action Plan (6-year timeframe)**

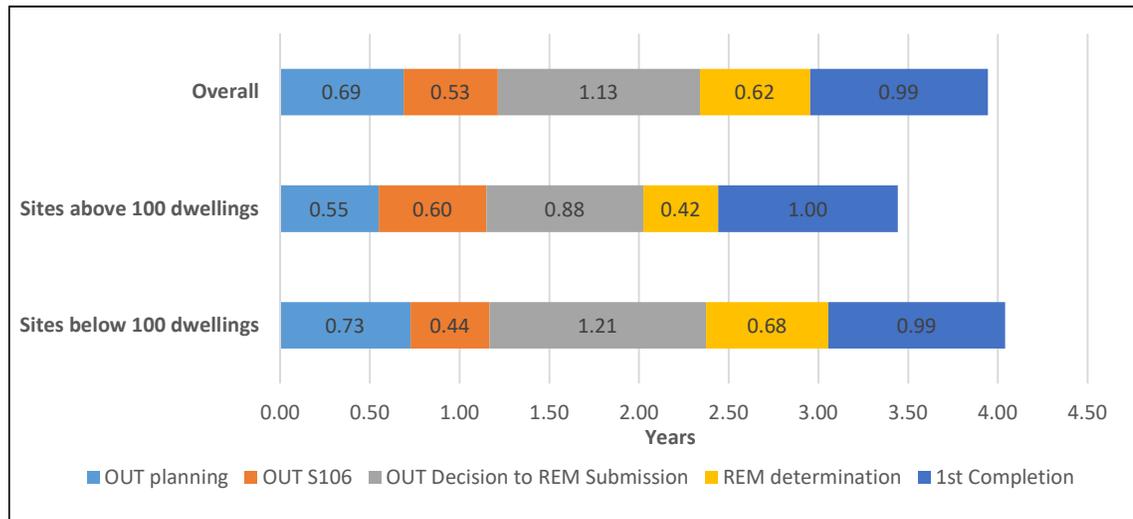
Within the last 6 years, the timeframe to determine a full application has increased from 9 months within last year’s action plan to 9.5 months. Planning months has increased from 4 to 5 months and Section 106 months have decreased from 5 to 4.5 months. The timeframe from decision to 1st completion has remained similar but still slightly increased. Although the application timeframes have increased it is considered that the timeframe as a whole is not a major barrier to delivery within the Borough, but it is still recognised that improvement is needed. How the Borough timeframes compare to national timeframes is mentioned in paragraph 3.8.3 of this Action Plan.

**Outline Applications**

3.3.5. On average it takes approximately 8 planning months and 6 section 106 months (1 year 2 months total) to determine outline applications. There is then an average timeframe of 1 year and 1.5 months between the determination of the outline permission and the submission of the reserved matters application. Once submitted it takes 7.4 months on average to determine the reserved matters application. Finally it takes a further year until the first completion on a site. This gives an overall timeframe of just under 4 years on average from the submission of the outline application to the first completion on the site (figure 10 overleaf).

<sup>17</sup> [Residential Land Availability Statement 2020/21](#)

**FIGURE 10: AVERAGE OUTLINE AND RESERVED MATTERS TIMEFRAMES FROM SUBMISSION TO FIRST COMPLETION (2011-2021)**



3.3.6. These timescales can be compared against the timescales set out within appendix 5 and 6 of the 2020/21 Residential Land Availability Statement<sup>18</sup> which looks at the timescales for outline applications over the last ten years (2011-2021) however it should be noted that the RLA does not include expired sites only sites with completions.

**Comparison to 2020 Action Plan (6-year timeframe)**

Within the last 6 years, the timeframe to determine an outline application has remained constant at 16 months. Both the planning months and section 106 months have not altered. The timeframe for the determination of the reserved matters has decreased from 7.4 months within last year’s action plan to 5.5 months in the last 6 years. The timeframe from reserved matters decision to 1st completion has remained the same. How the Borough timeframes compare to national timeframes is mentioned in paragraph 3.8.3 of this Action Plan. These timeframes have been identified as a barrier to delivery. In particular Section 106 timeframes need to be reduced on outline applications.

3.3.7. Despite the comparison above, Section 106 agreements continue to be a barrier for delivery as timeframes over a 6-year period have not decreased when compared against last year’s action plan, and so reducing s106 timeframes continues to be an action and a new additional task within this action has been added.

3.3.8. The Council were aware that the S106 timeframes as well as the post outline decision timeframes were areas that delayed development. Therefore, in 2019 the Council started to reduce the 3-year time limit on outline approvals for reserved matter submissions to 18 months. This is seeing some results as demonstrated below:

- Land opposite Bosworth College, Desford – 80 dwellings (site is under construction)
- Land off Peckleton Lane, Desford – 80 dwellings (site is under construction)
- Land East Of Roseway, Stoke Golding – 65 dwellings (Reserved Matters application received on 25.11.2021 and pending consideration as of April 2022)
- Land at Wykin Lane, Stoke Golding – 55 dwellings (site was allowed on appeal dated 21st May 2021. The site has 7 months remaining to submit an application of reserved matters, as of April 2022 site had been sold to Davidson homes)

<sup>18</sup> [Residential Land Availability Statement 2020/21](#)

- Land East of Lutterworth Road, Burbage – 135 dwellings (site was allowed on appeal dated 6th October 2021 and discussions surrounding the submission of the reserved matters have been taking place in 2022. The site has 1 year remaining to submit an application of reserved matters, as of April 2022)

3.3.9. The developer panel raised that delays in the planning system has had an impact over the last year or so as developer's programmes then change and a gap has to be plugged. Planning delays have a big knock-on impact on sourcing land and delivery. Savills has reported<sup>19</sup> that there continues to be a limited supply of land coming through the planning system which has driven intense competition for sites.

#### **Discharge of Conditions Applications**

3.3.10. Discharge of condition (DOC) timeframes have been analysed; however they are included in the decision to first completion timeframes within figures 9 and 10. This is the only input HBBC has into the period from the outline and reserved matters decision to first completion and discharge of condition applications can be done alongside other tasks i.e. Section 278 technical approvals, land deals, etc.

3.3.11. The applications analysed for DOC are only based on applications between January 2019 and April 2021 as a new process was introduced in 2019. The average timeframe for these applications 2.6 months. This timeframe is small in relation to all other timeframes presented in figures 9 and 10.

3.3.12. For DOC applications determined after 5 months the reasons for delay are missing plans, strategies or details provided to the LPA. Examples include Landscape Management Plans, Waste Management Plans, materials layout, brick samples, means of enclosure, pollution, and drainage/SuDS.

3.3.13. In terms of outline planning applications, conditions can be discharged prior to the submission of the reserved matters in most cases or through the determination of the reserved matters and therefore due to other outstanding matters no significant delay is caused.

#### **Section 106 Agreements**

3.3.14. On average section 106 (s106) agreements take 4 months from instruction to seal/engrossment for full applications and 6 months for outline applications.

3.3.15. There are various parties involved in this process and therefore it is difficult to analyse what causes the delay in this process. However, evidence shows that for both full and outline applications the type of applicant varies the average timeframe (figure 11 overleaf).

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<sup>19</sup> [Savills – Market in Minutes: Residential Development Land – Q1 2022](#)

FIGURE 11: AVERAGE SECTION 106 TIMEFRAMES DEPENDANT ON APPLICATION TYPE AND APPLICANT (2011 – 2021)



3.3.16. For full applications, there is a difference between the timeframe for the section 106 if the application is submitted by the landowner or if a house builder submits the application. There was no data for land promoters as they have not submitted full applications in the Hinckley and Bosworth borough, as they tend not to build out the permissions, they sell to a developer.

3.3.17. For outline applications, there is a similar trend with landowner and land promoter section 106s taking the longest and house builders not taking as long however the difference is not as drastic. Landowner-led planning applications and the subsequent s106 agreements tend to take longer due to the level of inexperience of the planning process and actual development of the site.

3.3.18. Nevertheless, HBBC have acknowledged that section 106 timeframes need to be reduced and has been imposing time limits for s106 agreements to be signed before having to return the application back to Planning Committee. The Council brought this requirement in in 2020 and this will be monitored as part of the Action Plan.

3.3.19. The 2021 Developer Panel expressed that more should be done to frontload the section 106 process in order to allow permissions to be issued quicker. It was suggested that a draft section 106 should be available as a standard template. Within the last year HBBC have introduced a standard template which is used by officers and the legal team. This template is currently under review in light of the introduction of First Homes.

**Comparison to 2020 Action Plan (6-year timeframe)**

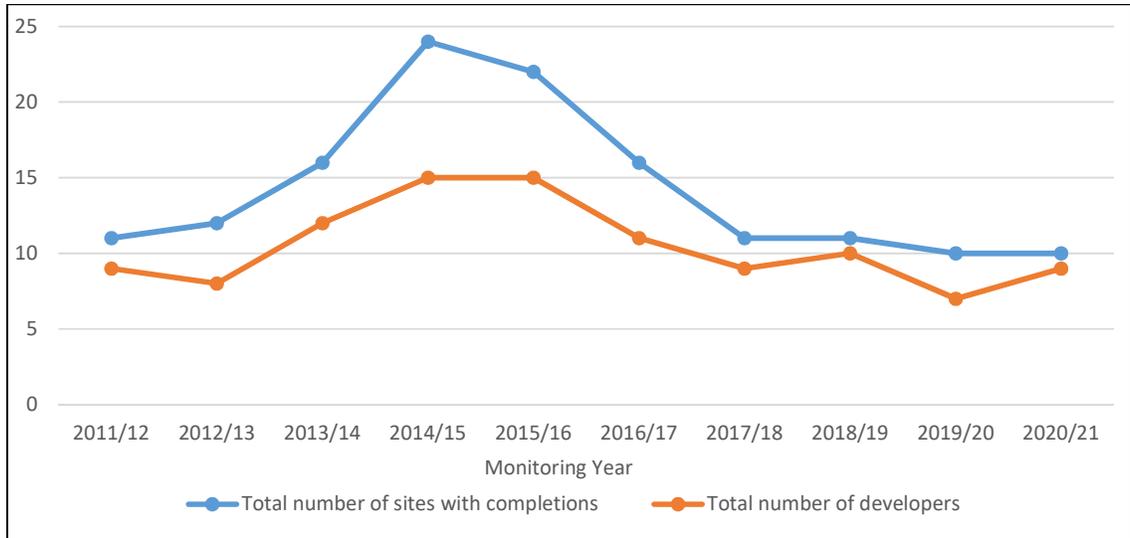
When looking at the Section 106s engrossed over the last 6 years the average s106 timeframe for full applications is 5.5 months and the average S106 timeframe for outline applications is 5.5 months. This direct comparison shows an increase of 1.5 months in full application S106 timeframes and a slight reduction of 0.5 months in outline application S106 timeframes.

**3.4. Development Sites**

3.4.1. Over the last ten years, completions in the borough have fluctuated however then was a clear peak in 2014/15 and since then completions have been decreasing as shown within figure 1. This is a consequence of the decreasing number of sites with permission within the borough recording

completions and the number of developers operating within the borough also decreasing (figure 12).

**FIGURE 12: NUMBER OF LARGE SITES WITH COMPLETIONS COMPARED TO DEVELOPERS OPERATING WITHIN THE BOROUGH (2011-2021)**

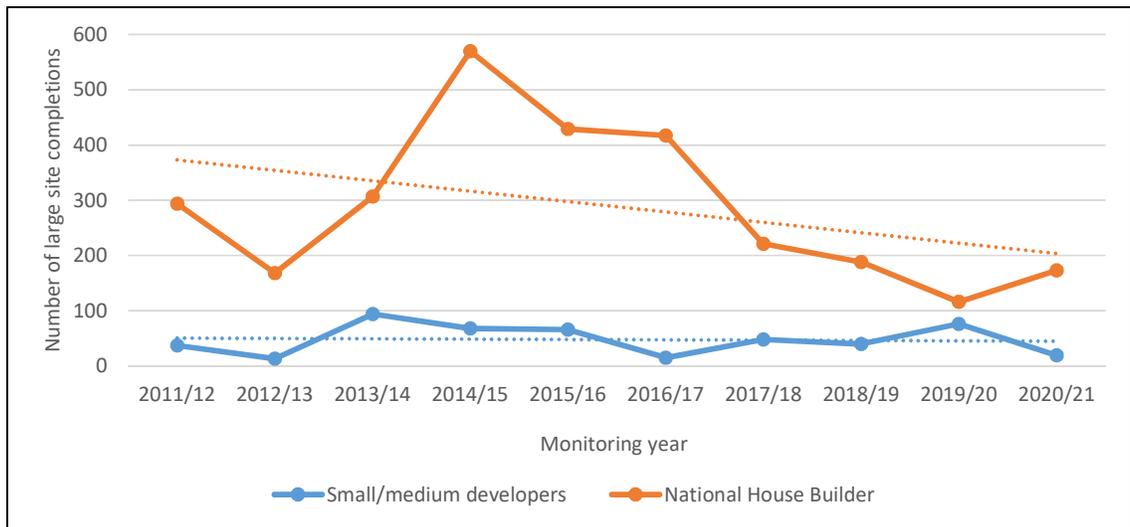


3.4.2. With net completions at a peak high of 752 dwellings in 2014/15 and a low of 248 completions in 2020/21 there is a clear correlation between the number of completions, the number of sites being developed and the number of developers operating in the Borough.

3.4.3. Questions were put to the Developer Panel as to whether there was developer interest in the borough, to which their reply was a resounding yes. However, in the absence of a new Local Plan beyond 2026 there is a barrier to developing in the Borough as some developers will not operate outside of the Local Plan process as the risk is too high.

3.4.4. In addition to this it mainly only completions from national house builders that have decreased (figure 13). Small/medium house builder (SME) delivery has remained constant within the supply although SME delivery did decrease in 2020/21 but not enough alter the SME completion trend line.

**FIGURE 13: LARGE SITE COMPLETIONS BY DEVELOPER TYPE**

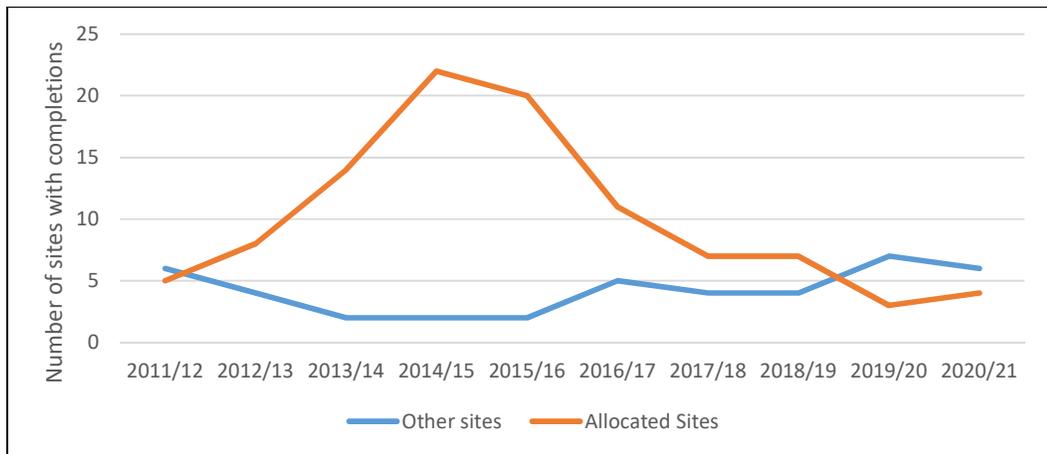


- 3.4.5. It is clear that at present large sites under the control of volume/national house builders are critical to the delivery of new housing in the Borough. Nevertheless, it is also acknowledged that SMEs provide a constant supply in the Borough and therefore both types of delivery need to be boosted. During the developer Panel it was stated that the reason for the reduction in SME delivery is not due to COVID and social distancing measures but rather the competitiveness of the land market and lack of availability. Normally SMEs cannot take the risk of a speculative application and therefore a Local Plan with new allocations is needed to enable SMEs to deliver. The competitiveness of the market is discussed further in the Market Insights section.
- 3.4.6. Obviously there has been a major decline in national housebuilding within the borough over the last seven years and the last year shows the impact of this felt from the COVID-19 pandemic. It is expected that completions moving forward will start to rise again.

**3.5. Sites and the Local Plan**

3.5.1. It is acknowledged that the Local Plan is coming towards the end of its timeframe and that there are not many housing allocations remaining in it to be built out. 2014/15 saw a peak high in completions within the Borough since the start of the plan period. This peak in completions was due to appeals on housing sites, particularly in Burbage being allowed in 2012/13. These sites were then carried forward in to the Site Allocations and Development Management DPD (2016). Completions remained high in 2015/16 and have dropped since then. The majority of sites being built out in 2014/15 and 2015/16 were allocated sites (figure 14).

**FIGURE 14: ALLOCATED LARGE SITES WITH COMPLETIONS COMPARED TO OTHER LARGE SITES WITH COMPLETIONS**



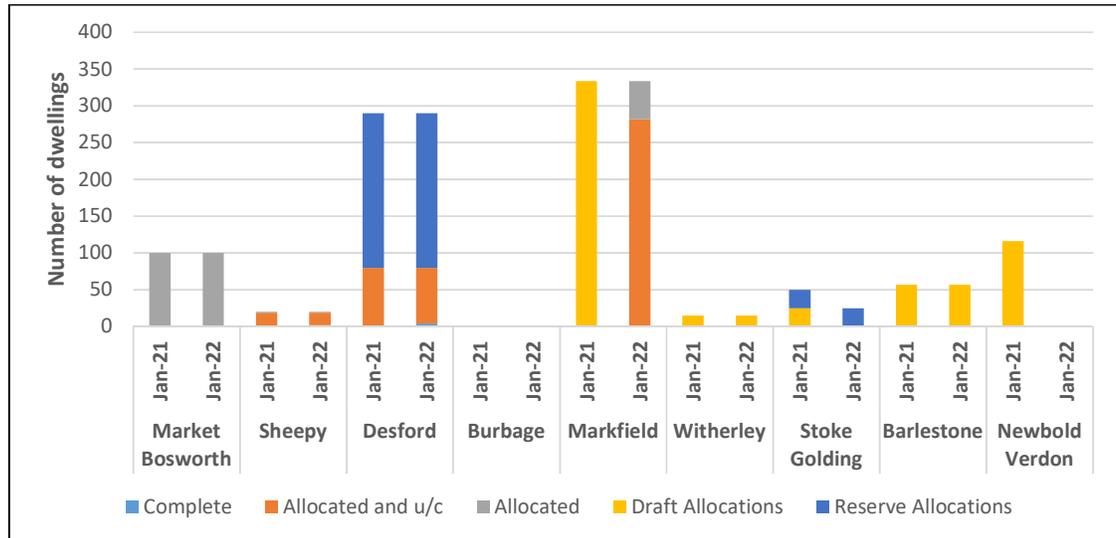
- 3.5.2. The lack of allocated sites has reduced delivery in the Borough and therefore this is a barrier to development and its subsequent delivery. This will be reflected in the actions set out in Section 5.
- 3.5.3. The Council is committed to bringing forward a new Local Plan that will guide growth up to 2039. The new plan has been through three rounds of consultation at Regulation 18 stage (2018, 2019 and 2021) and the Council proceeded with Regulation 19 pre-submission consultation on the Local Plan from February to March 2022. Submission to PINS is expected in 2022.

**3.6. Neighbourhood Plan Allocations**

3.6.1. Whilst it is acknowledged that a new Local Plan is needed to provide new allocations it is considered that Neighbourhood Plans are currently bridging that gap to a certain degree. There are a number of Neighbourhood Development Plans (NDPs) currently in the pipeline which either allocate or look to allocate housing (figure 15 overleaf). There are other NDPs in the pipeline, however these are at a very early stage. Figure 15 includes NDPs at Regulation 14 stage and above, with the exception of

Newbold Verdon who did progress past this milestone but were recommended to go back and conduct further work at examination.

FIGURE 15: NEIGHBOURHOOD DEVELOPMENT PLANS HOUSING ALLOCATION STATUS (AT JANUARY 2022)



- 3.6.2. A breakdown of allocation sites within NDPs with planning permissions are detailed below:
- Sheepy (made March 2019) – An allocated site for 20 dwellings (19 dwellings permitted) was allocated in 2019 and completed as of April 2022.
  - Desford (made May 2021) – An allocated site for 80 dwellings has 51 completions as of April 2022.
  - Burbage (made May 2021) - Although there are no allocated sites, there is a policy which allows development adjacent to the settlement boundary.
  - Markfield (made September 2021) – An allocation for 280 dwellings in their NDP gained planning permission for 282 dwellings in September 2021. This site had no dwellings under construction as of April 2022.
  - Newbold Verdon (draft) – An allocation in their draft NDP has been granted planning permission in January 2021 for 116 dwellings. There was 9 completions as of April 2022.
- 3.6.3. These plans allocate or propose to allocate a total of 841 dwellings (606 dwellings without the reserve sites). The progress on sites as stated above shows that these plans do not need to be adopted in order to bring forward development as long as the developer works closely with the neighbourhood group.
- 3.6.4. In addition, no application that has been submitted which, is either allocated or has a draft allocation (excluding reserve sites) in a neighbourhood plan has been refused at committee. Therefore, developers should look to work with the neighbourhood plan groups where possible.
- 3.6.5. During the 2020 plan Developer Panel, it was quite clear that while NDPs can help facilitate growth, it was felt that the site selection process was not always consistent, and once one or two sites were accepted by the NDP groups, developers felt there was a clear resistance to further engagement with them.
- 3.6.6. The 2022 developer panel expanded on the above and raised that the Local Plan is required to set a framework for neighbourhood plans and currently the regulation 19 plan does not do this. This is therefore currently a barrier to development as NDP groups do not know the level of housing that they need to provide and therefore they are less willing to have needed conversations with land

promoters and developers. It was also raised that subtle policies within neighbourhood plan documents could be a preferable option to give more flexibility of what can come forward and allow for sites of under 20/30 dwellings, or approximately under 50 dwellings for greater infrastructure benefits. One example described drawing looser settlement boundaries. These suggestions were considered to boost delivery, support SME house builders and allow for a higher quality of development. As such, enhanced engagement continues to be an action in this action plan to boost delivery.

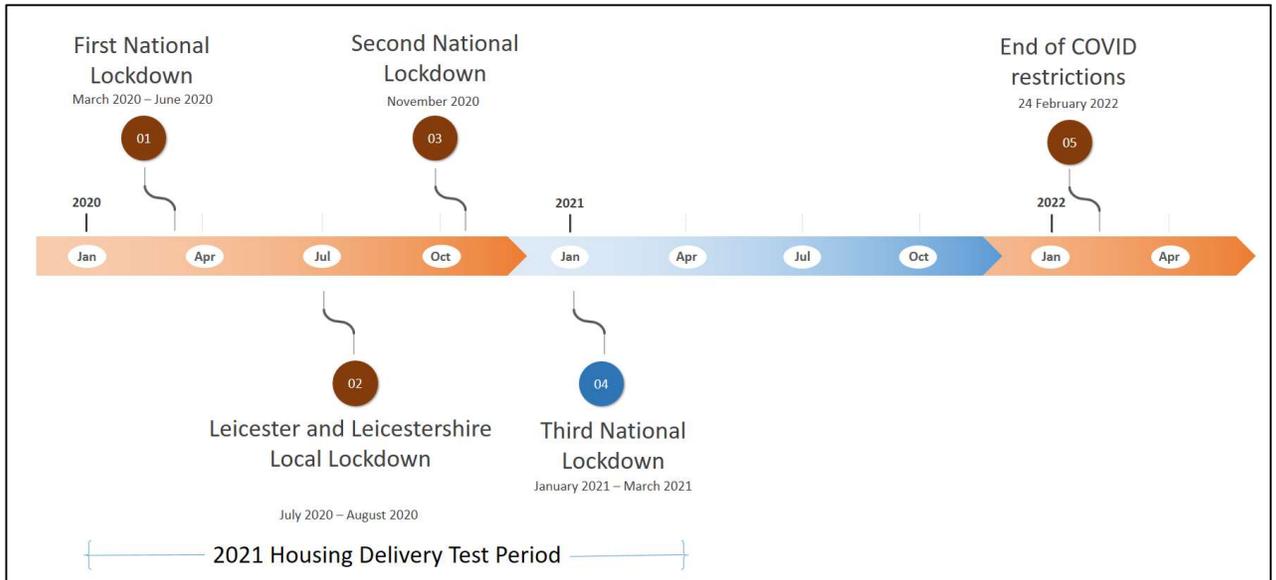
3.6.7. As the Council is currently working on its new Local Plan, the Borough’s housing requirement per settlement or parish area has yet to be set/finalised and therefore there is a level of uncertainty as to what growth is required in particular settlements. In addition, affordability ratios were released in January 2022 which increased the borough’s overall housing need and the borough’s apportionment of Leicester’s unmet need has not been finalised. However, all NDP groups have been encouraged to include additional sites in their NDPs as reserve sites, to build in flexibility to neighbourhood plans in the event that additional growth may be required in those areas to deliver a sound Local Plan. Some NDP groups have allocated reserve sites such as Desford. The Council will continue to work with NDP groups and the Council also encourages developers to do the same. In particular, not having a framework in local plan policy for housing development in neighbourhood development plan areas is a barrier to delivery. This has been added as a new action for this action plan.

**3.7. Market Insights**

3.7.1. Although Hinckley and Bosworth have limited influence on the housing market outside of the planning process, it would be remiss not to look at the market as a whole when identifying barriers.

3.7.2. The biggest change in this country in the last five years is the COVID-19 pandemic. Figure 16 shows the COVID-19 Lockdown timeline and which period this housing delivery test measurement relates to. Paragraphs 1.2.4 and 1.2.5 state how the test result has been adjusted in light of the pandemic.

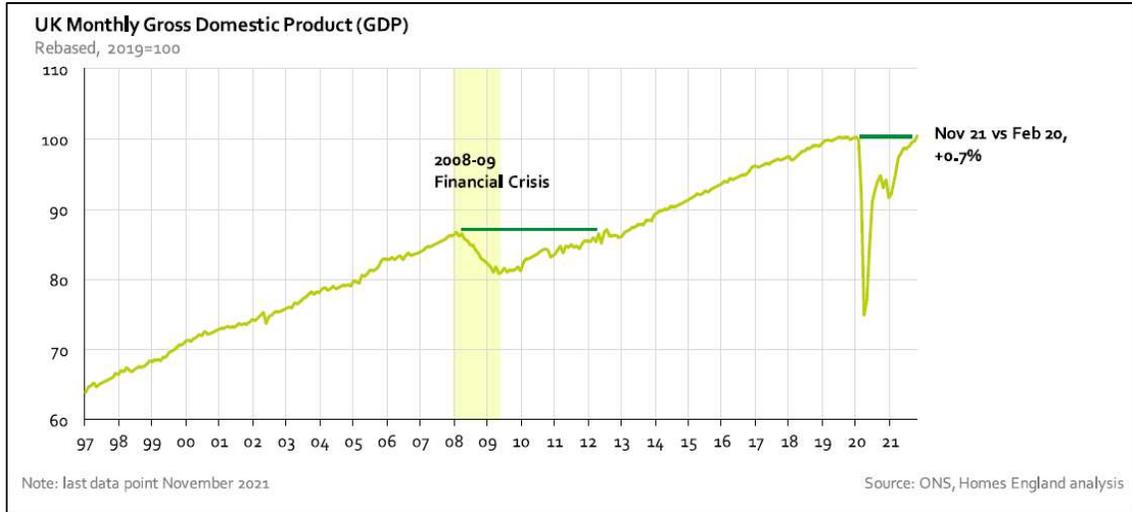
FIGURE 16: COVID-19 LOCKDOWN TIMELINE



3.7.3. The Government put various measures in place during the pandemic so that the housing market and the economy would not crash. Last year the developer panel stated that COVID-19 outbreaks on site could shut a site down for a month at a time and build rates were tending to be slower as fewer site

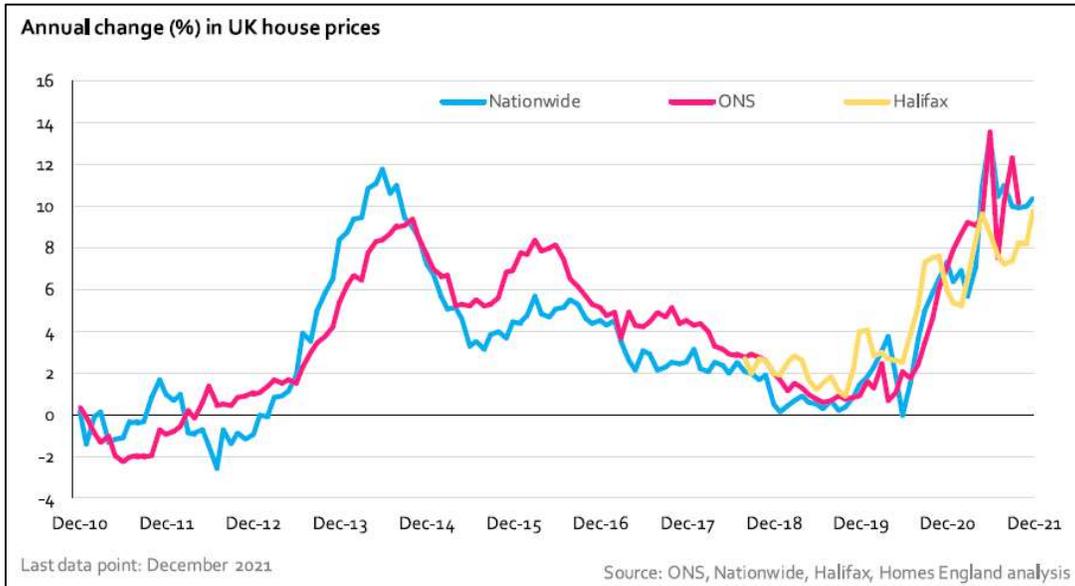
workers were allowed on site in tandem. The restrictions around COVID from central government eased in February 2022 and the operation of the country is mostly back to normal – this includes the construction industry.

FIGURE 17: ECONOMIC OUTPUT (1997 – 2021)



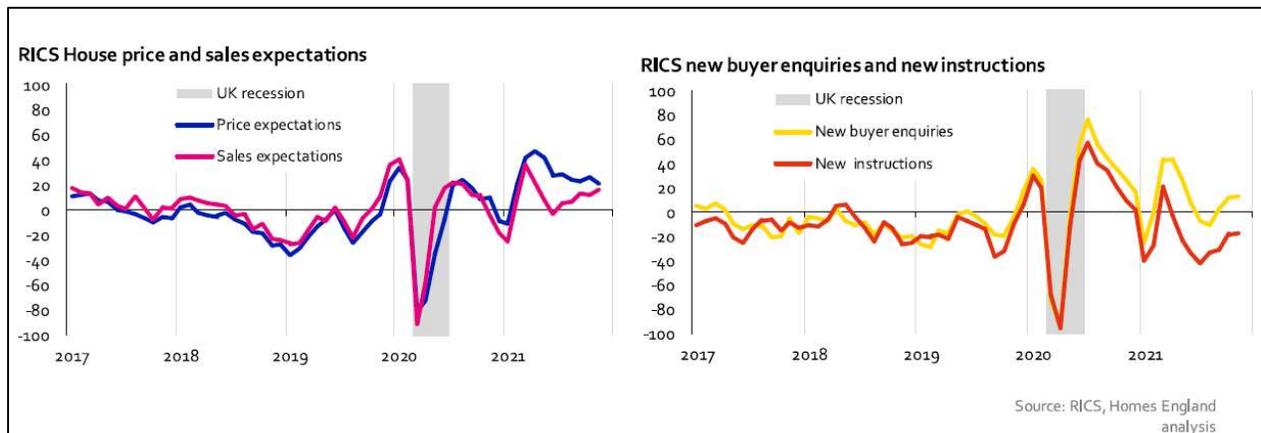
3.7.4. The data from Homes England (figure 17) shows that the pandemic did have a significant impact upon the economy. In 2020, the monthly gross domestic product was lower than it reached in the 2008-09 financial crisis. However, due to the measures put in place the economy bounced back quickly and as of November 2021 was back to pre-pandemic levels. Since November 2021, the GDP has continued to rise higher than pre-pandemic levels. In relation to the house price growth, momentum has so far been maintained following the end of the measures the government put in place (i.e. stamp duty holiday) and house prices remain high (figure 18 overleaf). Following this figure, In the year to March 2022, UK house prices increased by 14.3% according to Nationwide, representing the highest growth since 2004.

FIGURE 18: ANNUAL HOUSE PRICE GROWTH (2012 – 2021)



3.7.5. The demand for housing also remains stable and is significantly higher than 2019 levels. The demand shown (figure 19) reflects covid-lockdowns with the highest peak being post the first national lockdown.

FIGURE 19: HOME BUYER DEMAND (2017 – 2021)



3.7.6. The housing market remains strong, and the demand is there however the developer panel were asked if the supply could keep up with the demand. It was determined that supply and demand is a two-way process and the market could meet the demand if there were no barriers in place.

3.7.7. Due to the high house prices and high demand, land value has also increased significantly over the last two years. The land market is competitive and there is a lack of availability. The developer panel stated that SMEs would struggle if land prices keep rising as they do not have the resources that national house builders have when bidding for land.

3.7.8. Research shows that there is sustained strength in land values as they continue to grow despite the rising build costs.<sup>20</sup> In the first quarter of 2022 UK greenfield and urban values increased by 1.4% and 1.3% respectively, taking annual growth to 9.3% and 7.2%. This in comparison to annual growth of 0.2% and 1.2% for UK greenfield and urban land in the first quarter of 2021. As discussed within the developer panel there is a high level of demand for land, and this is causing the maintained high land values. The strength in the housing market has also supported regional land values.

3.7.9. Another reason land values are currently so high is due to the high levels of demand from competition from alternative uses. Demand from industrial and logistics developers is applying to more locations across the country, putting even more pressure on constrained residential land supply. This is increasingly becoming a challenge in regional markets where industrial values are outperforming residential values and sites are remaining in existing use despite having residential consent. Strong prices are being paid for industrial land for sites well connected to major road network access and motorway junctions.

<sup>20</sup> [Savills – Market in Minutes: Residential Development Land – Q1 2022](#)

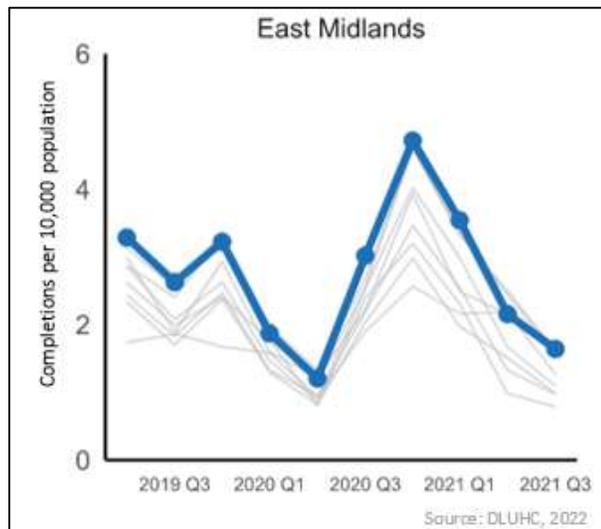
FIGURE 20: MATERIAL PRICES AND AVAILABILITY (2007 - 2021)



3.7.10. Data suggests that supply shortages and delays for materials seen since BREXIT and the pandemic are beginning to ease (figure 20). Build cost inflation continues to serve as a downward pressure on land values with build costs rising by 6.5% in the year to quarter 1 of 2022 according to BCIS, driven by limited availability of materials (although this is easing) and energy cost inflation. The availability of materials was cited as a major development constraint by 88% of respondents in the Q4 2021 HBF survey. The developer panel stated that although costs have increased this only impacts the pre-planning decisions (i.e. the land deal entered into will consider this). The house price growth and the imbalance between supply and demand also accounts for the materials cost increase, so this is not currently considered a barrier.

3.7.11. Help to Buy Equity Loans were introduced on 1 April 2013 as a means for helping buyers purchase new build properties. The government would provide, via an equity loan, up to 20% of the value of a property which is repayable when the property is sold in the future. The Help to Buy (equity scheme loan) currently has a programme which ends in 2023. This scheme is limited to first time buyers and the purchase price of the properties is capped by region.

FIGURE 21: TOTAL NUMBER OF HOME PURCHASES COMPLETED, SCALED BY REGIONAL POPULATION, UNDER THE HELP TO BUY: EQUITY LOAN SCHEME (2019 - 2021)



3.7.12. The number of completions dropped significantly when the initial restrictions were imposed due to the pandemic which is complementary of all the data so far presented (figure 21). Completions in May 2020 were down by 66% when compared to May 2019. Following the removal of restrictions and the introduction of the stamp duty holiday in July 2020, completions increased, with December 2020 having the highest number of completions for the entire scheme, 35% higher than December

2019. Following the introduction of the current Help to buy scheme in April 2021 with eligibility restricted to First Time Buyers, and new regional price caps, completions have reduced. In July 2021, completions were down by 44% compared to July 2019 (DLUHC, 2022).

3.7.13. All developers are expected to offer Help to Buy on all their eligible new build homes – there is no minimum number of homes for participation. Based on the current sites being developed within the borough it is considered that only national house builders seem to use this too. It was therefore put to the developer panel as to why this was the case and if this scheme has any impact upon the market or annual completions.

3.7.14. The developer panel stated that help to buy is an additional good tool for SMEs and national house builders however both can survive without it. This tool is directed to help the buyers and does not particularly have any impact upon delivery of housing.

### **3.8. Viability**

3.8.1. One potential barrier to development nationally is scheme viability, however within the past 6 years only a handful of sites within the Hinckley and Bosworth borough have had difficulty moving forward due to viability. Those sites include development of brownfield land and those that are 100% affordable housing schemes. Scheme viability has not stopped development in the Borough, it has only caused slight delays to verify the inability to afford s106 contributions or level of affordable housing depending on the nature of the scheme through viability assessments.

The Department for Levelling Up, Housing and Communities (DLUHC) published a report on residential land value estimates in August 2020.<sup>21</sup> This showed the land value for Hinckley and Bosworth to be £1,530,000 per hectare. This is slightly higher than the market value however last year's Developer Panel confirmed that HBBC is an attractive place to build houses and that interest from the development industry is high. DLUHC has not updated the data so a comparison cannot be made to this year's land value however this year's developer panel confirmed that the value of land has increased quite significantly over the past year (see paragraph 3.7.8).

3.8.2. To also ensure there is limited future viability barriers to development, the Council's emerging Local Plan with all potential sites, policies and infrastructure requirements will be viability tested as required by Planning Practice Guidance and will contain clear policies that give developers certainty to the cost of development as not to undermine its deliverability.

### **3.9. Large site delays on specific sites**

3.9.1. The Council's current Local Plan is made up of the Core Strategy (2009), Hinckley Town Centre AAP (2011), Earl Shilton and Barwell AAP (2014) and the Site Allocations and Development Management Policies DPD (2016). Within the Local Plan, three large sites have been allocated for development which have all seen delays as detailed below:

- **Hinckley West (850 homes)** – When the Site Allocations and Development Management Policies DPD (SADMPDPD) was adopted, it was anticipated in the housing trajectory (appendix 7) that homes would start to be delivered on Hinckley West in 2016/17 with a delivery of 230 dwellings between 2016/17 and 2020/21. However this site had initial delays specific to the complex nature of the scheme (including the s106 negotiation) as well as the sale of the land to the housing developer. These matters have now been resolved and the site is under construction. First completions were recorded in July 2021 however no completions were counted towards this HDT result due to the April 2021 cut off. There is full planning permission for 260 dwellings and reserved matters applications pending for a further 190 dwellings as well

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<sup>21</sup> [Land value estimates for policy appraisal 2019](#)

as the local centre. However, this delay of five years, would have contributed to the shortfall of 150 dwellings over the past three years (2018-2021) for which the HDT result is based on.

- **Barwell SUE (2,500 homes)** - When the SADMPDPD was adopted, it was anticipated in the housing trajectory that homes would start to be delivered on the Barwell SUE in 2018/19. A planning application for the site was submitted to the Council in 2012 and a resolution to grant planning permission was given, subject to the signing of a S106 in 2013. The Earl Shilton and Barwell AAP was adopted in 2014 which was produced to aid in the delivery of two very large and complex sites. A further resolution to grant planning permission was then granted in 2015 to alter the level of affordable housing and planning contributions as a result to changes made in the AAP, adopted the previous year. On this basis, the Council assumed the S106 could be finalised and then reserved matters applications could be submitted to then enable development to start. However that has not been the case. The site has a very complex land ownership arrangement and the land promoter has not been able to conclude the signing of the S106. At the end of 2019 the applicant advised the s106 was ready to be completed. However, Leicestershire County Council took the decision to revisit the education and highways contributions. This has led to the need to update the highway model which has taken significantly longer than first anticipated. The Council is working hard to secure the delivery of this site, however for the time being, it is not anticipated to deliver any homes in the next five years. As a result of this significant delay in securing planning permission, this has also contributed to the shortfall of 360 dwellings over the past three years (2018-2021).
- **Earl Shilton SUE (1600 homes)** - When the SADMPDPD was adopted, it was anticipated in the housing trajectory that homes would start to be delivered on the Earl Shilton SUE in 2018/19. A planning application for 1,000 homes on a large proportion of the SUE allocation was submitted in early 2022 for outline planning approval. HBBC officers are currently working with the applicants on the submitted proposals. Whilst this is a positive step forward, as with the Barwell SUE this significant delay in securing planning permission has contributed to the shortfall of 380 dwellings over the past three years (2018-2021).
- These three large sites were projected to deliver a total of 290 dwellings within 2021/22 which has not been achieved therefore this brings the total under delivery of these three sites to 970 dwellings at 1<sup>st</sup> April 2022 when compared to how development was anticipated when the SADMPDPD was adopted in 2016.

3.9.2. Whilst the two SUEs and the development known as 'Hinckley West' have contributed to the lack of delivery in the borough, the Council has been proactive in encouraging further development in sustainable locations across the borough to ensure the Borough was meeting its housing needs by revisiting its SHLAA. These sites include (status as of April 2022):

- Westfield Farm, Heath Lane, Earl Shilton (350 homes) – 111 dwellings have been delivered as of April 2021
- Land opposite Bosworth College, Desford (80 dwellings) – 51 dwellings have been delivered
- Land South of Markfield Road, Ratby (90 dwellings) – site has full planning permission and conditions are being discharged
- Land off London Road, Markfield (282 dwellings) – site has full planning permission and conditions are being discharged
- Land off Wood Lane, Higham on the Hill (61 dwellings) – site has a resolution to grant planning permission

### 3.10. Other literature

#### The Letwin Review<sup>22</sup>

3.10.1. This review was published in October 2018 and explored issues of build out rates of fully permitted homes on the largest sites in areas of high housing demand. Although it's not an area specific review its findings are still useful. It found that the homogeneity of the types and tenures of the homes on offer on these sites, and the limits on the rate at which the market will absorb such products, are fundamental drivers of the slow rate of build out. Therefore, it is important to consider opportunities for encouraging diversification of products to increase build out rates.

#### Lichfields Start to Finish 2020<sup>23</sup>

- 3.10.2. The purpose of this document is to help inform the production of realistic housing trajectories. Planning for housing has evolved in the last few years with the publication of the revised NPPF and PPG, the Housing Delivery Test and Homes England upscaling resources to support implementation of large sites.
- 3.10.3. It was identified that large schemes can take 5+ years to start, lead-in times have increased since the 2007/08 recession, large greenfield sites deliver quicker and the number of outlets and tenure on a site matter. This study is not a direct comparison to the analysis set out within this action plan however it does look at the different timeframes. The shortest timeframe from submission to delivery period was 3.3 years for sites of 50-99 dwellings. All other timeframes were higher. The data is not separated into types of application however this average is higher than HBBC's average for full applications.

## 4. Key issues/barriers identified

4.1. Throughout this Action Plan and through the Developer Panel presentation the main issues identified as slowing delivery in Hinckley and Bosworth are listed below.

### The Council's Local Plan

- 4.2. The lack of a new Local Plan with a new portfolio of sites was considered as one of the most significant barriers to development across the borough by the Developer Panel.
- 4.3. As shown in Figure 14, when there are allocated sites there is a higher level of delivery across the Borough. The fewer allocations, the lower the delivery. The Developer Panel identified that operating outside of the Local Plan process is not a preferred option as they like to have local support for their developments, and they then can plan in a coherent manner in terms of infrastructure requirements. Additionally, the Developer Panel also stated that they try and avoid submitting planning applications outside of the Local Plan as they feel the Borough's Planning Committee is quite unpredictable and is an additional financial risk they don't necessarily want to take. Developers highlighted the importance of providing certainty through Local Plan allocations.
- 4.4. The developer panel also raised the issue of supporting smaller sites in the Local Plan. They noted the need to take a more active approach to paragraph 69 of the NPPF which promotes the important contribution of small and medium sized sites to meeting the housing requirement of an area and are often built-out relatively quickly. Developers supported 10% of allocated sites to be smaller sites to boost delivery.

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<sup>22</sup> [Independent Review of Build Out](#)

<sup>23</sup> [Lichfields Start to Finish Second Edition \(February 2020\)](#)

- 4.5. Finally, whilst developers praised the planning policy team for progress, they did note the impact on timescales in regard to the lack of resources in the team particularly since Summer 2021.

#### **Significant delays to the delivery of the SUEs**

- 4.6. As mentioned in Section 3.8, the fact that the SUEs have not been delivered to date is a contributing factor to the shortfall in housing delivery in the Borough. The Council is working hard to get these delivered and they will be reviewed as part of the emerging Local Plan.

#### **Application timeframes**

- 4.7. Outline applications on average take 13 months to determine and full applications on average take 8 months to determine. This depends on the complexity of the planning application however these timeframes are a barrier to development as if not enough permissions are issued it causes issues with the rest of the development industry process. The Developer Panel raised issues with Leicestershire County Council and the engagement between the county and borough council. This barrier can also delay the application process.

#### **Section 106 Agreement Timeframes**

- 4.8. The length of time it takes for Section 106 agreements to be sealed/engrossed on both full and outline planning applications is too long. This can be down to the type of applicant and their involvement with a site, however there are elements of the S106 process the Council can look to improve and may assist in shortening these time frames a little. These include the imposition of time limits for the agreements to be signed before having to return the application back to Planning Committee as mentioned previously, as well as front loading S106 negotiations at pre-application stage with stakeholder engagement as well as streamlining the internal Council process surrounding S106s. A standard template has been introduced but further actions to reduce S106 agreement drafting will be set out in section 5.

#### **Infrastructure**

- 4.9. It was put to the Developer Panel whether there were any infrastructure related delays they could articulate to the Council. It was deemed that there are no major issues with utilities companies. The main issue developers have is with the dialogue between the borough council and Leicestershire County Council, particularly in regards to Highways and Education matters. It was deemed that this relationship needs to be worked on so that a clear strategy can be agreed as to a way to bring further development forward. This has a major impact upon planning application timeframes and causes delays to the development process which can be detrimental for the smaller to medium sized house builders.

#### **Market influences**

- 4.10. The main effects of BREXIT last year were identified to be the cost of raw materials, which had risen. The developer panel found that material prices are now adjusting and material cost has not impacted on growth in their perspective as the increase in house prices has balanced out the increase in cost of materials and labour. Some developers found that the supply of materials is getting better but the costs have still increased, so the knock on impact means that the land agreement the developer enters into prior to Planning being granted looks different in terms of the costs and grant levels.
- 4.11. The developer panel were asked how labour costs were impacting delivery. Developers found that it is considered a high cost on the trade and supply. However, it was noted that increased labour costs

were programmed in as a business cost from day one and they align with national suppliers. It was commented that the market is strong enough to prevail.

- 4.12. The developer panel were asked about how land prices may impact delivery. It was found that land prices have risen in the last 2/3 years and this is a particular barrier for SME house builders going into a competitive land market as they find it difficult to complete. A link was noted between increasing land prices and the increased the risk of speculative applications outside of the Local Plan. Developers raised that land prices are increasing because people can't deliver houses as quickly so they need to source more land in one go to plug the gap.
- 4.13. These are all issues that the market is currently facing and therefore the impact of which may not fully show in the 2021 HDT test measurement but they could be significant barriers and therefore are worth noting.

## 5. Actions

*Note: New Actions are shown in italics*

Action	Task Description	Expected Outcomes	Timescale (short/medium/long/ongoing)	Responsible Teams	Action Progress at April 2022
Progress the new Local Plan with a portfolio of housing allocations.	Prepare a draft Local Plan to bring forward new allocations.	A new Local Plan submitted to PINS.	Medium (in accordance with the LDS)	Planning Policy	A Regulation 19 pre-submission consultation was undertaken from February-March 2022. At April 2022 the consultation responses were being reviewed.
	<i>Local Plan to include a framework for housing development in neighbourhood development plan areas</i>	<i>A new Local Plan submitted to PINS.</i>	<i>Medium (in accordance with the LDS)</i>	<i>Planning Policy</i>	<i>New action within this Action Plan</i>
Enhanced Engagement with NDP Groups.	Continue to advise and support NDP groups on the requirements to meet housing need through robust planning practices. Advise them to continue to engage through the production of the NDP with site promoters/developers.	Allocation of reserved sites in NDPs.	Ongoing	Planning Policy	A specific NDP officer has been in post over the last year to assist NDP groups. This will continue to be monitored.
Progress the delivery of the SUEs.	Continue to push forward with parties involved to unlock issues surrounding their current delays.	Planning application for Earl Shilton SUE.	Medium	Major Projects, Development Management and Planning Policy	An outline planning application has been submitted on the site for 1000 homes (21/01511/OUT). The application for the remainder of the site will be submitted imminently.
		Issue a decision notice for the Barwell SUE.	Medium		Progress has been made on this site. Additional highways and Environmental Statement work has been consulted on however

Action	Task Description	Expected Outcomes	Timescale (short/medium/long/ongoing)	Responsible Teams	Action Progress at April 2022
					highways mitigation work is still ongoing and a decision has not been issued.
Reduce planning application timeframes.	No specific action for this issue as this will be influenced by reducing the length of S106 agreements drafting as well as improving statutory stakeholder engagement.	Reduction in planning process timeframes.	Long	Development Management	These timeframes have not been reduced and will continue to be monitored.
Reducing section 106 agreement timeframes.	Standard templates and instructions to legal to be reviewed for section 106 agreements.	Reduction in Section 106 timeframes and therefore overall application process.	Short	Development Management	Standard templates and instructions have been reviewed and are being used. Overall timeframes have not reduced in the last year but this will continue to be monitored.
	Imposing time limits on drafting of S106 agreements before returning to planning committee and monitoring their success.		Long		
	<i>Introduce section 106 monitoring fees for HBBC in order to effectively manage and monitoring agreements to streamline the process.</i>	<i>Reduction in Section 106 timeframes and therefore overall application process.</i>	<i>Medium</i>	<i>Major Projects</i>	
Infrastructure – Improve Statutory Stakeholder engagement	Set up a project board for development sites, including providing feedback from the Developer Panel on issues being encountered.	Regular engagement would keep track of major applications and unlock potential barriers	Short/Long	Major Projects	Currently in the process of setting up a project board for Earl Shilton SUE. A formal project board for future housing allocations will be set up when the Local Plan is at the correct stage.

Action	Task Description	Expected Outcomes	Timescale (short/medium/long/ongoing)	Responsible Teams	Action Progress at April 2022
Improve developer engagement	Form an SME panel to support SME delivery in the Borough.	Support SMEs to retain delivery in the Borough	Short	Major Projects	SMEs were contacted to ask if they wanted to join a specific panel however, uptake was limited. More SMEs joined the main panel this year so a separate panel will be initiated again this year.
	Ensure effective and proactive engagement with landowners and developers of sites within the Borough.	The aim of ongoing engagement is to ensure all parties are adequately informed of each other's position regarding their development sites as well as helping to unlock any barriers that may be present.	Ongoing	Major Projects / Development Management / Planning Policy	Officers engage with developers on sites where required and always make themselves available surrounding the delivery of sites.

## **6. Project Management and Monitoring**

- 6.1. The whole planning department will be responsible for the implementation of the Action Plan. The actions have a responsible sub-department of the planning team assigned for the delivery of the action. The monitoring and delivery team (Major Projects) will be responsible for ensuring that the actions set out in this Action Plan are monitored and outcomes delivered.
- 6.2. An annual progress and review report will be presented to Member Working Group, the Strategic Leadership Team and Scrutiny.
- 6.3. The Action Plan will be reviewed and updated on an annual basis as part of the Council's annual housing monitoring.

**Appendix 1: Developer Panel Attendance List**

Attendees	Invited
<p>HBBC:</p> <p>Helen Nightingale – Principal Planning Officer (Major Projects)</p> <p>Chris Brown – Planning Manager (Development Management)</p> <p>Ella Casey – Senior Planning Officer (Major Projects)</p> <p>Kirstie Rea – Planning Manager (Planning Policy)</p> <p>Daisy Shields – Planning Officer (Planning Policy)</p> <p>Valerie Bunting – Strategic Housing and Enabling Officer</p> <p>Karen Pegg – Administration &amp; Support Officer Manager</p> <p>Infrastructure Providers:</p> <ul style="list-style-type: none"> <li>• Rebecca Henson (Leicestershire County Council)</li> <li>• Lynne Stinson (Leicestershire County Council)</li> <li>• Tim Smith (Leicestershire County Council)</li> <li>• Jamie Allen (Western Power)</li> <li>• Trevor Richards (Western Power)</li> <li>• Chris Bramley (Severn Trent Water)</li> </ul> <p>Development Industry:</p> <ul style="list-style-type: none"> <li>• Jenny Brader (Bloor Homes)</li> <li>• Clare Thornton (Miller Homes)</li> <li>• Richard West (Cerdea Planning)</li> <li>• Robbie Locke (Barwood Homes)</li> <li>• Shaan Chaudry (MAC Developments)</li> <li>• Adrian Regan (Lagan Homes)</li> <li>• Linda Brown (Midland Heart)</li> <li>• Philippa McKenna (Midlands Rural)</li> <li>• Mark Wilson (Taylor Wimpey)</li> <li>• Paul O'Shea (Hollins Strategic Land)</li> <li>• James Beverley (Fisher German)</li> <li>• Mark Mann (Lagan Homes)</li> <li>• Kevin Exley</li> <li>• Stuart Carvel (Gladman)</li> <li>• Stephanie Eastwood (Avison Young)</li> <li>• Harry White (David Wilson Homes)</li> <li>• Suki Johal (Hardwicke Building)</li> <li>• Nicola Lea (Cartwright Homes)</li> <li>• Alan Davies (Persimmon Homes)</li> <li>• Shelley Hall (Homes England)</li> <li>• Lee Harris (Springbourne Homes)</li> <li>• Simon Atha (Boyer Planning)</li> <li>• Helen Bareford (David Wilson Homes)</li> <li>• David Prowse (David Wilson Homes)</li> <li>• Paul Hill (RPS Group)</li> <li>• Helen Prangle (Davidsons Group)</li> </ul>	<ul style="list-style-type: none"> <li>• IM Land</li> <li>• Modha Properties</li> <li>• Marble Homes Limited</li> <li>• Harris Lamb</li> <li>• Pegasus Group</li> <li>• Green 4 Developments</li> <li>• Barwood Land</li> <li>• Jelson</li> <li>• Hard Drive Constructions</li> <li>• Savills</li> <li>• Fox Bennet</li> <li>• Derwent Living</li> <li>• EMH Group</li> <li>• Futures</li> <li>• Orbit</li> <li>• House Builders Federation</li> <li>• Derwent Living</li> <li>• Local Partnerships</li> <li>• Lichfields</li> <li>• Emery Planning</li> <li>• Avant Homes</li> <li>• Redrow</li> <li>• Marrons Planning</li> <li>• Countryside</li> <li>• Owl Homes</li> <li>• Wheatcroft Land</li> <li>• Richborough Estates</li> </ul>

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The Council needed to introduce a Garden Waste charge as it was facing significant pressures in the MTFs period. This was primarily because of the County Council withdrawing recycling credits which created a pressure of £0.5m

- 3.2 The General Fund Budget report presented in February 2016 noted that the net additional income of from the introduction of the garden waste charge of £24 per subscriber would be as noted in the table below, which was based on an estimated 40% take up of the service, which was 19406 subscribers with 25 collections a year. Note, the table does not show the full **cost** of service, but the net income set off against the costs arising from introducing the new charge. For example, the administration of the scheme, bin stickers, postage etc. It was not intended to have shown the actual cost of delivering the service as a whole, as this would obviously have been substantially higher.

<b>Table 1</b>	<b>2016/2017</b>	<b>2017/2018</b>	<b>2018/2019</b>	<b>2019/20</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
income	£465,753	£465,753	£465,753	£465,753
Cost	£203,603	£70,555	£70,555	£70,555
<b>Net</b>	<b>£262,150</b>	<b>£395,198</b>	<b>£395,198</b>	<b>£395,198</b>

- 3.3 The general fund budget report in February 2022 noted the **overall** cost of the service (which has been included in every budget from 2017 onwards). This is noted in the table below, which shows the overall service is forecast to cost more than it brings in in terms of garden waste fees at a charge of less than £45. The service now has just under 33,200 subscribers.

<b>Table 2</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2022/23</b>
		<b>@£35</b>	<b>@45</b>
Income	£995,750	£1,162,000	£1,494,000
Cost	£1,462,100	£1,491,342	£1,491,342
<b>Net Loss/Gain</b>	<b>-£466,350</b>	<b>-£329,342</b>	<b>£2,658</b>

Similar comparison

- 3.4 The 2016/17 budget position reported was used solely to demonstrate how the fee would improve the overall general fund position, as previously there was no charge. The overall service costs already being incurred were not included, as the report was not aimed to cover full cost recovery of the service.
- 3.5 The figures reported only indicated how much the general fund would benefit from the new charge being introduced of £24. A fee of £35 had been proposed, but on consideration of consultation responses from 2150 local residents it was decided to introduce a lower charge of £24. The consultation outcome is noted in the minutes of the Council meeting in February 2016.
- 3.6 If the full costing basis from 2016/17 is considered, it can be seen that the overall service was costing far more to deliver than was brought in by subscriptions. The table below gives a comparison.

<b>Table 3</b>	<b>2016/17 Budget</b>	<b>2021/22 Budget</b>
Costs including recycling actives	£2,079,753	£1,462,100
<b>Less non-garden waste items</b>		
Waste Recycling/Kerbside Recycling	-£581,890	
Waste Management- one off set up for garden waste charging.	-£203,603	
Other charges	-£24,010	
<b>Garden Waste costs</b>	<b>£1,270,250</b>	<b>£1,462,100</b>
Garden Waste Income	£465,753	£995,750
Net Loss	-£804,497	-£466,350

- 3.7 If the £35 fee consulted on had been introduced in 2016/17 and had kept pace with inflation, the inflated fee position would have been as per the table below. Therefore, a fee of £45 for 2023/24 would be a reasonable expectation if inflation is applied.

	<b>CPI %</b>	<b>RPI %</b>	<b>CPI £</b>	<b>RPI £</b>
<b>2017</b>	2.30	3.20	£35.81	£36.12
<b>2018</b>	2.70	3.60	£36.77	£37.42
<b>2019</b>	1.90	2.50	£37.47	£38.36
<b>2020</b>	1.70	2.50	£38.11	£39.31
<b>2021</b>	0.40	1.40	£38.26	£39.87
<b>2022</b>	6.20	8.20	£40.63	£43.13

- 3.8 For 2021/22 the benefit to the general fund of the current fee is £0.97m, but this does not cover the costs of £1.46m as noted in table 2 above.

#### **4. Exemptions in accordance with the Access to Information procedure rules**

- 4.1 Report taken in open session.

#### **5. Financial implications [AW]**

- 5.1 Contained in the body of the report

#### **6. Legal implications [MR]**

- 6.1 The council's powers to charge can arise from mandatory powers, express discretionary powers or implied or incidental powers.
- 6.2 Mandatory powers are set out in the functional legislation such as the power to charge for planning applications set out in the Town and Country Planning Act 1990.
- 6.3 Section 93 Local Government Act 2003 gives the Council power to charge for

discretionary services, but not in cases where there is already power to charge under other legislation e.g., power to charge for the use of a swimming pool pursuant to the Local Government Miscellaneous Provisions Act 1976.

6.4 The power to charge under Section 93 can only be used for services which the Council is empowered to provide.

6.5 The Section 93 power is not intended to provide a new income stream: its aim is to allow the Council to recover the costs of providing services, and there is a general duty on the Council to secure that, from one year to the next, the income from charges for services does not exceed the costs of provision.

## 7. Corporate Plan implications

7.1 A robust General Fund Budget is required to ensure that resources are effectively allocated in order to ensure delivery of all of the aims, outcomes and targets included in the Council's Corporate Plan.

## 8. Consultation

8.1 None

## 9. Risk implications

9.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.

It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.

The following significant risks associated with these report / decisions were identified from this assessment:

### Management of Significant (Net Red) Risks

Risk Description	Mitigating Actions	Owner
That the Council has insufficient resources to meet its aspirations and cannot set a balanced budget	A budget strategy is produced to ensure that the objectives of the budget exercise are known throughout the organisation.	Strategic Leadership Team
	Decisions are made which provide costed reassurance that sufficient levels of reserves and balances are maintained to ensure financial resilience over the period of the MTFS	Council

## **10. Knowing your community – equality and rural implications**

10.1 This budget ensures that value for money services can be delivered to all residents and communities within the Borough.

## **11. Climate implications**

11.1 There are no direct implications arising from this report. However financial planning is a key tool for delivering the Corporate priorities of the Council. Included in those priorities are the Climate change considerations for services. The budget decisions made by members in relation to issues such as Council tax, fees and charges, and in the longer-term asset investment directly affect the council's abilities to invest in climate change priorities.

11.2 The council currently wish to reduce the carbon emissions by a range of key initiatives as set out in the adopted Climate Change Strategy, including the program of installing electric charging points to car parks and increase biodiversity through management of our green spaces. The Council also has funds ring fenced to support voluntary and community sector organisations and consider environmental impact as key criteria of where these funds are used.

11.3 The pressure that is in the budget for 2022/23 pose risks for all the council's activities, including these areas.

## **12. Corporate implications**

12.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Procurement implications
- Human Resources implications
- Planning implications
- Data Protection implications
- Voluntary Sector

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Background papers: None

Contact officer: Ilyas Bham, Accountancy Manager x5924

Executive member: Cllr K Lynch

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Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

# Scrutiny Commission Work Programme 2022-2023

**MAY 2022**

Date	Theme	Reports to be considered	Supports corporate aims
9 June 2022	Other	Environmental improvement programme	2, 3
		Garden waste scheme	2, 3
		Ashby Road Cemetery tbc	1, 2
		Housing delivery test action plan	2
		MTFS	3
28 July 2022	Regeneration and investment	Economic regeneration strategy update	2, 3
		Heritage Strategy 2018-2023 update	2
		Job & skills work & sector skills shortages	1, 3
		Employment & Skills Taskforce	1, 3
		MIRA investment update	3
		Commercial estates performance (including the Crescent)	3
		Crematorium	1, 3
		Investment updates	1, 3
15 September 2022	Health & Wellbeing	NHS dental services in Hinckley & Bosworth	1
		Integrated care system for the locality (community health & wellbeing plan and HBBC's health work in partnership with other agencies)	1
10 November 2022	Housing	Land supply & local plan (including neighbourhood plans)	2
		Affordable housing delivery	1, 2
		Housing needs allocation	1
		Cost of living crisis	1
		Transfer of assets, management of open spaces, involvement of parish councils, SUDS and management companies	2
	Other	Infrastructure Funding Statement	2
26 January 2023	Budget meeting (joint with Finance & Performance Scrutiny)	Budget reports	3

Date	Theme	Reports to be considered	Supports corporate aims
16 March 2023	Rural	PCIF	2, 3
		Rural Strategy	2
	Highways, transport & infrastructure	Electric bus rollout	1
		Superfast broadband	1

To be programmed

HBBC's work to support young people / young people's voice  
 Drainage issues at Ashby Road Cemetery  
 Leicestershire Waste Strategy - tbc

Key to corporate aims

- 1 – People
- 2 – Places
- 3 – Prosperity

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## HINCKLEY AND BOSWORTH BOROUGH COUNCIL

### FINANCE & PERFORMANCE SCRUTINY

28 MARCH 2022 AT 6.30 PM

PRESENT: Cllr C Ladkin - Chairman  
Cllr P Williams – Vice-Chairman  
Cllr JMT Collett, Cllr DS Cope, Cllr K Morrell, Cllr LJ Mullaney,  
Cllr MC Sheppard-Bools and Cllr R Webber-Jones

Officers in attendance: Madeline Shellard, Rebecca Valentine-Wilkinson and Ashley Wilson

#### 363. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillor Gibbens.

#### 364. **Minutes of previous meeting**

It was moved by Councillor Williams seconded by Councillor Webber-Jones and

RESOLVED – the minutes of the meeting held on 17 January 2022 be confirmed and signed by the chairman

#### 365. **Council Housing Services update report**

Members were updated on the key activities and performance on the tenancy management, anti-social behaviour, older persons services and housing repairs teams within the council housing service. During presentation and discussion the following points were raised:

- Demand for council housing remained high
- The ambition remained to increase the housing stock
- Covid impacted on the ability to carry out housing repairs
- The financial impact had been significant on tenants and rent collection rates had dropped considerably throughout the pandemic. This meant that rent arrears were collected subsequently with rental payment plans.
- Redeveloped housing shelter scheme for the over 60's – Ambion court

In response to a question from Members around decarbonisation and energy efficiency improvements it was confirmed that grant funding had been received to improve the thermal efficiency of up to 48 properties. It was noted that it was a priority for the service to meet carbonisation requirements.

In response to a question from Members around the heating supply in Ambion Court it was confirmed that all 24 units had been let out with electrical heating. It was noted that the department would be working towards viable alternatives for the wider housing portfolio as the market changed.

In relation to homelessness, it was noted that financial pressure had increased over the previous two years due to a number of reasons, including the government directive to accommodate people to whom the authority would not usually have a duty. It was anticipated that people would continue to struggle with affordability over the coming

months which could add further budget pressures. It was confirmed that a report on wider housing need would be presented to a future meeting of the scrutiny commission.

The report was noted.

Councillor Sheppard-Bools entered the meeting at 6.56pm.

**366. Financial Outturn Third Quarter December 2021**

Members were updated on the final outturn position as at December 2021.

The report was noted.

**367. Treasury Management Third Quarter 2021/22**

Members were updated on the treasury management activity in the third quarter of 2021/22.

It was confirmed that due to the pandemic and the conflict in Ukraine the increase in prices was beginning to affect the interest rates. There had been quite significant movement on rates which would need to be reflected in any debt that the authority were borrowing.

The report was noted.

**368. Sundry Debts Third Quarter 2021/22**

Members were updated of the position on sundry debts as at December 2021.

The report was noted.

**369. Finance & Performance Scrutiny Work Programme**

Consideration was given to the work programme.

Members queried when they would be getting an update on planning performance, it was confirmed that they would receive updates by way of the quarterly performance reports. Members requested assurance that an update would be presented at the next meeting.

Members noted the work programme.

(The Meeting closed at 7.21 pm)

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CHAIRMAN