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

Hinckley & Bosworth Borough Council

Date: 29 October 2025

To: Members of the Scrutiny Commission

Cllr C Lambert (Chair)
Cllr MJ Surtees (Vice-Chair)
Cllr P Williams (Vice-Chair)
Cllr DS Cope
Cllr MJ Crooks
Cllr C Harris
Cllr J Moore
Cllr A Pendlebury
Cllr M Simmons
Cllr R Webber-Jones
Cllr A Weightman

Copy to all other Members of the Council

(other recipients for information)

Dear member,

There will be a meeting of the **SCRUTINY COMMISSION** in the De Montfort Suite, Hinckley Hub on **THURSDAY, 6 NOVEMBER 2025** at **6.30 pm** and your attendance is required.

The agenda for the meeting is set out overleaf.

Yours sincerely

RKOwen

Rebecca Owen
Democratic Services Manager

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- *There are two escape routes from the Council Chamber – at the side and rear. Leave via the door closest to you.*

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- **Do not** use the lifts.

- **Do not** stop to collect belongings.

Recording of meetings

At HBBC we are open and transparent about how we make decisions. We allow recording, filming and photography at all public meetings including Council, the Executive and Planning Committee as long as doing so does not disturb or disrupt the proceedings. There may occasionally be some reports that are discussed in private session where legislation requires this to happen, but this is infrequent.

We also allow the use of social media during meetings, which helps to bring the issues discussed to a wider audience.

Members of the public, members of the press and councillors are hereby informed that, in attending the meeting, you may be captured on film. If you have a particular problem with this, please contact us so we can discuss how we may accommodate you at the meeting.

Use of mobile phones

To minimise disturbance to others attending the meeting, please switch off your phone or other mobile device or turn it onto silent or vibrate mode.

Thank you

SCRUTINY COMMISSION - 6 NOVEMBER 2025

A G E N D A

1. **APOLOGIES AND SUBSTITUTIONS**

2. **MINUTES (Pages 1 - 4)**

   To confirm the minutes of the meeting held on 11 September.

3. **ADDITIONAL URGENT BUSINESS BY REASON OF SPECIAL CIRCUMSTANCES**

   To be advised of any additional items of business which the Chair 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. **SCRUTINY COMMISSION WORK PROGRAMME (Pages 5 - 8)**

   Work programme attached.

7. **INFRASTRUCTURE FUNDING STATEMENT (Pages 9 - 38)**

   To provide the infrastructure funding statement for 2024/25.

8. **LOCAL GOVERNMENT REORGANISATION PROPOSAL (Pages 39 - 54)**

   To outline the proposal from the districts in Leicestershire and Rutland County Council in relation to local government reorganisation.

9. **SUPPLEMENTARY INCOME REQUEST - HOMELESSNESS DEMANDS AND TEMPORARY ACCOMMODATION (Pages 55 - 62)**

   To consider a supplementary income request to meet escalating demands in relation to homelessness provision.

10. **SCRUTINY REVIEW: ADOPTION OF INFRASTRUCTURE ASSOCIATED WITH HOUSING DEVELOPMENT - FINAL REPORT (Pages 63 - 94)**

    To consider the final report of the task & finish group and make recommendations as necessary to the Executive, Council or officers.

11. **FORWARD PLAN OF EXECUTIVE AND COUNCIL DECISIONS (Pages 95 - 100)**

    Forward plan for the period November 2025 to February 2026 for information.

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12. **MINUTES OF FINANCE & PERFORMANCE SCRUTINY (Pages 101 - 104)**

Minutes of the meeting held on 15 September for information.

13. **ANY OTHER ITEMS OF BUSINESS WHICH THE CHAIR DECIDES HAVE TO BE DEALT WITH AS MATTERS OF URGENCY**

As announced under item 3.

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

SCRUTINY COMMISSION

11 SEPTEMBER 2025 AT 6.30 PM

PRESENT: Cllr P Williams – Vice-Chair in the Chair
Cllr MJ Surtees – Vice-Chair
Cllr MJ Crooks, Cllr J Moore, Cllr A Pendlebury, Cllr M Simmons, Cllr R Webber-Jones and Cllr A Weightman

Also in attendance: Councillor MC Bools and Councillor SL Bray

Officers in attendance: Paul Grundy, Rebecca Owen, Madeline Shellard and Sharon Stacey

146. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillors Cope, Harris and Lambert.

147. **Minutes**

It was moved by Councillor Crooks, seconded by Councillor Pendlebury and

RESOLVED – the minutes of the meeting held on 26 June be confirmed as a correct record.

148. **Declarations of interest**

Councillor Pendlebury declared an Other Registrable Interest in the Homelessness Prevention Policy as director of Hinckley Homeless Group, however the interest was not pecuniary and did not prevent her from taking part in the item.

Councillor Williams stated, in relation to the Heritage Strategy, that he was heritage champion for the authority, however this did not preclude him from taking part in the debate.

149. **Question and answer session with the Leader and Deputy Leader of Council**

Councillors Bray and Bools, as Leader and Deputy Leader of Council, were in attendance to answer questions about their priorities and challenges. During the session and in response to questions, the following points were raised:

- There was no intention at this stage to reduce the number of members of Planning Committee
- Whilst officer capacity would continue to be taken up with work on local government reorganisation, delivery of successful and high quality services for the benefit of residents would be a priority for the life of the authority

- Local government reorganisation brought challenges including capacity and staff morale, although experience with reorganisation elsewhere had demonstrated that staff below senior management level were largely retained by the successor authority
- The increase in government housing targets was a key challenge as many areas, including Hinckley & Bosworth, had insufficient brownfield sites to deliver the housing numbers required
- Immigration concerns including managing community tensions and misinformation were presenting a current challenge
- Building more council houses, delivering changes to food waste collections, work around the town centre and markets and welfare/cost of living support were current priorities for the Leader and Deputy
- A decision would be made on the crematorium within the next few months.

150. **Scrutiny Commission Work Programme**

In discussing the work programme, it was suggested that some of the items scheduled for the November meeting be deferred to an additional meeting which would be scheduled for mid-December to enable a greater focus on fewer agenda items in November, including local government reorganisation. The budget strategy, the final report of the Adoption of Infrastructure review and the infrastructure funding statement would also be included on the agenda for the November meeting, with the remaining items being considered at the additional meeting. This was supported by the Scrutiny Commission.

Following discussions at previous meetings, the need to discuss bus services was raised. It was noted that in some areas residents were happy with changes to services whereas in others there had been a negative impact. Whilst Leicestershire County Council would not attend district councils' scrutiny bodies, it was suggested that direct contact be made with the bus operators.

151. **Heritage Strategy update**

Consideration was given to the Heritage Strategy 2025 to 2029. Concern was expressed about the need to protect historic buildings to prevent their importance being lost if a large unitary authority takes over the duties of districts. It was noted that neighbourhood plans could identify local heritage assets, and that the strategy created links with parish councils to ensure the local connection was retained.

A member highlighted the importance of recognising within the strategy the voice of children and young people as the future protectors of our heritage. The importance of acknowledging the borough's sporting history was also highlighted.

It was moved by Councillor Crooks, seconded by Councillor Pendlebury and

> RESOLVED – the Heritage Strategy and action plan be endorsed and recommended to the Executive.

152. **Homelessness Prevention policy**

The Scrutiny Commission received the Homelessness Prevention Policy which set out tools available to the Housing Options service to prevent homelessness and move cases on from temporary accommodation. During discussion, the following points were raised:

- The need to encourage and attract private landlords
- The national housing crisis which resulted in less accommodation being available and the homelessness situation not improving
- The difficulties for those living in temporary accommodation, particularly families, who have to adapt their way of life due to the constraints of the environment
- The need to examine planning policy due to developers being unable to find a registered provider to take on affordable housing in an increasing number of cases
- The importance of increasing council housing whilst acknowledging the lack of funds in the housing revenue account
- The increasing complexity of needs of those contacting the housing service
- The importance of appropriate support to prevent cycles of homelessness
- Financial assistance and rent in advance were supported by a homeless prevention grant from the government, but this did not cover the full cost.

It was moved by Councillor Surtees, seconded by Councillor Crooks and

RESOLVED – The Homelessness Prevention Policy be endorsed and recommended to the Executive.

153. **Council Housing Service Rent Policy**

The Council Housing Service Rent policy was presented to the Scrutiny Commission. It was noted that the policy had been informed by a workshop with tenants to ensure they were involved with shaping and influencing the policy. It was noted that the policy would be subject to wider tenant consultation before being finalised.

In response to a member's question, it was confirmed that those in arrears were signposted to support to assist with financial management. It was noted that whilst the capacity of the team hadn't increased, the structure of the team had changed to ensure more staff were able to support residents with rent issues which had reduced arrears over the previous year.

It was moved by Councillor Crooks, seconded by Councillor Webber-Jones and

RESOLVED –

(i) The report and policy be endorsed and recommended to the Executive;

(ii) A period of tenant consultation be endorsed;

(iii) Delegation of authority to the Interim Director of Community Services and the Executive member for Housing and Community Safety to make amendments to the policy arising from the consultation and agree an implementation date be endorsed.

154. **Forward plan of Executive and Council decisions**

The forward plan was noted.

(The Meeting closed at 7.51 pm)

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CHAIR

A Borough to be proud of

Hinckley & Bosworth Borough Council

Scrutiny Commission Work Programme 2023-2027

NOVEMBER 2025

Date	Issue (report author)	Reason	Outcomes	Supports corporate aims
6 November 2025	Local Government Reorganisation – final proposal	Reporting pathway	Recommendations to Executive	All
	Infrastructure funding statement (Lesley Keal)	Annual report	Awareness of S106 contributions and allocations	2
	Adoption of infrastructure review final report (Scrutiny review / Becky Owen)	Conclusion of scrutiny review	Recommendations to appropriate body	2
	Supplementary budget request to meet homelessness demands (Maddy Shellard)	Reporting pathway	Recommendations to Council	1
18 December 2025	Planning appeals update (Chris Brown)	Annual report	Monitoring of performance on appeals	2
	Affordable housing delivery (Valerie Bunting)	Annual report	Awareness of delivery	1, 2
	Overview & Scrutiny statutory guidance	Final report following task & finish group	Recommendations to officer and/or Council	All
	Housing task & finish group – implementation of outcomes	To consider the outcomes of the review	Action outstanding items	1
	Review of recommendations of planning service review (2022) (Scrutiny review / Becky Owen)	Monitor implementation of recommendations	Ensure recommendations have been actioned	2
22 January 2026 (budget meeting)	Budget reports (Ashley Wilson)	Normal reporting pathway	Scrutiny prior to Council decision	All
	Pay policy statement	Normal reporting pathway	Scrutiny prior to Council	All

Date	Issue (report author)	Reason	Outcomes	Supports corporate aims
	(Julie Stay)		decision	
	Economic regeneration strategy 2026 – 2030	Refresh of strategy	Recommendation to decision making body	2
12 March 2026	Voluntary & Community sector partnership update and commissioning outcomes (Rachel Burgess)	Annual update	Awareness of VCS activity	1
	Parish & Community Initiative Fund allocations (Paul Scragg)	Normal reporting pathway	Recommendations to SLT	2
May / June 2026	Housing associations review (Scrutiny review)	Request of members: matter of importance to residents	Scoping of review	1, 2
July / August 2026	Environmental Improvement programme (Daniel Britton)	Annual report	Consult with members	2, 3
September / October 2026	Economic regeneration strategy (Daniel Britton)	Annual report	Briefing on outcomes	2, 3
	Infrastructure funding statement (Lesley Keal)	Annual report	Awareness of S106 contributions and allocations	2
	Overview & Scrutiny annual report (Becky Owen)	Annual report – good practice	Recommendations to Council	All
November / December 2026	Planning appeals update (Chris Brown)	Annual report	Monitoring of performance on appeals	2

Date	Issue (report author)	Reason	Outcomes	Supports corporate aims
	Affordable housing delivery (Valerie Bunting)	Annual report	Awareness of delivery	1, 2
February 2027 (budget meeting)	Budget reports (Ashley Wilson)	Normal reporting pathway	Scrutiny prior to Council decision	All
	Pay policy statement (Julie Stay)	Normal reporting pathway	Scrutiny prior to Council decision	All
March / April 2027	Voluntary & Community sector partnership update and commissioning outcomes (Rachel Burgess)	Annual update	Awareness of VCS activity	1
	Parish & Community Initiative Fund allocations (Paul Scragg)	Normal reporting pathway	Recommendations to SLT	2

To be programmed
Public transport review

Key to corporate aims
1 – People
2 – Places
3 – Prosperity

Hinckley & Bosworth
Borough Council

Forward timetable of consultation and decision making

Scrutiny Commission: 6 November 2025

Wards affected: All Wards

Infrastructure Funding Statement 2024 - 2025

Report of Director Community Services (Interim)

1. Purpose of report

1.1 To provide Members with a copy of the Infrastructure Funding Statement (IFS) report for the financial year 2024/2025.

2. Recommendation

2.1 The report be noted.

2.2 That members note and endorse the monies spent, held and secured.

3. Background to the report

3.1 In accordance with the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 any authority that receives a contribution from development through section 106 planning obligations must prepare an Infrastructure Funding Statement, which include County Councils.

3.2 Infrastructure Funding Statements must cover the previous financial year from 1 April to 31 March (referred to as 'the reported year') (note this is different to the tax year which runs from 6 April to 5 April) and the local authority should publish such a statement no later than 31 December in each calendar year. All reports can be found on our website: https://www.hinckley-bosworth.gov.uk/downloads/download/1831/infrastructure_funding_statement

3.3 The Infrastructure Funding Statement must set out the amount of planning obligation expenditure where funds have been allocated. Allocated means a decision has been made by the local authority to commit funds to a particular item of infrastructure or project.

3.4 It is recommended that the authorities report on the delivery and provision of infrastructure, where they are able to do so. This is to give communities a better understanding of how developer contributions have been used to deliver infrastructure in their area. The IFS contains three categories of financial and non-monetary contributions collected on behalf of HBBC and others:

Category	Description	Table / Appendix
Secured	Secured in the reporting year Detailed breakdown by key categories of secured infrastructure from Tables 1 and 4	Tables 1 and 4 Appendix 1
Held	Allocated: Financial contributions received and allocated to a team / project but not spent in the reporting year Unspent: financial contributions that are available to spend as of 31st March of the reporting year together with any contributions returned Breakdown of health contributions held from Table 3	Tables 2 and 5 Table 3 and 8 Appendix 2
Spent	Spent or transferred: together with the related project where they used towards Detailed breakdown of expenditure from Table 6	Tables 6, 7 and 9 Appendix 3

3.6 The IFS has replaced the annual s106 update

3.7 Leicestershire County Council are also required to publish an IFS by 31st December of each year. All Leicestershire County Council IFS documents can be found at https://www.leicestershire.gov.uk/environment-andplanning/planning/developer-contributions

3.8 The Compliance & Monitoring Officer continues to work with Leicestershire County Council to provide a breakdown of HBBC related contributions for tables 1 & 2 detailed in the IFS as requested by Members. Appendix A to this report provides a breakdown for reporting years 2022-23, 2023-24 & 2024-25.

3.9 The Compliance & Monitoring Officer and Senior Accountant continues to carry out regular reconciliations to ensure the financial information and the IFS data is up to date. Appendix B to this report summarises financial obligations secured, received, held and spent over the last 5 reporting years, together with the number of affordable housing units secured.

4. Financial implications

4.1 Financial aspects are covered in the Infrastructure Funding Statement (attached) required by Government annually. Members should be aware of contributions not being spent within the relevant period set out in agreements, where developers have the option to clawback the contribution. Addendum Obligations Nearing Clawback sets out obligations at risk which are approaching their clawback dates.

4.2 Where HBBC expenditure is funded using infrastructure funding, budgets will require approval in accordance with financial procedure rules.

5. Legal implications

5.1 Paragraph 1.2 of the Infrastructure Funding Statement sets out the main requirements for s.106 Agreements in relation to contributions gained through such Agreements and the amounts currently received are set out in paragraph 2

6. Corporate Plan implications

6.1 The IFS helps 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
- Protect and improve our parks and open spaces for everyone across the borough
- Improve the quality of existing homes and enable the delivery of affordable housing

Prosperity

- Boost economic growth and regeneration by encouraging investment that will provide new jobs and places to work and live all over the borough.
- Support the regeneration of our town centres and villages
- Support our rural communities

7. Consultation

7.1 None required.

8. Exemptions in accordance with the Access to Information procedure rules

8.1 The report is to be taken in open session.

9. Risk implications

9.1 It is HBBC 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 these report / decisions were identified:

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
DLS.50 Failure to keep up to date or not complying with latest legislation and regulations could lead to damage to HBBC reputation by MHCLG and potential prosecution.	The production of the Infrastructure Funding Statement to report on planning obligations received during1st April 2024 and 31st March 2025	Chris Brown

10. Knowing your community – equality and rural implications

10.1 The IFS will provide detailed information to communities on what s106 contributions have been spent on which are requested and considered through the planning application process.

10.2 The effective monitoring of s106 contributions and engagement with Parish Councils / Organisations allows local communities to identify and prioritise improvements to local facilities and infrastructure.

11. Climate implications

11.1 Section 106 contributions can assist with making climate change improvements within the Borough such as providing sufficient green corridors and open spaces along with public realm improvements.

11.2 The implications are positive towards climate change in the environment.

12. Corporate implications

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

- Community safety implications – s106 contributions are requested and spent on community safety provisions as directed by LCC Police.
- Environmental implications – s106 contributions are requested and spent on environmental mitigation as required by Planning Policy in the NPPF and HBBC's Local Plan.
- 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 - s106 contributions are requested and spent on community infrastructure improvements as required by Planning Policy in the NPPF and HBBC's Local Plan.
- Data protection implications - none directly as a result of this report
- Voluntary sector – members of the Parish Council, which may work on a voluntary basis, request to spend s106 contributions available for the community within the provisions set out in the relevant s106 agreement.

Background papers:	Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 Planning Practice Guidance
Contact officer:	Lesley Keal – 01455 255905
Executive member:	Councillor W J Crooks

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Hinckley & Bosworth Borough Council

Infrastructure Funding Statement Monitoring Period 2024/25

Contents

I. Introduction

1.1 Infrastructure Funding Statement 2024/25

Under the **Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019**, all authorities have a duty to prepare and publish an **Infrastructure Funding Statement (IFS)** if they issue a Community Infrastructure Levy (CIL) notice or receive money or in-kind works from a Section 106 Agreement (s106). This Statement is prepared by the Borough Council to provide an overview of financial and non-financial developer contributions that the Borough Council has secured, received and spent relating to S106 Legal Agreements during the financial period of 1st April 2024 and 31st March 2025.

1.2 Section 106 Agreements

A s106 is a legal agreement containing obligations entered under Section 106 of the Town & County Planning Act 1990 (as amended) by the Local Planning Authority (LPA), developers and any other interested parties such as landowners and Leicestershire County Council. It secures on-site and off-site obligations (financial and otherwise) to mitigate the impacts of a development which are assessed on a case-by-case basis.

The obligations may be provided by the developers "in kind" – that is, where the developer builds or directly provides the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site. Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works, contributions towards affordable housing elsewhere in the Borough or contributions that are passed onto other stakeholders such as healthcare providers

The Government states that a s106 obligation may only be required if it is:

1. **Necessary to make the development acceptable in planning terms;**
2. **Directly related to the development; and**
3. **Fairly and reasonably related in scale and kind to the development.**

The financial contribution requirement for off-site green infrastructure provision is set via Hinckley and Bosworth Borough Council's, Open Space and Recreational Facilities Study (2016), and off-site affordable housing contribution requirements are set by the Affordable Housing SPD. Other obligations, such as healthcare (the Leicester, Leicestershire, and Rutland Integrated Care Board (LLR ICB) and the National Forest (The National Forest Company), are agreed on a case-by-case basis by consulting with the relevant stakeholder.

Once the s106 has been signed and planning permission issued, it becomes an obligation, but it will only be realised if the planning permission is implemented, the development is commenced and the trigger points for payment as set out in the s106 agreement are reached.

Leicestershire County Council planning obligations such as education, highways and transportation, library and waste management are all collected and spent by the County Council, and it is their responsibility to report on their own contributions separately. Leicestershire County Council's IFS is available to view on their website by 31st December of each reporting year:

Developer contributions | Leicestershire County Council

1.3 Annual Infrastructure Funding Statement

Each year the IFS is published (by 31st December of the reporting year) on the Councils Website, where it is available to members of the public and any interested parties.

Regulation 121a, Schedule 2, Section 3 (a) – (i) of the Community Infrastructure Levy Regulations (Amendment) (2019)[1] sets out what information should be included in the IFS.

Category	Description	Table / Appendix
Secured	Secured in the reporting year Detailed breakdown by key categories of secured infrastructure from Tables 1 and 4	Tables 1 & 4 Appendix 1
Held	Allocated: Financial contributions received and allocated to a team / project but not spent in the reporting year Unspent: financial contributions that are available to spend as of 31st March of the reporting year together with any contributions returned Breakdown of health contributions held from Table 3	Tables 2 & 5 Table 3 & 8 Appendix 2
Spent	Spent or transferred: together with the related project where they used towards Detailed breakdown of expenditure from Table 6	Tables 6, 7 & 9 Appendix 3

Hinckley & Bosworth Borough Councils IFS is available to view on the website by 31st December of each reporting year:

Developer Contributions Hinckley & Bosworth Borough Council

All S106 agreements can be viewed on our website through Public Access by typing in the reference number of the relevant planning permission at https://pa.hinckley-bosworth.gov.uk/online-applications/

[1] https://www.legislation.gov.uk/uksi/2019/1103/schedule/2/made

2. Planning Obligations Section 106 Report

Table 1

S106 Secured contributions for key obligations in financial year 2024/25 * These figures are estimated based on maximum dwellings proposed and are subject to indexation	Amount
On Site Open Space Maintenance (subject to transfer to the Borough / Parish Council)	£599,614.40
Off Site Open Space Provision & Maintenance	£1,015,309.17
HBBC Monitoring	£47,818.00
Health	£724,166.16
Affordable Housing Commuted Sum	£0.00
National Forest	£9,800.00
Noise Mitigation	£9,442.57
Total Secured *	**£2,406,150.30**

*Table 1 figures are estimated based on maximum dwellings proposed and are subject to indexation.

*Appendix 1 provides a detailed breakdown of Table 1

Table 2

Contributions received by the Council in finance year 2024/25 (secured at any period in the past) by key categories. Total sum received of £934,349.06	Amount
On Site Open Space Maintenance (where area is due to be transferred)	£109,449.96
Off Site Open Space (Provision & Maintenance)	£365,745.36
Health	£88,411.44
Police	£164,833.48
HBBC Monitoring	£4,680.27
Public Realm for Earl Shilton	£201,228.55
Total Received	**£934,349.06**

Open Spaces transferred during finance year 2024/25 together with the agreed maintenance sum to cover a 20-year period
Bosworth Manor Stoke Golding (Morris Homes Site) **£109,449.96 Associated Maintenance received by Stoke Golding Parish Council**

Table 3

Total unspent S106 key contributions held as of 31st March 2025. (For specific purposes but not yet formally allocated)	Amount
Off Site Open Space (held on behalf of the Parish Councils)	£1,389,823.84
Police (held on behalf of the Police & Crime Commissioner)	£225,734.53
Health (held on behalf of the LLR ICB**)	£907,993.90
Bus Works Contribution (held on behalf of LCC)	£28,500.00
Public Realm (Earl Shilton)	£316,650.50
Total Contributions	**£2,868,702.77**

* Appendix 2 provides a detailed breakdown of health contributions held by HBBC on behalf of LLR ICB.

Contributions surpassed claw back date or contributions returned between financial year 2024/25	
Health - Burbage Surgery - 15/01292/OUT Davidson Homes (Negotiations are in place with the developer to extend the timeframe – awaiting outcome)	£68,312.16

Table 4

Key non–monetary obligations secured in finance year 2024/25*	No. s
Affordable Housing - Units Secured	282
Local Employment and Training Strategies (LETS)	1
Open Space Areas secured on development site by Typologies (over 7 development sites)	19

*Appendix 1 provides a detailed breakdown of Table 4

Table 5

Total key contributions received (at any time) and allocated to a team/project within the Council, but not spent during the reporting finance year 2024/25	Amount
Affordable Housing Commuted Sum	00.00
Open Space Provision and Maintenance	£811,813.49
Public Realm (Hinckley)	£25,149.25
Movement & Connection Fund	£40,959.82
Monitoring	£26,524.07
Total	**£904,446.63**

Note: These monies are not those that have surpassed their claw back date.

Table 6

s106 Total Spent/transferred between 1st April 2024 & 31 March 2025 for key contributions***	Spent/Transferred
Health	£35,787.86
Affordable Housing Commuted Sum	00.00
Open Space [2]	£105,715.12
On Site Open Space	£109,449.96
National Forest	00.00
Police	00.00
Total Spent/transferred	**£250,952.94**

[2] Towards improvements to open spaces in Hinckley that are managed by Hinckley and Bosworth Borough Council.

***Appendix 3 provides a detailed breakdown of Table 6

Table 6 (f) (ii) The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details the item of infrastructure which that money was used to provide (wholly or in part).

Note: This table is not applicable to the Borough Council.

Table 7

Amount of S106 Contributions received and Spent / Transferred on Monitoring during financial year 2024/25.	Amount
Monitoring	00.00

Table 8

Key contributions (received at any time) allocated to but unspent by the Council as of 31 March 2025 (Long Term Maintenance, Monitoring & Commuted Sums)	Amount
Longer Term Maintenance[3]	£728,977.17
Monitoring	£26,524.07
Green Spaces Provision Allocated	15,686.97
Affordable Housing Commuted Sums	00.00
Total	**£771,188.21**

Table 9

Items of infrastructure on which money (received via planning obligations) spent/transferred to teams within the Council, for a project during financial year2024/2025.			
Service Area	**Application**	**Project**	**Amount**
Green Spaces	Various	Long Term Maintenance for HBBC Parks - Yearly allocated maintenance[3]	£53,784.81
Green Spaces	17/01388/OUT (T388)	Richmond Park RCA	£33,065.50
Green Spaces	17/01388/OUT (T388)	Jellicoe Way SYF (Y4527)	£5,163.00
Green Spaces	10/00661/OUT (T179)	Complete project at Burbage Common	£38,474.42
Total			**£132,832.73**

[3]Long Term Maintenance for improvements made to open spaces in Hinckley that are managed by Hinckley and Bosworth Borough Council.

Appendix 1

*Tables 1 & 4 Detailed breakdown by key category **- Secured** Infrastructure in financial year 2024/25*

Affordable Housing

Application	Developer	Address	Ward	Plots/units	Category	Sub-Category	Secured
23/01229/OUT Appeal	Redrow Homes	The Common	Barwell	95*	Affordable Housing	Affordable Housing Units	34
23/00673/OUT	Jelson Homes Ltd	Aston Flamville Road	Burbage	343*	First Homes	First Homes	17
23/00673/OUT	Jelson Homes Ltd	Aston Flamville Road	Burbage	343*	Affordable Housing	Affordable Housing Units	52
21/00177/DOV		Barons Park Farm	Kirby Muxloe	17	Affordable Housing	Commuted Sum	TBC £
23/00772/CONDIT 23/00773/CONDIT		Barons Park Farm	Kirby Muxloe	17	Affordable Housing	Commuted Sum	TBC £
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	Affordable Housing	First Homes	4
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	Affordable Housing	Affordable Housing Units	8
23/00573/FUL	Bloor Homes Ltd	Phase 4+ Dodwells Rd	Hinckley	153	Affordable Housing	Affordable Housing Units	31
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Affordable Housing	First Homes	24
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Affordable Housing	Affordable Housing Units	72
22/00527/OUT	Allison Homes	South of Main Street	Stanton Under Bardon	50	Affordable Housing	Affordable Housing Units	20
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	Affordable Housing	Affordable Housing Units	15
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	Affordable Housing	First Homes	5
Total							**282**

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On Site Open Spaces Secured & Associated Maintenance

Application	Developer	Address	Ward	Plots/units	Sub-Category	Secured	Secured
23/01229/OUT Appeal	Redrow Homes	The Common	Barwell	95*	Accessible Green Space Provision		1
23/01229/OUT Appeal	Redrow Homes	The Common	Barwell	95*	Maintenance	£131,252.00	
23/01229/OUT Appeal	Redrow Homes	The Common	Barwell	95*	Equipped Provision		1
23/00673/OUT	Jelson Homes Ltd	Aston Flamville Road	Burbage	343*	Accessible Green Space Provision		1
23/00673/OUT	Jelson Homes Ltd	Aston Flamville Road	Burbage	343*	Equipped Provision		1
23/00673/OUT	Jelson Homes Ltd	Aston Flamville Road	Burbage	343*	Casual Informal Provision		1
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	Accessible Green Space Provision		1
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	Equipped Provision		1
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	Casual Informal Provision		1
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	Equipped Maintenance	£69,537.60	
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	Casual Informal Maintenance	£1,058.40	
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	Accessible Green Space Maintenance	£123,071.40	
23/00573/FUL	Bloor Homes Ltd	Phase 4+ Dodwells Rd	Hinckley	153	Accessible Green Space Provision		1
23/00573/FUL	Bloor Homes Ltd	Phase 4+ Dodwells Rd	Hinckley	153	Casual Informal Provision		1
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Accessible Green Space Provision		1
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Casual Informal Provision		1

22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Country Park		1
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Equipped Provision	£156,532.57	1
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Casual Informal Maintenance	£43,364.16	
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Accessible Green Space Maintenance	£135,752.00	
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Equipped Maintenance	£151,086.24	
22/00527/OUT	Allison Homes	South of Main Street	Stanton Under Bardon	50	Accessible Green Space Provision		1
22/00527/OUT	Allison Homes	South of Main Street	Stanton Under Bardon	50	Equipped Provision	£32,747.40	1
22/00527/OUT	Allison Homes	South of Main Street	Stanton Under Bardon	50	Equipped Maintenance	£31,608.00	
22/00527/OUT	Allison Homes	South of Main Street	Stanton Under Bardon	50	Accessible Green Space Maintenance	£9,072.00	
22/00527/OUT	Allison Homes	South of Main Street	Stanton Under Bardon	50	Accessible Green Space Maintenance	£28,400.00	
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	Equipped Provision	£32,747.40	1
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	Equipped Maintenance	£31,608.00	
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	Casual Informal Provision		1
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	Casual Informal Maintenance	£9,072.00	
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	Accessible Green Space Provision		1
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	Accessible Green Space Maintenance	£28,400.00	
Total						**£1,015,309.17**	**22**

Off Site Open Space Contributions

Application	Developer	Address	Ward	Plots/units	Category	Sub-Category	Secured
23/01229/OUT Appeal	Redrow Homes	The Common	Barwell	95*	Off Site POS	Outdoor Sports Provision	£16,071.26
23/01229/OUT Appeal	Redrow Homes	The Common	Barwell	95*	Off Site POS	Outdoor Sports Provision	£16,071.26
23/01229/OUT Appeal	Redrow Homes	The Common	Barwell	95*	Off Site POS	Outdoor Sports Provision	£16,558.28
23/00673/OUT	Jelson Homes Ltd	Aston Flamville Road	Burbage	343*	Off Site POS	Outdoor Sports Provision	£119,199.36
23/00673/OUT	Jelson Homes Ltd	Aston Flamville Road	Burbage	343*	Off Site POS	Outdoor Sports Maintenance	£56,636.16
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	Off Site POS	Outdoor Sports Provision	£69,289.88
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Off Site POS	Outdoor Sports Provision	£83,057.28
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Off Site POS	Outdoor Sports Maintenance	£39,463.68
22/00527/OUT	Allison Homes	South of Main Street	Stanton Under Bardon	50	Off Site POS	Outdoor Sports Provision	£71,376.00
22/00527/OUT	Allison Homes	South of Main Street	Stanton Under Bardon	50	Off Site POS	Outdoor Sports Maintenance	£8,256.00
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	Off Site POS	Outdoor Sports Provision	£17,376.00
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	Off Site POS	Outdoor Sports Maintenance	£8,256.00
Total							**£521,611.16**

National Forest

Application	Developer	Address	Ward	Plots/units	Category	Secured
23/01000/FUL	Dhir & Dhir Holdings Ltd	Halls Farm	Markfield	2 Buildings	National Forest	£9,800.00
Total						**£9,800.00**

Monitoring Fees

Application	Developer	Address	Ward	Plots/units	Category	Secured
23/01229/OUT Appeal	Redrow Homes	The Common	Barwell	95*	HBBC Monitoring	£2,934.00
23/00673/OUT	Jelson Homes Ltd	Aston Flamville Road	Burbage	343*	HBBC Monitoring	£5,652.00
23/00673/OUT	Jelson Homes Ltd	Aston Flamville Road	Burbage	343*	HBBC Monitoring	£438.00
23/00673/OUT	Jelson Homes Ltd	Aston Flamville Road	Burbage	343*	HBBC Monitoring	£327.00
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	HBBC Monitoring	£12,593.00
23/00573/FUL	Bloor Homes Ltd	Phase 4+ Dodwells Rd	Hinckley	153	HBBC Monitoring	£4,464.00
23/00573/FUL	Bloor Homes Ltd	Phase 4+ Dodwells Rd	Hinckley	153	HBBC Monitoring	£2,616.00
23/00573/FUL	Bloor Homes Ltd	Phase 4+ Dodwells Rd	Hinckley	153	HBBC Monitoring	£438.00
23/01000/FUL	Dhir & Dhir Holdings Ltd	Halls Farm	Markfield	2 Buildings	HBBC Monitoring	£419.00
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	HBBC Monitoring	£7,254.00
22/00527/OUT	Allison Homes	South of Main Street	Stanton Under Bardon	50	HBBC Monitoring	£4,890.00
22/00527/OUT	Allison Homes	South of Main Street	Stanton Under Bardon	50	HBBC Monitoring	£438.00
22/00527/OUT	Allison Homes	South of Main Street	Stanton Under Bardon	50	HBBC Monitoring	£327.00
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	HBBC Monitoring	£5,028.00
Total						**£47,818.00**

Health

Application	Developer	Address	Ward	Plots/units	Category	Secured
23/01229/OUT Appeal	Redrow Homes	The Common	Barwell	95*	Health	£75,568.00
23/00673/OUTL	Jelson Homes	Aston Flamville Road	Burbage	343*	Health	£265,619.20
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	Health	£59,512.71
23/005873/FUL	Bloor Homes Ltd	Phase 4+ Dodwells Rd	Hinckley	153	Health	£118,483.20
22/00277/OUT Appeal	Persimmon Homes	Brascote Lane	Newbold Verdon	239	Health	£160,072.45
22/00527/OUT	Allinson Homes	South of Main Street	Stanton Under Bardon	50	Health	£20,757.00
22/01190/OUT	Hollins Strategic Land LLP	Kennel Lane	Witherley	50	Health	£24,153.60
Total						**£724,166.16**

Miscellaneous

Application	Developer	Address	Ward	Plots/units	Category	Sub-Category	Secured	Secured
23/01229/OUT Appeal	Redrow Homes	The Common	Barwell	95*	LETS	Employment Skills & Training		1
20/01225/FUL	Ideal Homes Midlands	Clickers Way	Earl Shilton	81	Misc	Noise Mitigation	£9,442.57	
Total							**£9,442.57**	**1**

Appendix 2

Table 3 - Detailed breakdown of available health contributions to spend as of 31st March 2025 held by HBBC on behalf of LLR ICB

Application No.	A/C Code	Ward/Development Area / surgery	Amount Held
20/00470/FUL	T444	Barlestone	£54,059.15
		Subtotal Barlestone	**£54,059.15**
07/00180/FUL	T28	Barwell Surgery	£3,903.00
07/01360/FUL	T38	Barwell Surgery	£12,829.00
06/00384/OUT	T39	Barwell Surgery	£2,390.49
		Subtotal Barwell	**£19,122.49**
21/00225/FUL	T453	Burbage Surgery	£22,167.16
18/00302/FUL	T408	Burbage Surgery	£20,085.12
19/01405/OUT	T499	Burbage Surgery	£72,586.26
		Subtotal Burbage	**£114,838.54**
18/01252/OUT	T434	Desford or Ratby	£55,054.05
19/00149/FUL	T420	Desford or Ratby	£52,307.03
08/00306/FUL	T94	Desford Area	£22,344.16
		Subtotal Desford	**£129,705.24**
15/00084/FUL	T340	Earl Shilton Surgery	£8,284.65
		Subtotal Earl Shilton	**£8,284.65**
15/00767/OUT	T384	Groby Surgery	£16,916.28
06/01288/FUL	T121	Groby Surgery	£23,551.12
		Subtotal Groby	**£40,467.40**
21/00912/FUL	T488	Hinckley - Station View	£15,825.18
19/00445/FUL	T421	Hinckley Station View	£7,956.81
18/01073/FUL	T438	Hinckley Hollycroft	£23,029.62
17/01338/FUL	T373	Hinckley Hollycroft	£9,180.67
15/00188/OUT	T477	Hinckley Hollycroft or "others"	£140,919.36
08/00349/FUL	T201	Hinckley Practices	£996.60
		Subtotal Hinckley	**£197,908.24**
20/01283/FUL	T440	Markfield Surgery	£165,432.91
		Subtotal Markfield	**£165,432.91**

21/00379/FUL	T443	Market Bosworth Surgery	£9,917.52
		Subtotal Market Bosworth	**£9,917.52**
20/00143/FUL	T419	Newbold Verdon Practice	£59,866.26
		Subtotal Newbold Verdon	**£59,866.26**
21/00656/OUT	T445	Stoke Golding - Pine Close Branch Surgery to Castle Mead	£37,676.03
19/01324/OUT	T464	Stoke Golding - Pine Close Branch Surgery to Castle Mead	£32,137.83
20/00779/OUT	T472	Stoke Golding - Pine Close Branch Surgery to Castle Mead	£38,577.64
		Sub-Total Stoke Golding	**£108,391.50**
Grand **Total**			**£907.993.90**

Appendix 3

Table 6 - Expenditure detailed breakdown for financial year 2024 -2025

Application No.	Category	Sub-Category	Ward	Expenditure Amount	Expenditure Details
18/00302/FUL	Off Site POS	Equipped Maintenance	Burbage	£12,327.12	Maintenance Released for the new equipment installed at Rugby Road Park
18/00302/FUL	Off Site POS	Casual Informal Provision	Burbage	£2,909.09	Rugby Road Park Pathway, Bins Benches and planting for new pitches at RRP
18/00302/FUL	Off Site POS	Casual Informal Maintenance	Burbage	£3,578.08	Maintenance towards Pathway, Bins Benches and planting for new pitches at Rugby Road Park
17/00964/FUL	Off Site POS	Equipped Provision	Burbage	£3,257.03	Rugby Road Park Seating to complete project
17/00964/FUL	Off Site POS	Equipped Provision	Burbage	£35,957.64	Rugby Road Park Creation of football Pitch
17/00964/FUL	Off Site POS	Equipped Provision	Burbage	£5,404.53	Rugby Road Park Play Equipment
11/01021/FUL	Off Site POS	Provision	Congerstone	£4,069.00	New fencing
11/01021/FUL	Off Site POS	Maintenance	Congerstone	£2,185.00	Maintenance toward new fencing
11/00399/FUL	Off Site POS	Provision	Congerstone	£817.80	New fencing
11/00399/FUL	Off Site POS	Maintenance	Congerstone	£433.00	Maintenance towards new fencing
20/00444/FUL	Off Site POS	Casual Informal Provision	Congerstone	£414.65	New fencing
20/00444/FUL	Off Site POS	Casual Informal Maintenance	Congerstone	£504.30	Maintenance towards new fence
19/00149/OUT	Off Site POS	Provision	Desford	£2,184.90	- Tennis Equipment Sport in Desford
21/00607/FUL	Off Site POS	Equipped Provision	Earl Shilton	£6,545.67	New equipment at Jubilee Pocket Park
15/00767/OUT	Off Site POS	Equipped Provision	Groby	£12,657.50	Ariel Runaway
15/00767/OUT	Off Site POS	Outdoor Sports Provision	Groby	£11,662.64	BMX Track Surfacing
15/00799/FUL	Off Site POS	Provision	Shackerstone	£574.17	Memorial benches
15/00799/FUL	Off Site POS	Maintenance	Shackerstone	£233.00	Maintenance towards Memorial benches
Total				**£105,715.12**	

Application No.	Category	Sub-Category	Date Spent	Amount Spent	Spent on
15/00084/FUL	Health	Health	24/03/2025	£2,451.86	Heath Lane Surgery – Patient Self Check in Monitor
21/00379/FUL	Health	Health	25/11/2024	£27,259.44	Market Bosworth Surgery - Dispensary
17/01050/OUT	Health	Health	25/11/2024	£6,076.56	Market Bosworth Surgery - Dispensary
Total				**£35,787.86**	

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Appendix A – Scrutiny

Leicestershire County Council Infrastructure Funding Tables 1 & 2 for HBBC only

Leicestershire County Council Service Area	Table 1 Secured 2024/2025*	Table 2 Collected 2024/2025*
CC Monitoring	£20,941.14	£4,244.89
Early Years Education	£575,368.82	£0.00
Education	£5,479,721.06	£4,216,995.11
Highways Infrastructure	£632,043.28	£355,986.34
Sustainable Transport	£966,971.35	£341,344.85
Waste	£50,867.33	£11,209.50
Libraries	£30,540.13	£7,912.61
	£7,756,453.11	**£4,937,693.30**
Leicestershire County Council Service Area	**Table 1 Secured 2023/2024***	**Table 2 Collected 2023/2024***
CC Monitoring Contribution	£21,044.20	£10,801.07
Early Years Education	£1,435,439.20	£0.00
Education	£7,016,216.62	£858,876.20
Highways	£601,504.57	£270,705.60
Sustainable Transport	£1,002,377.25	£118,036.20
Waste	£53,867.90	£64,053.22
Libraries	£37,544.08	£40,016.79
Grand Total	**£10,167,993.82**	**£1,362,489.08**
Leicestershire County Council Service Area	**Table 1 Secured 2022/2023***	**Table 2 Collected 2022/2023***
CC Monitoring Contribution	£21,718.00	£36,342.00
Education	£2,157,950.00	£2,119,991.00
Highways	£300,290.00	£259,346.00
Sustainable Transport	£369,914.00	£250,816.00
Waste	£25,656.00	£11,177.00
Libraries	£15,613.00	£6,442.00
Totals	**£2,981,141.00**	**£2,684,114.00**

*Reporting Year (1 April to 31 March)

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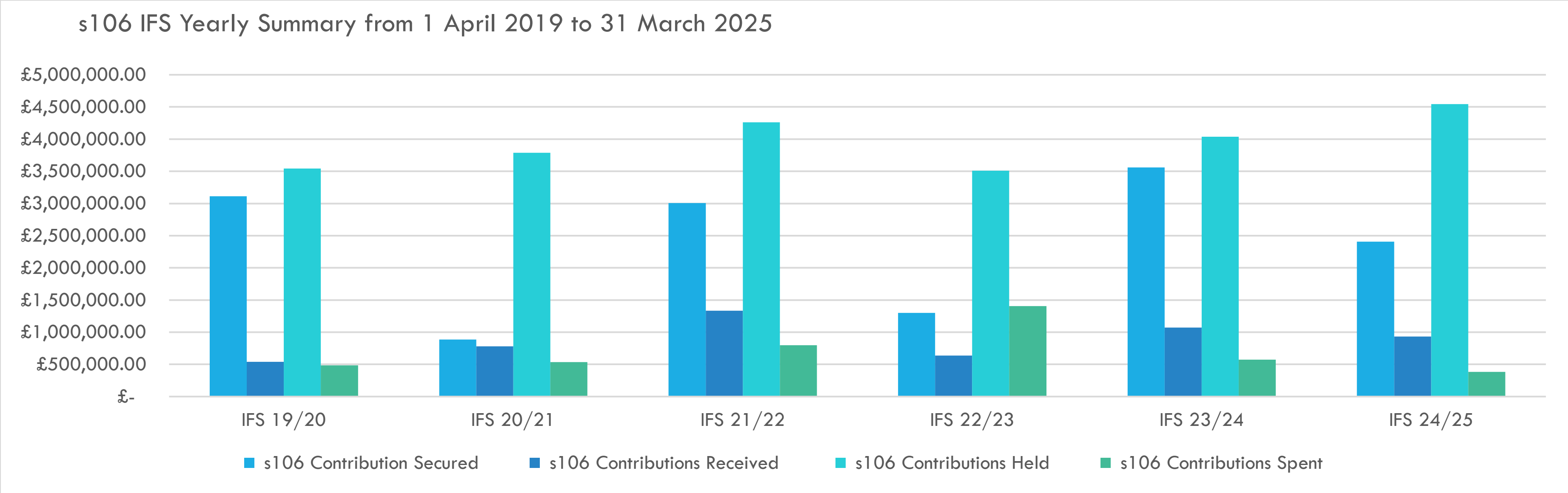
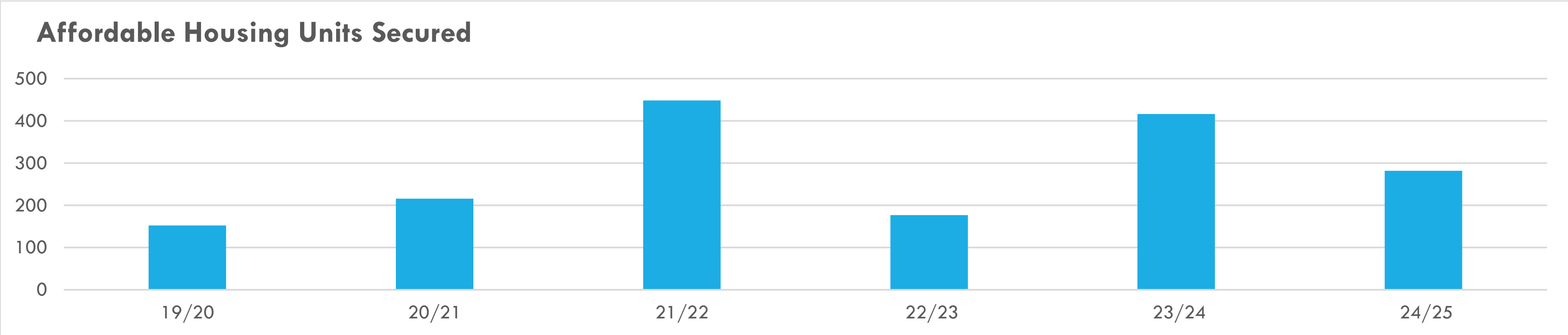
Appendix B
Summary of HBBC obligations secured, received, held & spent for each Infrastructure Funding year



Summary of Affordable Housing Units secured for each infrastructure funding year



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Addendum - Obligations nearing clawback

Finance	Planning Ref Nun	Date of Lega	Ward	Category	Sub-Category	Update	Date Received	Balance	Date to Spen
T403	18/00302/FUL	19/08/2019	Burbage	Off Site POS	Outdoor Sports Provision	Parish Council aware of date awaiting project	01/12/2020	£ 13,553.28	**01/12/2025**
T372	15/01292/OUT	27/01/2016	Burbage	Off Site POS	Outdoor Sports Provision	PC to propose project to enable release of maintenance	28/06/2019	£ 27,889.92	28/06/2026
T420	19/00149/FUL	04/10/2019	Desford	Health	Health	Desford and Ratby Surgeries -LLR ICB Aware of date	15/10/2021	£ 52,307.03	15/10/2026
T385	15/00767/OUT	09/11/2017	Groby	Off Site POS	Equipped Provision	Parish Council aware of remaining funds - awaiting project	03/09/2020	£ 4,063.64	**03/09/2025**
T389	15/00767/OUT	09/11/2017	Groby	Off Site POS	Casual Informal Provision	Parish Council aware of remaining funds - awaiting project	03/09/2020	£ 3,294.88	03/09/2025
T391	15/00767/OUT	09/11/2017	Groby	Off Site POS	Outdoor Sports Provision	Parish Council aware of remaining funds - awaiting project	03/09/2020	£ 5,160.20	**03/09/2025**
T393	15/00767/OUT	09/11/2017	Groby	Off Site POS	Accessible Green Space Provision	Parish Council aware of remaining funds - awaiting project	03/09/2020	£ 3,223.92	**03/09/2025**
T422	19/00445/FUL	27/10/2020	Hinckley	Off Site POS	Equipped Provision	Capital Project Allocated	20/09/2021	£ 21,469.52	20/09/2026
T424	19/00445/FUL	27/10/2020	Hinckley	Off Site POS	Casual Informal Provision	Capital Project Alocated	20/09/2021	£ 2,445.16	20/09/2026
T426	19/00445/FUL	28/10/2020	Hinckley	Off Site POS	Outdoor Sports Provision	Capital Project Allocated	20/09/2021	£ 11,391.88	20/09/2026
T428	19/00445/FUL	29/10/2020	Hinckley	Off Site POS	Accessible Green Space Provision	Capital Project Alocated	20/09/2021	£ 5,362.89	20/09/2026
T164	12/00341/FUL	02/05/2013	Hinckley	Off Site POS	Equipped Provision	Capital Project Allocated	08/01/2016	£ 70,668.10	08/01/2026
Total								**£ 220,830.42**	

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Hinckley & Bosworth
Borough Council

Forward timetable of consultation and decision making

Scrutiny Commission	6 November 2025
Council	18 November 2025
Executive	19 November 2025

Wards affected:	All wards

Leicester, Leicestershire, and Rutland Local Government Draft Reorganisation Proposal

Report of Chief Executive

1. Purpose of report

1.1 This report outlines the work undertaken by the District and Borough Councils in Leicestershire and Rutland County Council to produce the draft final Local Government Reorganisation (LGR) proposal for Leicester, Leicestershire and Rutland (LLR). The report also details the public consultation that has been carried out and how this has informed the final submission.

1.2 A short summary document of the proposal is attached as an appendix 1 to this report, along with a link to the full draft proposal document.

2. Recommendations

2.1 Members consider and endorse the final draft Local Government Reorganisation Proposal for Leicester, Leicestershire and Rutland, along with any comments they wish to make which will be considered prior to final submission to the Ministry of Housing and Local Government (MHCLG) by the 28 November 2025.

2.2 That delegation is provided to the Chief Executive in consultation with the Leader for any final changes prior to submission.

3. Background to the report

English Devolution White Paper

3.1 On the 16 December 2024 the Government published its English Devolution White Paper. This outlined a very clear ambition for every area in England to move towards setting up a Strategic Authority, formed when two or more upper-tier authorities combine, led by an elected Mayor. The White Paper outlined the powers and funding which could be devolved to such authorities, including those relating to transport, strategic planning, skills and employment, business support, environment and energy, health and public safety.

3.2 The Government also set a clear expectation that in two-tier areas, such as Leicestershire, local government be reorganised with new Unitary Councils established to replace District, Borough and County Councils. They stated that this would lead to better outcomes for residents, save significant money and improve accountability. Based on evidence available, this is still to be widely proven.

3.3 The White Paper explained that new Unitary Councils must be the right size to achieve efficiencies, improve capacity and withstand financial shocks. It stated that for most areas this will mean creating Councils with a population of 500,000 or more but recognised that there may be exceptions to ensure that new structures make sense for an area, including for devolution, and decisions will be on a case-by-case basis. This was reaffirmed in various ministerial statements following the publication of the Devolution White Paper with references being made that population of 300,000 may be acceptable.

Government Invitation for LGR Submissions

3.4 Councils were invited to work collaboratively with other local authorities in their area to develop a proposal for LGR, a draft Plan to be submitted by 21 March 2025 and a full plan by 28 November 2025. Following the publication of the White Paper, the District and Borough Councils convened a meeting of all 10 councils in early January 2025 with a view to establishing whether a unified and collaborative approach to evaluating the options and responding to the aspirations of the White Paper was possible. Unfortunately, despite this and subsequent efforts, it was not possible to secure agreement to this approach from all 10 councils. The seven district/borough councils and Rutland County Council did commit to a single and collaborative approach to reviewing the evidence, evaluating the options and working toward a shared position, in line with the Government's expectations.

3.5 On 28 January 2025 Council agreed to delegate to the Chief Executive in consultation with the Leader of the Council the authority to continue working with neighbouring local authorities and undertake any work required to facilitate an effective response to the White Paper.

3.6 Further guidance was provided in a letter from the Minister of State for Local Government and Devolution to all Council Leaders in Leicestershire on 15 January 2025. This outlined the criteria against which proposals will be assessed. Discussions took place with all local authorities across LLR and a joint proposal was submitted to Government on the 21 March 2025 on behalf of all of the districts and boroughs and Rutland County Council. In developing this initial proposal, the districts, boroughs and Rutland focussed on how best to unlock the benefits of Devolution for our area and deliver the right approach for LGR.

3.7 The Leaders and Chief Executives of the districts/boroughs and Rutland met regularly to progress the interim plan proposal. Regular briefings with the wider membership and staff were held throughout the process. Briefings also took place with local MPs ahead of the submission.

3.8 Work has since progressed on developing the detailed proposal with continued collaboration between Leaders and Chief Executives. Based on the government's current expectations, it is anticipated that elections for shadow Unitary Councils will be held in May 2027, with new Unitary Councils going live on 1 April 2028. Leicestershire County Council, Leicester City Council, Rutland County Council and each of the Districts and Boroughs will continue to operate until the go live date for the new Unitary authorities. (See conclusion and next steps in section 4).

3.9 **Interim proposal development**

3.9.1 Public and stakeholder engagement was carried out to inform the draft interim proposal from 26 February to 14 March 2025. Feedback from the public was obtained via an online questionnaire which received over 4,600 responses. That online survey found:

- Extensive support for the three-council proposal
- Significant opposition to a single unitary authority
- Enthusiasm to get the future boundaries with Leicester to a level that suited both the City and its wider geography
- The crucial importance of local representation and identity
- Challenges to really achieve cost savings and efficiency

3.9.2 The north/south configuration with Rutland in the north and HBBC in the south, was found to offer the best balance in terms of population sizes. It was also found to best reflect the way people live and work in the area, align better with housing and service demands, and support existing strong links between towns in the north and south, and their relationship with the wider economy. This plan is referred to as the North, City, South proposal, reflecting the areas these new unitary authorities would serve. A summary of the design principles and options considered in initial LGR proposal is attached as appendix 2.

3.9.3 Leicestershire County Council and Leicester City Council both submitted their own proposals. The County proposing a single unitary for Leicestershire, excluding Rutland with no changes to the city boundaries. The City submission proposes a significantly extended city boundary and a unitary authority that rings around the city including Rutland.

3.9.2 Feedback to the initial proposals was received by MHCLG on 3 June 2025 and since then the Leaders and the Chief Executives and other senior officers have continued to meet regularly to respond to the feedback and to support the development of detailed proposals for the creation of three unitary councils – North, City, South.

3.10 **Final proposal development**

3.11 A comprehensive public and stakeholder engagement programme was undertaken to inform the final proposal development; this commenced on 9 June and ran until 20 July 2025.

Independent engagement experts Opinion Research Services (ORS) were commissioned to engaged with a diverse range of stakeholders, from residents, businesses and partner organisations to the voluntary sector and our town and parish councils.

3.12 A dedicated website (www.northcitysouth.co.uk) was created which provides comprehensive details about the proposal and what we believe to be the best structure for local government in the area when reorganisation happens.

Over 6,400 people across Leicester, Leicestershire, and Rutland shared their views to help shape proposals for how local services could be delivered in the future. ORS reviewed and collated the feedback received from the engagement and presented this to the authorities. A summary will be is appended to the submission to MHCLG.

3.13 Key findings from public feedback included:

- Over half (56%) of individual questionnaire respondents agreed with the proposal for three unitary councils
- Around three fifths (61%) of individual questionnaire respondents agreed with the areas covered by the North, City, South proposal, it was generally considered the most logical division of Leicester, Leicestershire and Rutland.
- Considerable opposition to the city expansion - overall the strongest opposition was seen across the various deliberative activities in relation to a potential expansion of Leicester City Council's boundaries.

3.14 The overall findings in the ORS public and stakeholder engagement report have informed the final submission document, particularly in terms of the question of boundary changes but also extensive support for the three unitary North, City, South proposal on the basis of maintaining local accountability and helping to retain local identities.

3.15 Financial modelling over the summer shows there is no strong business case, including financial rationale, for changing the city boundary. Full details of the options appraisals are set out in the proposal which includes a RAG rated table assessing the strengths of each option.

3.16 **Key Components of the Revised Proposal**

- **Devolution Readiness**: The model supports a Mayor Strategic Authority(MSA) for LLR by delineating strategic and delivery roles and creating a structure with appropriate size ratios and geographies to support the MSA. Data sources include the 2021 Census, 2028 population projections and service demand proxies (e.g., pensioner credits, children in poverty, temporary accommodation costs) together with the extensive engagement set out above and financial modelling. We propose to progress the MSA at pace in parallel with the creation of new authorities unlike the other proposals for LGR in our area which sidetrack the MSA until new local government structures are implemented.

- **Supporting Economic Growth, Housing and Infrastructure**: The North, City, South model is designed to maximise economic growth, housing delivery and infrastructure development. The North unitary will drive innovation through assets such as Charnwood Campus Life Science Park and Loughborough University, while the South will foster enterprise growth through sites such as Mira Tech Park automotive cluster for research and development and the wider M69/A5/A46 growth corridors. Independent economic analysis has been commissioned from the Economic Intelligence Unit using the Oxford Economic Forecasting Model demonstrates a growth potential realisable through this configuration of authorities of £53bn, generating £8bn to the Treasury by 2050 with over 200,000 new jobs created.

- **Prevention Focused Services to achieve high-quality, innovative and sustainable public services** : The model adopts a prevention-focused approach, which sets out a path to reducing demand through locality focused service planning, which dovetails with the emerging agenda driven by the NHS 10-year plan for the new Integrated Care Board (ICB) structures in Leicestershire and Rutland. Our approach delivers a prevention framework for understanding and measuring population health by looking at both health outcomes and health factors, such as behaviours, clinical care, social and economic conditions, and the physical environment. We have engaged with a representative group of councils delivering social care services across small geographies, building on the findings of the Peopletoo report which demonstrates that unitary authorities with a population of 350k and below, perform better in terms of key areas of expenditure across Adult Social Care and Children's Services. Our model has also been informed through the data sharing between LLR on adult and children's social care.

- **Creating financially resilient councils which are the right size to secure efficiencies:** The proposal offers the right balance between scale and physical geography to ensure sufficient financial resilience, while maintaining an ability to deliver services effectively and remain accessible to our diverse communities. Financial modelling projects annual efficiency savings of over £44 million through Workforce efficiencies, Procurement efficiencies, Income equalisation, Democratic savings and Asset rationalisation. More detail showing the financial assumptions underpinning this approach is set out in Sections 3, 5 and appendix 2 of the proposal. To validate the model, it underwent rigorous scrutiny by independent, experienced former Section 151 officers from non-Leicestershire councils as well as current Section 151 officers from existing councils.

- **Responding to diverse communities and validating local places and identities**: Through independent engagement with over 6,400 survey respondents and 71 focus group attendees, our approach has facilitated very significant resident input. Our Neighbourhood governance proposals have been shaped in the light of this feedback to address concerns about local identity and service continuity.

- **Enabling Strong Democratic Accountability and Community Engagement**: Ensuring local connection and meaningful influence and engagement, aligned to neighbourhoods, enshrined in the Council's governance processes and providing an appropriately scaled civic infrastructure linking local areas and the unitary authorities.

4. Conclusion and Next steps

4.1 The North, City, South proposal makes a compelling case as a preferred model for LGR in Leicestershire and Rutland and members are asked to support it.

4.2 Following consideration by all Leicestershire Districts and Rutland County Council, the final proposal will be submitted to government by the deadline of 28 November 2025.

4.3 The final decision regarding which, if any, of the proposals will be implemented will be made by the Secretary of State. He can choose to do this with or without modifications. Prior to making an order to implement a proposal, all local authorities affected by the proposal (except the authority(ies) which made it) will be consulted, along with other persons considered appropriate by the Secretary of State.

4.4 It is currently anticipated that this government consultation will be carried out by spring 2026 and a decision made by recess of parliament in July 2026.

4.5 Once a decision is made to implement any proposal, officials would then work with organisations across Leicestershire to move to elections to new shadow unitary council. As set out earlier in the report, it is currently anticipated that these could be held in May 2027.

4.6 A shadow authority is one that is elected to carry out the preparatory functions of a new unitary council/s until the day that it formally comes into effect. This is commonly called “vesting day.” At this stage it is envisaged that vesting day would be 1 April 2028. All existing councils across Leicestershire and Rutland County Council would continue to operate and deliver services until vesting day.

5. Exemptions in accordance with the Access to Information procedure rules

5.1 Report to be taken in open session.

6. Financial implications

6.1 The submission sets out the high-level assumptions and financial modelling that has been undertaken to support the submission. The submission is the best estimates that can be made at the point of publication of the financial position of the unitary option.

6.2 Ultimately LGR and devolution will have significant financial implications for the operation of local government across Leicestershire. The full plan, includes a full business case and sets out detailed analysis of the financial and non-financial impacts of final submission, including estimated costs of implementation the new Councils.

6.3 There are costs associated with preparing a proposal for a single tier of local government. These costs will be on top of existing service pressures and do not take into account leadership time and other opportunity costs which are currently being absorbed, however the costs will increase significantly over the next 18 months as work is undertaken to establish the new Councils to begin operation from the 1 April 2028.

7. Legal implications [ST]

7.1 In preparing this report, the author has considered issues related to Human Rights, Legal Matters, Human Resources, Equalities, Public Health Inequalities and there are no areas of concern.

8. Corporate Plan implications

8.1 Contributes to all of the aims and objectives of the Corporate Plan.

9. Consultation

9.1 As set out within the report.

10. Risk implications

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

10.2 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.

10.3 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
Local Services could be impacted negatively	It is noted that during any period of change our services need to continue to be delivered in the best interests of HBBC residents, Resources will be directed as appropriate and any additional resource be sourced.	Bill Cullen
Resource implications to continue to deliver services during a period of change	The Council will ensure that resources are directed appropriately and reserves utilised to ensure that there is as little impact on service delivery as possible during a period of change.	SLT
The proposal is not chosen for implementation	The Councils are committed to continuing to share data and engaging constructively with each other, Leicester City and Leicestershire County Council to deliver whichever model is chosen	SLT

11. Knowing your community – equality and rural implications

11.1 An Equality Impact Assessment has been completed.

12. Climate implications

12.1 This proposal will not directly impact the Council's current initiative on climate change. These matters will be reviewed during the implementation stage of unitary councils.

13. Corporate implications

13.1 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

Background papers:
- Devolution White Paper published December 2024
- Interim Proposal submitted 21 March 2025

Contact officer: Bill Cullen
Executive member: Cllr Stuart Bray

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SUMMARY DOCUMENT

NORTH CITY SOUTH

North, City, South: Big enough to deliver, close enough to respond

Summary of the North, City, South Proposal

North, City, South is a bold vision to reset, reimagine and reinvigorate local government in Leicester, Leicestershire and Rutland.

Developed by the Leicestershire district and borough councils and Rutland County Council, the draft plan proposes sustainable and simpler council structures designed to deliver services that local people and businesses need and deserve.

The model proposes three unitary councils

- North Leicestershire and Rutland (416k)
- South Leicestershire (403k)
- Leicester City (404k)

The proposal is in response to the Government's instruction to reduce councils in the Leicester, Leicestershire and Rutland area and create a mayoral-led strategic authority as part of its devolution agenda to give power and funding to the regions.

The eight councils submitted an interim plan to Government in March and have now published a more detailed draft.

Each district council and Rutland County Council will now consider the proposal, and further amendments will be made ahead of the Government's final proposal deadline of 28 November 2025.

This summary document aims to help residents, businesses and stakeholders understand some key elements:

Three equally sized councils
Well balanced, with similar populations

Delivering devolution at pace
Aim to create a mayoral strategic authority in 2027 to unlock investment

Accelerate economic growth
Three unitary approach has the potential to stimulate significant growth.

Prevention focused services
Neighbourhood Partnerships would bring public services closer together to tackle problems early, improve lives and reduce demand

Saves £44 million a year
Creating strong, sustainable unitary councils

Connected to communities
Councils at the right size to remain close to residents

Retain Leicester's existing boundary
Avoids complex, costly and unpopular changes to city boundary

Driving devolution and economic growth

The North, City, South plan calls for mayoral elections in May 2027 to bring powers and funding to the area as soon as possible, something local businesses have told us needs to happen.

The plan says three well-balanced unitary councils better fit the mayoral strategic authority model and would offer clear division between strategic oversight and service delivery.

Economic modelling shows the three unitary council approach would:

- have the potential to stimulate significant **growth**
- support the creation of **219,000 jobs** by 2050
- generate **£8 billion** to the public purse thanks to business growth.

Neighbourhood Partnerships and the prevention agenda

The North, City, South model outlines how core council services such as social care and housing could work more closely alongside the NHS, police and the voluntary and charity sector, as part of Neighbourhood Partnerships.

The partnerships would:

- comprise local ward members, parish councils, service teams, and partners (health, police, fire, VCS, businesses, town/parish councils) – supported by a Neighbourhood Co-ordination Team
- identify local priorities and draw up Neighbourhood and Community Plans to tackle them
- support healthier, independent lives and also reduce demand and support financially sustainable councils

The model envisages nine or 10 partnerships in the north and south with fewer in the city.

Sustainable, viable councils and services

The North, City, South model aims to make initial savings but also deliver long term financially sustainable councils.

The plan would deliver over **£44 million of savings a year** by measures including:

- a reduction in staffing costs
- procurement efficiencies
- rationalisation of some assets or properties

The plan's 10-year financial strategy aims to turn the 10 councils' £100 million collective budget gap into a budget surplus. It forecasts setting council tax increases at 5% for three years and then 3% for seven years, 2% less than the current possible maximum.

The financial modelling has been tested by eight council finance teams plus independent financial experts.

Service delivery and transformation

To reduce 10 councils to three, some services will need to be merged to cover new areas, such as north and south Leicestershire. This will allow them to share resource, reduce duplication and increase resilience. These services could include housing, waste collection, planning, and customer services

Other services which cover the county of Leicestershire, such as social care and highways, would need to be separated. Merging and separating services presents challenges but the North, City, South model offers an opportunity to transform them and bring improvements.

By working as part of Neighbourhood Partnerships, public services can be aligned and tailored to meet the needs of local communities.

The leaders of the eight councils recognise there is significant transformation ahead for staff in all councils and have outlined a commitment to:

- Avoid compulsory redundancies where possible.
- Provide support and wellbeing resources for affected staff.
- Use redeployment, trial periods, and pay protection to ease transitions.
- Follow a fair, transparent, and inclusive process for any restructuring.

Social care

Social care services provide support for both adults and children and look after some of the most vulnerable people in our communities.

These services do incredible work under huge pressure and represent one of the biggest challenges for councils that are striving to provide the best possible care in the most sustainable and cost-effective way.

The plan builds on existing delivery while focusing on early intervention in neighbourhood areas to meet local needs – providing people with the right support at the right time, before their needs escalate.

This prevention focus is not just about improving lives, but the financial case is also important as it reduces future demand.

It is well evidenced that for every £1 invested in earlier preventative support, councils can **save £3.17** in future social care costs.

Governance

Communities will continue to have a strong voice through their local unitary councillor, with the three councils being of a size to enable them to remain close to residents.

There would be 196 unitary councillors across the three councils, reduced from the current 384 across the 10 councils. They would represent communities alongside town and parish councils and new Neighbourhood Partnerships would also support local accountability and governance.

The proposed even spread of councillors is set out here:

North Leicestershire and Rutland:

72 councillors (Ratio 4,036 electors per councillor)

Leicester City

54 councillors (Ratio 4,742 electors per councillor)

South Leicestershire

70 councillors (Ratio 4,152 electors per councillor)

Strong support for North, City, South

The North, City South group held a significant engagement exercise between June and July 2025 with over 6,400 people sharing their views. The independent process ensured transparency and fairness.

It showed strong support for the three unitary model. In the open questionnaire:

- **56%** backed the idea of creating three unitary councils
- **61%** agreed with the proposed North, City, South boundaries

Opposition to expanding city boundary

The engagement exercise showed there was strong opposition to the city council's proposed boundary extension. Around 40% of open-text comments specifically expressed disagreement with any form of boundary expansion, highlighting deep concerns about the impact on local communities.

The North, City, South draft proposal concludes the city council's proposal to expand the city boundary would:

- be expensive and complex to implement
- not significantly improve the city council finances
- be hugely unpopular with communities

Appraising options

The NCS proposal examined five options for future council structures and considered a range of factors including population balanced, economic growth, financial efficiency, place identity.

It concludes North, City, South as the recommended model. It discounted creating a single unitary council for Leicestershire and Rutland as it would have a significant population imbalance, not fit as well with the mayoral strategic authority and could be slow to respond to needs of communities.

Find out more and read the full submission and our FAQs at **www.northcitysouth.co.uk**

Appendix 2

Design Principles and Options Considered in initial LGR Proposal

Alongside the Devolution focus and Government guidance the following were used as design principles. That any new unitary councils should:

- Strike the right balance between size and maintaining a strong local connection to communities
- Deliver savings and sustainable organisations
- Reflect the way people live their lives and work
- Retain local democratic accountability
- Ensure a strong focus on neighbourhoods, and community partnerships
- Preserve local heritage and civic identities.

Starting from first principles meant looking at a range of options including:

1) Two Unitaries: Single County Unitary / City
2) Three Unitaries: North / South (Rutland) / City
3) Three Unitaries: North (Rutland) / South / City
4) Three Unitaries: East(Rutland) / West / City

Maps were generated for each, and considered the following variables:

- Population,
- Workforce,
- Economic inactivity,
- Job density (ratio jobs/workforce), self-containment: commuting,
- Deprivation,
- Proxy for adult social care (pension credits),
- Proxy for children's services (children in poverty),
- Housing (temporary accommodation pressures),
- Financial balance: local authority debt and income

Summary of Government feedback to initial proposal and response

Following submission of the draft proposal to the government, feedback was received by MHCLG on 3rd June 2025.This highlighted several areas where additional information would be welcomed including the approach to debt management, the management of the risks of disaggregating services and the impact of each proposal on services such as social care, children's services, SEND, homelessness and wider public services. MHCLG also stated that they would welcome more detail on the rationale for any proposals which would result in setting up authorities serving less than 500,000 population.

Finally, government encouraged the authorities to work together to develop a robust shared evidence base to underpin final proposals which, wherever possible, should use the same data sets and be clear on assumptions. It was made clear that it would be helpful for final proposals to set out how data and evidence supports outcomes and how well they meet the assessment criteria. They suggested that those submitting proposals may wish to consider an options appraisal to demonstrate why their proposed approach best meets the assessment criteria in the letter compared to any alternatives, and a counter factual of a single unitary.

In response to MHCLG's recommendation for consistent datasets across proposals a dedicated data workstream was set up. Efforts to align data with Leicester City and Leicestershire County Council included negotiations for data-sharing agreements, which were protracted but eventually resolved, albeit we have different proposals to them. The workstream has already produced standardised datasets, such as population forecasts, to support the options appraisal and financial modelling, addressing ICC's call for transparency.

To support final proposals for reorganising local government across a Leicester, Leicestershire and Rutland geography, the District and Borough councils of Leicestershire, along with Rutland County Council, have established several workstreams to collaboratively address our approach to issues of significance for the development and implementation of Local Government Reorganisation plans, covering strategic proposal development, organisational proposal development, target models for proposed unitary authorities, and enablement of the reorganisation process.

Each of the eleven workstreams operate under a designated primary liaison officer – typically a Chief Executive, or senior officer from one of the contributing councils. Officers from authorities participating towards the North/City/South proposal contribute on areas of expertise as representatives of their authorities. Workstream meetings take place with varying frequency, holding weekly, fortnightly or monthly meetings, with key updates reported to Chief Executives and Leaders as required.

Hinckley & Bosworth
Borough Council

Forward timetable of consultation and decision making

Scrutiny Commission 6 November 2025
Council 18 November 2025

Wards affected: All Wards

Supplementary Income Request- to meet homelessness demands and the legal requirement in respect to the provision of Temporary Accommodation

Report of Director (Community Services)

1. Purpose of report

1.1 To seek approval for a supplementary income request of £900,000 to meet escalating demands in relation to homelessness provision, with a particular focus on temporary accommodation.

1.2 To advise members of sustained homelessness demand and subsequent financial pressures.

2. Recommendation

2.1 It is recommended that the Scrutiny Commission:

2.2 Supports Council approval for a supplementary income allocation of £900,000 for 2025/26.

2.3 Notes the significant pressures facing local authorities nationally and locally in relation to homelessness and temporary accommodation.

2.4 Acknowledges that without sufficient resources, the Council risks longer stays in costly and unsuitable B&B accommodation, with negative outcomes for households.

2.5 Notes the work being progressed by the Council to try and prevent reliance on costly, nightly paid accommodation such as B&B in the future.

3. Background to the report

3.1 National Context and Systemic Pressures

3.1.1 The challenges being experienced in Hinckley and Bosworth mirror the national picture. Local authorities across England are reporting record levels of demand, with 131,140 households in temporary accommodation nationally as of March 2025 (Source: MHCLG, Statutory Homelessness in England) the highest number since records began. In 2022-23, councils in England spent at least £1.74 billion supporting households in temporary accommodation. In 2024-25 that spending rose to £2.8 billion for temporary accommodation, a 25% increase on the previous year (Source: Local Government Association).

3.1.2 A combination of national pressures is driving this demand and subsequent financial pressure including:

- Private rented sector reduction: landlords exiting the market and increasing rents beyond Local Housing Allowance levels.
- Legislative change: the abolition of Section 21 "no fault" evictions has resulted in a spike in landlord possession proceedings.
- Housing register bottlenecks: lack of social housing availability means fewer move on options from temporary accommodation.
- Cost of living impacts: more households unable to sustain existing housing, particularly those facing domestic abuse, financial hardship, or family breakdown.
- Cost inflation: sharp rises in nightly paid accommodation costs, leaving many councils over budget.
- Domestic abuse cases: For Hinckley and Bosworth Borough Council this is the highest reason for approaches to our homelessness service and accounts for approximately 27% of all cases in temporary accommodation currently.
- Subsidy/reimbursement shortfall (subsidy gap): Reimbursements are tied to out-of-date Local Housing Allowance Rates and do not cover total costs. Over the last 5 years this has cost councils more than 700 million in costs they are unable to claim (Source: Local Government Association).

3.1.3 These trends have left many authorities, including Hinckley and Bosworth Borough Council, struggling to balance statutory duties with financial sustainability. There is a growing concern among some authorities about sustainability, with some fearing insolvency or needing to issue Section 114 notices as a consequence.

3.2 Hinckley and Bosworth Borough Council Budget Position

3.2.2 Hinckley and Bosworth Borough Council began the 2025/26 financial year with a temporary accommodation budget of £1,110,150. However, escalating demand, rising nightly paid accommodation costs, and increased reliance on bed and breakfast placements have created a forecast shortfall of £900,000.

3.2.3 Without urgent supplementary funding, there is a risk of:

- Breach of statutory obligations under the Homelessness Reduction Act 2017.
- Longer stays in unsuitable accommodation, particularly for families.
- Increased financial liability in the medium term.

3.2.4 Table A illustrates not just the scale of demand, but the associated financial impact of temporary accommodation. Over the last five years, the Council has consistently incurred significant additional expenditure above the starting budget in order to meet statutory duties. The Council receives some Government funding; however, this is almost entirely utilised to sustain staffing provision rather than accommodation costs. The Council currently has only 2 full time equivalent permanent Housing Officer posts, one of which is a supervisory role rather than a frontline officer post. All other posts in this team (currently7.5 in total) are reliant on short term Government funding.

3.2.5 Since 2020, staffing provision has had to increase to respond to sustained service pressures and wider customer needs. Despite this, caseloads remain high, with Housing Officers currently averaging around 60 cases each at any one time. To ease these pressures, additional temporary staff are now being recruited. It is hoped that this will provide resilience, reduce individual caseloads, and support more efficient throughput of homelessness cases, thereby reducing time spent in temporary accommodation.

Table A: Temporary Accommodation Costs

Year	HBBC budget for B&B	Actual spend B&B	Variance under/(over)spend
2019/2020	£151,780	£150,071	£1,709
2020/2021	£199,980	£361,775	(£161,795)
2021/2022	£420,000	£452,804	(£32,804)
2022/2023	£372,650	£642,556	(£269,906)
2023/2024	£464,640	£1,160,959	(£696,319)
2024/25	£1,078,580	£1,355,533.00	£276,953
Estimated Outturn:			
2025/26 forecast	£1,110,150	Predicted spend: £2,010,150,00	(900,000)

Graph B – Starting Budget vs Actual Spend over the last 5

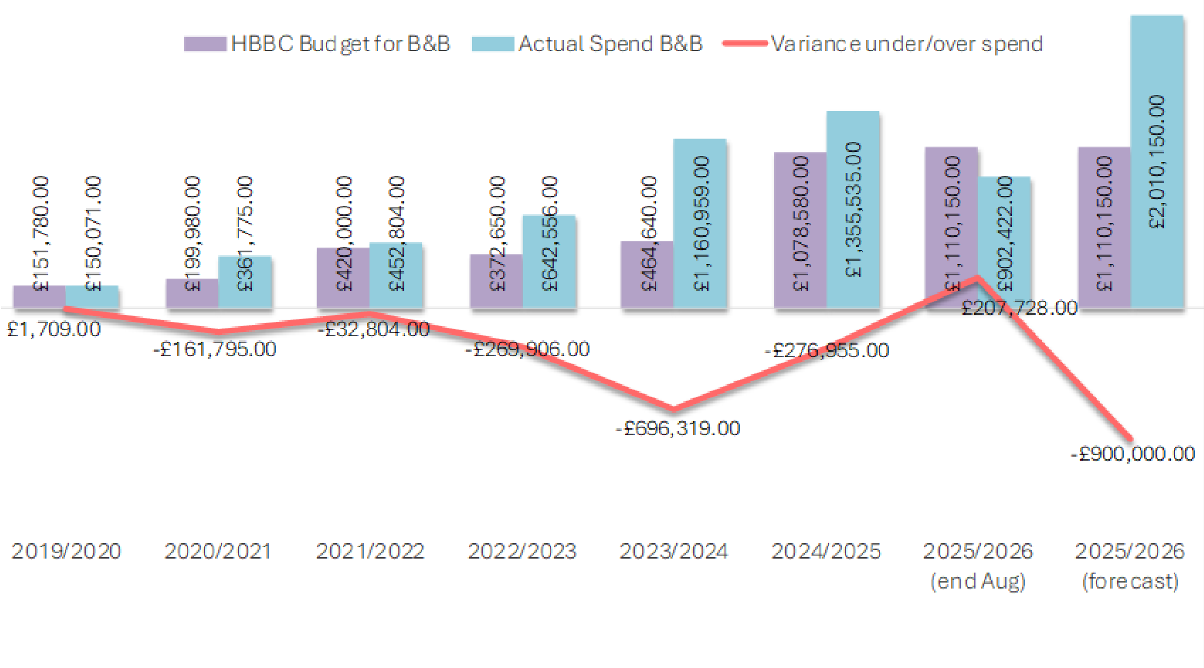

Table C Government Contributions towards Homelessness costs

Table C provides the amount of government funding received by the Council.

Year	Government funding received
2019/2020	£146,744
2020/2021	£176,674
2021/2022	£295,814
2022/2023	£267,946
2023/2024	£234,650
2024/2025	£364,164
2025/2026	£540,085

NB: 100% of the grant funding provided is used to cover staffing resources.

3.3 Current Temporary Accommodation Usage

3.3.1 **Council Owned Stock** -The Council currently uses 11 units of general needs stock for temporary accommodation. In addition the Council has 2 family hostels in use: Illiffe House and John Nichols Street Hostel. Illiffe house has 21 units. John Nichols has 9 units. Both hostels are fully utilised.

3.3.2 **Nightly Paid and Bed and Breakfast Accommodation** -The Council increasingly has a high reliance on costly nightly lets and B&Bs, with a worrying growth in the proportion of families requiring such placements. Many of the Council’s Homelessness customers have complex needs, and, therefore, self-contained accommodation is often the only appropriate temporary accommodation solution.

3.3.3 The total number of households in temporary accommodation as of 24 September 2025 was 136.

3.4. Demand Trends

3.4.1 Table C sets out the number of customers in temporary accommodation by year, by cohort and occupation.

Table C- Homelessness Approaches

Year	Families in B&B/TA	Singles in	Total in B&B	Hostel Numbers
2020/21	24 (12.1%)	174 (87.9%)	198 (Covid)	49
2021/22	26 (13.2%	171 (86.8)	197 (Covid)	64
2022/23	64 (30.8%)	144 (69.2%)	208	54
2023/24	88 (43.1%)	116 (56.9%)	204	56
2024/25	82 (33.3%)	164 (66.7%)	246	80
2025/26 (to Sept)	118 (58.4%)	84 (41.6%)	202	38

Trend: Families now make up almost 60% of B&B placements, compared to just 12% in 2020/21.

3.4.2 Strategies to Reduce Reliance on Bed & Breakfast going forward

3.4.3 Development of Council-Owned Portfolio -In July 2025 Council approved the acquisition of 10 properties (20 properties over the longer term) through the General Fund. Two bed properties are the preferred purchase option as this type of accommodation offers the most flexibility in terms of utilisation.

3.4.4 Progress to date:

- 7 properties progressing through legal stages of purchase.
- By January 2026, it is hoped that up to 7 properties are expected to be operational, if not before.
- It is hoped that this approach will provide long term savings, reduce dependence on nightly lets, and give the Council greater control over standards.

3.4.5 Partnership opportunities- In 2024 the Executive approved a partnership with Falcon Support Services in respect to the Kase Hotel in Hinckley. Falcon Support Services intended to buy the Kase Hotel and enter into a contract with the Council to provide accommodation for priority need single customers. Due to legalities between Falcon Support Services and the Kase Hotel this purchase was aborted. However, following legal resolution there is a new opportunity for Falcon Support Services to enter into a lease agreement with the current owners of the Kase Hotel, with a view to providing services to Hinckley and Bosworth Borough Council's Single Priority need customers. Falcon Support Services propose to repurpose the Kase Hotel into a 15 to 20 bed supported accommodation scheme for single homeless people. It is anticipated that this will have a positive financial impact to the Council.

3.4.6 **Strengthened Governance** -In response to escalating temporary accommodation (TA) costs and increasing demand a Temporary Accommodation Cost Reduction Strategy and Action Plan is in development. This strategy will provide a structured framework to reduce financial pressures, improve outcomes for residents, and support the Council's statutory duties under the Homelessness Reduction Act 2017.

3.4.7 **Shared Temporary Accommodation pilot scheme-** As part of the strategy, the Council will pilot a shared living arrangement for single homeless applicants. A two-bedroom flat will be repurposed to accommodate two single individuals, offering a more cost-effective and socially supportive alternative to isolated placements. If successful this type of property utilisation will be increased, noting that it is only suitable subject to a full risk assessment. Given that many individuals that approach the council for homelessness assistance have complex needs, this option has limited scope overall.

3.4.8 **Partnership Development**- The Council has initiated discussions with a provider to explore the creation of supported living placements for individuals currently in TA. This will help reduce TA costs and provide tailored support and housing management, further creating sustainable move on pathways.

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

4.1 Open

5. Financial implications [AW]

5.1 The additional £0.9m will fall on the general and is not covered by government funding. This impact has not been included in the budget and will need a supplementary increase agreed at Council. There will be some extra housing benefit income generated, but this will be approximately £0.2m, leaving a net pressure of £0.7m.

5.2 It is highly likely the current homelessness demand will continue for more than one financial year so action is needed to address how the costs can be reduced of supply temporary accommodation as part of the next MTFS review.

6. Legal implications [ST]

6.1 None

7. Corporate Plan implications

7.1 The report aligns to the following objectives of the Corporate Plan:

People: Helping people to stay safe, healthy, active, and in employment.

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.

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
Failure to allocate financial resource resulting in failure to meet legal requirements of Homeless Reduction Act 2017	Supplementary income approval	Director of Community Services/Head of Finance Section 151 officer
Reputational Harm- Prolonged use of unsuitable accommodation (e.g. B&Bs for families) may lead to negative media coverage, complaints, and scrutiny from regulators.	Development and Implementation of TA reduction Strategy	Director of Community Services
Inadequate TA provision may result in poor outcomes for vulnerable households, including children, survivors of domestic abuse, and those with complex needs.	Development and Implementation of TA reduction Strategy	Director of Community Services
Financial instability for the Council due to ongoing TA costs	Development and Implementation of TA reduction Strategy	Director of Community Services/Head of Finance Section 151 officer

10. Knowing your community – equality and rural implications

10.1 The objectives of this strategy will help meet the needs of homelessness households, some of the borough's most vulnerable community.

11. Climate implications

11.1 The housing service strives to deliver its services with climate change implications in mind.

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

Background papers: None

Contact officer: Maddy Shellard
Executive member: Cllr M Mullaney

Hinckley & Bosworth
Borough Council

Scrutiny review of adoption of infrastructure associated with housing development

Report of the Task & Finish Group

1. Purpose of the review

1.1 The purpose of the review was to consider how items of infrastructure (such as public open space or roads) associated with housing development projects were adopted and by what bodies, ensuring the management of the infrastructure was balanced in the long-term interests of both the public and residents associated with new developments, within reasonable timeframes.

2. Background to the subject of the review

2.1 Within the Borough over the last few years there had been a growing tendency for new open space, play equipment and public highways to not be adopted by public bodies and this infrastructure was therefore managed by commercial companies.

2.2 Members had received concerns relating to difficulties associated with services not being delivered to the necessary standard, and also many cases of uncertainty as to the responsibilities for maintenance of some assets (for example streetlights).

2.3 Concerns had been raised with members about the speed of the adoption of assets where an agreement to adopt assets had been made, however, in all cases this would require the developer to demonstrate that the infrastructure had been delivered/built to an acceptable standard or in accordance with approved plans for transfer. In some cases, this period had been over twenty years and issues of responsibility always arose during the period between occupation and adoption.

2.4 Members of the borough, town and parish councils were driven to ensure developers' contributions were appropriate amounts for public bodies to take on the responsibility for maintenance of open spaces in perpetuity.

3. Key points for the review

3.1 It was agreed that the review would explore;

- the process for the adoption of infrastructure associated with large developments
- the powers the council had at its disposal through the planning process to mandate outcomes and understand what decisions were ultimately in the gift of the developer
- what the long-term issues were in respect of infrastructure managed by commercial management companies
- how decision making on the adoption of infrastructure by the borough, town & parish councils could be made more transparent, less intimidating and could be taken with full knowledge of the consequences
- benefits that could be achieved from the concept of stewardship schemes and how they might be promoted
- how infrastructure adoption timescales could be reduced once development had been completed.

3.2 Outcomes expected from the review included;

- a working understanding of the planning process for infrastructure
- an understanding of the long-term impacts of the management of infrastructure
- recommendations relating to a stewardship style of management
- recommendations for new guidance/briefing information for Town & Parish Councils
- recommendations for matters that could be addressed in the new Local Plan
- recommendations to the government relating to outcomes of the review.

4. Process for the review

4.1 The group agreed that the first stage of the review would be to ask planning officers to outline the process by which infrastructure was progressed through the planning process and outline their understanding of the options available to them to influence the options presented by developers.

4.2 Building on this initial position and learning from case studies, it was agreed that witnesses would be requested from key stakeholders to inform the groups review of drivers, implementation and outcomes. Witnesses attended on behalf of a developer, a management company and a stewardship scheme.

4.3 A glossary of terms would be prepared to aid members' understanding and support the final recommendations.

4.4 The group would consider the potential updates in the revised open spaces study being prepared as part of the Local Plan and consider how this would modify the current consideration and adoption process.

4.5 The final report would be drafted at the conclusion of the review, to include both reflective and forward-looking content, and agreed with the group before being presented to the Scrutiny Commission. There would be both Member and officer involvement in the scrutiny process.

4.6 Group leaders were invited to nominate members to the group to ensure cross-party representation. The following members were appointed:

- Councillor RG Allen
- Councillor DS Cope
- Councillor CE Green
- Councillor C Harris
- Councillor C Lambert
- Councillor P Williams.

4.7 The task & finish group was supported by Becky Owen, Democratic Services Manager, Ed Stacey, Planning Manager and Lesley Keal, Compliance and Monitoring Officer. Chris Brown, who at the time was Head of Planning, attended the initial meeting.

4.8 Councillor Williams was appointed chair at the first meeting.

4.9 Meetings of the group took place on 20 January, 10 April, 10 June, 2 July and 12 August 2025. The first meeting considered the approach to the review, including the information required and whether any witnesses would be called.

4.10 The task & finish group met as an informal, non-statutory body operating under its own procedures. Meetings were not open to the public and the minutes were not circulated beyond the group members.

5. Information presented and considered by the Review

5.1 *2024 Competition and Markets Authority (CMA) report on the housebuilding market*

5.1.1 The group gave consideration to the CMA report on the housebuilding market study which covered many of the issues which the review was to consider.

5.1.2 The CMA report, published in 2024 concluded:

> *"In light of the evidence that we have reviewed, it is our emerging view that consumers subject to private estate management arrangements are experiencing poor outcomes, and in some cases potentially serious detriment, and are in many cases powerless to address this. As the private estate management model risks becoming the default for new estates, if the model is left unchecked, such problems are likely to exacerbate over time.*
>
> *We consider that, at the root of the problems we see, are the falling levels of adoption of amenities on housing estates by local authorities, which appears to be driven by the discretionary nature of adoption, housebuilders' incentives not to pursue adoption and by local authority concerns about the future ongoing costs of maintaining amenities, in the context of pressures on local authority resources and finances. While this appears to be a particular and growing issue for public open spaces, and possibly also for roads, the lack of adoption of amenities in general is driving the growth of a private model which – without satisfactory protections for consumers – is leading to poor outcomes for consumers.*
>
> *We consider that, at the root of the problems we see, are the falling levels of adoption of amenities on housing estates by local authorities, which appears to be driven by the discretionary nature of adoption, housebuilders' incentives not to pursue adoption and by local authority concerns about the future ongoing costs of maintaining amenities, in the context of pressures on local authority resources and finances. While this appears to be a particular and growing issue for public open spaces, and possibly also for roads, the lack of adoption of amenities in general is driving the growth of a private model which – without satisfactory protections for consumers – is leading to poor outcomes for consumers."*

5.1.3 Whilst the Government had accepted 'in principle' a number of the remedies recommended by the CMA, others were flagged as requiring 'further work'. At the time of writing this report, none of the remedies have been actioned by government.

5.1.4 The CMA did not specifically target remedies which local planning authorities could implement.

5.1.5 The remedies went to the heart of concerns being raised by the task & finish group, namely the increasing prevalence for public infrastructure not being adopted by public bodies, which was not seen to be in the long-term public interest.

5.2 ***Flow Charts***

5.2.1 The group was presented with two flowcharts:

- S106 adoption process
- Highway adoptions process.

5.2.2 The charts are appended to this report, along with an additional flowchart documenting the earlier stage of the process of adopting open space.

5.3 ***Stewardship Schemes***

5.3.1 A representative of Community Stewardship Solutions gave a presentation on stewardship and placemaking, covering:

- Stewardship roles and responsibilities
- Relationships with stakeholders and building cohesive communities
- Requirements of a stewardship strategy
- Stewardship challenges
- Stewardship governance options
- Criteria for options appraisal
- Case studies for Graylingwell Park, Caddington Woods, Ebbsfleet Garden
- City and Broadnook Garden Village
- Considerations for a new approach to stewardship.
-

5.3.2 During discussion, the following points were noted:

- An HBBC policy could be implemented to require an options appraisal or to indicate that the preference would be stewardship
- The task & finish group could lobby government in relation to planning policy to encourage stewardship.

5.3.3 The group heard that long-term stewardship was an approach to delivering and managing developments that could ensure they remained in place to enable people and the environment to flourish in perpetuity. Stewardship was one of the core garden city principles and the right approach would provide an opportunity to create places which people would be proud to live in for years to come. The Town and County Planning Association had a wealth of information on long-term stewardship.

5.3.4 Compared to traditional management companies, long-term stewardship sought to create a more bespoke management arrangement to traditional management companies, often with an aim of delivering heightened and long-term place-making ambitions. Stewardship ‘vehicles’ were created to manage, maintain and enhance community assets including public spaces, green infrastructure and communal facilities alongside placemaking responsibilities such as community events. There were a range of governance options including transferring responsibilities for adoption by local councils, creating a bespoke management company or local stewardship trust, or outsourcing to a third party such as The Land Trust, Greenbelt or a local body.

5.3.5 Members felt there was scope to action some of the learning on stewardship in the upcoming local plan:

- an options appraisal at an early stage
- scale of development was discussed and the possibility of setting this as low as ten houses
- it was suggested that the question could be asked of the SUE developers about their plans and that they be recommended to consider stewardship.

5.4 ***Recreational open space***

5.4.1 The open space of a residential development, which included any land laid out as a public garden, or land used for the purposes of public recreation, was secured in a planning permission through any relevant conditions of the planning permission and the section 106 agreement (S106 agreement). Sustainable Urban Drainage Systems were sometimes classed as accessible natural open space.

5.4.2 The S106 agreement typically detailed the type and amount of open space to be provided on site and how it would be implemented, managed and maintained. If the open space included play equipment, it would also set out the method of agreeing the equipment together with the amount to be spent on it.

5.4.3 In relation to the management and maintenance of open space, S106 agreements used to generally require the developer to offer the open space to Hinckley and Bosworth Borough Council or its nominee (usually the parish / town council) before it could be managed by a management company. More recently, however, applications were being submitted by developers with the presumption that infrastructure would be handed to a management company with no option for public adoption.

5.4.4 If the open space was to be adopted by the borough or parish / town council, or the developer elects for the open space to be managed and maintained by a management company after completion, a visit would be made by the borough council and remediation works requested should the implemented scheme vary unacceptably from that previously agreed in the planning permission. Once acceptable, in the majority of legal agreements the 12-month maintenance period would begin.

5.4.5 Following the 12-month maintenance period, the borough council would make a visit to check that the site had been acceptably maintained. If this has not happened, remediation works would be required until the open space was acceptable. Once acceptable, a final certificate would be provided.

5.4.6 If the open space was to be maintained by a management company, the developer would provide details of the company along with a management and maintenance plan to ensure that the open space would be properly maintained in perpetuity.

5.4.7 Management companies were usually funded by the future occupiers of the development who would have entered into an agreement when purchasing the property to pay regular maintenance fees (a service charge). The borough council would not be involved in this process.

5.4.8 If the open space was to be adopted by the borough, parish or town council, and presuming it was suitable (for example it had received its final certificate), a plan to show the areas of transfer and their land titles would be provided. Legal representatives would then be instructed to complete the transfer of the land.

5.4.9 Once the transfer was completed the borough, parish or town council would manage and maintain the open space in perpetuity, initially using the maintenance sum which was usually designed to last for a 20 year period.

5.5 ***Play Equipment & Sports Space***

5.5.1 The process for play equipment and sports space would be the same as that for open space above.

5.6 ***Community Orchards***

5.6.1 The matter of community orchards was raised during the review but was not included in the scope. Further investigation outside this review may be of benefit in the context of the Local Plan.

5.7 ***Allotments***

The subject of allotments was raised during the review but was not included in the scope. Further investigation outside this review may be of benefit in the context of the Local Plan.

5.8 ***Highway adoptions***

5.8.1 Leicestershire County Council (LCC) was the Local Highway Authority for the Borough. Policy 5 of The Leicestershire Highways Design Guide (LHDG), written by LCC, set out when a road would be adopted. Policy 5 stated that LCC would adopt new roads that:

- Directly link to an existing adopted street (proposed Section 38 agreements would be reviewed if they connected to an existing road that was subject to a Section 38 agreement)

- Directly served/fronted a minimum of six residential dwellings, served employment and commercial sites with more than one building or a single commercial building with multiple occupancy employment
- Accorded with local and national policy, guidance and standards relating to environmental sustainability of new highway proposals. The Local Highway Authority may consult with planning, forestry and environment services at the borough council during the assessment of proposals
- Met the requirements of LCC's Materials Palettes document, specification for highway works and standard drawings. Proposals for the use of alternative materials to those within the Materials Palettes must be agreed with LCC
- Had been demonstrably designed and constructed to an adoptable standard, as defined in the LHDG
- Were not linked by through private roads
- Had associated legal agreements signed by all relevant parties; and
- Were acceptable in all other highways and transportation respects in accordance with LHDG, other borough council policies and national planning policy and guidance.

5.8.2 In broad terms, LCC's adoption process started with the approval of a planning permission that they would have usually advised on. Following this, the developer would submit an application, called a Section 38 Agreement (S38 Agreement), to LCC that would include technical plans of the roads and / or footways to be adopted. Once these plans had been deemed acceptable, the S38 Agreement would be signed between the Local Highways Authority and the developer and construction of the development would commence. LCC would inspect the site once the open space had been constructed and at the end of a maintenance period, issue a final certificate of completion if acceptable. The highway would then be adopted.

5.8.3 Highways works outside the develop site would be agreed and approved through a Section 278 Agreement.

5.8.4 The task and finish group had wished to invite a representative of Leicestershire County Council to discuss their processes, considerations and limitation, but it was noted that county council policy prevented engagement with district scrutiny. Members felt that this restricted the group in understanding the issues associated with highway adoptions and ancillary assets such as streetlights, pavements and grass verges, within new developments. Members sought to gain the necessary understanding via other methods.

5.8.5 Members wished to ask the percentage of roads adopted and whether that percentage was increasing. They considered looking at the status of roads on all large schemes approved since September 2022 but this equated to too large a number. Using the housing numbers monitoring reports was also suggested, however a list of S38 agreements was obtained from Leicestershire County Council.

5.8.6 In relation to adoption of highways, it was noted that there were three different categories of roads – those adopted, those "adopted to be maintained at public expense commensurate with their use" (which meant the need for repairs was subjective) and unadopted. It was acknowledged that, even when built to adoptable standards, there was no compulsion on the developer or Leicestershire County Council to ensure the road was adopted within a particular timeframe.

5.8.7 The difficulty for residents on unadopted roads in relation to waste collections was also discussed due to the policy of waste collection vehicles not traversing private roads. It was highlighted that this issue would become more prevalent due to the increasing number of roads remaining unadopted which would have an impact on residents on those roads who would not receive the service to which they were entitled as a result.

5.9 ***Sustainable Urban Draining Systems (SuDS)***

5.9.1 Drainage attenuation and balancing ponds were increasingly common to reduce the rate of flow away from a development of storm water. Many of these schemes were embedded within the open space elements of development design. The responsibility for these schemes was concerning to many town & parish councils, due to the potential risks associated with the management of open water and the long-term responsibility for maintenance and adequate channel clearance. Often these concerns were sufficient for the councils to decline to adopt the whole of the open space.

5.9.2 Underground SuDS were even more concerning as they posed medium to long term financial risks in the event of failure. Pumped schemes increased this concern to levels where adoption was unlikely to ever be considered, unless the pumping stations were not included and remained the responsibility of the developer or transferred to the water authority.

5.10 ***Sewers and drains***

5.10.1 Sewers and drains were briefly discussed but it was acknowledged that they were not included in the scope of the review.

5.11 ***Biodiversity Net Gain (BNG)***

5.11.1 It was noted that for future developments BNG management responsibilities may become a key consideration in the adoption of open space.

5.12 ***Financial Considerations***

5.12.1 Discussion took place on the unfair situation of residents of a development paying a precept for facilities in their town or parish and also paying a management fee, for example open space on the site that any resident of the wider area could access and benefit.

5.12.2 Members were informed of marketing pressures to inform potential buyers of service charges at an early stage which resulted in the management arrangements for the site needing to be agreed prior to marketing the properties.

5.13 ***Town & Parish Council Considerations***

5.13.1 Members discussed the offer of adoption of open space to parish councils and it was noted that parish councils should express an interest during the consultation process, following which the developer would be informed. Members were informed, however, that if the borough council included the option of adoption by the parish council as part of the S106 agreement, the developer could refuse to sign the agreement. Members considered whether a process whereby the default position was to offer the site to the parish council rather than expect them to express an interest would be preferable. Officers informed members that a form was now sent to parish councils which specifically asked whether they wished to adopt the open space.

5.13.2 The review noted that conflict of intentions could cause problems where a locality was not in support of a development, which compromised a decision to adopt infrastructure if development did proceed to getting planning approval.

5.14 ***Long Term Implications***

5.14.1 Members discussed land ownership where a management company was in place, and how to deal with unregistered land – particularly historic situations which arose when there was less consideration given to future management. It was suggested that land ownership may be a question for the developer. The payment of fees to housing associations was also discussed and it was noted that these were not necessarily fees for management of public open space, but rather a “service charge” levied by affordable housing providers.

6. Conclusions

6.1 The concerns, expressed by members of the Scrutiny Commission when promoting this topic for investigation have proved well founded and equally raised by the CMA as an inequity for some residents already where services are either inadequate or expensive and possibly both. The consumer protection to address such issues is not sufficient and the increasing occurrence of infrastructure not being adopted by public bodies is not in the public interest.

6.2 The power to resolve the key issues lies with government, therefore a key outcome from this review should include lobbying government.

6.3 There are actions which could be taken to increase the confidence of town and parish councils to more actively consider adopting infrastructure when it is offered by developers, by giving further guidance about the process and risks, by ensuring they are considering the long-term benefits of adoption for their communities.

6.4 Assistance is required to separate the comments made on housing developments at the time of hearing about the development from any decision to adopt infrastructure should developments proceed.

6.5 The principles, so well-articulated by our speaker on stewardship arrangements, are excellent principles to guide decision making through the planning process, ensuring transparency of the final decision.

7. Recommendations

National and county council matters:

7.1 The principles of the findings within the CMA report be endorsed and the Executive be requested to write to the appropriate minister urging action on recommendations 1 and 2 of the CMA report (standardisation of standards and requirements and requiring mandatory adoption of public infrastructure) and to encourage mandating of stewardship schemes.

7.2 Concerns be raised about public adoption of roads with Leicestershire County Council highways and they be asked to address it the concerns raised.

Legal

7.3 Model standardised wording of legal agreements be incorporated in order to ensure:

- Wording covers additional open space areas for maintenance
- Open spaces are always offered to the town / parish or borough council in the first instance
- 20 years' maintenance is always paid by the developer regardless of who will be undertaking the management / maintenance
- There is a set timeframe for transfers of open space
- There is a set timeframe for transfers of adopted roads through the legal agreement.

7.4 S106 agreements be required to include an options appraisal section to justify the approach taken and the make public adoption / stewardship more likely.

Local Plan

7.5 The new local plan makes room for any future government approach to adoption of infrastructure (for example mandated public adoption or stewardship style approach on large and small scales).

7.6 The new local plan mandates that new large scale major schemes require stewardship / parish council to be approached to adopt infrastructure.

7.7 The new local plan makes room for a stewardship approach for small major housebuilding schemes.

HBBC

7.8 The website be updated to include expectations for developers.

7.9 The developers for sustainable urban extensions be encouraged to consider a stewardship approach.

7.10 The realities of private roads be raised with the waste management team to ensure bins are collected.

7.11 Changes be sought to the council's waste strategy and a less precautionary approach to driving bin lorries on private roads be recommended in the interests of public service so as not to disadvantage residents.

Parish councils

7.12 Parish councils be encouraged and supported to adopt public open space.

7.13 A briefing pack on the findings of the task & finish group be prepared, aimed at reducing reluctance of town and parish councils to adopt open space and highlighting longer term problems that non-adoption can lead to for their residents.

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APPENDIX X GLOSSARY

Term	Meaning
5YHLS	Five-year housing land supply
Adoption	Where a relevant authority or body – such as local authority or water company – takes on responsibility for maintaining amenities, such as roads, drains, sewers and public open spaces, in perpetuity.
ASP	Average Selling Price
BNG	Biodiversity Net Gain
Build out rate	The speed at which a site is developed once the build phase has started.
CCHB	Consumer Code for Homebuilders
CIL	Community Infrastructure Levy
Commuted sum	Local authorities (in their capacity as highways authority and local planning authority) can request the payment of commuted sums as a condition of adoption as compensation for taking on future maintenance responsibility for roads.
Contractors	Contractors employed to undertake maintenance works for a Management Company
CSS	National New Homes Consumer Satisfaction Survey
Embedded MC	MC appointed by the housebuilder to manage parts of new-build housing estates. The embedded MC is made party to the transfer deed.
EMC	Estate management charge: fees charged to property owners for the ongoing maintenance of public amenities on housing estates either by way of a rentcharge or any other kind of financial arrangement, where those amenities have not been adopted by the relevant authority/body.
Estate management company	A private provider of estate management services. An estate management company may act as the contracted agent of a developer, Residents Management Company (RMC) or similar, or it may be an embedded management company whereby the estate management company is named in the deeds as the provider of such services.
Estate management services	Provision of services relating to the ongoing management and maintenance of public amenities on housing estates.
FHS	Future Homes Standard

Term	Meaning
Footnote 7 land	Land including habitats sites; sites of special scientific interest; land designated as green belt, local green space, an area of outstanding natural beauty, a national park, or heritage coast; irreplaceable habitats; designated heritage assets; assets of archaeological interest; and areas at risk of flooding or coastal change.
Freehold estate	A housing development in England and Wales which includes any housing of a freehold tenure. As such, mixed tenure estates that include freehold homes would also be classed as freehold estates.
FTB	First Time Buyers
HDT	Housing Delivery Test. Measures net homes delivered in a local authority area against the homes required, using national statistics and local authority data.
HHI	Herfindahl-Hirschman Index is a common measure of concentration, calculated as the sum of the squares of market shares of each firm in a market. Its value ranges from 0 to 10,000, with values less than 1500 considered to be unconcentrated, 1500 to 2500 indicating moderate concentration and values above 2500 indicating high concentrated.
Highway Authority	A public authority with a duty to maintain public roads at public expense.
HPI	House Price Index
HTB	Help to Buy
Hurdle rate	A target rate of return that a project or investment must achieve in order to be approved.
IL	Infrastructure Levy
IRR	Internal Rate of Return
Large housebuilders	Housebuilders that build more than 1,000 homes a year.
LCC	Leicestershire County Council
LHA	Local Highway Authority: this is Leicestershire County Council
LHDG	Leicestershire Highway Design Guide: The design guide written by Leicestershire County Council and guides the delivery and adoption of proposed highway and transportation assets.
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community.
Long-term land	Land which has not yet received any form of planning approval.

Term	Meaning
LPA	Local Planning Authority: the District / Borough Council responsible for determining planning applications, which is HBBC
Management Company	A company that manages some Open Spaces on behalf of residents
MC	Private estate management company that may be either embedded or acting as an agent for a housebuilder or an RMC.
MEA	Modern equivalent asset value
NHO	New Homes Ombudsman
NHOS	New Homes Ombudsman Service
NHQB	New Homes Quality Board
NHQC	New Homes Quality Code
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
NPV	Net present value
NRV	Net realisable value
Open Space	The Town and County Planning Act 1990 defines Open Space as any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground
Option agreement	Agreement whereby the developer has the right to buy the landowner's land within a set period, conditional on some action, e.g. securing planning permission.
POS	Public Open Space
POS Study	HBBC Open Space and Recreation Study (October 2016)
Promotion agreement	Agreement whereby a company agrees to secure planning consent on a landowner's land and then to market the land for sale once planning consent has been obtained. The company has the exclusive right to promote the land for a specific period of time.
Public amenities	Amenities on a housing estate which are available for use by the general public (including the residents of the estate). Such public amenities may include (but are not limited to) roads, sewers and drains, pumping stations, playgrounds, parks and other green spaces.
Rentcharges	Section 1 of the Rentcharges Act 1977 defines a rentcharge as an annual or other periodic sum charged on or issuing out of land. It has the practical effect of ensuring successors pay the estate charge and are subject to the covenants.

Term	Meaning
Restrictive covenant	A legally binding clause written into the title deeds of a property that limits what can be done to/with the property or land.
RFI	Request for Information
RMC	Residents’ Management Company. A not-for-profit company incorporated by a housing developer to own and manage the shared facilities and public amenities on a new-build housing estate.
ROCE	Return on Capital Employed
RP	Registered provider/s
RSA	Road Safety Audits: a systematic process for checking the road safety implications of highway improvements and new road layouts. The LHA has 4 Stages of Road Safety Audits towards the adoption of Highways (See Appendix 5)
S104 Agreement	Section 104 Agreement: Severn Trent Water (STW) connection agreement between the developer and STW
S106 Agreement	Section 106 Agreement: A legal agreement between the landowner(s), developer, the Borough Council and / or the County Council securing financial and nonfinancial obligations that relate to the development. For example: Affordable Housing, Health Contributions, on site Open Space, Biodiversity Enhancements, Highways Works (off site Public Realm, off site Open Space Contributions, Education Contributions, Library Contributions, Civic Amenities, County Council Travel Contributions, Travel Packs
S278 Agreement	Section 278 Agreement: A legally binding agreement between the developer and the Local Highway Authority for highway works relating to a development but are not within the application site (they are off site works)
S38 agreement	Agreements made under Section 38 of the 1980 Highways Act for the adoption of roads
S38 Agreement	Section 38 Agreement: Highways Agreement with the developer for internal potentially adopted roads
Short-term land	Land which has been given some form of planning approval
SME	Small and Medium-sized Enterprise
SME housebuilder	Small and Medium-sized Enterprise housebuilder. Any housebuilder building less than 1,000 houses per year.
Specialist	Specialist Property Asset Management Limited

Term	Meaning
Stewardships	Long-term stewardship is an alternative approach to management companies, where stewardship of assets within a development is undertaken for the benefit of the community in a long-term financially sustainable way. It typically involves more community participation than the management company approach.
SuDS	Sustainable urban Drainage Systems: designed to manage stormwater locally (as close its source as possible), to mimic natural drainage and encourage its infiltration, attenuation and passive treatment.
TMR	Total Market Return
TP1	Registered title(s): part transfer form used to transfer part of a registered title.
Transfer deed	A conveyancing document which serves to transfer legal ownership of a plot / property to the purchaser.
UU	Unilateral Undertaking: A unilateral undertaking is like a S. 106 agreement, is a legal deed where developers covenant to perform planning obligations however they don't have to be entered into by the local authority.
VTB	Value to the business
WACC	Weighted Average Cost of Capital
Windfall Site	Sites not specifically identified in the development plan.

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APPENDIX 5
ADOPTION OF OPEN SPACE FLOW CHART

Section 106 Agreements

Secures the on-site Open Spaces:

- **Sqm to be provided**
- **costings**
- **triggers - implementation & completion**

Developer has the choice of a Management Company or offer it for adoption to the LPA or its nominee (Parish Council)

O

Developer has to offer the open space to the LPA or its nominee first (Parish Council)

Section 106 is signed by all parties / Planning Permission granted

Approved Scheme

to be Implemented by the Developer in accordance with the approved plans

First Site Visit

The LPA undertakes a site visit: is the Open Space in compliance with approved plans?

No

Remediation works

to be undertaken until acceptable

Ye

Open Space Acceptable

12 months initial maintenance by the developer commences. Is the Open Space acceptable at the end of this?

No

Remediation works

to be undertaken until acceptable

Ye

Final Certificate

(if being transferred to a PC they are welcome to visit the site with the LPA throughout the process)

Management Company

Maintenance & Management Plan

Developer to provide a maintenance & management

Resident Funded

Upon purchasing a property residents will have entered into an agreement to pay regular maintenance fees

Open Space Managed & Maintained

In Perpetuity by the MC at the expense of the residents

Borough Council / Parish Council

Adoption of the open space to proceed

Areas for adoption agreed
Maintenance sum agreed
Legal representative instructed

Solicitors complete transfer

Land & associated maintenance is received

Open Space Managed & Maintained

In perpetuity by the Borough or Parish Council with the received maintenance contribution

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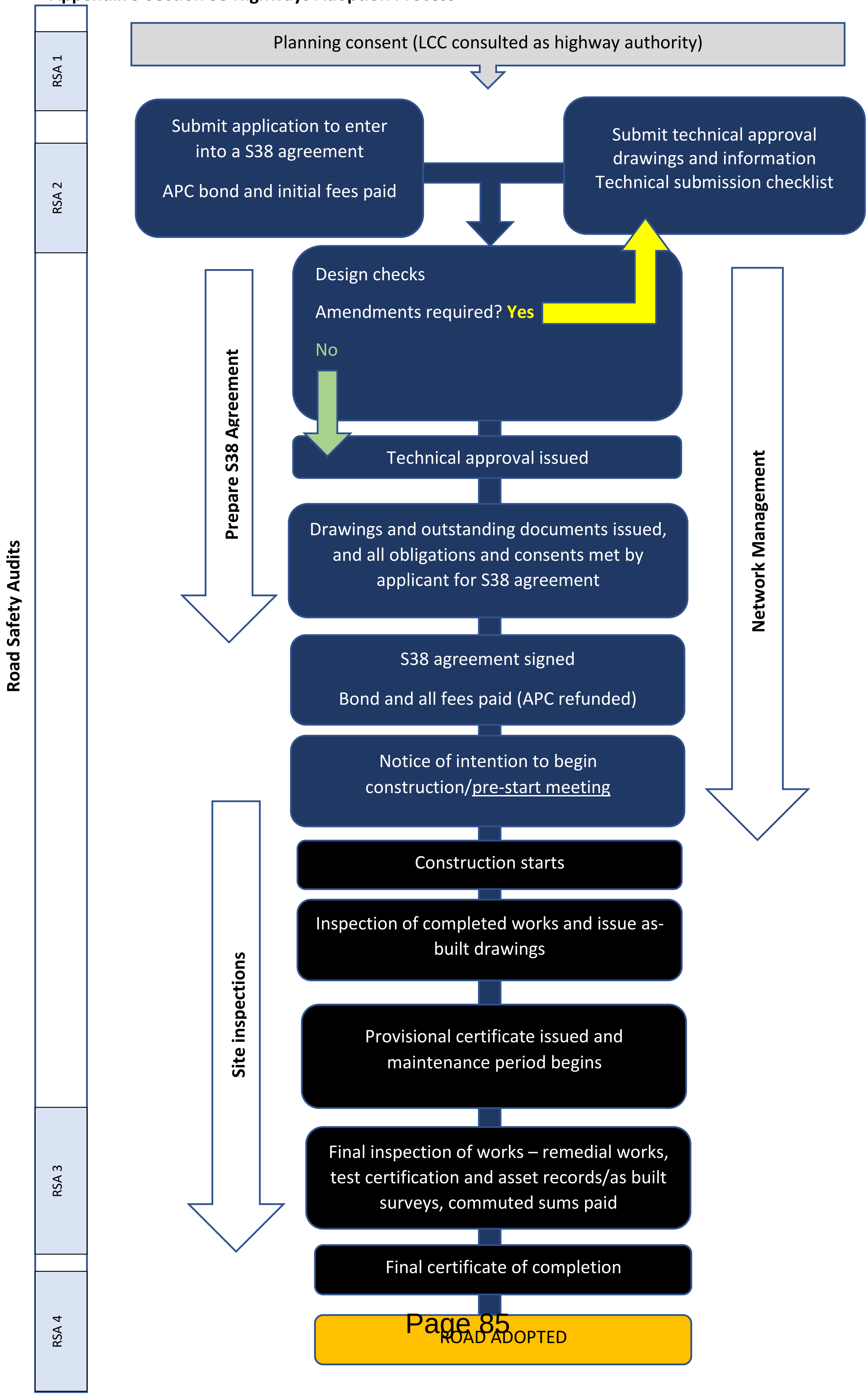
Appendix 5 Section 38 Highways Adoption Process



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Process Securing S106 Obligations Flow Chart

Planning Application Submitted
Receipted & Validated by Technical Officers

Consultation
21 Day Consultations are sent to various Developer Contributions Consultees which are determined by triggers (See list of triggers attached

Developer Contribution responses received
Money / New Infrastructure / Improvement of Infrastructure
Case Officer assesses the requests against CIL Regulations:

- ☑ necessary to make the development acceptable in planning terms
- ☑ directly related to the development
- ☑ and fairly and reasonably related in scale and kind to the development

Developer / Applicant is notified of obligations requested

Developer/Applicant
Accepts

Heads of Terms (HOT)
Case Officer instructs Legal Services with HOT Instruction Memo - Example Attached

Draft Legal Agreement
Legal Services or Developers Solicitor to draft agreement in accordance with the HOT Instruction Memo

Review of Draft Agreement
The agreement is circulated until all parties signing the agreement agree to the contents

Agreement Signed & Sealed
Legal agreement ***must*** be signed & sealed prior to Decision Notice being issued (Applications that relate to Appeals can be signed before, during or post.

Monitoring Legal Agreements
Once signed and permission granted Compliance & Monitoring Officer records & monitors HBBC obligation triggers

Outline Applications
Case Officers to Reserved Matters applications review the requirements within the legal agreement and relevant conditions of the outline permission to ensure compliance

Developer/Application
Objects

Viability and/or Compliancy
Developer either declares **viability** or **compliancy** of an obligation

Viability
Upon declaration of viability, a viability assessment is undertaken by an independent HBBC approved assessor.

Results will demonstrate the maximum contributions / infrastructure the site can provide.

Unviable Sites - obligations are negotiated via fact and degree of necessity to the development.

No viability issues: - the developer/applicant will need to agree to the Heads of Terms otherwise planning application will be **refused.**

Compliancy
Supporting evidence to demonstrate compliancy is required by whom requested the obligation

Process to be undertaken until acceptable or if evidence is not acceptable

Legal negotiations may be required at this

Once Obligations Agreed follow Developer/Applicant **ACCEPTS**

Triggers for S106 / UU obligations Consultations

Major Applications Codes 01Q-6Q

- **Affordable Housing & Enabling Officer – developments of 10 or more units or 4 in a rural area**
- Case Officer - Policy Documents **Spaces**
- **LCC Developer Contributions**

  Education

  Highways

  PRoW

  Civic Amenities

  Travel
- LLR CCG (Leicester, Leicestershire & Rutland Clinical Care Group) 11 or more dwellings
- **Police & Crime Commissioner Majors**
- Canal & River Trust (any application within 150m either side of canal)
- **Public Open Space Officer/ S106 Officer / Green Spaces**
- Playing Fields Association over 300 dwellings
- **Sport England over 300 dwellings**
- Active Travel England for developments of 150 or more dwellings, 7,500m2 commercial area or site area of 5 hectares or more
- **LCC Ecology – Biodiversity**
- Regeneration - Employment & Skills
- **National Forest**

List not exhaustive

Source **Planning Officers Validation Manual**

Planning Section 106 Instruction Memo

Following receipt of a planning application/appeal, please accept the following as instruction to Legal Services to draft a Section 106 or Unilateral Undertaking Agreement as follows:

Application Details:

*Application No.	
Site Address:	
Proposal:	
Case Officer:	
Committee Date (if applicable):	
Appeal Date (if applicable):	
Planning Performance Agreement	Yes/No

*Please use the application reference number in all correspondence

Heads of Terms HBBC Summary

Obligation Type	**Details** (include triggers and timescales to spend)	**Amount**
HBBC Monitoring		
Indexation	**TPI**	
Interest	**0.4% above Base Rate**	
Affordable Housing Scheme (usually on outlines)	Insert Valeries requirements	
Affordable Housing Units	Insert Valeries requirements	
Affordable Housing Commuted Sum	Insert Valeries requirements	
Affordable Housing First Homes		
Health	Please insert details. For applications "up to" please provide the formula with a Maximum figure	
Public Realm		
Local Employment & Training Strategy	Prior to commencement – include details from request	
Canal & River Trust	Input National Forest request	
National Forest	Input National Forest request	
***Off Site Open Space**	Please confirm here what they are proposing. **See POS Schedule below**	
***On Site Open Space**	Please confirm here what they are proposing. **See POS Schedule below**	
On Site Play & Open Space Scheme (only required on outline as this will be subject to the REM)	**On Site Scheme to be provided during Reserved Matters stage or** [INSERT]	
On Site Open Space – Transfer of the On Site Open Space Area	Where an application has on site open space Schedule 5 should be included – please instruct accordingly	**N/A**
On Site Open Space (Equipped, Casual , Outdoor Sports & Accessible Natural Green Space)	Where on site open spaces are being provided the s106 agreement should detail a minimum sqm to be provided (for each typology) based on the number of dwellings. Equipped & Outdoor Sports being provided on the application site requires a minimum amount that they should spend on the equipment as well as the minimum sqm to be provided. Accessible Green Space should not be included in any casual open space areas and officers should be mindful	

	that developers do not try to provide casual informal that isn't really a specific space to play.	
On Site Open Space Maintenance	A maintenance contribution should be included for all on site open space typologies either by formula or amount. **See Table below for figures.**	
On Site Open Space – Over provision	Where a developer over provides any type of open space will need to be taken into consideration for additional maintenance contributions	
On Site Open Spaces Borough / Parish MC	Where possible (unless the Parish is absolutely against taking open space) Please include the "the developer will offer the BC or PC the on site open space	
On Site Open Space Management / Maintenance	Once the open	

***Open Space can be provided on or off site and in some cases a mixture of both. Case Officer to ensure that it is clear what the developer is proposing.**

Heads of Terms LCC Summary:

Obligation Type	Details (include triggers and timescales to spend)	Amount
LCC Monitoring		
Indexation		
Interest		
Civic Amenity		
Education Early Years		
Education Primary		
Education Secondary		
Education Upper/Post 16		
Education SEN		
Libraries		
Transport		
Highways		
Travel		
Bus		
Biodiversity		
Footpaths		
Any additional obligations:		

Off Site POS								
	Provision per dwelling (2.4 people per dwelling)	Number of dwellings	Sqm to be provided	Off site provision per square metre	provision contribution	Maintenance contribution per square metre 1 (Based on 10 Years Off site	Maintenance contribution	Allocated to:
Equipped Children's Play Space	3.6		0	£181.93	£0.00	£87.80	£0.00	
Casual/Informal Play Spaces	16.8		0	£4.44	£0.00	£5.40	£0.00	
Outdoor Sports Provision	38.4		0	£9.05	£0.00	£4.30	£0.00	
Accessibility Natural Green Space	40		0	£4.09	£0.00	£7.10	£0.00	
				Provision total	£0.00	Maintenance total	£0.00	

NOTE: For Applications that state "upto" please use the relevant formula in the legal agreement and provide a maximum based on maximum number of dwellings, otherwise use total figures

Covenants to the Developer/ Owner for On Site Play & Open Spaces;
Trigger for open spaces to be laid out & completed (usually around 75% occupation) (penalty required)
Trigger for developer to advise of completion of the open space, including arrangement of a site visit and fee. (Within 10 days of completing the site)
Trigger for works to be completed within timeframe (Penalty required)
12 months management and maintenance to be provided once LPA confirm in writing that the areas have been implemented in accordance with the approved plans and the 12 months maintenance can commence.
Once areas completed as satisfactorily offer the BC or PC the open space for transfer of £1.00. (Include wording that the areas can be htransferred at an earlier date if prior agreement has been received from the LPA).
Timeframe to be given for transfer to be completed within. Developer pays legal transfer fees.
Payment for Maintenance Contributions - upon transfer of open space
If PC or BC do not take the open spaces the following will apply:
On Site Open Space Management & Maintenance Scheme to be provided
Management Company details to be provided.
No maintenance for on site open space will be payable
Only if necessary:
Covenants to the Borough Council or PC for On Site Play & Open Space Maintenance Contributions are:
20 Years following the completion of the transfer and the maintenance payment

NOTE: For

On Site POS							
	Provision per dwelling (2.4 people per dwelling)	Number of dwellings	Sqm to be provided	On site provision per square metre	provision contribution	Maintenance contribution per square metre (based on 20 Years)	Maintenance contribution
Equipped Children's Play Space (being provided on the application site)	3.6		0	£181.93	£0.00	£175.60	£0.00
Casual/Informal Play Spaces (being provided on the application site)	16.8		0	£4.44	N/A	£10.80	£0.00
Outdoor Sports Provision (being provided on the application site)	38.4		0	£9.05	£0.00	£8.60	£0.00
Accessibility Natural Green Space (being provided on the application site)	40		0	£4.09	N/A	£14.20	£0.00
				Provision total	£0.00	Maintenance total	£0.00

Applications that state "upto" please use the relevant formula in the legal agreement and provide a maximum based on maximum number of dwellings, otherwise use total figures

Covenants to the Developer/ Owner for on Site Play & Open Space provisions
Provision Prior to Commencement of Development / Prior to the occupation of the [INSERT] dwelling.

Maintenance Prior to Occupation of the [INSERT] dwelling.

Covenants to the Borough Council for Off Site Play & Open Space Contributions are:
5 Years from final payment of provision
15 Years from final payment of maintenance

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Hinckley & Bosworth
Borough Council

HINCKLEY & BOSWORTH BOROUGH COUNCIL
FORWARD PLAN

NOVEMBER 2025 TO FEBRUARY 2026

What is the forward plan?

The forward plan is a list of decisions to be taken by the Executive or Council during the period referred to above. The plan also identifies any key decisions to be taken by the Executive. The Council has a duty to publish notice of key decisions at least 28 days before a decision is taken.

What is a key decision?

The definition of a key decision is contained within the council’s constitution and is a decision which:

- Involves expenditure (or reduction of income) of over £50,000 on any particular scheme / project
- Adopts a policy or strategy (which the Executive has the power to adopt)
- Involves the adoption or amendment to the scale of fees and charges

- Is one that affects the whole of the borough and is one of which the residents of Hinckley & Bosworth would normally expect to be notified or consulted;
- Involves a recommendation by the Executive to a partnership organisation which will take the ultimate decision.

Who can make key decisions?

Key decisions can be made by the Executive, the Leader or Executive members, or individual officers acting under delegated powers.

Are only key decisions published on the plan?

Whilst the requirement only covers inclusion of key decisions on the plan, the council has voluntarily decided to list non-key Executive decisions and decisions of Council. Key decisions will be identified on the plan.

What does the plan tell me?

The list gives information about the upcoming decision, whether it will be made in public or private, when the decision is likely to be made, who will make the decision, and who you can contact for further information.

Confidential and exempt information

This list may include items for decision which contain confidential or exempt information, such items will be identified with '(exempt)' next to the report title.

Details of the Decision to be taken (*denotes key decision)	Portfolio/ Service	Decision Maker And Date(s)	Reporting Pathway And Dates(s)	Consultees and Consultation Process	Report Author
Housing and Respiratory Illness Project Update	Housing	Council 18 Nov 2025			Rosemary Leach
Electrical Installation Condition Requirements for Social Housing	Housing Repairs	Executive 19 Nov 2025			Madeline Shellard
Compliance with the Safety and Quality Consumer Standards	Housing Repairs	Executive 19 Nov 2025			Madeline Shellard
Decant policy	Housing	Executive 19 Nov 2025			Madeline Shellard
Tenancy policy *	Housing	Executive 19 Nov 2025			Madeline Shellard
Extended Producer Responsibility Funding	Street Scene Services	Executive 19 Nov 2025			Caroline Roffey
Right to buy policy *	Housing	Executive 19 Nov 2025			Madeline Shellard
Housing aids and adaptations policy *	Housing	Executive 19 Nov 2025			Madeline Shellard

Details of the Decision to be taken (*denotes key decision)	Portfolio/ Service	Decision Maker And Date(s)	Reporting Pathway And Dates(s)	Consultees and Consultation Process	Report Author
Mutual exchange policy *	Housing	Executive 19 Nov 2025			Madeline Shellard
Council Values Review	Communications	Council 18 Nov 2025			Jacqueline Puffett
Local Government Reorganisation proposal		Executive 19 Nov 2025	Scrutiny Commission 6 Nov 2025 Council 18 Nov 2025		Bill Cullen
Community governance review	Democratic Services	Council 9 Dec 2025		Public consultation, consultation with businesses and parish councils	Julie Kenny
Statement of Licensing Policy	Environmental Health	Council 9 Dec 2025	Licensing Committee 21 Oct 2025		Mark Brymer
Young People strategy *	Community Safety	Executive 28 Jan 2026			Rachel Burgess
Waste bin and collection policy *	Street Scene Services	Executive 28 Jan 2026			Caroline Roffey
Pesticides review	Street Scene Services	Executive 28 Jan 2026			Caroline Roffey

DETAILS OF COUNCIL DECISION MAKERS

The Executive is made up of the following councillors:

Councillor SL Bray – Leader of the Council and Executive member for external relations, communications, regeneration & town centres, corporate & member services – stuart.bray@hinckley-bosworth.gov.uk

Councillor MC Bools – Deputy Leader of the Council and Executive member for leisure, culture, tourism, arts, equalities, health & well being
Email: mark.bools@hinckley-bosworth.gov.uk

Councillor MB Cartwright – Executive member for climate change, environment & rural affairs
Email: martin.cartwright@hinckley-bosworth.gov.uk

Councillor WJ Crooks – Executive member for planning
Email: bill.crooks@hinckley-bosworth.gov.uk

Councillor L Hodgkins – Executive member for parks, open spaces & neighbourhood services
Email: lynda.hodgkins@hinckley-bosworth.gov.uk

Councillor KWP Lynch – Executive member for finance, ICT & asset management
Email: keith.lynch@hinckley-bosworth.gov.uk

Councillor MT Mullaney – Executive member for housing & community safety
Email: michael.mullaney@hinckley-bosworth.gov.uk

To find out which officer is responsible for a particular service area, view the structure chart on the council's website.

Further clarification and representations about any item included in the forward plan can be made to the appropriate Executive Member and senior officer either using the contact details above or in writing to: Hinckley and Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley, Leicestershire, LE10 0FR. Representations should be made before noon on the working day before the date on which the decision is to be taken.

DECISION MAKING ARRANGEMENTS

The views of local people are at the heart of decision making at Hinckley & Bosworth Borough Council, because major decisions are made by councillors who are elected every four years by local people. Councillors work with the communities that they represent to ensure that local priorities are reflected in the work that the council does.

The Council is made up of 34 councillors representing 16 wards. If you want to know which councillor(s) represents your area or you would like to contact your councillor(s) concerning an issue, you will find contact details on our website (www.hinckley-bosworth.gov.uk) or alternatively you can contact the Council on 01455 238141.

The council is committed to the principle of open government and everyone is welcome to attend meetings (except for confidential business) and to receive details of non-confidential items. Below are further details of the Council's democratic decision making arrangements.

The Council
The Council is responsible for setting the budget and the policy framework. Each year there is an annual meeting, which selects the Mayor and Deputy Mayor (who are the Chair and Vice-Chair of the Council) and decides the membership of the overview and scrutiny bodies and regulatory committees. There are approximately six ordinary meetings of the Council per year, which make strategic, policy and major budget decisions.

Executive functions
Many day to day policy and operational decisions are taken by the Executive, a group of seven councillors comprising of the Leader, Deputy Leader and five Executive Members each responsible for an area of council policy and activity. The Executive members and their responsibilities are detailed in the previous table.

Overview and scrutiny functions
Decisions of the Executive are subject to scrutiny by the Scrutiny Commission and Finance & Performance Scrutiny. The Scrutiny Commission and Finance & Performance Scrutiny also have a role in policy development. In addition, scrutiny panels are established to undertake ad-hoc reviews. The Scrutiny Commission publishes an annual report and a work programme; this is available on the council's website and from the council on request.

Regulatory functions
In addition the Council has established committees to deal with regulatory issues, these committees are Audit Committee, Ethical Governance & Personnel Committee, Licensing Committee, and Planning Committee.

Further information about the Council's decision making arrangements can be obtained from Democratic Services on 01455 255879.

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

FINANCE & PERFORMANCE SCRUTINY

15 SEPTEMBER 2025 AT 6.30 PM

PRESENT: Cllr MJ Surtees - Chair
Cllr P Williams – Vice-Chair
Cllr DS Cope, Cllr DT Glenville, Cllr LJ Mullaney, Cllr H Smith, Cllr P Stead-Davis and Cllr BE Sutton

Also in attendance:

Officers in attendance: Simon D Jones, Karen Mason, Sharon Stacey, Rebecca Valentine-Wilkinson, Ashley Wilson and Ilyas Bham and representatives from Places Leisure

155. **Apologies and substitutions**

Apologies for absence were submitted on behalf of Councillor Weightman.

156. **Minutes of previous meeting**

It was moved by Councillor Glenville, seconded by Councillor Sutton and

RESOLVED – the minutes of the meeting held on 9 June 2025 be approved.

157. **Declarations of interest**

There were no interests declared at this meeting.

158. **Frontline service review - Hinckley Leisure Centre**

Officers and representatives from Places Leisure presented a report and presentation to members on the performance of Hinckley Leisure Centre for the 12 month period April 2024 to March 2025.

In response to a question from members about the closing of the Places Gym, officers confirmed that they were communicating to members about moving their memberships across to the Leisure Centre and classes were being moved across to the Leisure Centre studios. Junior membership inductions were already taking place and the programme had been extended.

In response to questions from members, officers confirmed that:

- Footfall had increased at the Leisure Centre
- Organisations that rented space at the Leisure Centre did make use of the café facilities
- Pickleball had increased the usage of the leisure centre that was a community of 30 participants
- Marketing the Leisure Centre to the different demographics was being worked on

- The café offered more healthier options to support the promotion of a healthier lifestyle
- They would be launching the Big Sister project for aged 9-15 year olds to try and engage with girls to keep the active lifestyle, and
- It was agreed that Places would provide additional insight into the social value aspects of the centre at next year’s presentation.

Members congratulated officers on the work of the leisure centre and thanked officers for the detailed report and presentation.

Members noted the report.

159. **Performance & Risk Management Framework end of year summary for 2024/25**

Members were provided with an end of year summary for performance indicators, service improvement plans, corporate risks and service area risks.

In response to questions from members, officers confirmed that:

- Work would be undertaken with managers to look at the narrative against these stats to ensure they were more meaningful to the data;
- Payroll costs had increased
- Options around the use of the crematorium were being considered.

Members noted the end of year status for all areas and reviewed the risks that posed the most significant threat to the council’s objectives and priorities.

Members noted the report.

160. **Performance & Risk Management Framework quarter 1 summary 2025/26**

Members were presented with the 2025/26 first quarter summary for performance indicators, service improvement plans, corporate risks and service area risks.

Members noted the report including the positive performance for:

- Customer Services – satisfaction on the telephone
- Percentage of food inspections due that were completed
- Percentage difference of people visiting the town centre due to events run by the Council
- The processing of planning applications and
- Reduction on outstanding debt owed to the council.

161. **Business rates & pooling update quarter 4 2024/25**

Members were provided with the business rates performance from 1 April 2024 to 31 March 2025.

Members noted the report.

162. **Business rates & pooling update quarter 1 2025/26**

Members were provided with the business rates performance from 1 April 2025 to 30 June 2025.

Members noted the report.

163. Sundry debts quarter 4 2024/25

Members were presented with the position on sundry debts as at 31 March 2025.

Members noted the current aged debt position for sundry debts.

Members noted the report.

164. Treasury Management quarter 3 2024/25

Members were presented with the Treasury Management activity in the third quarter of 2024/25.

Members noted the report.

165. Treasury Management quarter 4 2024/25

Members were presented with the Treasury Management activity in the fourth quarter of 2024/25.

In response to a question around the downward trend of interest rates, officers confirmed that this would trend would continue for the foreseeable future.

Members noted the report.

166. Treasury Management Q1 2025/26

Members were presented with the Treasury Management activity in the first quarter of 2025/26.

Members noted the report.

167. Financial Outturn 2024/25

Members were presented with the draft financial outturn for 2024/25.

It was moved by Councillor Stead-Davies, seconded by Councillor Glenville and

RESOLVED –

(i) The General Fund outturn for 2024/25;
(ii) The transfers to earmarked reserves and balances;
(iii) The General Fund revenue carry forwards into 2024/25;
(iv) The Housing Revenue and Housing Repairs Account Outturn for 2024/25 and transfers to and from balances;
(v) The Capital Programme outturn for the General Fund and Housing Revenue Account from 2024/25;

(vi) The HRA carry forwards outlined in Appendix 5;
(vii) The Capital carry forwards as detailed in Appendix 6 and
(viii) The additional budget approvals outlined in 3.14.

168. **Financial Outturn Q1 - 2025/26**

Members were presented with the financial outturn position as at June 2025.

Members noted the report.

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

Consideration was given to the future work programme. It was noted that the Treasury Management report quarter 1 would be removed from the November agenda as the report had been presented at the meeting today. No further changes were requested.

(The Meeting closed at 8.10 pm)

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CHAIR