



Hinckley & Bosworth Borough Council

Forward timetable of consultation and decision making

Scrutiny Commission 6 November 2025
Executive 9 February 2026

Wards affected: All wards

Scrutiny review of adoption of infrastructure associated with housing development

Report of the Deputy Chief Executive

1. Purpose of report

1.1 To consider the recommendations of the Scrutiny Commission.

2. Recommendation

2.1 The principles of the findings within the 2024 Competition and Markets Authority (CMA) report on the housebuilding market be endorsed;

2.2 The Executive writes 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.

2.3 The Executive writes to Leicestershire County Council to raise concern about public adoption of roads and ask for the matters to be addressed.

2.4 The Executive member in consultation with the Assistant Director Planning & Regeneration be asked to consider model standardised wording of legal agreements in relation to open space.

2.5 The Executive member in consultation with the Assistant Director Planning & Regeneration be requested to consider an options appraisal section within S106 agreements to encourage public adoption or stewardship.

- 2.6 The Executive member in consultation with the Assistant Director Planning & Regeneration be recommended to take into consideration within the new local plan any future government approach to adoption of infrastructure.
- 2.7 The Executive member in consultation with the Assistant Director Planning & Regeneration be recommended to mandate within the new local plan that new large scale major schemes require a stewardship arrangement or that the parish council be approached to adopt infrastructure.
- 2.8 The Executive member in consultation with the Assistant Director Planning & Regeneration be recommended to mandate within the new local plan a stewardship approach for small major housebuilding schemes.
- 2.9 Hinckley & Bosworth Borough Council's website be updated to include information on expectations of developers in relation to adoption of infrastructure.
- 2.10 The developers for sustainable urban extensions be encouraged to consider a stewardship approach.
- 2.11 The Executive member with responsibility for waste management in consultation with the Assistant Director Streetscene Services ensure that bins on private roads are collected.
- 2.12 The waste strategy be amended to implement a less precautionary approach to driving refuse collection vehicles on private roads.
- 2.13 Parish councils be encouraged and supported to adopt public open space.
- 2.14 A briefing pack be prepared in order to address the reluctance of town and parish councils to adopt open space.

3. Background to the report

- 3.1 The Scrutiny Commission resolved to undertake a review into the adoption of infrastructure. A task & finish group comprising Councillors R Allen, Cope, Green, Harris, Lambert and Williams was set up, chaired by Councillor Williams.
- 3.2 Meetings of the task & finish group took place on 20 January, 10 April, 10 June, 2 July and 12 August 2025.
- 3.3 As part of the process, the task & finish group heard from officers within the planning service, gave consideration to the [CMA report](#) on the housebuilding market study, received presentations on stewardship and placemaking, and put questions to a developer and a housing management company.
- 3.4 The task & finish group prepared a final report summarising the process for the review, outcomes and recommendations. This was considered and endorsed by the Scrutiny Commission at its meeting on 6 November 2025.

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

4.1 To be taken in open session.

5. Financial implications

5.1 None.

6. Legal implications (ST)

6.1 None.

7. Corporate Plan implications

7.1 This report contributes to the following objectives:

People: Support residents by ensuring fairness and equity in the way housing-related infrastructure is managed

Places: Ensure the local plan includes provisions for future changes to adoption of infrastructure.

8. Consultation

8.1 Set out in the report of the task & finish group.

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 There are no significant risks associated with this.

10. Knowing your community – equality and rural implications

10.1 Should the recommendations within this report be approved, parish councils will be supported through any changes to adoption of infrastructure for the benefit of communities.

11. Climate implications

11.1 The recommendations within this report do not have any direct implications on climate change.

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: Reports to the Scrutiny Commission on 14 March 2024 and 6 November 2025

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