



Agenda

Cabinet

Date: **Thursday 29 January 2026**

Time: **2.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3906

Cabinet

Membership

Chair Councillor John Clarke

Vice-Chair Councillor Jenny Hollingsworth

Councillor David Ellis
Councillor Kathryn Fox
Councillor Viv McCrossen
Councillor Marje Paling
Councillor Lynda Pearson
Councillor Henry Wheeler

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Responsibility of committee:

Cabinet is the meeting of all executive members. The Executive will carry out all of the local authority's functions which are not the responsibility of any other part of the local authority, whether by law or under the Constitution. Cabinet Portfolios are detailed within Section 6, Part 9 of the Council's Constitution.

AGENDA

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10	Any other items the Chair considers urgent.	

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Agenda Item 2

MINUTES CABINET

Thursday 11 December 2025

Councillor Jenny Hollingsworth (Chair)

Present: Councillor Kathryn Fox Councillor Lynda Pearson
Councillor Viv McCrossen Councillor Henry Wheeler
Councillor Marje Paling

Apologies: Councillor John Clarke and Councillor David Ellis

Officers in Attendance: M Avery, T Adams, N Osei, S Troman, L Squires, J Gray and L Widdowson

58 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor Clarke and Councillor Ellis.

59 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 19.11.25 AND 26.11.25

RESOLVED:

That the minutes of the above meeting, having been circulated, be approved as a correct record.

60 DECLARATION OF INTERESTS.

Declarations of interest were received from Councillor Pearson, Councillor McCrossen, Councillor Fox and Councillor Paling regarding the Community Infrastructure Levy (CIL) Non-Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report as it related to their wards.

61 FORWARD PLAN

Consideration was given to a report of the Democratic Services Manager, which had been circulated prior to the meeting, detailing the Executive's draft Forward Plan for the next four month period.

RESOLVED:

To note the report.

62 COMMUNITY INFRASTRUCTURE LEVY (CIL) NON- PARISH FUNDING – LOCAL INFRASTRUCTURE SCHEDULE, PROJECT

ASSESSMENTS AND PROPOSED FUNDING ALLOCATIONS

The Community Infrastructure Levy Officer circulated a report prior to the meeting to seek approval for the commencement of a four-week public consultation on the projects shortlisted to receive CIL Neighbourhood Funding in the 'CIL Non-Parish Funding - Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations document.

RESOLVED:

THAT:

- 1) Cabinet approves the commencement of a public consultation commencing in early 2026 for a period of 4 weeks on the projects nominated for CIL Non-Parish Funding.

63 REGULATION OF INVESTIGATORY POWERS ACT 2000 (RIPA) ANNUAL AUDIT

The Legal Services Manager circulated a report prior to the meeting to update Members as to the Council's use of powers under RIPA from 1 April 2024 to 31 March 2025 in line with the Council's RIPA Policy.

RESOLVED:

THAT CABINET

- 1) Notes the content of this report.

64 AUTHORITY MONITORING REPORT APRIL 2024 - MARCH 2025

The Planning Policy Manager circulated a report prior to the meeting to inform Cabinet of Gedling Borough Council's Authority Monitoring Report April 2024 – March 2025.

RESOLVED:

THAT

- 1) Cabinet receives and notes the content of the Authority Monitoring Report April 2024-2025.

65 FIVE YEAR HOUSING LAND SUPPLY ASSESSMENT 2025

The Planning Policy Manager circulated a report prior to the meeting to inform Cabinet of the latest five-year housing land supply assessment.

RESOLVED:

THAT CABINET

- 1) Noted the Gedling Borough Five Year Housing Land Supply Assessment 2025 attached as Appendix A.

66

INFRASTRUCTURE FUNDING STATEMENT 2024/25

The Community Infrastructure Levy and Section 106 Monitoring Officer circulated a report prior to the meeting to provide members with information on the monies collected through the Community Infrastructure Levy (CIL) and Section 106 planning obligations, how they are administrated and future expenditure priorities in relation to the monies collected.

To seek approval for the publication of the Infrastructure Funding Statement for 2024/25 attached in Appendix A.

RESOLVED:

THAT

- 1) Cabinet notes the report.
- 2) Cabinet agrees to the publication of the Infrastructure Funding Statement for 2024/25 as detailed in Appendix A.

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ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 2.30 pm

Signed by Chair:
Date:

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Gedling

Borough Council



FORWARD PLAN

FOR THE PERIOD 1 FEBRUARY 2026 TO 31 AUGUST 2026

This Forward Plan sets out the details of the key and non-key decisions which the Executive Cabinet expect to take during the next six months.

The current members of the Executive Cabinet are:

Councillor John Clarke – Leader of the Council and Portfolio Holder for Corporate Resources and Performance
Councillor Jenny Hollingsworth – Deputy Leader and Portfolio Holder for Sustainable Growth and Economy
Councillor David Ellis – Portfolio Holder for Public Protection
Councillor Kathryn Fox – Portfolio Holder for Life Chances and Vulnerability
Councillor Marje Paling – Portfolio Holder for Environmental Services (Operations)
Councillor Lynda Pearson – Portfolio Holder for Communities and Place
Councillor Viv McCrossen – Portfolio Holder for Climate Change and Natural Habitat
Councillor Henry Wheeler – Portfolio Holder for Lifestyles, Health and Wellbeing

Anyone wishing to make representations about any of the matters listed below may do so by contacting the relevant officer listed against each key decision, within the time period indicated.

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Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Open / Exempt (and reason if the decision is to be taken in private) Is this a Key Decision?
Fees and Charges 2026/27 To determine the level of fees and charges for 2026/27 in accordance with the Corporate Charging Policy.	29 Jan 2026 Cabinet 4 Mar 2026 Council	Scott Anderson, Finance Business Partner	Officer Report	Leader of the Council	Open No
Budget Monitoring and Virement Report – August to November 2025 To update Cabinet on the forecast outturn for Revenue and Capital Budgets for 2025/26 and to request approval from Cabinet for the changes to the budget as set out in this report.	29 Jan 2026 Cabinet 4 Mar 2026 Council	Tina Adams, Chief Finance Officer & S151 Officer, Scott Anderson, Finance Business Partner	Officer Report	Leader of the Council	Open Yes
Prudential Code Indicator Monitoring 2025/26 and Treasury Activity Report for the period ended 30 November 2025 To inform Members of the performance monitoring of the 2025/26 Prudential Code Indicators, and to advise Members of the Treasury activity as required by the Treasury Management Strategy.	29 Jan 2026 Cabinet 4 Mar 2026 Council	James Goodall	Officer Report	Leader of the Council	Open Yes
Boroughwide Houses in Multiple Occupancy update To give Cabinet an overview of the volume of HMOs across the borough	29 Jan 2026 Cabinet	John Krawczyk, Assistant Director - Development	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open No
Options to expend s106 affordable housing contributions To seek approval of options available to the Council to best utilise Section 106 commuted sum monies with the aim of delivering additional affordable housing in	19 Feb 2026 Cabinet	Paul Whitworth, Assistant Director - Housing and Resettlement	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes

Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Public / Exempt (and reason if the decision is to be taken in private) Is this a key decision?
the Borough.					
Council Plan - Gedling's legacy plan 2026 - 2028 To approve Gedling's Council Plan for 2026 - 2028.	19 Feb 2026 Cabinet 4 Mar 2026 Council	Kate Lindley, Director of Transformation	Officer Report	Leader of the Council	Open N/A Yes
General Fund Revenue Budget 2026/27 This report sets out the revenue budget for 2026/27 which aligns to the Gedling Plan priorities, objectives and priority actions for the Council for the forthcoming year.	19 Feb 2026 Cabinet 4 Mar 2026 Council	Scott Anderson, Finance Business Partner	Officer Report	Leader of the Council	Open Yes
Capital Programme and Capital Investment Strategy 2026/27 to 2030/31 This report summarises: a) The proposed Capital Investment Strategy for 2026/27 to 2030/31. b) The proposed Capital Programme for 2026/27 through to 2028/29 for approval, and the indicative Capital Programme for 2029/30 and 2030/31, in light of the Council's priorities and the resources available; and c) The Flexible Use of Capital Receipts Strategy 2026/27.	19 Feb 2026 Cabinet 4 Mar 2026 Council	Scott Anderson, Finance Business Partner	Officer Report	Leader of the Council	Open Yes
Prudential and Treasury Indicators and Treasury Management Strategy Statement (TMSS) 2026/27 To present for Members' approval the Council's Prudential Code Indicators and Treasury Strategy for 2026/27, for referral to Full Council on 4 March 2026.	19 Feb 2026 Cabinet 4 Mar 2026 Council	James Goodall	Officer Report	Leader of the Council	Open Yes

Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Public / Exempt (and reason if the decision is to be taken in private)
Is this a key decision?					
Gedling Plan Quarter 3 Performance 2025/2026 report To inform Cabinet in summary of the position against Annual Delivery Plan Actions and Performance Indicators at the end of Quarter 2 of 2025/26	19 Feb 2026 Cabinet	Dan Reason, Assistant Director - Digital, data and technology	Officer Report	Portfolio Holder for Corporate Resources and Performance	Open No
Carlton Active RIBA 2 Business Case To agree the RIBA 2 concept plans and business case for Carlton Active.	19 Feb 2026 Cabinet	Lance Juby, Assistant Director of Communities, Leisure & Wellbeing	Officer Report	Portfolio Holder for Lifestyles, Health and Wellbeing	Open Yes
Council Tax Support Households with Terminally Ill Members Report to consider the adoption of a deduction in council tax to households that are in receipt of relief through the local Council tax reduction scheme (CTRS) where a resident living in the household has been diagnosed with a terminal illness.	19 Feb 2026 Cabinet	Andrew Solley, Assistant Director Revenues & Welfare Services	Officer Report	Leader of the Council	Open Yes
Council Tax 2026/27 This report summarises the Council's General Fund Revenue Budget for 2026/27. The report also includes information about the Council's external funding support and sets out the basis from which decisions can be made regarding the Council Tax level for 2026/27.	4 Mar 2026 Council	James Goodall	Officer Report	Leader of the Council	Open Yes
Community Infrastructure Levy (CIL) Non- Parish Funding – Consultation Response and Funding Decision 25/26 For Cabinet to note the representations and comments received in relation to the	26 Mar 2026 Cabinet	Lewis Widdowson, Planning Officer	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes

Description of the decision	Date decision is expected to be taken and who will take the decision?	Responsible Officer	Documents to be considered by the decision maker	Cabinet Portfolio	Public / Exempt (and reason if the decision is to be taken in private)
Is this a key decision?					
CIL Non-Parish Neighbourhood Public Consultation, and approve the awarding of CIL Non-Parish Neighbourhood Funding and the retention of unsuccessful projects on the Local Infrastructure Schedule, in accordance with the officer recommendations.					
Business Case for Revised Cemetery Opening Hours	26 Mar 2026 Cabinet	Sarah Troman, Andrew Burgin, Julie Snowdon	Officer Report	Portfolio Holder for Climate Change and Natural Habitat	Open Yes
Housing Strategy 2025-2030 The Housing Strategy set out Gedling Borough Councils vision and priorities for Housing in the Borough over the next five year period.	23 Apr 2026 Cabinet	Paul Whitworth, Assistant Director - Housing and Resettlement	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
Gedling Local Development Plan - publication draft To seek approval to consult on the Gedling Local Development Plan and submit for examination.	23 Apr 2026 Cabinet 20 May 2026 Council	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
Adoption of Local Labour Agreement SPD To adopt Local Labour Agreement SPD	21 May 2026 Cabinet	Jo Gray, Planning Policy Manager	Officer Report	Portfolio Holder for Sustainable Growth and Economy	Open Yes
Progress Report on Carbon Management Strategy To update Members on the progress of the Carbon Management Strategy and Action Plan	21 May 2026 Cabinet	Sim Duhra, Climate Change Officer	Officer Report	Portfolio Holder for Climate Change and Natural Habitat	Open Yes

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Report to Cabinet

Subject: Houses in Multiple Occupation (HMOs) in Gedling Borough

Date: 29th January 2026

Author: Assistant Director – Development

Wards Affected: Netherfield

Purpose: This is an updated report to inform Members of the number of HMOs within the Borough and provide a recommendation regarding the suitability of implementing an Article 4 direction to remove permitted development rights in order to introduce a requirement for planning permission to change from a Use Class C3 Dwellinghouse (dwelling) to a Use Class C4 HMO (3-6 unrelated people who share facilities) within any particular ward.

Key Decision: No

Recommendation(s)

THAT Cabinet:

- 1) Agree that there is currently sufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of Chandos Street, Ashwell Street and Beech Avenue within Netherfield Ward and approve the making of the direction that will be referred back to Cabinet for confirmation 12 months after it is made.
- 2) Notes the total number of HMOs within the Borough.
- 3) Agree that there is currently insufficient evidence to demonstrate that an Article 4 direction or any other measure is necessary to protect local amenity or the well-being of the entirety of any ward or wider area within the Borough.
- 4) Agree that the overall number of HMOs within the Borough should be monitored.

1 Background

- 1.1 On 20 April 2022 the Council resolved to refer the principle of making of an Article 4 Direction to remove permitted development rights for change of use from Use Class C3 (dwellinghouse) to Use Class C4 (house in multiple occupation) covering the Netherfield area to Cabinet as the correct decision making body within the Council. The Council also called upon the government to reverse the legislation it introduced in September 2010 that removed a requirement for planning permission for HMOs and resolved to write to local members of parliament accordingly.
- 1.2 An Article 4 direction is a direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which enables the Secretary of State or the local planning authority to withdraw specific permitted development rights across a defined area. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) advises that the use of Article 4 directions to remove national permitted development rights should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible
- 1.3 Reports focussing on HMOs within the Netherfield Ward were considered by Cabinet on 16th June 2022, 8th December 2022 within a further updated report being considered by Cabinet on 4th September 2025. These reports concluded that there was insufficient evidence to demonstrate that an Article 4 Direction should be served in order to protect amenity or the surrounding environment.
- 1.4 Appendix 1 sets out the evidence considered by Cabinet on 4th September 2025. Cabinet agreed with the recommendation to; Agree that i) there was currently insufficient evidence to demonstrate that an Article 4 direction or any other measure is necessary to protect local amenity or the well-being of the Netherfield Ward; and ii) to monitor the overall number of HMOs in the Netherfield Ward with a further resolution that a new boroughwide report for HMOs be brought before the committee within the next three months.

2 Proposal

- 2.1 Details of the numbers of HMOs within each Ward of the Borough is set out within the Table in Section 3 of Appendix 2 along with an updated

analysis of the suitability of implementing an Article 4 direction in any area of the Borough. The report considers the current evidence available to the Council including the following:

- Details of the total number of HMOs within each Ward within Gedling Borough
- Details of the impacts arising from HMOs including issues relating to character and amenity, refuse, car parking and highway safety and anti-social behaviour
- An assessment of the planning applications for HMOs across the borough determined within the last 2 years being:
 - 18 Clementine Drive, Mapperley - Change of use from C3 dwelling to sui generis, 8 bedroom, house in multiple occupation – Refused planning permission
 - 15 Church Drive, Daybrook - Change of use from Class C3 (dwellinghouse) to Sui Generis House in Multiple Occupation (HMO) for 15 occupants (11 bedrooms, 4 of which are double-occupancy), including demolition of the existing garage, construction of a wraparound single-storey rear and side extension, and internal reconfiguration. A rear-facing L-shaped dormer and two front rooflights are proposed under permitted development rights – Refused planning permission
 - 3 & 5 West Street, Arnold - Change of use from social club to 9 person HMO (Sui Generis use) with minor external alterations for new windows – Granted planning permission
 - 7 Thackeray's Lane, Woodthorpe - Change of use from residential dwelling to HMO – Granted planning permission
 - 48 Bourne Street, Netherfield – change of use to a 7 bedroom, 7 person HMO (Sui Generis use) – Granted planning permission

2.2 The table shows that there are a total of 54,870 residential properties within Gedling Borough (Valuation Office Agency 2024). The assessment of the composition of the housing stock within Gedling Borough shows that there are a total of 112 HMOs which comprise 0.20% of the total housing stock.

2.3 The Ward with both the greatest number of HMOs and proportion of HMOs as a percentage of total dwellings is Netherfield with a total of 1.15% of properties being HMOs. There are 3120 residential properties within the

ward of Netherfield (Valuation Office Agency 2024) with a total of 36 properties being HMOs. Carlton Hill Ward has a total of 0.48% of properties being in use as HMOs, or 19, and Daybrook Ward has 0.47% of properties in use as HMOs, or 15. As these 3 wards have the highest proportion of properties in use as HMOs within the Borough it is considered appropriate to focus the assessment of the impacts of HMOs within these 3 wards.

Netherfield Ward

- 2.4 In terms of the distribution of the HMOs within the Netherfield Ward, the records assessed show the greatest number of HMOs on Chandos Street, where there are a total of 7. The properties on Chandos Street are numbered up to 156, assuming this number of dwellings on the street the total proportion of HMOs on the street is 4.49%.
- 2.5 There are 4 HMOs on Ashwell Street, 3 on Forester Street and 2 on each of Victoria Road, Meadow Road, Bourne Street, Burton Road and Beech Avenue. Ashwell Street comprises 46 residential properties with the proportion of HMOs being 6.5%. Beech Avenue is directly to the north-west of Ashwell Street and features only 19 dwellings which means 10.5% of dwellings on this road are in use as HMOs. Forester Street runs parallel with Chandos Street to the south-east and is numbered to 79, meaning 2.37% of properties are in use as HMOs.
- 2.6 The distribution of existing HMOs in the Netherfield Ward is shown at Appendix 3. This shows a cluster of HMOs on Chandos Street with numbers 26, 42, 44, 46 and 49 all in use as HMOs or able to be occupied as such. The HMOs on Ashwell Street appear at 39, 40, 41 and 45 which appears as a cluster of HMOs. This cluster is increased in size by the 2 HMOs on Beech Avenue which appears to the north-west of Ashwell Street.
- 2.7 The analysis shows that there are 22 additional HMOs in Netherfield when compared to the assessment with the Cabinet Report of September 2025. However, it should be made clear that in order to provide Members with the total number of HMOs in the Borough, this report includes all records of properties that are able to be used as HMOs whereas the previous report included only those properties which could be confirmed as being in use as a HMO. Therefore whilst there has clearly been an increase in

HMO numbers within the ward this should not be used as a direct comparison to the data presented to the Cabinet meeting of September 2025.

2.8 It should be reiterated that The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) advises that the use of Article 4 directions to remove national permitted development rights should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible. Whilst the overall number of HMOs on Chandos Street represents a small proportion of the dwellings on the road, there is a cluster of 5 HMOs within 100m. There is a further cluster of 6 HMOs that appears on Ashwell Street and Beech Avenue.

2.9 In 2008, the Government published 'Evidence Gathering: Housing in Multiple Occupation and possible planning responses – Final Report' which set out the main impacts of high concentrations of HMOs which can be summarised as;

- Anti-social behaviour, noise and nuisance
- Imbalanced and unsustainable communities
- Negative effects on the physical environment and streetscape
- Pressure upon parking provision
- Increased crime
- Growth in the private rented sector at the expense of owner-occupation
- Pressure upon local facilities
- Restructuring of retail, commercial services and recreational facilities to suit the lifestyles of the predominant population

2.10 Local Planning Policy acknowledges the need to address the issues set out above within both the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (ACS) and the Gedling Borough Local Planning Document Part 2 Local Plan (LPD). Policy 8 of the ACS states that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities and Policy 10 states that all new development should be designed to create an attractive, safe, inclusive and healthy environment. Policy LPD32 states that planning permission will be granted for development proposals that do not have a significant

adverse impact on the amenity of nearby residents or occupiers. LPD 39 states that planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area.

- 2.11 The Council does not currently hold any evidence to suggest the increased numbers of HMOs within Netherfield have resulted in an increase in anti-social behaviour or any detrimental effects to the character of the streetscape. However, the majority of the ward of Netherfield is characterised by a linear pattern of streets of traditional semi-detached and terraced dwellings fronting the road. The density of the built form means that very few dwellings within the ward benefit from off-street parking.
- 2.12 The Government Report referenced in paragraph 2.9 identifies one of the issues arising from high concentrations of HMOs as increases in parking pressure. Given the character of Chandos Street, Ashwell Street and Beech Avenue are typical of Netherfield it is considered that the identified clusters of HMOs are increasing parking pressure on these streets where there is already considerable off-street parking. In order to protect the amenity of the surrounding area and that of residents the introduction of an Article 4 Direction limited to Chandos Street, Ashwell Street and Beech Avenue, as detailed on the plan attached as Appendix 6 is considered necessary.
- 2.13 It should be noted that the introduction of an Article 4 Direction would not preclude additional C4 HMOs, but would allow individual applications to be considered on their own merits. At present, the Borough Council has the ability to manage additional large HMOs (with 7 or more unrelated occupants) through the planning application process. Extending this to cover Use Class C4 HMOs within the specific locations identified would allow the Council to give full consideration to the impacts arising from HMOs, particularly regarding on-street car parking and highway safety.
- 2.14 Having regard to the requirements set out in the NPPF and PPG, it is considered that there is still currently insufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of the entire Netherfield ward. It is considered likely that there will be additional HMOs developed within the ward and it is therefore

considered that the situation across the ward should continue to be monitored to ensure that a proliferation of HMOs does not emerge.

- 2.15 Two types of article 4 direction can remove permitted rights to change from a C3 Dwellinghouse to a C4 HMO. Firstly, an article 4 direction may take effect immediately but this must be confirmed by the local planning authority following consultation within six months or it will lapse. Secondly, a non-immediate article 4 direction may be made which results in development rights being withdrawn only upon confirmation of the direction following local consultation.
- 2.16 The legal requirement for a non-immediate direction is that the local planning authority considers it is expedient that the development should not be carried out unless permission is granted for it on an application. For an immediate direction the local planning authority must consider that the development to which the direction relates would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area. Local authorities can elect to make a nonimmediate direction in instances where it would be legally possible to make an immediate direction. The immediacy of the threat and compensation liability may be considerations in determining which to use.
- 2.17 A direction coming into effect immediately would have the clear advantage of straight away providing the Council with the ability to manage new C4 HMOs in the areas identified. However, it would also expose the Council to potentially very high levels of compensation liability in cases where applications submitted within the first 12 months of the removal of the permitted development rights were refused or granted subject to conditions, such compensation being based, in part, on the difference in property values arising from the Council's decision.
- 2.18 A non-immediate direction with a prior notice period of 12 months would avoid compensation liability and also allow the results of local consultation to be taken into account in advance of the Council deciding to confirm the direction and remove permitted development rights. However, there would be a delay in the Council's ability to manage additional C4 HMOs and a clear risk of acceleration in changes of use to C4 HMOs during the notice period, resulting in exacerbation of existing problems.

2.19 The harm identified is judged to be sufficient justification to instigate the necessary stages leading to the introduction of a non-immediate article 4 direction covering Chandos Street, Ashwell Street and Beech Avenue, as detailed within Appendix 6, to remove these permitted development rights, thereby enabling additional C4 HMOs and their effects to be coherently and comprehensively managed within the context of a robust policy framework. Having regard to the scale of potential compensation liability, a prior notice period of 12 months would be given of the direction taking effect, despite the threat presented by the continued exercising of permitted development rights during this notice period.

Carlton Hill Ward

2.20 In terms of the distribution of the HMOs within the Carlton Hill Ward, this is shown at Appendix 4. The records assessed show the greatest number of HMOs on Standhill Road, where there are a total of 4. The properties on Standhill Road are numbered up to 231, assuming this number of dwellings on the street the total proportion of HMOs on the street is 1.7%. There are 3 HMOs on Mayfield Road and 2 on each of Curzon Avenue and Honeywood Drive.

2.21 Whilst a large area of the Netherfield Ward is characterised by a uniform street linear street pattern comprising traditional terraced and semi-properties without very little off-street car parking, the Carlton Hill Ward is much more varied in character with a greater proportion of properties benefiting from some off-street car parking provision.

2.22 There is not currently any evidence that the use of the properties identified as HMOs is resulting in any detriment to the amenity of the Ward. Therefore, the overall conclusion of the assessment, having regard to the requirements set out in the NPPF and PPG, is that there is insufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of the Carlton Hill Ward. It is however considered that the situation should however be monitored to ensure that a proliferation of HMOs does not emerge

Daybrook Ward

2.23 Appendix 5 shows the distribution of the HMOs within the Daybrook Ward. This shows the highest number of HMOs on Edwin Street, where there

are a total of 3 such properties. The properties on Edwin Street are numbered up to 101, assuming this number of dwellings on the street the total proportion of HMOs on the street is 2.9%. There are 2 HMOs on Sherbrook Terrace where there are 22 properties (9% of dwellings), 2 on Furlong Street where there are 53 dwellings (3.77% of dwellings).

- 2.24 Similar to Carlton Hill Ward, Daybrook has a more varied character than Netherfield with dwellings having a mixture of both on-plot and on-street car parking arrangements. Whilst some streets do largely rely on on-street car parking there are not currently any identified clusters of HMOs that would result in an exacerbation of on-street car parking.
- 2.25 Whilst 9% of the dwellings of Sherbrook Terrace comprise HMOs, these do not form part of wider cluster and there does not appear to be any proliferation of HMOs within any one locality within the Daybrook Ward. There is not currently any evidence that the use of these properties as HMOs is resulting in any detriment to the amenity of the Ward. Therefore, the overall conclusion of the assessment, having regard to the requirements set out in the NPPF and PPG, is that there is insufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of the Daybrook Ward. It is however considered that the situation should however be monitored to ensure that a proliferation of HMOs does not emerge in the Ward.

3 Alternative Options

- 3.1 An alternative option is to implement either an Article 4 direction to remove permitted development rights for change of use from Use Class C3 (dwellinghouse) to Use Class C4 (house in multiple occupation) covering an entire Ward or several Wards which takes effect immediately, or a non-immediate Article 4 direction which would result in permitted development rights being withdrawn upon confirmation of the direction, following local consultation. This option would not however be evidenced based and would not comply with the guidance contained within NPPF and PPG as it would not identify the smallest possible geographical area
- 3.2 A further option would be to impose an immediate Article 4 Direction in respect of the identified streets within Netherfield. However, this would expose the Council to the threat of significant compensation where

applications are either refused or granted subject to conditions for a period of 12 months.

3.3

A third option is not to implement an Article 4 Direction in the areas identified. This may result in the proliferation of HMOs on these streets being further exacerbated, leading to a detriment to the amenity of residents and highway safety due to increased on-street car parking.

4 Financial Implications

- 4.1 Any applications for planning permission to change the use of a property within the Article 4 Areas would be subject to the nationally set application fee which is currently £588. It is not possible to predict the number of applications that may be received within the Article 4 areas.
- 4.2 Should either of the alternative options be pursued this may give rise to a liability to compensate, as detailed in Section 5, Legal Implications, for which there is no budgetary provision.

The revenue costs of publishing and advertising the Article 4 Direction in local press and notices around the borough pursuant to consultation will 4.3 need to be met by existing budgets.

5 Legal Implications

- 5.1 The statutory power and policy requirements in relation to the making of Article 4 directions are set out within this report and within Section 2 of Appendix 3. The making of such a direction without the necessary justification and evidence as specified in the NPPF could result in the order being challenged. The withdrawal of development rights by an Article 4 direction may give rise to liability to compensate where permission is sought and refused.
- 5.2 The article 4 direction would be prepared in full accordance with legislative requirements set out with Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Any decision to subsequently confirm the direction would be made having regard to the outcome of the consultation process and evidence, thereby minimising the risk of legal challenge.

- 5.3 In accordance with Sections 107 and 108 of the Town and Country Planning Act 1990 and The Town and Country Planning (Compensation) (England) Regulations 2015 (as amended) property owners may be eligible for compensation if they are affected by the introduction of an Article 4(1) direction within in a 12-month period of it coming into effect.
- 5.4 The Secretary of State has the power to cancel or modify an Article 4 direction at any time before or after it is confirmed.

6 Equalities Implications

- 6.1 There are no direct equalities implications arising from this report. The proposed Direction will be subject to a public consultation which will allow any concerns to be identified and dealt with through a subsequent decision on the confirmation (or otherwise) of the Direction.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 There are no carbon reduction/environmental sustainability implications arising from this report.

8 Appendices

- 8.1 Appendix 1 – September 2025 - Article 4 Directions and the suitability of implementation in the Netherfield Ward to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities)
- 8.2 Appendix 2 – Updated Assessment: Article 4 Directions and the suitability of implementation of an Article 4 Direction to introduce a requirement for planning permission to change from a Use Class C3 Dwellinghouse (dwellinghouse) to a Class C4 HMO (3-6 unrelated people who share facilities) within the Borough.
- 8.3 Appendix 3 – Distribution of existing HMOs in the Netherfield Ward.
- 8.4 Appendix 4 - Distribution of existing HMOs in the Carlton Hill Ward
- 8.5 Appendix 5 - Distribution of existing HMOs in the Daybrook Ward
- 8.6 Appendix 6 – Proposed Article 4 Direction Area

9 Background Papers

- 9.1 National Planning Policy Framework (2024) [National Planning Policy Framework - GOV.UK](#)
- 9.2 Planning Practice Guidance [Planning practice guidance - GOV.UK](#)
The Town and Country Planning (General Permitted Development)
- 9.3 (England) Order 2015 (as amended) [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)
- 9.4 Adopted Local Plan and Policy Documents [Adopted plan and local policy documents](#)
- 9.5 'Evidence Gathering: Housing in Multiple Occupation and possible planning responses – Final Report' MHCLG – September 2008 [Evidence Gathering: Housing in Multiple Occupation and possible planning responses - Final Report](#)

10 Reasons for Recommendations

- 10.1 Insufficient evidence exists to support an Article 4 direction to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities) within an area comprising an entire Ward or several Wards.
- 10.2 It is considered appropriate to implement an Article 4 Directions to remove the permitted development right to change the use of a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities) to cover Chandos Street, Ashwell Street and Beech Avenue in order to protect the amenity of streets.
- 10.3 To ensure continued monitoring of the position.

Statutory Officer approval
Approved by: Date: On behalf of the Chief Financial Officer
Approved by: Date:

On behalf of the Monitoring Officer

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Appendix 1 – Previous Evidence Provided September 2025

Article 4 Directions and the suitability of implementation in the Netherfield Ward to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities)

1.0 Background

1.1 In April 2010, changes were made to planning regulations to introduce a new Use Class C4 Use Class for small HMOs; residential properties occupied by between 3 and 6 unrelated people who share facilities. Prior to this, there had been no distinction in planning terms between such properties and those occupied as a family home. The April 2010 changes also introduced a requirement for planning permission to be obtained for a material change of use from a Use Class C3 Dwellinghouse to a Use Class C4 HMO (3-6 unrelated people who share facilities). This amendment enabled Local Planning Authorities to assess the merits of individual proposals against relevant policies and any other material considerations such as traffic impacts and antisocial behaviour. Planning permission could either be granted with conditions or refused.

1.2 These changes were largely welcomed by local authorities, particularly those with high student populations where there is often a significant demand for HMOs.

1.3 In June 2010, the coalition government announced its intention to amend The Town and Country Planning (General Permitted Development) (England) Order 2015 ("the GDPO"). to introduce a permitted development right to allow the change the use of a Use Class C3 Dwellinghouse to a Use Class C4 HMO thereby removing the newly introduced requirement to obtain planning permission for this change of use. The changes were subsequently implemented and took effect in October 2010.

1.4 Local Planning Authorities wishing to remove the permitted development right for changes of use from Use Class C3 to Use Class C4 would be required to implement provisions under Article 4 of the GDPO. This allows Local Planning Authorities to withdraw "permitted development" rights for specified development where it considers it is expedient that the development should not be carried out unless permission is granted for it on an application.

2.0 The Use of Article 4 Directions

2.1 The National Planning Policy Framework (NPPF) at paragraph 54 advises that the use of article 4 directions to remove national permitted development rights should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible. The advice is reaffirmed in the Planning

Practice Guidance (PPG) at Paragraph 038, Revision date 20 08 2021. Local Planning Authorities can therefore only make an article 4 direction where it can justify both its purpose and extent. Use of article 4 directions should be limited to situations where it is necessary to protect the local amenity or wellbeing of the area and the Local Planning Authority should clearly identify the potential harm the direction is intended to address.

2.2 An article 4 direction does not prevent the type of development specified but does ensure that an application for planning permission must be made prior to any development which it restricts taking place. If a Local Planning Authority makes an article 4 direction it can be liable to pay compensation to those whose development rights have been withdrawn.

2.3 Two types of article 4 direction can remove permitted rights to change from a Use Class C3 Dwellinghouse to a Use Class C4 HMO. Firstly, an article 4 direction may take effect immediately but this must be confirmed by the local planning authority following consultation within six months or it will lapse. Secondly, a non-immediate article 4 direction may be made which results in development rights being withdrawn only upon confirmation of the direction following local consultation. The Secretary of State is able to cancel or modify any direction made.

2.4 The legal requirement for a non-immediate direction is that the local planning authority considers it is expedient that the development should not be carried out unless permission is granted for it on an application. The circumstances in which an immediate direction can restrict development are limited and the local planning authority must also consider that the development to which the direction relates presents an immediate threat to local amenity or the proper planning of an area. The immediacy of the threat and compensation liability may be considerations in determining which type of direction to use.

2.5 A direction coming into effect immediately would have the clear advantage of straight away requiring Use Class C4 HMOs to require planning permission. However, it would also expose the Council to potentially very high levels of compensation liability in cases where applications submitted within the first 12 months of the removal of the permitted development rights were refused or granted subject to conditions, such compensation being limited to abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights

2.6 A non-immediate direction with a prior notice period of 12 months would avoid compensation liability and also allow the results of local consultation to be taken into account in advance of the Council deciding to confirm the direction removing permitted development rights.

2.7 As detailed above, any article 4 direction must be supported by robust evidence in order to comply with the requirements of the NPPF and the PPG and applied in a measured and targeted way

3.0 Current Evidence

3.0 Recent Planning Applications

3.1 Within the last 5 years, there have been 4 determined applications for planning permission in Netherfield to change the use of a property from a dwelling to a HMO proposing the occupation of the property by more than 6 unrelated people sharing basic amenities.

3.2 These applications are detailed below:

2020/0484

56 Meadow Road, Netherfield

Single storey extension to rear elevation and change of use from C3 to sui generis, 6 bedrooms, 7 occupants House in Multiple Occupation

The proposal was refused planning permission contrary to officer recommendation. A revised scheme was subsequently implemented under permitted development comprising 6 bedrooms.

2020/0630

45 Ashwell Street, Netherfield

Change of use from C3 dwellinghouse to seven bedroom (Sui Generis) HMO including loft dormer extension.

The proposal was refused planning permission by the Borough Council, contrary to officer recommendation. An appeal was subsequently made by the applicant to the Planning Inspectorate. The appeal was allowed and permission was granted.

2020/0789

112 Victoria Road, Netherfield

Proposed change of use from existing residential apartments C3 to a large HMO sui generis

The proposal was granted planning permission under delegated authority, following consultation with the Planning Delegation Panel.

2022/0153

49 Chandos Street, Netherfield

Proposed change of use from dwelling (C3) to 7 bedroom HMO including rear dormer loft conversion

The proposal was granted Planning permission following referral to Planning Committee.

3.3 One additional application was granted for the change of use of 48 Bourne Street to a 7 person HMO under reference 2023/0925. This property was however already in use as a Use Class C4 HMO with 6 occupants.

3.4 In addition to the determined planning applications detailed above, the Local Planning Authority is currently considering 1 application for a Lawful Development Certificate for a HMO of up to 6 occupants (Use Class C4) at 24 Bourne Street. In addition, 2 Certificates have recently been granted for HMOs at 42 Forester Street and 5 Beech Avenue. These are not applications for planning permission but seek confirmation that the proposed development is lawful in planning terms, i.e. permitted development, and therefore the usual material considerations are not relevant in the determination of the applications.

3.5 The planning applications detailed above were each considered in light of the relevant policies contained within the NPPF, Greater Nottingham Aligned Core Strategy (Part 1 Local Plan), Local Planning Document (Part 2 Local Plan) and the Parking Provision for Residential Developments – Supplementary Planning Document.

3.6 The principle of the proposed use, impact upon residential amenity, highway safety, flood risk and other issues were considered in detail by officers in each report and no conflict was found with any of the Councils adopted planning policies or the relevant national policies.

3.7 In relation to highway safety, advice was sought from Nottinghamshire County Council as the Highway Authority prior to determining each application and no objections were received. There is no evidenced highway safety risk identified by the Highway Authority which would indicate that existing and proposed HMOs in the Netherfield ward would result in unacceptable highway safety issues. Dwellings in this locality are situated in close proximity to the Netherfield designated shopping area

where there are a number of amenities, shops etc. which are within walking distance and the wider area is well served by public transport.

3.8 There are no highway safety grounds identified through the determination of recent planning applications which would support an article 4 direction.

3.9 The analysis of planning applications over the past five years indicates that HMOs requiring planning permission are in full conformity with national and local planning policies and no harm has been identified by officers or the Planning Inspectorate.

4.0 Residents Meeting

4.1 A meeting with Councillor Hunt and a small number of local residents was held at the Civic Centre on 28th May 2025. The meeting was arranged to discuss the pending applications for Certificates of Lawful Development HMOs and article 4 directions more generally.

4.2 The key concerns raised are detailed below and each concern is assessed in relation to the relevant planning considerations, which have been established through appeal decisions and case law.

- Behaviour of builders and contractors during property conversions and extensions and lack of regard to health and safety regulations.

Comment: Any anti-social behaviour should be reported to the Council's Community Protection Team and breaches of health and safety regulations during construction should be reported to the Health and Safety Executive as it is not possible to enforce these concerns through Planning Legislation.

- Loss of car parking

Comment: Due to the character of Netherfield, a large proportion of dwellings do not benefit from off-street car parking. The Highway Authority has not raised any concerns when consulted on the planning applications for the change of use of dwellings to HMO's and there is currently no evidence that residents are unable to find on-street parking in the vicinity of their properties. In terms of vehicle ownership, the Office for National Statistics Census of 2021 shows that 32.9% of households in the ward do not have a car (compared to 18.3% for Nottinghamshire) 46.8% have 1 car (41.8% for Nottinghamshire) 16.4% have 2 cars (30% for Nottinghamshire) and 3.9% have 3 or more cars (9.9% for Nottinghamshire). The evidence is that car ownership in Netherfield is low when compared to Nottinghamshire and demand for car parking is therefore reduced.

- Loss of family homes

Comment: There has undoubtedly been a loss of some larger properties which are suitable for families. However, the proportion of dwellings within the ward that have been converted is very low. Furthermore, the Housing Delivery Test measurement (published December 2024) for 2023 shows there were 699 homes delivered in the borough against a requirement of 497. There is currently no evidence that the housing mix in Netherfield is not appropriate.

- Waste management issues and waste bins on pavements

Comment: it is accepted that larger HMOs have the potential to generate more household waste but there is no evidence to suggest that there are currently issues with waste management or collection.

- Drainage issues due to the extensions being constructed.

Comment: The properties being extended utilising permitted development rights and drainage matters therefore cannot be considered by the Local Planning Authority. However, there is currently no evidence to suggest that HMOs are causing problems with drainage.

- Loss of community cohesion

Comment: The proportion of dwellings that have been converted is low and there is no evidence that there is a significant concentration of HMOs or grouping on any particular street at this time.

4.3 From a planning perspective, none of the concerns raised either singularly or in combination would merit suitable justification to progress an article 4 direction.

5.0 Applications made by Landlords for a Licence under the Housing Act 2004.

5.1 All HMOs in Gedling Borough with 5 or more tenants who do not form a single household require a licence under the Housing Act 2004 and any licences granted include conditions relating to mandatory national minimum sleeping room sizes and waste disposal requirements.

5.2 In Netherfield, there have been licences granted at 14 properties and the Council has received HMO license applications for 2 further properties which are still being considered;

- 6 Godfrey Street

- 41 Ashwell Street

The Council has a 12 month timescale for issuing HMO licences. The licence holders have met their legal duty when submitting the application.

6.0 Antisocial Behaviour

6.1 The Community Protection Manager has advised that between all of the known HMOs in Netherfield, antisocial behaviour levels reported to the Council have been very low or non-existent so far and their position remains unchanged since being initially consulted in May 2022. The majority of complaints are generated by renovation works needed to convert the properties into HMOs. The car parking concerns have not however generated any objections from the Highway Authority on safety grounds. In relation to noise, litter and antisocial behaviour, these matters can be controlled through other legislation and do not require an Article 4 direction.

7.0 Composition of the Netherfield Housing Stock

7.1 There are 3120 residential properties within the ward of Netherfield and evidence available to the Council indicates that there are 14 confirmed HMOs providing accommodation for 5 or more unrelated individuals. Therefore, 0.44% of the housing stock in Netherfield is comprised of HMOs.

7.2 There is currently one application being considered for Lawful Development Certificates for a HMO of up to 6 occupants at 24 Bourne Street with Certificate having recently been granted at 42 Forester Street and 5 Beech Avenue. Should all these properties developed into HMO's, the total number of HMOs in Netherfield Ward would be 17, or 0.54% of the housing stock.

7.3 Furthermore, whilst there are 2 HMOs present on Chandos Street, 3 on Ashwell Street and 2 on Victoria Road, there does not appear to be an excessive concentration in one particular locality. The distribution is shown at Appendix 3.

9.0 Conclusion

9.1 The private rented sector is an important part our housing market and HMOs form a vital part of this sector, often providing cheaper accommodation for people whose housing options are limited. The available information demonstrates that HMOs in Netherfield are distributed across the ward and comprise a low percentage of the overall number of residential properties.

9.2 Having regard to the requirements set out in the NPPF and the PPG, it is considered that there is currently insufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of the Netherfield Ward. The situation should however be monitored to ensure that a proliferation of HMOs does not emerge in any particular locality or the Netherfield ward as a whole.

Appendix 2 – Updated Evidence

Article 4 Directions and the suitability of implementation in the Netherfield Ward to introduce a requirement for planning permission to change from a C3 Dwellinghouse (family dwelling) to a C4 HMO (3-6 unrelated people who share facilities)

1.0 Background

1.1 In April 2010, changes were made to planning regulations to introduce a new Use Class C4 Use Class for small HMOs; residential properties occupied by between 3 and 6 unrelated people who share facilities. Prior to this, there had been no distinction in planning terms between such properties and those occupied as a family home. The April 2010 changes also introduced a requirement for planning permission to be obtained for a material change of use from a Use Class C3 Dwellinghouse to a Use Class C4 HMO (3-6 unrelated people who share facilities). This amendment enabled Local Planning Authorities to assess the merits of individual proposals against relevant policies and any other material considerations such as traffic impacts and antisocial behaviour. Planning permission could either be granted with conditions or refused.

1.2 These changes were largely welcomed by local authorities, particularly those with high student populations where there is often a significant demand for HMOs.

1.3 In June 2010, the coalition government announced its intention to amend The Town and Country Planning (General Permitted Development) (England) Order 2015 ("the GDPO"). to introduce a permitted development right to allow the change the use of a Use Class C3 Dwellinghouse to a Use Class C4 HMO thereby removing the newly introduced requirement to obtain planning permission for this change of use. The changes were subsequently implemented and took effect in October 2010.

1.4 Local Planning Authorities wishing to remove the permitted development right for changes of use from Use Class C3 to Use Class C4 would be required to implement provisions under Article 4 of the GDPO. This allows Local Planning Authorities to withdraw "permitted development" rights for specified development where it considers it is expedient that the development should not be carried out unless permission is granted for it on an application.

2.0 The Use of Article 4 Directions

2.1 The National Planning Policy Framework (NPPF) at paragraph 54 advises that the use of article 4 directions to remove national permitted development rights should be limited to situations where an Article 4 direction is necessary to protect local amenity or the well-being of the area and in all cases, be based on robust evidence, and apply to the smallest geographical area possible. The advice is reaffirmed in the Planning

Practice Guidance (PPG) at Paragraph 038, Revision date 20 08 2021. Local Planning Authorities can therefore only make an article 4 direction where it can justify both its purpose and extent. Use of article 4 directions should be limited to situations where it is necessary to protect the local amenity or wellbeing of the area and the Local Planning Authority should clearly identify the potential harm the direction is intended to address.

2.2 An article 4 direction does not prevent the type of development specified but does ensure that an application for planning permission must be made prior to any development which it restricts taking place. If a Local Planning Authority makes an article 4 direction it can be liable to pay compensation to those whose development rights have been withdrawn.

2.3 Two types of article 4 direction can remove permitted rights to change from a Use Class C3 Dwellinghouse to a Use Class C4 HMO. Firstly, an article 4 direction may take effect immediately but this must be confirmed by the local planning authority following consultation within six months or it will lapse. Secondly, a non-immediate article 4 direction may be made which results in development rights being withdrawn only upon confirmation of the direction following local consultation. The Secretary of State is able to cancel or modify any direction made.

2.4 The legal requirement for a non-immediate direction is that the local planning authority considers it is expedient that the development should not be carried out unless permission is granted for it on an application. The circumstances in which an immediate direction can restrict development are limited and the local planning authority must also consider that the development to which the direction relates presents an immediate threat to local amenity or the proper planning of an area. The immediacy of the threat and compensation liability may be considerations in determining which type of direction to use.

2.5 A direction coming into effect immediately would have the clear advantage of straight away requiring Use Class C4 HMOs to require planning permission. However, it would also expose the Council to potentially very high levels of compensation liability in cases where applications submitted within the first 12 months of the removal of the permitted development rights were refused or granted subject to conditions, such compensation being limited to abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights

2.6 A non-immediate direction with a prior notice period of 12 months would avoid compensation liability and also allow the results of local consultation to be taken into account in advance of the Council deciding to confirm the direction removing permitted development rights.

2.7 As detailed above, any article 4 direction must be supported by robust evidence in order to comply with the requirements of the NPPF and the PPG and applied in a measured and targeted way

3.0 Composition of Housing Stock Across the Borough

3.1 The table below shows the number of HMOs within each ward within Gedling Borough and shows the percentage of total properties that comprise HMOs. This in turn allows the total number of HMOs within the Borough to be calculated. It should be noted that there are limitations in respect of the accuracy of this data. The data has been collected from various sources which includes; the Register of Licenced of HMOs, the planning register which includes planning applications and applications for lawful development certificates and Building Control records which include initial notices where private Registered Building Control Approvers supervise the works as well as those where the Council have approved the works. It should be noted that not all HMOs accounted for within this assessment are currently occupied as such.

Ward	No. of Properties (Valuation Office Agency 2024)	No. of HMOs	% HMOs
Bestwood St Albans	2,850	1	0.03
Calverton	3,440	0	0
Carlton	2,870	4	0.13
Carlton Hill	3,900	19	0.48
Cavendish	2,700	3	0.11
Colwick	1,200	5	0.42
Coppice	1,840	2	0.10
Daybrook	3,150	15	0.47
Dumbles	2,130	0	0
Ernehale	2,900	2	0.06

Gedling	3,230	6	0.18
Netherfield	3,120	36	1.15
Newstead Abbey	3,930	0	0
Phoenix	2,560	2	0.078
Plains	3,380	1	0.029
Porchester	3,380	12	0.35
Redhill	2,580	1	0.038
Trent Valley	2,710	1	0.037
Woodthorpe	3,000	2	0.066
Total	54,870	112	0.20

3.2 The table shows that there are a total of 54,870 residential properties within Gedling Borough (Valuation Office Agency 2024). The assessment of the composition of the housing stock within Gedling Borough shows that there are a total of 112 HMOs which comprise 0.20% of the total housing stock.

3.3 The Ward with both the greatest number of HMOs and proportion of HMOs as a percentage of total dwellings is Netherfield with a total of 1.15% of properties being HMOs. There are 3120 residential properties within the ward of Netherfield (Valuation Office Agency 2024) with a total of 36 properties being HMOs. Carlton Hill Ward has a total of 0.48% of properties being in use as HMOs, or 19, and Daybrook Ward has 0.47% of properties in use as HMOs, or 15.

4.0 Current Evidence

Recent Planning Applications

4.1 Following the consideration of the Report to Cabinet of 4th September 2025 in respect of HMOs within the Netherfield Ward, there have been 3 determined applications for planning permission within the borough to change the use of a property from a dwelling to a HMO proposing the occupation of the property by more than 6 unrelated people sharing basic amenities.

4.2 These applications are detailed below:

2025/0477 15 Church Drive, Daybrook (Daybrook Ward)

Change of use from Class C3 (dwellinghouse) to Sui Generis House in Multiple Occupation (HMO) for 15 occupants (11 bedrooms, 4 of which are double-occupancy), including demolition of the existing garage, construction of a wraparound single-storey rear and side extension, and internal reconfiguration. A rear-facing L-shaped dormer and two front rooflights are proposed under permitted development rights.

The proposal was **refused planning permission** under delegated powers having been referred to Delegation Panel on the grounds of the impact upon the amenity of neighbouring occupiers due to noise and parking, unacceptable levels of residential amenity for future occupiers and biodiversity impacts.

2025/0137 3 and 5 West Street, Arnold (Daybrook Ward)

Change of use from social club to 9 person HMO (Sui Generis use) with minor external alterations for new windows

The proposal was **granted planning permission** by the Borough Council under delegated authority having been referred to Delegation Panel.

2025/0629 18 Clementine Drive, Mapperley (Plains Ward)

Change of use from C3 dwelling to sui generis, 8 bedroom, house in multiple occupation.

The proposal was **refused planning permission** under delegated powers having been referred to Delegation Panel on the grounds of the development would provide insufficient off-street car parking provision in area where there is already significant amounts of on-street parking.

4.3 In addition to the determined planning applications detailed above, the Local Planning Authority is currently considering 1 application for a Lawful Development Certificate for a HMO of up to 6 occupants (Use Class C4) at 23 High Street, Arnold (Daybrook Ward).

4.4 Any Certificates of Lawful Development that have recently been granted for Use Class C4 HMOs are included within the numbers of HMOs detailed within the Report. For clarity, these are not applications for planning permission but seek confirmation that the proposed development is lawful in planning terms, i.e. permitted development, and therefore the usual material considerations are not relevant in the determination of the applications.

4.5 The planning applications detailed above were each considered having regard to the relevant policies contained within the NPPF, Greater Nottingham Aligned Core Strategy (Part 1 Local Plan), Local Planning Document (Part 2 Local Plan) and the Parking Provision for Residential Developments – Supplementary Planning Document.

4.6 The principle of the proposed use, impact upon residential amenity, highway safety, flood risk and other issues were considered in detail by officers in each report and where conflict was found with any of the Councils adopted planning policies or the relevant national policies and it could be demonstrated that harm would arise from the development proposed, planning permission was refused.

4.7 In relation to highway safety, advice was sought from Nottinghamshire County Council as the Highway Authority prior to determining each application and objections were received in respect of the application at 18 Clementine Drive which stated '*.....the change of use will be into 8-bedroom HMO, which will require 8no. off-street car parking spaces minimum to serve the HMO.*

Houses in multiple occupancy (HMO) will be required to provide parking at a rate of 1 space per bedroom with 1 visitor space per 3 bedrooms or in accordance with the district or borough's standard unless evidence is provided that demonstrates a lower parking provision is appropriate on a case-by-case basis.'

4.8 Whilst there are no cumulative highway safety grounds identified through the determination of recent planning applications which would support an article 4 direction, the comments of the Highways Authority set out that HMOs should provide parking provision of 1 space per bedroom. This can be relaxed in highly sustainable locations with ready access to services and public transport.

Parking Impact

4.9 The majority of the ward of Netherfield is characterised by a linear pattern of streets of traditional semi-detached and terraced dwellings fronting the road. The density of the built form means that very few dwellings within the ward benefit from off-street parking.

4.10 In terms of vehicle ownership, the Office for National Statistics Census of 2021 shows that 32.9% of households in the ward do not have a car (compared to 18.3% for Nottinghamshire) 46.8% have 1 car (41.8% for Nottinghamshire) 16.4% have 2 cars (30% for Nottinghamshire) and 3.9% have 3 or more cars (9.9% for Nottinghamshire). The evidence is that car ownership in Netherfield is low when compared to Nottinghamshire and demand for car parking is therefore reduced.

4.11 Whilst parking demand in Netherfield is reduced due to lower car ownership rates, the lack of off-street car parking across the ward means that any areas that have clusters of HMOs that don't benefit from off-street car parking themselves will see increased on-street car parking pressure to the detriment of the amenity of existing residents and highway safety due to indiscriminate parking on the public highway.

4.12 The Government Report 'Evidence Gathering: Housing in Multiple Occupation and possible planning responses – Final Report' identifies one of the issues arising from high concentrations of HMOs as increases in parking pressure. Given the character of Chandos Street, Ashwell Street and Beech Avenue are typical of Netherfield it is considered that the clusters of HMOs on these streets are increasing parking pressure where there is already considerable off-street parking.

4.13 It is acknowledged that other wards, such as Carlton and Hill and Daybrook do have streets that are characterised by high density development without on-street car parking areas. However, the housing stock of these wards comprises a lower proportion of HMOs and there are not any obvious clusters of HMOs in these areas at this time.

Other Considerations

4.14 As set out within the evidence previously considered by Cabinet on 4th September 2025, concerns had been raised by Ward Councillors and members of the public in relation to the following considerations.

- Loss of family homes

Comment: There has undoubtedly been a loss of some larger properties which are suitable for families. However, the proportion of dwellings within the ward that have been converted is very low. Furthermore, the Housing Delivery Test measurement (published December 2025) for 2024 / 2025 shows there were 478 homes delivered in the borough against a requirement of 460. There is not currently any evidence that the housing mix in Netherfield is not appropriate.

- Waste management issues and waste bins on pavements

Comment: it is accepted that larger HMOs have the potential to generate more household waste but there is no evidence to suggest that there are currently issues with waste management or collection.

- Drainage issues due to the extensions being constructed.

Comment: The properties being extended utilising permitted development rights and drainage matters therefore cannot be considered by the Local Planning Authority. However, there is currently no evidence to suggest that HMOs are causing problems with drainage.

- Loss of community cohesion

Comment: The proportion of dwellings that have been converted is low and there is no evidence that there is a significant concentration of HMOs or grouping on any particular street at this time.

5.0 Antisocial Behaviour

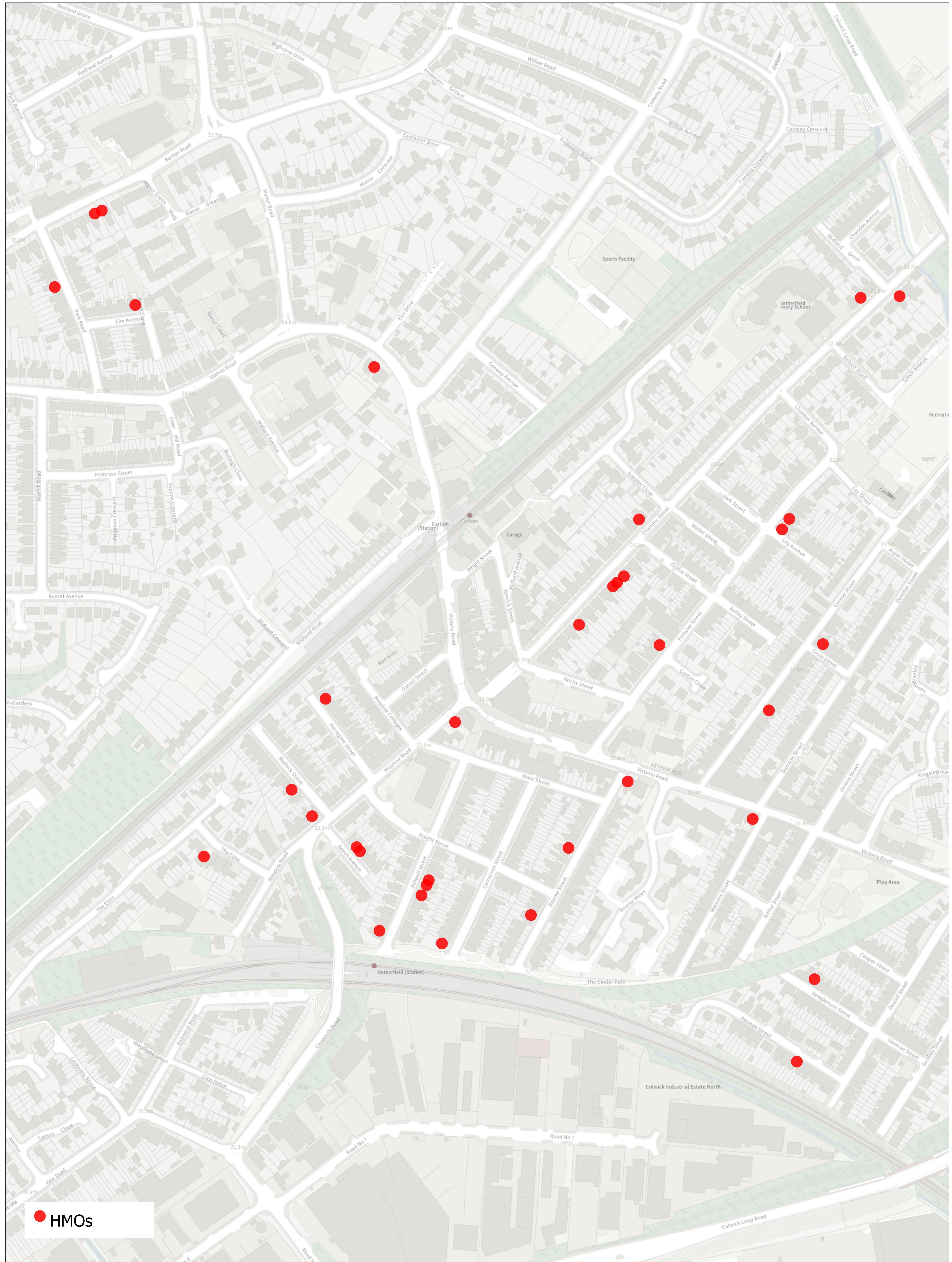
5.1 The Community Protection Manager has advised that between all of the known HMOs in the borough, antisocial behaviour levels reported to the Council have been very low or non-existent. The majority of complaints are generated by renovation works needed to convert the properties into HMOs. In relation to noise, litter and antisocial behaviour, these matters can be controlled through other legislation and do not require an Article 4 direction.

6.0 Conclusion

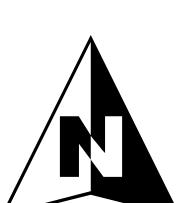
6.1 The private rented sector is an important part of our housing market and HMOs form a vital part of this sector, often providing cheaper accommodation for people whose housing options are limited. The available information demonstrates that HMOs in Carlton Hill and Daybrook are distributed across the Wards and comprise a low percentage of the overall number of residential properties.

6.2 Whilst HMOs currently comprise a small percentage of the overall number of dwellings in Netherfield Ward, the evidence shows that there are clusters on Chandos Street and Ashwell Street / Beech Avenue.

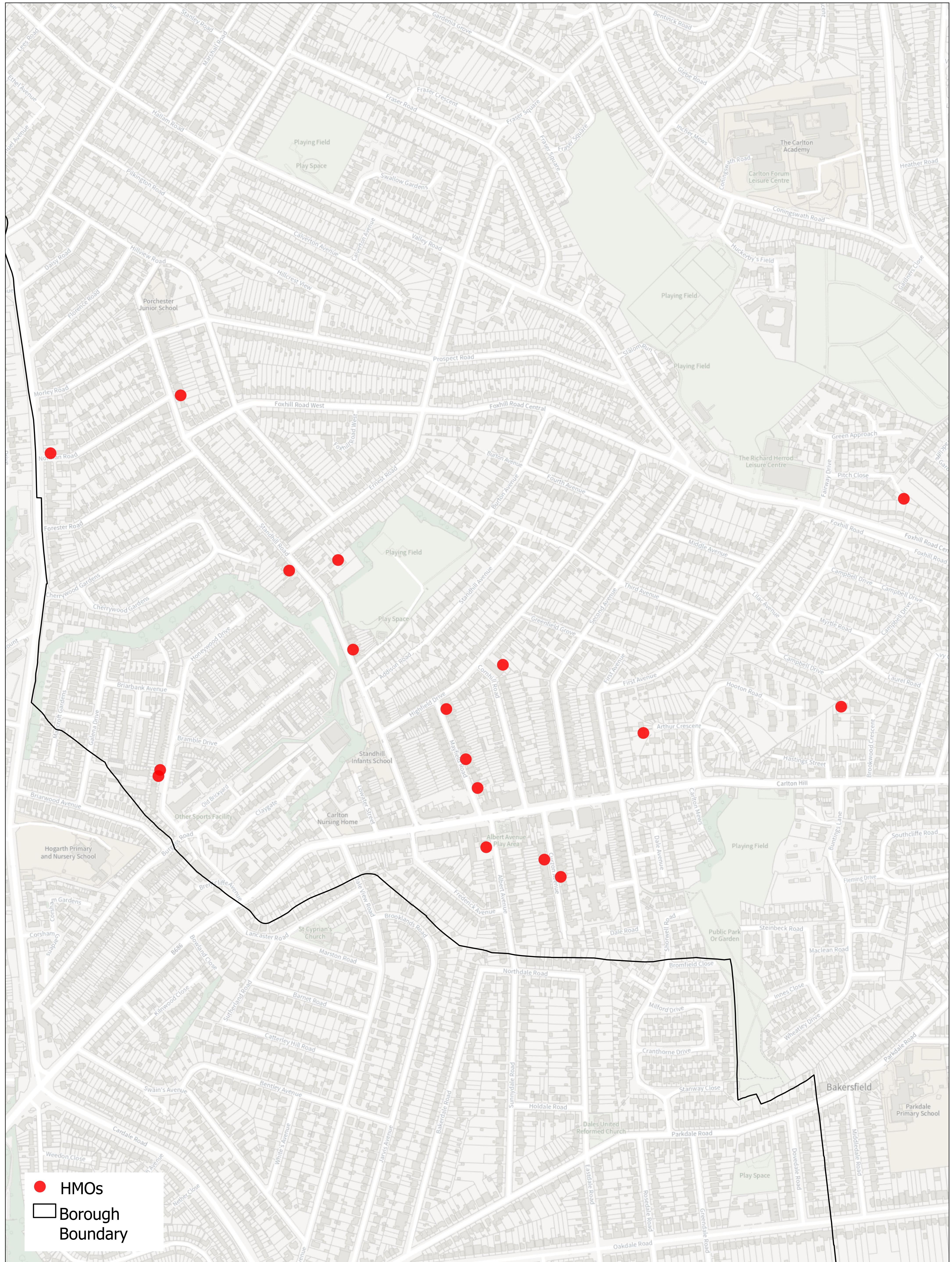
6.2 Having regard to the requirements set out in the NPPF and the PPG, it is considered that there is currently sufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of the referenced streets within Netherfield Ward. Furthermore, the situation should continue to be monitored to ensure that a proliferation of HMOs does not emerge in any particular locality within any locality within the Borough.



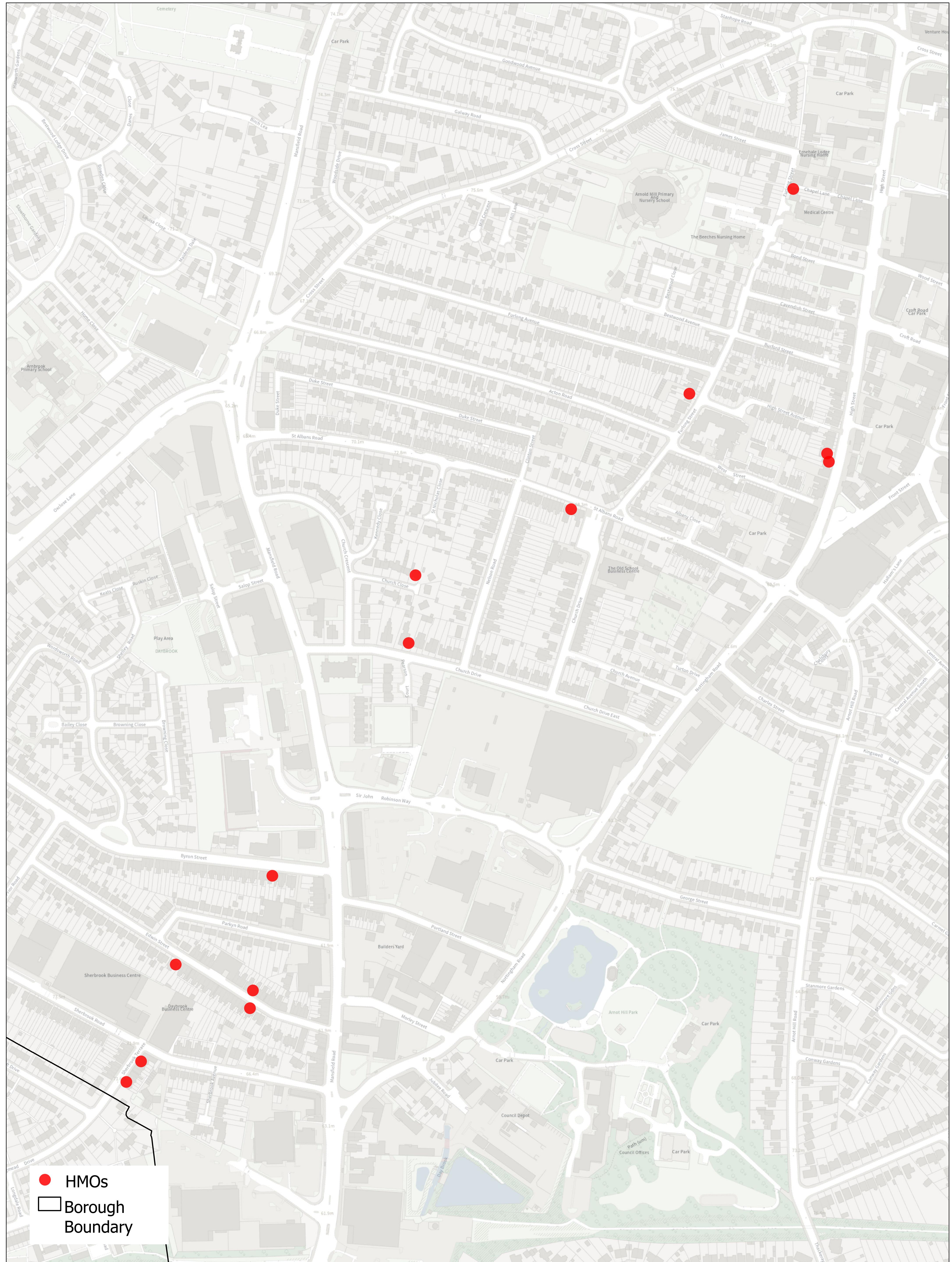
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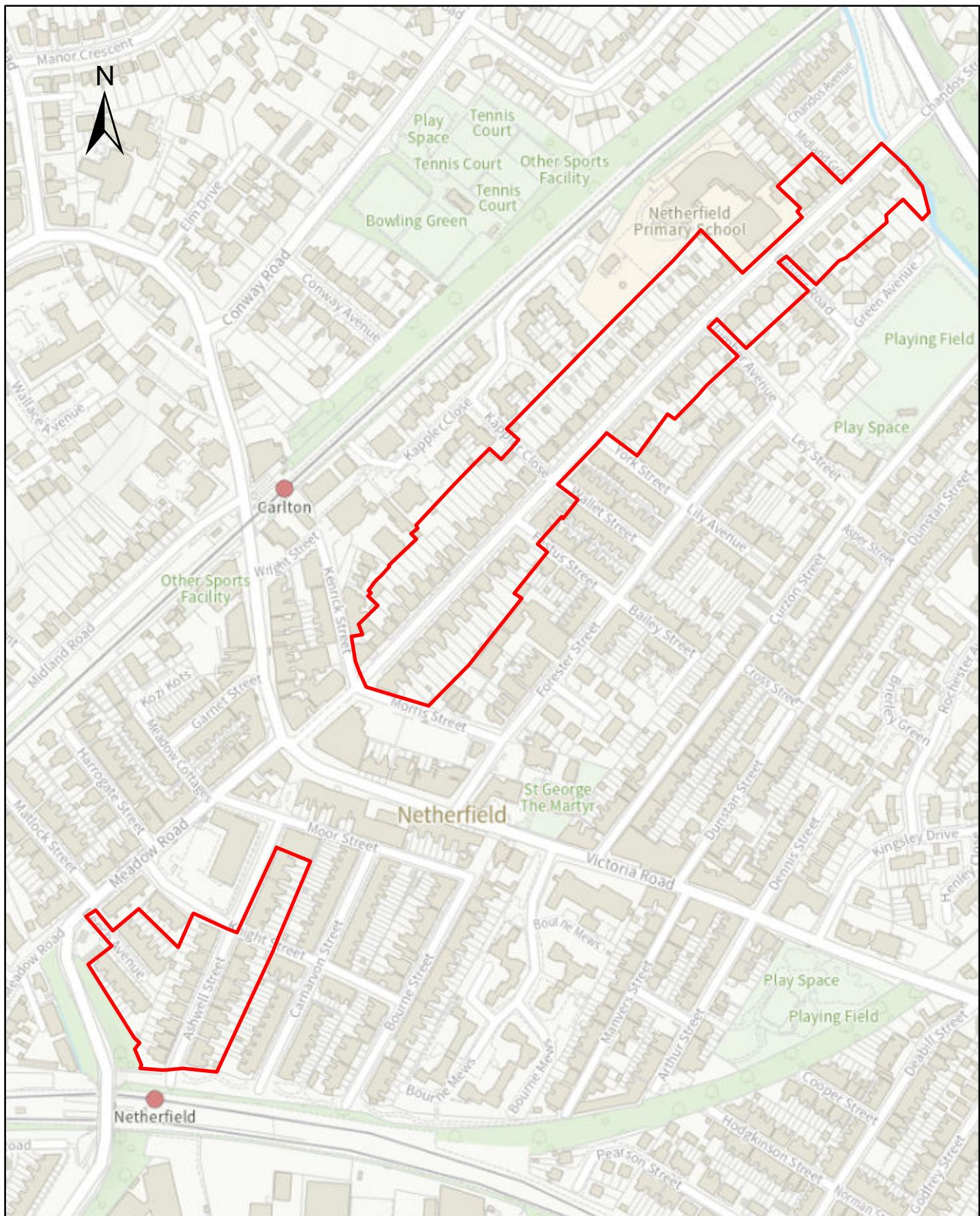
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Netherfield Article 4 Areas



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Name of project, policy, function, service or proposal being assessed:	Assessment of Houses in Multiple Occupation (HMOs) within Gedling Borough				
The main objective of (please insert the name of accessed document stated above):	To assess and inform Members of the total number of HMOs within Gedling Borough and the suitability of implementing an Article 4 direction to introduce a requirement for planning permission to change from a Use Class C3 Dwellinghouse (dwelling) to a Use Class C4 HMO (3-6 unrelated people who share facilities) within the Borough.				
<p>What impact will this (please insert the name) have on the following groups? Please note that you should consider both external and internal impact:</p> <ul style="list-style-type: none"> External (e.g. stakeholders, residents, local businesses etc.) Internal (staff) 					
Please use only 'Yes' where applicable		Negative	Positive	Neutral	Comments
Gender	External			x	The removal nationally set permitted development rights for the conversion of Use C3 dwellings to Use Class C4 HMOs within a small area will be subject to consultation and any comments will be fully considered in the decision to confirm the Direction. It is not considered that the Direction will result in an impact upon any groups

	Internal			x	
<u>Gender Reassignment</u>	External			x	
	Internal			x	
<u>Age</u>	External			x	
	Internal			x	

Equality Impact Assessment



<u>Marriage and civil partnership</u>	External			x	
	Internal			x	
<u>Disability</u>	External			x	
	Internal			x	
<u>Race & Ethnicity</u>	External			x	
	Internal			x	
<u>Sexual Orientation</u>	External			x	
	Internal			x	
<u>Religion or Belief (or no Belief)</u>	External			x	
	Internal			x	
<u>Pregnancy & Maternity</u>	External			x	
	Internal			x	
<u>Other Groups</u> (e.g. any other vulnerable groups, rural isolation, deprived areas, low income staff etc.)	External			x	
	Internal			x	

Please state the group/s: <hr/> <hr/>					
--	--	--	--	--	--

Is there is any evidence of a high disproportionate adverse or positive impact on any groups?			There is no evidence of any impact of any groups
Is there an opportunity to mitigate or alleviate any such impacts?			N/A
Are there any gaps in information available (e.g. evidence) so that a complete assessment of different impacts is not possible?			There are no gaps present in information

In response to the information provided above please provide a set of proposed action including any consultation that is going to be carried out:

Planned Actions	Timeframe	Success Measure	Responsible Officer

Authorisation and Review

Completing Officer	John Krawczyk
Authorising Head of Service/Director	
Date	15/01/2025
Review date (if applicable)	

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Report to Cabinet

Subject: Fees and Charges 2026/27

Date: 11 December 2025

Author: Chief Finance Officer

Wards Affected: All

Purpose

To determine the level of fees and charges for 2026/27 in accordance with the Corporate Charging Policy.

Key Decision

This is not a key decision, because whilst the proposals will have an impact on all wards in the borough, they do not have a financial impact that is above the threshold of £0.5m determined by Council for decisions to be regarded as a key decision.

Recommendation(s)

THAT:

- 1) Members approve the individual fees and charges as set out in the Fees and Charges schedule 2026/27 appended to the report.
- 2) The level of any new charges, concessions or discounts to be applied to any new or amended charges be delegated to the relevant Assistant Director in consultation with the Chief Finance Officer.

1 Background

- 1.1 Fees and charges provide an important income stream for the Council. It is imperative therefore that all fees and charges are based on a rational approach and set in accordance with an adopted Corporate Charging Policy which requires the Council to take into account the underlying economic climate when considering fees and charges. As reported to Council on 4 March 2026, there is still an unidentified budget gap of £3.3m, and it is important that fees and charges keep pace with inflation to ensure that this gap does not widen. It is against this backdrop that the level of fees and charges have been proposed within this report.
- 1.2 The Council's budget 2026/27 and Medium-Term Financial Plan report (Council 4 March 2026) set out an annual overall target for discretionary income inflation of 5% for each of the financial years between 2025 and 2030, however since this was set inflation has slowed therefore an income inflation rate of 3.5% is proposed in line with pay award and current inflation levels.

For 2026/27, this equates to £130,100 as shown in the table below. Actual increases per charge have been determined at service level and are dependent upon the costs of the service and legal powers to recover or exceed costs.

Portfolio	Discretionary Income £	3.5% increase £
Lifestyles, Health and Wellbeing	(2,805,700)	(98,200)
Public Protection	(4,400)	(200)
Environmental Services	(651,900)	(22,800)
Climate Change and Natural Habitat	(95,200)	(3,300)
Sustainable Growth and Economy	(2,300)	(100)
Corporate Resources and Performance	(158,300)	(5,500)
Total	(3,717,800)	(130,100)

- 1.3 Some of the services operated by the Council are not included in the general fee increase due either to the sensitivity of demand to price changes e.g. leisure DNA memberships or being operated on a commercial basis and therefore required to breakeven e.g. building control. The levels of fees which are set in these areas are considered separately and the base budget amended to ensure appropriate fees are set. Some fees for statutory services e.g. development control are determined by central government and any changes are reflected in the base budget.

- 1.4 When determining fees and charges for discretionary services, it is best practice to adopt a Corporate Charging Policy. This policy sets out the scope and basis for charging; its aims and objectives; statutory powers for charging and trading; the process and frequency for reviewing the charges; and the governance arrangements.
- 1.5 The Policy forms the basis of all fees and charges set within the Council. It establishes clear principles for charging and integrates charging into service management linking with corporate objectives. It incorporates the concepts of 'Standard Charges', 'Concessionary Charges', 'Discounts', and 'Market Intelligence'.
- 1.6 The Standard Charge applies to all users and is set at a level to maximise take-up and income targets, and wherever possible, to cover or exceed the full cost of providing the service in question.
- 1.7 Entitlement to concessions is designed to reduce barriers to participation and promote equality amongst users. Members must decide which services will be eligible for concessions and the appropriate concession rate that will apply to the Standard Charge, and balance this with the need to generate income.

As part of the Corporate Charging Policy, the council is looking to align its concessionary charges and over the course of 2026/27 work will be undertaken to ensure concessionary discount is constantly applied across all services

- 1.8 For any new or amended charges within the year, and/or those which require a concession or discount to be applied, this is to be determined by the relevant Assistant Director in consultation with the Chief Finance Officer.
- 1.9 The Corporate Charging Policy sets out that each service area should have a written charging strategy in place, and that this is reviewed every three years as a minimum. This year, an annual review of all fees and charges has been undertaken as part of the budget setting process.
- 1.10 To meet with the requirements of the Corporate Charging Policy, the fees and charges, both statutory (prescribed by Government) and discretionary (locally set), are provided in the Cabinet Fees and Charges Schedule 2026/27 at Appendix 1. Where concessions and discounts apply, the charges have been set in accordance with the recommended levels within this report. This approach provides the Council with a transparent means of meeting its equality and diversity requirements in the provision of local services. Further details on the larger income generating areas are provided in the following paragraphs of the report.

1.11 Leisure Centres – Visitor numbers and income, particularly around swimming lessons, continues to grow, despite the existing facilities being past their best. Every effort is being made to maintain income at its current levels, and the Council has recently announced ambitious plans for a new Leisure and Wellbeing Centre at Carlton.

A new DNA Health Membership which is £30 per month has been introduced for customers joining our health schemes (cardiac rehab, stroke, Parkinsons etc). It's a more cost effective way for customers to access these sessions. We want health customers to commit to their wellbeing journey and so are offering them access to a DNA monthly membership to support their recovery

1.12 Car Parking – the Council has maintained free two-hour parking in its town and local centres for many years now with the aim of encouraging visitors and shoppers to the borough.

1.12 Gedling Country Park – Car Parking – the Council introduced a £2 all day charge from 1 April 2025 and the council has decided to freeze this charge for 2026-27 however proposing to increase the annual permit to £100, which equates to £0.27 per day for frequent users of the park's facilities.

1.13 Cemeteries – The Council currently operates two primary cemetery sites, being Redhill and Carlton. The Redhill site is approaching full capacity and although income will continue to flow, it is expected that it will start to reduce. The Council has a priority to the residents within the borough therefore has decided to increase the premium for out-of-area residents by 25% to 125% of standard resident fees.

1.14 Waste Collection – Separate fees and charges are set for the Council's garden waste scheme, bulky items collection, and trade waste. These services have been subject to increased costs over the last few years and are undergoing a full review of the business case for each area, with prices set accordingly. Garden Waste fees are proposed to not increase for 2026/27.

1.15 Street Cleaning – A new charge has been added for the removal of fly tipping on private land. Due to the wide ranging nature of what may be fly tipped, a standard fees is not appropriate therefore removals will be priced per application.

1.16 Recreational Grounds – The Council has a number of outdoor sports pitches for hire including Bowls, Cricket and Football. The prices increases will relate to the 2026-27 seasons to avoid any mid-season increases.

The Tennis courts at Conway Recreation ground opened at the start of 2025-26, it is proposed to freeze the fees for 2026-27 pending a review of participation at the site.

The fees for Allotments (Private Associations) are being reviewed in line with inflation.

1.17 Not all discretionary fees and charges fall under the remit of Cabinet and must be approved by other Committees of the Council. These are:

Environment & Licensing Committee – general licences e.g. pavement licences, massage and treatment licences; registrations e.g. tattoo and ear-piercing premises; animal activity licences e.g. dog breeding; and taxi licensing.

Licensing Act Committee – those that fall under the Gambling Act 2005 e.g. casinos, bingo, adult gaming centres, family entertainment centres, betting premises.

2 Proposal

2.1 It is proposed that:

1. Members approve the individual fees and charges as set out in the Fees and Charges schedule 2026/27 appended to the report.
2. The level of any new charges, concessions or discounts to be applied to any new or amended charges be delegated to the relevant Assistant Director in consultation with the Chief Finance Officer.

3 Alternative Options

3.1 Not to adopt the Corporate Charging Policy and its underlying principles and set fees and charges for 2026/27 on the previous basis, being signed off by individual Portfolio Holders. This is not advised as there is a risk of lack consistency in approach to fee setting.

4 Financial Implications

4.1 The fees and charges have been set in accordance with the new Corporate Charging Policy. Wherever possible a minimum 3.5% increase has been applied to all locally set fees and charges, to reflect inflation. There are, however, a number of service areas where this is not feasible, and these have been detailed within the report.

4.2 Individual service income levels will be calculated as part of the annual budget setting process. Some areas will generate additional income whilst some may reduce or stay the same.

4.3 General economic factors can have a significant impact on the amount of fees and charges generated. Any significant variances during 2026/27 will be reported

within the quarterly monitoring reports to Cabinet.

5 Legal Implications

- 5.1 The Council has a statutory duty to ensure that it uses its resources efficiently and effectively when delivering services. It is important that the appropriate balance be achieved between the cost of providing the service and the contribution towards that service by the users together with the community impact.
- 5.2 The Fees and Charges Schedule 2026/27 separately identifies the legal powers for each fee and charge.

6 Equalities Implications

- 6.1 The report has been subject to an Equality Impact Assessment, which has concluded that there are no adverse impacts. This shows that charges reflect the specific needs of the client as and when appropriate.

7 Carbon Reduction/Environmental Sustainability Implications

- 7.1 The report has been subject to a Carbon Impact Assessment, which has concluded that there are no adverse impacts.

8 Appendices

- 8.1 Appendix 1: Cabinet Fees and Charges Schedule 2026/27
- 8.2 Appendix 2: Equality Impact Assessment
- 8.3 Appendix 3: Carbon Impact Assessment

9 Background Papers

- 9.1 Previous Portfolio Holder delegated decisions for service fees and charges.
- 9.2 Benchmarking data.

10 Reasons for Recommendations

- 10.1 When setting fees and charges, attention needs to be paid to the level those fees are set at. They need to support the underlying principles of the Corporate Charging Policy, but with an aim to secure maximum income levels for the Council. Pitching the fee and charge at the correct level is vital. Too high and it may encourage people to find an alternative service provider meaning the Council could lose income, too low and the Council would not be recovering its costs.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer

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Cabinet Fees and Charges Schedule 2026/27



Prepared December 2025

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LEGAL POWERS

PUBLIC PROTECTION

GENERAL LICENSING (DISCRETIONARY)

The Water Industry Act 1991 places a duty on the Council to sample and analyse private water supplies. The Council is entitled to recover the reasonable costs incurred in the provision of this duty under the Private Water Supplies Regulations 2016.

Section 149 of the Environmental Protection Act 1990 gives the Council an express power to charge a fee for dealing with stray dogs. This fee cannot exceed the expenses incurred by the Council in detaining the dog.

The Scrap Metal Dealer Act 2013, Schedule 1, paragraph 6 gives the Council an express power to charge a fee for applications for registration and variation of a licence. Any fee must be set having regard to the guidance issued by the Secretary of State.

Section 49 of the Housing Act 2004 allows a local authority to make a reasonable charge as they consider appropriate as a means of recovering certain administrative and other expenses incurred by the Authority in undertaking various enforcement action. In serving an improvement or hazard awareness notice the fee can cover expenses in determining whether to serve the notice, identifying any action to be specified in the notice and serving the notice. In taking any emergency remedial action the fee can cover the expenses incurred in determining whether to take such action and serving the notice. In making a prohibition order, emergency prohibition order or demolition order the fee can cover the expense incurred in determining whether to make the order and serving copies of the order. A reasonable charge can also be made for any reviews required to recover the expenses in carrying out the review and serving copies of the decision.

Section 87 of the Housing Act 2004, gives the authority the power to charge a fee in relation to selective licensing which takes into account all costs associated with carrying out the functions under this part of the Act.

Section 63 of the Housing Act 2004, gives the authority the power to charge a fee in relation to HMO licensing which covers the actual costs for delivering the scheme, including processing applications and ongoing administration.

The power to charge a fee for the discretionary services of pool sampling, comes from section 93 of the Local Government Act 2003 and the general power conferred on the Council by the Localism Act 2011 both of which allow the Council to charge a fee set on a costs recovery basis.

TRANSPORT & WASTE

WASTE SERVICES (DISCRETIONARY)

Powers to charge for the collection of garden and bulky waste and the provision of new bins derive from the Environmental Protection Act 1990 and regulations made thereunder. All charges levied must be reasonable.

WASTE SERVICES (TRADE)

Powers to charge for the collection of commercial and industrial waste derive from the Environmental Protection Act 1990 and regulations made thereunder. All charges levied must be reasonable.

PARKS & STREET CARE

CEMETERIES

Section 214(1) of the Local Government Act 1972 gives Gedling Borough Council the power to charge a fee for the burial or cremation of an individual. Article 15 (1) of the Local Authorities' Cemeteries Order 1977 (SI 1977/204) states that a burial authority may charge such fees as they think proper – for or in connection with burials in a cemetery; and for any grant of a right to place and maintain a tombstone or other memorial in a cemetery otherwise than in a chapel provided as mentioned in article 6(1)(b) or for any grant of a right to put an additional inscription on such a tombstone or other memorial.

PET CREMATION SERVICE

The Council relies on powers under the Localism Act 2011 to operate and charge for the cremation service and the Environmental Protection Act 1990 ("the EPA") and the regulations made thereunder, namely the Controlled Waste (England and Wales) Regulations 2012 ("the Regulations"), to charge for the collection and disposal of waste.

The EPA gives collection authorities like Gedling the discretion to also collect clinical waste, if requested to do so, within their area and dispose of it for a reasonable charge. The Regulations also give the power to charge for the collection of dead domestic pets from households.

RECREATION GROUNDS

SPORTS

Section 19 of the Local Government (Miscellaneous Provisions) Act 1976 gives Gedling Borough Council (the 'Council') the power to provide such recreational facilities as it thinks fit including outdoor facilities consisting of pitches for team games, tennis courts and bowling greens. Section 19(2) contains an express power for the Council to charge for the use of any such facilities of whatever it considers appropriate.

The power to charge for allotment plots comes from Section 10 of the Allotment Act 1950 and is whatever is deemed to be reasonable by the Council.

PROPERTY

CAR PARKING

The Schedule to the Gedling Borough Council (Civil Enforcement Off Street Parking Places) Order 2020 specifies the fees to be charged at each car park owned by the Council and covered by the Order. In order to vary the fees charged the process set out in Regulation 25 must be followed.

In addition to the process for variation Regulation 25 also states the required content to be included in a notice of variation which shall specify the date when it is due to come into force; identify every parking place to which the notice relates; specify in respect of each such parking place - (i) the charges payable for the use of the parking place at the date the notice is given; (ii) the charges that will be payable when the notice comes into force.

Any notice of variation advertised must comply with these requirements.

COMMUNITY CENTRES

Section 19 of the Local Government (Miscellaneous Provisions) Act 1976 allows Local Authorities to charge for leisure and community facilities. Under this section a local authority may provide, such recreational facilities as it thinks fit and, either without charge or on payment of charges as the authority thinks fit.

The use and hiring of the community centres should only be hired with an appropriate hire agreement containing the terms and conditions of hire.

LEISURE

BONINGTON THEATRE AND CINEMA

The main power to charge for leisure services derives from s.19 of the Local Government (Miscellaneous Provisions) Act 1976. This gives the authority the ability to decide whether to charge, and the level of charge for the provision of leisure services. Leisure services, such as the Bonington Theatre, continue to be subsidised and an increase in fees to match inflationary pressures is reasonable. Additionally, as the Bonington Theatre operates commercially, whilst also offering discounts to some service users, application of discretionary increases are allowable under this charging power.

LEISURE CENTRES

The main power to charge for leisure services derives from s.19 of the Local Government (Miscellaneous Provisions) Act 1976. This gives the authority the ability to decide whether to charge, and the level of charge for the provision of leisure services. Leisure services continue to be subsidised and an increase in fees to match inflationary pressures is reasonable. Additionally, as Leisure operates commercially, whilst also offering discounts to some service users, application of discretionary increases are allowable under this charging power.

PLANNING & BUILDING CONTROL

BUILDING CONTROL (COMMERCIAL)

The fee-earning account is based on a cost recovery business case and must break even on a three-year rolling basis. Fees and charges must be reviewed each year in alignment to the approved budget to ensure that this break-even position is met. This is based on the requirements of The Building (Local Authority Charges) Regulations 2010.

LAND CHARGES

The Local Land Charges Act 1975 gives councils power to set fees for the provision of Local Land Charge services. The Act allows registering authorities some flexibility in setting the fees for local land charges services.

However, the authority must ensure that taking one financial year with another the income from fees charged for each service does not exceed the costs of providing the service. The provision of information following a Con29 search request is a discretionary service provided by the Council. In accordance with s.93 of the Local Government Act 2003, the Council can charge for providing this service.

PLANNING (DISCRETIONARY)

The basis for introducing charges was derived from Section 93 of the Local Government Act 2003, which enables Local Authorities to charge for discretionary services, providing that the charges are set on a cost recovery basis. The charges can be set on this basis because the Council has no statutory duty to provide pre-application advice to developers and applicants for planning permission. There are powers to charge available under the Localism Act 2011 for non-statutory functions.

BUILDING CONTROL (DISCRETIONARY)

The Power to charge falls under Section 93 of the Local Government Act 2003. This sets out that a local authority may charge for discretionary services. Discretionary services are those services that an authority has the power but not a duty to provide. An authority may charge where the person who receives the service has agreed to its provision and the charge must not exceed the cost of providing the service.

The Council's provision of this service in relation to the naming and numbering of streets and buildings is derived from legislation namely contained within the Town Improvement Clauses Act 1847 (Section 64 and 65) and sections 17-19 of the Public Health Act 1925. This includes the obligation on the part of the Local Authority to prepare Street Naming and Numbering schemes and to maintain a good standard of street name plates.

The discretionary elements of the service are:

- Consultation and liaising with external organisations such as Royal Mail, developers, Parish/Town Councils and Emergency Services (as a non-statutory element of naming of streets).
- The naming and numbering of new properties (including conversions).
- Alterations in either name or numbers to new developments after initial naming and numbering has been undertaken.
- Notifications to organisations (Developers, VOA, Fire, Royal Mail, Internal Departments).
- Confirmation of addresses. Notification of such to householders.
- Challenges to existing official naming/numbering schemes/addresses held within the street naming and numbering records.

There is no requirement for the service to provide copies of historic documents.

Section 80 of the Building Act requires a person who intends to demolish the whole or part of a building to notify the local authority and comply with the requirements which the local authority may impose. The local authority may, by notice, (S81) require a person undertaking demolition to carry out certain works to protect neighbouring properties and take such steps in connection with the demolition as are necessary for the protection of the public and the preservation of public amenity. There is no specific power to charge within the Building Act for this service, however as it is discretionary powers under s.93 of the Local Government Act 2003 have been applied.

PLANNING (STATUTORY)

The basis for introducing charges was derived from The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2019.

PUBLIC PROTECTION

PUBLIC PROTECTION

Current 2025/26 £	Proposed 2026/27 £
-------------------------	--------------------------

GENERAL LICENCES

Private Water Sampling

Laboratory cost +
admin cost to
outside bodies
(case specific -
POA*)

Laboratory cost +
admin cost to
outside bodies
(case specific -
POA*)

* POA - Price on Application

Environmental Protection Act (Stray Dogs) Regulations 1992 (Inc. VAT)

Cost of Dog Claimed within 24hrs of Seizure	£159.00	£165.00
Cost of Dog Claimed after the first 24hrs of Seizure	£202.00	£209.00

Scrap Metal Dealers Act 2013

Collectors Licence	£147.00	£152.00
Site Licence	£345.00	£357.00
Variation to Licence (change of site to collector's licence)	£54.00	£56.00
Variation to Licence (change of collector to site or additional site added)	£115.00	£119.00
Variation to Licence (change of name of licence holder or any named person)	£64.00	£66.00
Variation to Licence (change of site manager)	£23.00	£24.00

Pool Sampling

Pool Water Sampling (per test)	£48.00	£48.00
Pool Water Sampling – Legionnaires (per test)	£104.00	£104.00

PUBLIC PROTECTION

	Current 2025/26 £	Proposed 2026/27 £
PUBLIC PROTECTION		
<u>SELECTIVE LICENSING - Phase 2</u>		
NEW LICENCE		
Accredited Proposed Licence Holder Part 1	£400.00	£400.00
Accredited Proposed Licence Holder Part 2	£245.00	£245.00
Non Accredited Proposed Licence Holder Part 1	£400.00	£400.00
Non Accredited Proposed Licence Holder Part 2	£440.00	£440.00
RE-LICENCE		
Accredited Proposed Licence Holder Part 1	£400.00	£400.00
Accredited Proposed Licence Holder Part 2	£190.00	£190.00
Non Accredited Proposed Licence Holder Part 1	£400.00	£400.00
Non Accredited Proposed Licence Holder Part 2	£390.00	£390.00
Paper Application Form	Additional £60.00	Additional £60.00
Missed Inspections	£50.00	£50.00
Part 1 Housing Act 2004 (Fixed Fee for Enforcement Notice)	£446.00	£446.00
Application to Vary a Licence	No charge	No charge
Extra Correspondence	£30.00	£30.00
HMO Licence Fees		
NEW LICENCE		
Accredited Licence Holder Part 1	£480.00	£525.00
Accredited Licence Holder Part 2	£165.00	£187.00
Non Accredited Licence Holder Part 1	£565.00	£603.00
Non Accredited Licence Holder Part 2	£175.00	£212.00
RE-LICENCE		
Accredited Licence Holder Part 1	£400.00	£441.00
Accredited Licence Holder Part 2	£165.00	£187.00
Non Accredited Licence Holder Part 1	£485.00	£538.00
Non Accredited Licence Holder Part 2	£175.00	£212.00

TRANSPORT & WASTE

TRANSPORT & WASTE	Current 2025/26 £	Proposed 2026/27 £
GARDEN WASTE		
First Bin	£45.00	£45.00
Additional Bins	£23.00	£23.00
BULKY WASTE		
First Item of Bulky Household Waste or Sack (including Electrical Items)	£25.00	£26.00
2-3 Items	£12.50	£13.00
3-9 Items	£7.50	£8.00
BIN CHARGE		
Initial Supply of Black and Green Bin plus Glass	£72.50	£75.00
Replacement Bin for Lost, Stolen or Damaged (all bins except boxes - 1 replacement bin).	£25.00	£25.00
MISC:		
Clearance of Communal Area - per 1 hour	£110.00	£114.00
Deliver and Collection Bins for One-off Event	£58.00	£60.00
Charge to Empty a Contaminated Bin	£23.00	£24.00
Christmas Tree Recycling	£7.00	£10.00

COMMUNICATIONS

COMMUNICATIONS	Current 2025/26 £	Proposed 2026/27 £
CHARGES FOR CONTACTS MAGAZINE		
Quarter Page (97mm x 97mm + 3mm bleed)	£250.00	£260.00
Half Page (97mm w x 193mm h + 3mm bleed)	£550.00	£570.00
Full Page (193mm x 193mm + 3mm bleed)	£1,100.00	£1,150.00
Partner Rate Card 2024		
Quarter Page (97mm x 97mm + 3mm bleed)	£175.00	£180.00
Half Page (97mm w x 193mm h + 3mm bleed)	£350.00	£360.00
Full Page (193mm x 193mm + 3mm bleed)	£600.00	£620.00
*Please add a 3mm bleed to all artwork, but do not include crop marks.		
EMAIL BULLETINS		
Latest News	£200.00	£210.00
Leisure	£200.00	£210.00
What's On	£200.00	£210.00
Bonington Theatre and Cinema	£200.00	£210.00
Jobs	£100.00	£100.00
Health and Wellbeing	£100.00	£100.00
Business Support	£100.00	£100.00
Community and Voluntary Sector	£100.00	£100.00
*Banner advert size (591px wide x 194px high).		
DIGITAL SCREENS		
One Month Contract	£130.00 per week	£135.00 per week
Three Month Contract	£115.00 per week	£120.00 per week
Six Month Contract	£100.00 per week	£100.00 per week
OTHER ADVERTISING OPPORTUNITIES		
Bonington Pre-film Screening Advert (W 2048 x H 858 - Tiff or Jpeg)	£250.00 per screening, per advert	£300.00 per screening, per advert
Car Parking Ticket Machines (side panel ad 240w x 1300h)	£100.00 each per month	£200.00 each per month

**Any substantial changes or a completely different image are to be treated as a new advert
and relevant charges will apply.**

Adverts should be supplied as high resolution PDFs without crop marks.

CEMETRIES

CEMETRIES

Current 2025/26 £	Proposed 2026/27 £
Resident	Resident

125% Surcharge applied to 'Resident' fees for 'Non Residents'

PURCHASE OF EXCLUSIVE RIGHT FOR 50 YEARS - INCLUDES MEMORIAL RIGHTS

New Lawn Section A10 (includes memorial raft)	£1,376.00	£1,424.00
Carlton Only		
Lawn Section	£1,134.00	£1,174.00
Traditional Section	£1,670.00	£1,728.00
Concrete Burial Chamber (up to 3 interments)	£1,985.00	£2,054.00

PURCHASE OF CREMATION PLOT FOR CASKETS OR SCATTERING OF ASHES

Lawn Section - Family Plot for 4	£929.00	£962.00
Tradition Section - Family Plot for 4	£1,024.00	£1,060.00
Lawn Section - Plot for 2	£465.00	£481.00
Lawn Section - Plot for 1	£233.00	£241.00

INTERMENT FEES - FULL BURIAL

*Stillborn or Child up to 17 Years	Nil	Nil
Over 18 Years - Coffin/Casket	£1,150.00	£1,190.00

BURIAL OR SCATTERING OF ASHES

*Stillborn Child or Child up to 17 Years	Nil	Nil
Over 18 Years	£247.00	£256.00
Scattering of Ashes on Grave	£174.00	£174.00
Scattering of Ashes in Garden of Rest	£131.00	£131.00

***CFF Funding Available - results in no charge to resident**

CONSTRUCTION OF BURIAL CHAMBER

Construction of Brick Lined Single Interment Grave (Muslim section only) - Further Fees Payable**	£1,071.00	£1,108.00
Restricted Depth Charge	£336.00	£348.00
Excavation Fee for Privately Constructed Grave - Block or Brick (includes first interment at time of excavation only)	£1,139.00	£1,179.00
Reopening of a Pre-constructed Grave (removal of top slabs only)	£215.00	£223.00

MEMORIALS AND INSCRIPTIONS

All new Memorials including plaques and vases must be inscribed with the Grave Number and Section, Stonemasons name, town and year of installation (i.e. A7C 000 - ACE MASONS LTD - Arnold - 2001).

A minimum of the grave number and section is required for any memorial removed from the cemetery for any purpose. New section A10 at Carlton cemetery.

RIGHT TO ERECT HEADSTONE, VASE OR PLAQUE (Pre April 2007)	£441.00	£456.00
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Lawn Section up to 1 metre max
Traditional Section up to 1370 mm max
Cremation Plot up to 510mm
Plot for 2 - Plaque (max 450mm) or Vase only
Plot for 1 - Flat Plaque only (max 300mm)

RIGHT TO ERECT KERB (Pre April 2007)	£305.00	£316.00
Traditional Section Only (not to exceed 2mt 130mm x 910mm)		

CEMETERIES

	Current 2025/26 £	Proposed 2026/27 £
	Resident	Resident
CEMETERIES		
ADDITIONAL INSCRIPTION (Pre April 2007)	£116.00	£120.00
BRONZE PLAQUE PERMIT (on Garden of Rest Walls only - Size 230mm x 150mm)	£179.00	£185.00
BRONZE PLAQUE - Supply, Fitting and Permit Fee	£409.50	£425.00
OTHER FEES AND CHARGES		
Service in Chapel	£200.00	£207.00
Searches of Family Trees - per name	£53.00	£55.00
Entry in Book of Remembrance (Three Lines)	£74.00	£77.00
Issue of Duplicate Deed	£84.00	£87.00
Late Arrival Fee	£242.00	£250.00
Memorial bench (recycled plastic) in Park or Cemetery for a lease of 10 years inc. one plaque, and siting.	£980.00	£1,020.00
Additional plaque	£75.00	£78.00
Plaque on existing bench for a lease of 10 years	£300.00	£340.00
Memorial tree	£150.00	POA
EXHUMATION FEES		
To remove remains in coffin	£1,150.00	£1,190.00
To remove cremated remains	£247.00	£256.00
Child below 18 years	NIL	NIL

ADDITIONAL INFORMATION

Burial of Non-Residents

Any person who has lived within Gedling Borough Council for a minimum period of 12 months in the last 3 years may be buried as a resident. Evidence of residency will be required.

Periods spent in a Hospital or Care Facility outside the Borough by Gedling residents during the last 3 years will count towards Gedling qualification providing they were resident for a minimum 12 month period prior to moving into care.

Muslim Burials

****MUSLIM SECTION** - A Muslim section is available at Carlton Cemetery ONLY, a burial service is offered Monday to Friday (Excluding Bank Holidays). Burial costs are our standard fees (purchase & interment) with the addition of a readymade brick vault (if required) and restrictive depth charge.

The last funeral booking time is **2.00 p.m.** for same day burials, notification must be received prior to 12noon. A late fee will be charged for any funeral arriving after 2.30pm.

Late Fees

The late fee becomes payable for any funeral arriving 30 minutes after the scheduled arrival time at the cemetery. This charge will be passed to the Funeral Director as the responsible party for ensuring on time arrival. Please ensure that cultural and religious factors are taken into account when booking an arrival time.

***Please Note: All accounts must be paid in accordance with the terms detailed.**

PARKS & STREET CARE

PET CREMATION SERVICE

Current 2025/26	Proposed 2026/27
£	£

INDIVIDUAL CREMATION (Inc. Scatter Tube)

Micro Pet - Hamster	Less than 1kg	£70.00	£72.50
Guinea Pig / Rabbit	Less than 3kg	£75.00	£80.00
Large Rabbit	3-7kg	£87.00	£90.00
Cat Small (Kitten)	1-2kg	£100.00	£105.00
Cat Medium	2-8kg	£125.00	£130.00
Cat Large	9-15kg	£140.00	£145.00
Dog Small	1-24kg	£167.00	£173.00
Dog Medium	25-34kg	£195.00	£205.00
Dog Large	35-44kg	£240.00	£248.00
Dog Very Large	45-54kg	£313.00	£324.00
Dog Extra Large	55-64kg	£336.00	£348.00
Giant Breed	65kg+	£420.00	£435.00

CASKETS

Micro Pet to Small Cat (Kitten)	(S)	£26.00	(S)	£27.00
Medium Cat to Small Dog	(M)	£29.00	(M)	£30.00
Medium Dog to Large Dog	(L)	£40.00	(L)	£41.00
Very Large Dog and above	(XL)	£45.00	(XL)	£47.00

PAW PRINT URN

Small Pawprint Urn (up to 10kg)	£53.00	£55.00
Medium Pawprint Urn (10kg+)	£63.00	£65.00
Large Pawprint Urn (35kg+)	£74.00	£77.00
Extra Large Pawprint Urn	£84.00	£87.00

MEMORIAL

Eternity Candle (including an engraving and/or paw print on one	£53.00	£55.00
Casket Engraving	£20.00	£21.00
Fur Clipping (Each)	£8.00	£8.50
Pawprint Ink Print (Per paw)	£8.00	£9.00

COMMUNAL CREMATION (Inc. Certificate)

Guinea Pig / Hamster / Rabbit	Less than 3kg	£32.00	£35.00
Very Large Rabbit	3-7kg	£44.00	£50.00
Cat Small	1-4kg	£53.00	£55.00
Cat Medium	5-8kg	£65.00	£70.00
Cat Large	9-15kg	£74.00	£80.00
Dog Small	1-24kg	£86.00	£90.00
Dog Medium	25-34kg	£107.00	£115.00
Dog Large	35-44kg	£128.00	£135.00
Dog Very Large	45kg+	£142.00	£150.00

TRANSPORTATION CHARGE

Zone 1	Pet Collection	£20.00	£25.00
	Return of Ashes	£25.00	£25.00
	Attend Reflections Room	Inc. in price	Inc. in price
Outside Borough	Pet Collection	£7.00 per mile (min £20.00)	£7.25 per mile (min £25.00)
	Return of Ashes	£7.00 per mile (min £25.00)	£7.25 per mile (min £25.00)
	Attend Reflections Room	Inc. in price	Inc. in price

***All Prices include VAT at 20%**

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PARKS & STREET CARE

RECREATION GROUNDS

Outdoor Bowls	Bowls (Inc. use of slips) Bowls - Locker per Session Bowls - Season Ticket Bowls - Visitor Fees per Rink
Outdoor Tennis (Oakdale Rec)	Outdoor Tennis
Outdoor Tennis (Conway Rec)	Pay and Play (Per hour/ per court) Adult Season Pass
Cricket	Cricket Pitch - Grass Cricket Pitch - Synthetic
Football	Football Pitch - under 10's Football Pitch - Grass
Allotments	Site with Water per square metre
Allotments (Private Associations)	Site with Water per square metre

Current 2025/26 £		
Full	Leisure Card	Juniors/Con
£5.80		£3.70
£8.95		
£95.50	£82.95	£42.00
£9.90		
FREE	FREE	FREE
£6.00		£3.00
£40.00		£20.00
£96.95	£84.10	£41.00
£68.00	£58.70	£32.45
£36.05		£32.45
£92.70	£81.40	£41.20
£0.58		
£0.085		

Proposed 2026/27 £		
Full	Leisure Card	Juniors/Con
£6.00		£4.00
£9.25		
£99.00	£86.00	£43.00
£10.00		
FREE	FREE	FREE
£6.00		£3.00
£40.00		£20.00
£100.00	£87.00	£42.00
£84.00	£70.00	£34.00
£37.00		£34.00
£96.00	£84.00	£43.00
£0.61		
TBC		

STREET CLEANSING

Fly Tipping	Removal of fly tipping from private land	N/A	N/A	N/A	POA	
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KEY:

Concessionary Price	65+, people on benefits, people with disability etc.
Junior Price	Juniors under 16s

PROPERTY SERVICES

PROPERTY SERVICES

Current 2025/26	Proposed 2026/27
£	£

ARNOLD MARKET

GENERAL MARKET

Price per Standard Stall

£16.67

£16.67

Price per Non-standard Stall

POA

POA

*POA - Priced on application

CAR PARKING

Residents Permit (Per annum)

£50.00

£50.00

Contractors (working locally) Parking in our
Carparks for 4 weeks

£25.00

£25.00

Permits Zone A (Park in any carpark owned by council)

BUSINESS Per annum

£325.00

£325.00

Per quarter

£100.00

£100.00

TRADER Per annum

£200.00

£200.00

Per quarter

£55.00

£55.00

All other Zones (Choose one carpark to be valid in)

BUSINESS Per annum

£325.00

£325.00

Per quarter

£100.00

£100.00

TRADER Per annum

£200.00

£200.00

Per quarter

£55.00

£55.00

Charging Band A

ARNOLD (BLATHERWICKS YARD, HIGH ST CO-OP, CROFT ROAD) MAPPERLEY (BONNINGTON RD)

Up to 2 hours

FREE

FREE

Up to 4 hours

£2.00

£2.00

Up to 10 hours

£12.00

£12.00

Charging Band B

ARNOLD (HALLAMS LANE, HIGH ST LEISURE CENTRE, ST ALBANS ROAD, DRUIDS TAVERN, THACKERAY'S LANE)

CARLTON (CARLTON SQUARE, FREDERICK AVENUE, STANDHILL ROAD) MAPPERLEY (HAYWOOD RD NORTH, HAYWOOD RD SOUTH)

GEDLING (RANMORE ROAD)

NETHERFIELD (MORRIS ST, VICTORIA RD)

Up to 2 hours

FREE

FREE

Up to 4 hours

£2.00

£2.00

Up to 10 hours

£4.00

£4.00

Charging Band C

ARNOT HILL PARK (THE BOWLING GREEN)

Weekday:

Up to 2 hours

FREE

FREE

Up to 4 hours

£2.00

£2.00

Up to 6 hours

£4.00

£4.00

Saturday and Sunday:

Up to 2 hours

FREE

FREE

Up to 6 hours

£2.00

£2.00

Charging Band D

ARNOLD (OXCLOSE LANE, REDHILL LEISURE CENTRE)

CARLTON (THE RICHARD HERROD LEISURE CENTRE, CONINGSWATH ROAD,

CARLTON FORUM LEISURE CENTRE)

RURAL (CALVERTON LEISURE CENTRE)

Maximum Stay 24 hours

FREE

FREE

PROPERTY SERVICES

PROPERTY SERVICES

Current
2025/26
£

Proposed
2026/27
£

Charging Band E

ARNOLD (HALLAMS LANE LOADING YARD, THE TIME CENTRE, BLATHERWICKS YARD SERVICE YARD, HIGH STREET AVENUE)

ARNOT HILL PARK (ARNOT HILL HOUSE, PARK VIEW, CIVIC CENTRE)

NETHERFIELD (KOZI KOTS)

Parking Permit Holders only

N/A

N/A

Charging Band F

RURAL (BURNTSTUMP LOWER PAPPLEWICK, CROOKDOLE LANE CALVERTON, MAIN STREET CALVERTON)

Maximum Stay 2 hours, no return within 2 hours

FREE

FREE

Charging Band G

ARNOT HILL PARK (CIVIC CENTRE ENTRANCE)

Maximum Stay 1 hour

FREE

FREE

Gedling Country Park

All Day Parking
Annual Parking Permit

£2.00

£2.00

£85.00

£100.00

PROPERTY SERVICES

PROPERTY SERVICES

Current 2025/26	Proposed 2026/27
£	£

COMMUNITY CENTRES

Killisick, Pond Hills Lane & Westdale Lane (Hourly Rate)

Standard

Weekday	8.00 am - 5.00 pm	£19.00	£20.00
	5.00 pm - 9.00 pm	£29.00	£30.00
Sat/Sun	8.00 am - 5.00 pm	£23.00	£24.00
	5.00 pm - 9.00 pm	£33.00	£34.00
Concessionary			
Weekday	8.00 am - 5.00 pm	£14.00	£14.50
	5.00 pm - 9.00 pm	£21.00	£22.00
Sat/Sun	8.00 am - 5.00 pm	£17.00	£18.00
	5.00 pm - 9.00 pm	£25.00	£26.00
Business			
Weekday	8.00 am - 5.00 pm	£23.00	£24.00
	5.00 pm - 9.00 pm	£36.00	£37.00
Sat/Sun	8.00 am - 5.00 pm	£29.00	£30.00
	5.00 pm - 9.00 pm	£41.00	£42.50

Brickyard (Hourly Rate)

Standard

Weekday	8.00 am - 5.00 pm	£11.00	£11.50
	5.00 pm - 9.00 pm	£17.00	£18.00
Sat/Sun	8.00 am - 5.00 pm	£14.00	£14.50
	5.00 pm - 9.00 pm	£20.00	£21.00

Burton Road (Hourly Rate)

Standard

Weekday	8.00 am - 5.00 pm	£13.00	£13.50
	5.00 pm - 9.00 pm	£13.00	£13.50
Sat/Sun	8.00 am - 5.00 pm	£13.00	£13.50
	5.00 pm - 9.00 pm	£13.00	£13.50

Business rates are charged at Standard rate plus 25% and Concessionary rates are charged at Standard minus 25%.

***A separate rate to apply to the Brickyard and Burton Road Community Centres**

LEISURE

LEISURE CENTRES

Current
2025/26
£

Proposed
2026/27
£

DNA HEALTH & FITNESS

Adult Memberships

DNA Monthly Membership	£36.00	£36.00
DNA Monthly Concessionary Membership	£30.00	£30.00
DNA Health Membership (New)		£30.00
DNA Annual Membership	£396.00	£396.00
DNA Annual Concessionary Membership	£330.00	£330.00
DNA Admin Fee (once only)	£15.00	£15.00

Junior Memberships

Junior Monthly Membership 14yrs+	£23.00	£23.00
Junior Monthly Membership 8 to 13yrs	£13.00	£13.00
Junior Annual Membership	£242.00	£242.00

Other Memberships

Health Suite (bolt on to DNA membership)	£10.00	£10.00
Health Suite only (per month)	£18.00	£18.00
3 Month Adult 'Active for Life' Membership	£50.00	£50.00
3 Month Junior 'Active for Life' Membership	£30.00	£30.00

SWIM LESSON MEMBERSHIP

Swimming Lesson Direct Debit Membership (Junior)	£29.50	£31.00
Swimming Lesson Direct Debit Membership (Adult)	£35.00	£36.50
Private Lesson Direct Debit	£73.00	£76.50
Joining Fee	£15.00	£15.00
Movement Fee	£5.00	£5.00

GEDLING LEISURE CARDS

Gedling Leisure Card	£7.00	£7.00
Gedling Leisure Card Concessionary	£5.00	£5.00
Gedling Leisure Card Junior	FREE	FREE
DNA Leisure Card	FREE	FREE
Replacement Leisure Card (lost or damaged)	£5.00	£5.00
Replacement Health Suite Wrist Band	£7.00	£7.00

LEISURE

LEISURE CENTRES

VENUE HIRE

Richard Herrod Centre

	Current 2025/26 £	Proposed 2026/27 £
Whole Room per hour (Off Peak)	£69.00	£69.00
Whole Room per hour (Peak - Friday Night, all day Saturday)	£68.00	£68.00
Half Room per hour (Off Peak)	£36.00	£36.00
Half Room per hour (Peak)	£48.00	£48.00
Meeting Room per hour	£16.00	£16.00
The Lounge (per hour)	£32.00	£32.00
Room Hire for a Funeral Wake	£60.00	£60.00
Pre/Post Wedding Celebration	£441.00	£441.00
Corkage	£116.00	£116.00
Full Room Weekend Function Price (7-12pm)	£252.00	£252.00
Half Room Weekend Function Price (7-12pm)	£131.00	£131.00
Community Room (Off Peak)	£30.00	£30.00
Community Room (Peak)	£36.00	£36.00
Surcharge (weekend room booking but excluding the bar)	£420.00	£420.00

Bonington Theatre and Cinema

Theatre - One Performance	£500.00	£525.00
Theatre - Whole Week (as agreed)	£2,000.00	£2,100.00
Theatre Space Only (hourly rate)	£50.00	£52.50
Theatre inc. Technical Support (hourly rate)	£75.00	£77.50
Theatre Bar (Off Peak)	£32.50	£35.00
Theatre Bar - Saturday Night	£65.00	£65.00
Cinema Ticket (Standard)	£7.00	£7.00
Cinema Ticket (Concessionary)	£6.00	£6.00

LEISURE

LEISURE CENTRES

Current
2025/26
£

Proposed
2026/27
£

REDHILL LC 3G PITCH

Peak (Sept - April)	KEY PARTNER CLUBS		
	Quarter Pitch	£35.80	£37.10
AFFILIATED CLUBS			
Half Pitch	£63.70	£65.90	
Full Pitch	£127.70	£132.20	
COMMUNITY			
Quarter Pitch	£39.80	£41.20	
Half Pitch	£71.80	£74.30	
Full Pitch	£143.40	£148.40	
KEY PARTNERS			
Quarter Pitch	£43.90	£45.40	
Half Pitch	£79.70	£82.50	
Full Pitch	£159.30	£164.90	

Off Peak (holiday)	KEY PARTNERS		
	Quarter Pitch	£20.10	£20.80
AFFILIATED CLUBS / COMMUNITY			
Half Pitch	£31.70	£32.80	
Full Pitch	£63.70	£65.90	
Quarter Pitch	£23.90	£24.70	
Half Pitch	£47.90	£49.60	
Full Pitch	£95.60	£98.90	

MATCH PLAY WEEKENDS

5 v 5 (Mini Soccer) - 1hr booking	£27.00	£27.90
7 v 7 - 1hr booking	£47.90	£49.60
9 v 9 - 15hr booking	£71.80	£74.30
11 v 11 - 2hr booking (Junior)	£71.80	£74.30
11 v 11 - 2hr booking	£104.80	£108.50

LEISURE

LEISURE

* CLC is Calverton Leisure Centre
 ** CFLC is Carlton Forum Leisure Centre
 *** ALC is Arnold Leisure Centre
 **** RLC is Redhill Leisure Centre

ACTIVITIES	Current 2025/26 £				Proposed 2026/27 £			
	Full Price	Gedling Leisure Card	Concessionary Leisure Card	Junior Leisure Card	Full Price	Gedling Leisure Card	Concessionary Leisure Card	Junior Leisure Card
50+ (half day sessions)	£9.40	£8.20	£8.20	£8.20	£9.40	£8.20	£8.20	£8.20
Badminton	£13.30	£11.60	£11.60	£8.00	£13.80	£12.00	£12.00	£8.30
Bodytrax	£3.00			£3.00	£3.00			£3.00
All Health Classes	£4.90	£4.30			£9.20	£8.00	£8.00	
Exercise Class	£9.70	£8.40	£6.70	£5.70	£10.00	£8.70	£6.90	£5.90
Virtual Exercise Class	£3.50	£3.00	£3.00	£3.00	£3.50	£3.00	£3.00	£3.00
Express Workouts (30mins)	£6.80	£5.90	£4.40	£3.00	£7.00	£6.10	£4.60	£3.10
Fitness Suite Induction	£11.50	£10.00	£10.00	£10.00	£11.50	£10.00	£10.00	£10.00
Fitness Suite	£11.20	£9.70	£8.20	£7.40	£11.50	£10.00	£8.50	£7.70
Health Suite	£8.70	£7.60	£7.00		£9.10	£7.90	£7.20	
Health Suite (bolt on)	£4.30	£3.70	£2.90		£4.40	£3.80	£3.00	
Lifeguard Course	£320.00				£250.00			
Judo	£8.20	£7.10	£7.10	£5.30	£8.40	£7.30	£7.30	£5.50
Junior Session	£4.90				£5.20			£4.50
Junior Session (2hrs)	£6.10				£6.30			£5.50
Junior Session (1.5hrs)	£5.80				£6.00			£5.20
Pilates	£10.20	£8.90	£6.90	£6.00	£10.60	£9.20	£7.10	£6.20
Snooker	£8.50	£7.40	£7.40	£4.80	£8.50	£7.40	£7.40	£4.80
Squash (40 mins)	£10.70	£9.30	£8.90	£5.10	£11.00	£9.60	£9.20	£5.30
Swim	£6.60	£5.70	£3.90	£3.70	£6.80	£5.90	£4.00	£3.80
Swim - Parent and Toddler (40 mins) (Splash Tots)	£7.20	£6.30	£6.10		£7.50	£6.50	£6.30	
Table Tennis	£9.00	£7.80	£7.40	£5.40	£9.30	£8.10	£8.10	£5.60
Yoga (90 mins)	£11.20	£9.70	£8.00	£6.90	£11.50	£10.00	£8.30	£7.10
Swim Lessons - Junior Crash Course (25 mins)	£8.10	£7.00			£8.40	£7.30		

FACILITIES

Health Partner Studio Hire (CFLC, RLC, CLC)	£30.00				£31.00			
Exercise Studio (CFLC & RLC) Peak	£90.70	£78.90			£94.00	£81.70		
Exercise Studio (CFLC & RLC) Off Peak	£75.20	£65.40	£45.80		£77.90	£67.70	£45.80	
Activity Room (CFLC) Peak	£69.30	£60.30	£57.30		£71.80	£62.40	£57.30	
Activity Room (CFLC) Off Peak	£55.30	£48.10	£33.70		£57.30	£49.80		
Full Sports Hall (CLC)	£70.20	£61.00			£72.60	£63.10		
Full Sports Hall (CFLC)	£120.20	£104.50			£124.40	£108.20		
Full Sports Hall (RLC)	£75.10	£65.30			£77.70	£67.60		
Racket Club Hire (per court)	£17.60	£15.30			£15.80			
Main Pool (CFLC & ALC)	£138.90	£120.80	£0.00		£143.80	£125.00		
Main Pool (CLC)	£102.70	£89.30	£0.00		£106.30	£92.40		
Main Pool Lane Price (CFLC & ALC)	£24.20	£21.00	£0.00		£25.00	£21.70		
Teaching Pool Hire (CFLC & ALC)	£78.80	£68.30	£62.00		£81.30	£70.70	£62.00	
Gymnasium Hire (CLC)	£60.90	£52.50	£50.40		£62.40	£54.30	£50.40	
Pool Inflatable Party (CLC, 1hr)	£155.00	£135.00			£160.00	£140.00		
Disco Pool Party (CLC, 1hr)	£120.80	£105.00			£125.00	£110.00		
Youth Wing & All Weather Pitch (CLC - 1.5 hours bolt-on)	£54.40	£47.30			£58.00	£50.00		
Dino Dash Party (CFLC - 2hrs)	£217.40	£189.00			£225.00	£196.00		
Bolt on Indoor Football to Jungle Fun Run Party (CFLC)	£36.20	£31.50			£40.00	£35.00		
Children's Small Pool Parties (CFLC - 2hrs)	£181.10	£157.50			£190.00	£165.00		
Super Party (CLC - 2.5hrs)	£320.00	£280.00			£335.00	£290.00		
Zoo Trail Castle (CLC - 2hrs)	£204.80	£178.50			£195.00	£170.00		
Big Bounce Bonanza (RLC - 2hrs)	£210.00	£183.80			£220.00	£190.00		
Sports Fun House (CLC - 2hrs)	£220.50	£189.00			£225.00	£195.00		
Pool Inflatable + Sports Fun House (CLC - 2.5hrs)	£250.00	£220.00			£265.00	£230.00		
Football Party (CLC) (2hrs)	£125.00	£110.00			£132.00	£115.00		
Bolt on Gladiator Arena to Football Party (CLC)	£70.00	£60.00			£70.00	£60.00		
Betty Bug Party (under 5s, CFLC - 1.5hrs)	£102.90	£89.30			£110.00	£95.00		
All Weather Bolt-on to Party (CLC)	£26.30	£21.00			£30.00	£25.00		
Goal Post Bolt-on (CFLC)	£36.80	£31.50			£40.00	£35.00		
Pool Inflatable and Youth Wing (CLC, 1hr)	£220.00	£190.00			£230.00	£200.00		
Youth wing bolt on	£63.30	£55.00			£70.00	£60.00		

BUILDING CONTROL

BUILDING CONTROL

DOMESTIC EXTENSIONS AND ALTERATIONS

Extension up to 10sqm
Extension 10sqm plus
Loft Conversion
Erection or Extension of a Domestic Garage
Conversion of Domestic Garage
1 Dwelling

Current 2025/26 £			
Plan	Inspection	Building Notice	Regularisation
£262.50	£469.50	£860.00	£1,032.00
£262.50	£618.50	£954.50	£1,145.40
£262.50	£427.50	£839.00	£1,006.80
£262.50	£367.50	£765.50	£918.60
£262.50	£365.00	£671.00	£805.20
£262.50	£798.00	£1,196.00	£1,435.20

Proposed 2026/27 £			
Plan	Inspection	Building Notice	Regularisation
£272.00	£485.00	£890.00	£1,068.00
£272.00	£640.00	£988.00	£1,185.60
£272.00	£443.00	£868.00	£1,041.60
£272.00	£380.00	£793.00	£951.60
£272.00	£378.00	£695.00	£834.00
£272.00	£826.00	£1,238.00	£1,485.60

*For all applications where multiple works are being carried out at the same time, a 50% discount will be offered on the smaller fee. If an extension exceeds 100sqm please contact Building Control for a

OTHER ALTERATIONS TO PROPERTIES

Renovation of Thermal Unit
Removal of a Single Load Bearing Wall or Chimney Stack
Installation of PV Panels
Installation of Wood Burning Stove

Plan	Inspection	Building Notice	Regularisation
		£304.50	£365.40
		£285.50	£342.60
		£483.00	£579.60
		£281.75	£338.10

Plan	Inspection	Building Notice	Regularisation
		£315.00	£378.00
		£295.00	£354.00
		£500.00	£600.00
		£292.00	£350.40

REVERSION NOTICE

We will charge the full price we would normally charge for an application.

Please Note:

- 1) The above fees are based on the time taken to administer building control activities, undertake site inspections and check plans where appropriate and is not based on the costs of works being undertaken. The charges have been set following the principles laid out within the Building (Local Authority Charges) Regulations 2010 of full cost recovery.
- 2) Under a Full Plans application that a plan charge is payable when the plans of the building works are deposited with us, the Inspection Charge is payable once we have carried out the first site inspection, we will invoice you to notify you of the charge. If works are not commenced within 12 months of submitting a full plans application the inspection charge will change to that set out within any new charging schedule in place at the time works commence.
- 3) Under a Building Notice the building notice charge is payable when the building notice is submitted to us. If the time taken to carry out inspections is more than that initially envisaged then the Council reserves the right to make a supplementary charge.
- 4) A regularisation charge is payable at the time the application is made to us, the Council will calculate this on a case by case basis.
- 5) A non-returnable minimum charge of £124 will be made to recover administration costs where an application is withdrawn before the plans are checked. An application may not be withdrawn once plans have been checked.
- 6) A non-returnable minimum charge of £124 will be made to recover administration costs where a Building Notice application is withdrawn. A building notice cannot be withdrawn if site inspections have commenced.
- 7) The hourly rate will be charged to any case where the Council have not inspected within 12 months. This is to cover the cost of retrieving and reviewing the case file with a minimum charge of one hour.
- 8) A further charge will be incurred at the hourly rate for any additional inspections undertaken outside your inspection plan.

PLANNING & LAND CHARGES

PLANNING & LAND CHARGES	Current 2025/26 £	Proposed 2026/27 £
<u>LAND CHARGES</u>		
CON29R - Post	£141.75	£147.00
CON29R - Electronic	£136.08	£141.00
CON29R – Additional Parcel	£19.00	£20.00
CON29O(Enquiries 4,6 -21) (Price per enquiry)	£12.60	£13.00
CON29C CON29O (Enquiry 4-21) (Price per enquiry)	£41.00	£42.50
Additional Enquiry (Price per enquiry)	£16.50	£17.50
<u>SUMMARY</u>		
CON29R	£113.50	£117.50
VAT on CON29 Only	£22.50	£23.30
Total	£136.00	£141.00
<u>LAND CHARGES</u>		
1.1a, 1.1b,1.1c,1.1d,1.1e,1.1f,1.1g,1.1h,1.1i,1.1j,1.1k,1.1l	£1.75	£1.85
1.2	£1.75	£1.85
3.1	£1.75	£1.85
3.7a, 3.7b,3.7c,3.7d,3.7e,3.7f,3.7g	£1.75	£1.85
3.8	£1.97	£2.05
3.9a,3.9b,3.9c,3.9d,3.9e,3.9f,3.9g,3.9h,3.9i,3.9j,3.9k,3.9l,3.9m,3.9r	£0.90	£0.95
3.10a,3.10b,3.10c,3.10d,3.10e,3.10f,3.10g,3.10h	£0.60	£0.65
3.11a	£0.60	£0.65
3.11b	£0.90	£0.95
3.12	£1.75	£1.85
3.13a,3.13bi,3.13bii,3.13c	£0.60	£0.65
3.14	£1.15	£1.20
3.15ai, 3.15aii, 3.15aiii, 3.15aiiv, 3.15av, 3.15bi, 3.15bii, 3.15biii	£1.15	£1.20

PRE-APPLICATION ADVICE

Large Scale Development (200+ Houses)	£2,000.00	£2,070.00
Medium Scale Development (50 -199 Houses)	£1,500.00	£1,552.50
Small Scale Development (10 - 49 Houses)	£950.00	£983.25
Minor Development (3-9 Dwellings)	£600.00	£621.00
Other development (1-2 Dwellings)	£265.00	£275.00
Householder development	£175.00	£182.00
Householder Enquiries (Domestic)	£75.00	£78.00
Enquiries relating to the variation of a Section 106 legal agreement	£250.00	£259.00
Tree Enquiries	£100.00	£103.50

Note: See website for more details about pricing structure and what it includes

PLANNING & LAND CHARGES

PLANNING & LAND CHARGES	Current 2025/26 £	Proposed 2026/27 £
<u>STREET NAMING & NUMBERING</u>		
The Renaming / Renumbering of Existing Properties	£61.00	£63.50
The Naming / Numbering of One to Five Properties (£ per property)	£61.00	£63.50
The Naming / Numbering of more than Five Plots (£ per property)	£27.50	£28.50
A Change to Development after Notification		
Admin Fee	£80.00	£110.00
Price per Plot	£25.00	£40.00
A Street Renaming at Residents' Request (plus all compensation met by applicant with two thirds majority agreement from residents)	£340.00	£352.00
Providing Written Confirmation of Postal Address	£34.65	£40.00

NOTES:

After notification means after the Council has renamed the street.

Compensation relates to monies paid to residents to help them pay for the cost of informing all parties that they

DEMOLITION APPLICATIONS

Demolition Application Fee	£395.85	£410.00
Copy Document Charge	£43.00	£50.00

OTHER PLANNING APPLICATION FEES

Administration Fee for unvalidated planning application

Applications deemed to be 'Permitted Development'	10% of application fee	10% of application fee
Applications deemed to be Invalid	10% of application fee	10% of application fee
Applications returned or withdrawn prior to validation	10% of application fee	10% of application fee

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Appendix 2 Equality Impact Assessment



Name of project, policy, function, service or proposal being assessed:	Fees and Charges 2026/27				
The main objective of (please insert the name of accessed document stated above):	To determine the level if fees & charges for 2026/27 in accordance with the corporate Charging Policy.				
<p>What impact will agreeing fees and charges have on the following groups? Please note that you should consider both external and internal impact:</p> <ul style="list-style-type: none"> External (e.g. stakeholders, residents, local businesses etc.) Internal (staff) 					
Please use only 'Yes' where applicable		Negative	Positive	Neutral	Comments
Gender	External			Yes	The increase in fees are applied to all customers regardless of gender
	Internal			Yes	
Gender Reassignment	External			Yes	
	Internal			Yes	
Age	External		Yes		The increase in fees are applied consistently across and various concessions are available (Older and young people)
	Internal		Yes	Ye	

<u>Marriage and civil partnership</u>	External			Yes	The increase in fees are applied to all customers regardless of marital status
	Internal			Yes	
<u>Disability</u>	External		Yes		Certain concessions in place
	Internal		Yes		Certain concessions in place
<u>Race & Ethnicity</u>	External			Yes	The increase in fees are applied to all customers regardless of race, sexual orientation, pregnancy or religion
	Internal			Yes	
<u>Sexual Orientation</u>	External			Yes	
	Internal			Yes	
<u>Religion or Belief (or no Belief)</u>	External			Yes	
	Internal			Yes	
<u>Pregnancy & Maternity</u>	External			Yes	
	Internal			Yes	
<u>Other Groups</u> (e.g. any other vulnerable groups, rural	External			Yes	

isolation, deprived areas, low income staff etc.) Please state the group/s: _____ _____	Internal				
--	----------	--	--	--	--

Is there is any evidence of a high disproportionate adverse or positive impact on any groups?	Yes	No	Fees increases are applied consistently with certain concessions in place for young and older people and people with disabilities in some areas.
Is there an opportunity to mitigate or alleviate any such impacts?	Yes	No	Comment
Are there any gaps in information available (e.g. evidence) so that a complete assessment of different impacts is not possible?	Yes	No	Comment
In response to the information provided above please provide a set of proposed action including any consultation that is going to be carried out:			
Planned Actions	Timeframe	Success Measure	Responsible Officer

Authorisation and Review

Completing Officer	Tina Adams
Authorising Head of Service/Director	Mike Hill
Date	20/01/2025
Review date (if applicable)	N/A

Appendix 3. Climate Impact Assessment



Name of project, policy, function, service or proposal being assessed:	Fees and Charges 2026/27			
The main objective of (please insert the name of accessed document stated above):	To determine the level of fees and charges for 2026/27 in accordance with the Corporate Charging Policy.			
<p>What impact will this (please insert the name of project) have on the following: Please read guidance before completing. For each category, insert a tick/yes against the impact and include mitigation/comments for each category.</p>				
Category	Negative	Positive	No impact/ Negligible change	Mitigation/ Comments
Behaviour & Culture Change		Yes		Car parking charges at Gedling Country Park may encourage people to leave cars at home
Built Environment			Yes	
Transport		Yes		Car parking charges at Gedling Country Park may encourage users to leave their cars at home

Energy, Natural Resources & Climate Change		Yes		Car parking charges at Gedling Country Park may encourage users to leave their cars at home
Waste Reduction & Recycling			Yes	
Blue-Green Infrastructure/Biodiversity			Yes	
Procurement & Purchasing			Yes	
In response to the information provided above please provide if there is any proposed action including any consultation that is going to be carried out				
Planned Actions	Timeframe	Potential Outcome	Responsible Officer	

Authorisation and Review

Completing Officer	Tina Adams
Authorising Head of Service/Director	Mike Hill
Date	20/01/2026
Review date (if applicable)	NA

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Report to Cabinet

Subject: Prudential Code Indicator Monitoring 2025/26 and Treasury Activity Report for the Period April to November 2025

Date: 29 January 2026

Author: Principal Finance Business Partner

Wards Affected

Borough wide

Purpose

To inform Members of the performance monitoring of the 2025/26 Prudential Code Indicators, and to advise Members of the Treasury activity as required by the Treasury Management Strategy.

Key Decision

This is **not** a key decision.

Recommendation(s)

Cabinet are recommended to:

1. Note the report, together with the Treasury Activity Report 2025/26 for Period 8 at Appendix 1, and the Prudential and Treasury Indicator Monitoring 2025/26 at Appendix 2.
2. Approve the changes to Prudential Indicators detailed at paragraph 2.7 to align with the latest revenue and capital budgets being reported to members as part of the Budget Monitoring and Virement Report for the period April 2025 to November 2025.

1 Background

- 1.1 The Council is required by regulations issued under the Local Government Act 2003 to report on its Prudential Code indicators and treasury activity. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).
- 1.2 For 2025/26 the minimum reporting requirements are that the Full Council should receive the following reports:
 - An annual Treasury Strategy in advance of the year (the TMSS, considered by Cabinet on 13 February 2025 and subsequently approved by Full Council on 5 March 2025);
 - A mid-year treasury update report;
 - An annual review following the end of the year describing the activity compared to the Strategy.
- 1.3 The regulatory environment places responsibility on Members for the review and scrutiny of treasury management policy and activities. This report provides details of the position at 30 November 2025 and highlights compliance with the Council's policies.

2 Proposal

2.1 Economic Update

Economic Activity & Inflation

- A -0.1% month-on-month change in real GDP in October, leaving the economy no bigger than at the start of April.
- CPI inflation fall sharply from 3.6% to 3.2% in November, with core CPI inflation easing to 3.2%.
- The Bank of England cut interest rates from 4.00% to 3.75% in December, after holding in November.
- Retail sales fell by 0.1% in November, marking a second monthly decline.

Labour Market & Wages

- The labour market continued to weaken, with payrolled employment still falling into October and unemployment rising to around 5%.

- Vacancies stabilised at around 723,000, remaining well below pre-pandemic levels.
- Wage growth eased, with regular earnings rising by about 4.6%.

Public Finances

- Borrowing in November fell to £11.7bn, the lowest November figure since 2021.
- Year-to-date borrowing remained high at £132.3bn.
- Public sector debt edged up to 95.6% of GDP.

2.2 Interest rate forecast

Our Treasury Management advisors, MUFG, provided their quarterly forecast of interest rates. These are shown in the table below. PWLB rates in the table are based on the Certainty Rate which include a 0.2% reduction on the standard rates.

The bank rate was reduced to 4.00% in August 2025, the rate has then been reduced further to 3.75% in December 2025. The current trend of the rates is suggesting a further reduction to 3.50% by June 2026 and falling to 3.25% by December 2026.

MUFG Corporate Markets Interest Rate View 22.12.25													
	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	Dec-27	Mar-28	Jun-28	Sep-28	Dec-28	Mar-29
BANK RATE	3.75	3.50	3.50	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25
3 month ave earnings	3.80	3.50	3.50	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30
6 month ave earnings	3.80	3.50	3.50	3.40	3.30	3.30	3.30	3.40	3.40	3.40	3.40	3.40	3.40
12 month ave earnings	3.90	3.60	3.60	3.50	3.40	3.50	3.50	3.50	3.50	3.50	3.60	3.60	3.60
5 yr PWLB	4.60	4.50	4.30	4.20	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10
10 yr PWLB	5.20	5.00	4.90	4.80	4.80	4.70	4.70	4.70	4.70	4.60	4.60	4.60	4.70
25 yr PWLB	5.80	5.70	5.60	5.50	5.50	5.40	5.30	5.30	5.30	5.20	5.20	5.20	5.20
50 yr PWLB	5.60	5.50	5.40	5.30	5.30	5.20	5.10	5.10	5.10	5.00	5.10	5.00	5.00

2.3 Treasury Management Strategy

The Treasury Management Strategy Statement (TMSS) for 2025/26, which includes the Annual Investment Strategy, was approved by Council on 5 March 2025, and sets out the Council's investment priorities as:

- Security of capital;
- Liquidity;
- Yield.

Whilst the Council will always seek to obtain the optimum return (yield) on its investments, this will at all times be commensurate with proper levels of security and liquidity. In the current economic climate it is considered appropriate either to keep investments short term to cover cash flow needs, or to extend the period up to 12 months with highly rated financial institutions, selected by the use of the MUFG creditworthiness methodology (see below) which includes consideration of sovereign ratings.

Investment counterparty limits for 2025/26 are generally **£3m** per individual counterparty, however a higher limit of **£4m** per Money Market Fund is considered prudent since such funds are already by definition highly diversified investment vehicles. There is no limit on Investment with the Debt Management Office (DMO) since this represents lending to central government. The Chief Financial Officer has delegated authority to vary these limits as appropriate, and then to report any change to Cabinet as part of the next report.

Members are advised that no new variations have been made during period 1 to 8 of 2025/26.

Limits with investment counterparties have not exceeded the prevailing levels approved by the CFO during the period 1 April to 30 November 2025.

Credit ratings advice is taken from MUFG and the Chief Financial Officer has adopted the MUFG credit rating methodology for the selection of investment counterparties. This employs a sophisticated modelling approach utilising credit ratings from all three of the main rating agencies to give a suggested maximum duration for investments. Accordingly it does not place undue reliance on any one agency's ratings.

The methodology subsequently applies an "overlay" to take account of positive and negative credit watches and/or credit outlook information, which may increase or decrease the suggested duration of investments. It then applies a second overlay based on the credit default swap spreads for institutions, the monitoring of which has been shown to give an early warning of likely changes in credit ratings. It also incorporates sovereign ratings to ensure selection of counterparties from only the most creditworthy countries. The current Treasury Strategy permits the use of any UK counterparties subject to their individual credit ratings under the MUFG methodology. It also permits the use of counterparties from other countries with a minimum sovereign rating of AA minus. For information, the UK currently has a rating of AA minus.

The MUFG modelling approach combines all the various factors in a weighted scoring system and results in a series of colour coded bands which indicate the creditworthiness of counterparties. The colour bandings are as follows:

- Yellow 5 years (UK Government debt or its equivalent)

- Dark pink 5 years for Ultra Short Dated Bond Funds (credit score 1.25)
- Light pink 5 years for Ultra Short Dated Bond Funds (credit score 1.50)
- Purple 2 years
- Blue 1 year (nationalised or semi nationalised UK banks only)
- Orange 1 year
- Red 6 months
- Green 100 days
- No colour not to be used

Significant downgrades by the Ratings agencies have not materialised since the beginning of the Covid-19 crisis in March 2020. Where changes were made these were generally limited to “outlooks”. However, as economies re-opened some instances of previous reductions were reversed.

Credit ratings are monitored weekly and the Council is also alerted to interim changes by its use of the MUFG creditworthiness service, however ratings under the methodology, including sovereign ratings, will not necessarily be the sole determinant of the quality of an institution. Other information sources used will include the financial press, share price and other such information pertaining to the banking sector in order to establish the most robust scrutiny process on the suitability of potential investment counterparties.

The ultimate decision on what is prudent and manageable for the Council will be taken by the Chief Financial Officer under the approved scheme of delegation.

2.4 Treasury Activity during Period 1 to 8 of 2025/26

The Treasury Activity Report for the period ended 30 November 2025 is attached at Appendix 1, in accordance with the Treasury Management Strategy.

Members will note that investment interest of £431,451 was generated from MMF activity, term deposits with banks and building societies, and the property fund, during the period from 1 April to 30 November 2025. This represents an overall equated rate for the Council of 3.81% which is marginally lower than the compounded Sterling Overnight Index Average (SONIA) rate, which averaged 4.10%.

During the period from 1 April to 30 November 2025, significant use was made of the Council's three Money Market Funds (MMFs). These are AAA rated investment vehicles which allow the pooling of many billions of pounds into highly diversified funds, thus reducing risk. The current rates of return on these funds are just under 4% which remain generally higher than overnight treasury deposit rates, and slightly higher than the rate obtainable from the Debt Management Office (DMO).

The Council made an investment of £1m in the CCLA Local Authority Property Fund (LAPF) on 1 December 2017. The LAPF is a local government investment scheme approved by the Treasury under the Trustee Investments Act 1961 (section 11). Dividends are treated as revenue income and have in previous years averaged around 4%.

The fund decreased slightly by £1,486 between 31 July 2025 and 30 November 2025. A dividend of £9,925 was also received in the second quarter of the year.

This investment allows the Council to introduce a property element into its investment portfolio without the risks associated with the direct purchase of assets. It should be noted however that the capital value is **not** guaranteed and can fall as well as rise. The certificated value of the investment at 30 November 2025 was £894,278 which was lower than the original investment of £1m, this represents a £105,722 loss. However, this investment is regarded as a long-term commitment and fluctuations should be expected. A recent meeting with the CCLA suggested that the investment is expected to increase over the course of the next few years and dividends continue to be received of approximately £40k per annum.

Interest rates are still favourable, however they have started to fall due to the reductions in the bank rate. As loans mature every effort is made to replace them at favourable rates. As regards investments, security and liquidity will always be the overriding factors in the Council's treasury management. As stated in 2.2 above, MUFG currently forecast that the Bank Rate will hold at 3.75% for the rest of the financial year.

At the start of 2025/26 the Bank of England base rate stood at 4.50%, this was then reduced by The Monetary Policy Committee (MPC) on 8 May 2025 to 4.25%, with a further reduction down to 4.00% on 7 August 2025. This has had a negative impact on investment interest received by the Council on 30 November 2025. The Council was also expecting a large Capital Receipt from the sale of land however this sale has been delayed and now isn't expected until early into the 2026/27 financial year, which has impacted our investment income.

2.5 New borrowing

At 30 November 2025 no new borrowing had been undertaken.

Advice will be continue to be taken from MUFG with regard to the amount and timing of any additional borrowing, and should conditions become advantageous, some borrowing in advance of need will also be considered by the Chief Financial Officer. The Council's Capital Financing Requirement (CFR) represents its underlying need to borrow to finance capital investment. Due to favourable

interest rates, borrowing in advance of need is sometimes desirable, with the result that the CFR can differ to the actual borrowing planned in the year.

Councils may not borrow in advance of need purely to profit from the investment of the extra sums borrowed. However, prudent early borrowing for a demonstrable service objective is permitted. Serious consideration must be given to the cost of carrying any additional borrowing during the period prior to it being required for the financing of capital expenditure since this places a further burden on the General Fund.

2.6 Debt rescheduling

When the current day PWLB rate for the same term is higher than that being paid on an existing loan there is the potential for a discount to be receivable if the loan is repaid prematurely.

However, debt rescheduling opportunities are limited in the current economic climate, and due to the structure of PWLB interest rates. Advice in this regard will continue to be taken from MUFG. No debt rescheduling has been undertaken during the period from 1 April to 30 November 2025.

2.7 Compliance with Prudential and treasury indicators

It is a statutory duty for the Council to determine and keep under review the affordable borrowing limit. The Council's approved Prudential and Treasury Indicators (affordability limits) are included in the Treasury Management Strategy Statement (TMSS) approved by Full Council on 5 March 2025.

During the financial year to date the Council has at all times operated within the majority treasury limits and Prudential Indicators set out in the Council's TMSS, and in compliance with the Council's Treasury Management Practices. The Prudential and Treasury Indicators as at 30 November 2025 are shown at Appendix 2.

The Prudential Indicator relating to Capital Expenditure is lower than the revised approved limit of £10,159,800 due to deferrals in the programme. Any changes in the Capital Programme for 2025/26 are being reported to members via the Budget Monitoring and Virement Report for the period April 2025 to November 2025.

The Prudential Indicator relating to the ratio of financing costs to net revenue stream is currently at 2.30% which is under the approved indicator of 3.85% due to a decrease in the original budget of the Minimum Revenue Provision (MRP), the change in the MRP budget is being reported to members as part of the Budget Monitoring and Virement Report for the period April 2025 to November 2025.

All other treasury limits and Prudential Indicators have been achieved for the period April to November 2025

A) Prudential Indicators:

These indicators are based on estimates of expected outcomes, and are key indicators of “affordability”. They are monitored on a regular basis, and Appendix 2 compares the approved indicators with the projected outturn for 2025/26, and shows variances on the indicators, as described below:

a. Capital Expenditure

The latest projected outturn shows that total capital expenditure is expected to be £7,150,800. This differs to projected position at P4 which was £10,159,800, due to deferrals of existing schemes such as Digital Transformation, Vehicle Replacements and DFG.

b. Capital Financing Requirement (CFR)

The CFR represents the historic outstanding capital expenditure which has not yet been paid for from capital or revenue resources, and is essentially a measure of the Council’s underlying borrowing need. The CFR does not increase indefinitely since the minimum revenue provision (MRP) is a statutory annual revenue charge for the economic consumption of capital assets.

At 30 November the projected closing CFR for 2025/26 is £19,637,178. This differs to the approved indicator of £21,226,000 due to the slippage of the programme.

c. Gearing ratio

The concept of “gearing” compares the total underlying borrowing need (the CFR) to the Council’s total fixed assets and the gearing ratio can provide an early indication where debt levels are rising relative to long term assets held.

The projected gearing ratio at 30 November 2025 is 45%, which is in line with the approved indicator and is broadly comparable with the average gearing ratio for councils of a similar size.

d. Ratio of financing costs to net revenue stream

This indicator identifies the trend in the cost of borrowing net of investment income against the net revenue stream. Financing costs represent the element of the Council’s budget to which it is committed even before providing any services.

The projected outturn of 2.30% for service-related expenditure is lower than the approved indicator of 3.85% due to reduced Minimum Revenue Provision (MRP) costs for 2025/26.

e. Maximum gross debt

The Council must ensure that its gross debt does not, except in the short term, exceed the opening capital financing requirement, plus estimates of any additional CFR for 2025/26 and the following two financial years. This allows flexibility for early borrowing for future years, but ensures that borrowing is not undertaken for revenue purposes. The Council's gross debt at 30 November 2025 was £10.812m, which was within the approved indicator.

f. Ratio of internal borrowing to CFR

The Council is currently maintaining an "internal borrowing" position, i.e. the underlying borrowing need (CFR) has not yet been fully funded with loan debt as cash supporting the Council's reserves and balances is being used as a temporary measure.

The current projected outturn for internal borrowing is 45%, which has reduced from 49% at P4. The approved indicator remains at 45%. This is due to slippage in the Capital programme and utilisation of grants.

Gedling hasn't taken out any additional long-term borrowing for the Vehicle Replacement Programme and the Temporary Accommodation scheme which are expected to be funded from internal borrowing. Advice will continue to be sought from our Treasury Management advisors about the optimal time to undertake new borrowing. Cashflow and liquidity are being monitored closely, and an update will be provided at outturn.

B) Treasury Management Indicators:

These indicators are based on limits, beyond which activities should not pass without management action. They include two key indicators of affordability and four key indicators of prudence.

Affordability:

a. Operational boundary for external debt

This is the limit which external debt is not "normally" expected to exceed. In most cases, this would be a similar figure to the CFR, but it may be lower or higher depending on the levels of actual debt, and must allow for unusual cash flow movements.

b. Authorised limit for external debt

This limit represents a control on the “maximum” level of borrowing. It is the statutory limit determined under s3 (1) of the Local Government Act 2003 and represents the limit beyond which external debt is prohibited. The Authorised Limit must be set, and revised if necessary, by Full Council. It reflects a level of external debt which, while not desirable, could be afforded in the short term, but is not sustainable in the longer term. The Government retains an option to control either the total of all councils’ plans, or those of a specific council, although this power has not yet been exercised.

Prudence:

c. Upper limits for the maturity structure of borrowing

These are set to reduce the Council’s exposure to large fixed rate sums falling due for refinancing.

d. Maximum new principal sums to be invested during 2025/26 for periods in excess of one year (365 days)

All such investments are classified as “non-specified”. This indicator is subject to the overall limit for non-specified investments set out in the TMSS, and to the overall limit per counterparty.

e. Interest rate exposure

The latest Treasury Management Code requires a statement in the TMSS explaining how interest rate exposure is managed and monitored by the Council, and this is repeated below:

The Council has a general preference for fixed rate borrowing in order to minimise uncertainty and ensure stability in the charge to revenue, however it is acknowledged that in certain circumstances, some variable rate borrowing may be prudent, for example if interest rates are expected to fall. The Council’s investments are generally for cashflow purposes and accordingly a mix of fixed and variable rates will be used to maximise flexibility and liquidity. Interest rate exposure will be managed and monitored on a daily basis by the Chief Financial Officer.

Local indicators for the proportions of fixed and variable rate loans, have been retained by the Council for information purposes.

Appendix 2 shows the actual position as at 30 November 2025, and demonstrates that all activities are contained within the currently approved limits.

3 Risk Management

The CIPFA Prudential Code and Treasury Management Code (both updated in 2021) have placed greater importance on risk management. Where a local authority changes its risk appetite (for example, moving surplus cash into or out of certain types of investment funds or other investment instruments) then this change in risk appetite should be brought to Members attention in treasury management update reports.

There have been no changes in risk appetite and there are no other significant treasury management issues that have arisen since approval of the TMSS on 5 March 2025 that need to be brought to the attention of Members.

There are a number of risks inherent within any treasury management strategy, the most significant risks include:

- Reporting is not compliant with statutory guidelines.
- Investment and borrowing activity is outside the approved TM framework.
- Long term borrowing is taken at rates that are not advantageous.
- Investment of principal sums with insecure counterparties.
- Investment returns are volatile and may not meet budgeted amounts.
- Borrowing is not affordable.

These risks are mitigated by the controls included in the TMSS and are detailed at section 2.3 - Treasury Management Strategy above.

4 Alternative Options

An alternative option is to fail to present a Prudential Code Indicator Monitoring and Treasury Activity Report, however this would contravene the requirement of the Council's Treasury Management Strategy Statement (TMSS).

5 Financial Implications

No specific financial implications are attributable to this report.

6 Legal Implications

There are no legal implications arising from this report.

7 Equalities Implications

There are no equalities implications arising from this report.

8 Carbon Reduction/Environmental Sustainability Implications

There are no carbon reduction/environmental sustainability implications arising from this report.

9 Appendices

1. Treasury Activity Report 2025/26 for Period 1 to 8 (30 November 2025).
2. Prudential and Treasury Indicator Monitoring 2025/26 for Period 1 to 8 (30 November 2025).

10 Background Papers

None identified.

11 Reasons for Recommendation

To comply with the requirements of the Council's Treasury Management Strategy Statement.

Statutory Officer approval:

Approved by: **Chief Financial Officer**
Date: **20/01/2026**

Approved by: **Monitoring Officer**
Date: **20/01/2026**

TREASURY ACTIVITY REPORT 2025/26

For Period ended 30 November 2025

	<u>Position @</u> <u>1 April 2025</u> £	<u>Loans Made</u> <u>During Apr - Nov</u> £	<u>Loans Repaid</u> <u>During Apr - Nov</u> £	<u>Position @</u> <u>30 Nov 2025</u> £
<u>Long Term Borrowing</u>				
PWLB	10,811,577	0	0	10,811,577
Total Long Term Borrowing	10,811,577	0	0	10,811,577
<u>Temporary Borrowing</u>				
Local Authorities	0	0	0	0
Central Government	0	0	0	0
Banks & Other Institutions	0	0	0	0
Total Temporary Borrowing	0	0	0	0
TOTAL BORROWING	10,811,577	0	0	10,811,577
<u>Long Term Investment</u>				
CCLA LAPF Property Fund	(1,000,000)	0	0	(1,000,000)
Total Long Term Investment	(1,000,000)	0	0	(1,000,000)
<u>Short Term Investment</u>				
Aberdeen MMF	(3,690,000)	(6,410,000)	6,100,000	(4,000,000)
Bank of Scotland	0	0	0	0
Barclays	0	0	0	0
Blackrock MMF	(1,000,000)	(19,505,000)	19,225,000	(1,280,000)
CCLA PSDF (MMF)	(3,000,000)	0	0	(3,000,000)
Close Brothers	0	0	0	0
Debt Management Office	0	(73,140,000)	68,865,000	(4,275,000)
Goldman Sachs	(3,000,000)	(6,000,000)	6,000,000	(3,000,000)
HSBC Treasury	0	0	0	0
Local Authorities & Other	0	0	0	0
Nationwide	0	0	0	0
Santander	0			0
Total Short Term Investment	(10,690,000)	(105,055,000)	100,190,000	(15,555,000)
TOTAL INVESTMENT (See below)	(11,690,000)	(105,055,000)	100,190,000	(16,555,000)
NET BORROWING / (INVESTMENT)	(878,423)	(105,055,000)	100,190,000	(5,743,423)

Temporary Borrowing & Investment Statistics at 30 November 2025Investment:

Fixed Rate Investment	(3,000,000)	(79,140,000)	74,865,000	(7,275,000)
Variable Rate Investment	(8,690,000)	(25,915,000)	25,325,000	(9,280,000)
TOTAL INVESTMENT	(11,690,000)	(105,055,000)	100,190,000	(16,555,000)

Proportion of Fixed Rate Investment	43.94%
Proportion of Variable Rate Investment	56.06%
Temporary Investment Interest Receivable	£ 431,451
Equated Temporary Investment	£ 11,316,064
Weighted Average Interest Rate Received (Interest Receivable / Equated Investment)	3.81%
Compounded SONIA (6 month backward looking)	4.10%

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	2025/26 Original Estimate (Council 05/03/25)	2025/26 Position at 31-Jul-25	2025/26 Position at 30-Nov-25
A) Prudential Indicators			
Affordability:			
i) Capital Expenditure	£ 6,413,400	£ 10,159,800	£ 7,150,800
ii) Capital Financing Requirement	£ 21,226,000	£ 21,052,378	£ 19,637,178
iii) Gearing (CFR to Long Term Assets)	43%	45%	45%
iv) Ratio of Financing Costs to Net Revenue Stream-Services	2.21%	2.30%	2.30%
v) Maximum Gross Debt	£ 21,226,000	£ 10,811,577	£ 10,811,577
vi) Ratio of Internal Borrowing to CFR	45%	49%	45%
B) Treasury Management Indicators			
Affordability:			
i) Operational Boundary for External Debt:			
Borrowing	£ 22,000,000	£ 10,811,577	£ 10,811,577
Other Long Term Liabilities	£ 1,500,000	£ -	£ -
Total Operational Boundary	£ 23,500,000	£ 10,811,577	£ 10,811,577
ii) Authorised Limit for External Debt:			
Borrowing	£ 23,000,000	£ 10,811,577	£ 10,811,577
Other Long Term Liabilities	£ 1,500,000	£ -	£ -
Total Authorised Limit	£ 24,500,000	£ 10,811,577	£ 10,811,577
Prudence:			
iii) Investment Treasury Indicator and limit:			
Max. NEW principal sums invested in 2025/26 for periods OVER 365 days (ie. non-specified investments), subject to maximum non specified per counterparty of £3m AND to the prevailing overall counterparty limit, AND to the TOTAL non specified limit of £5m.	£ 3,000,000	£ 3,000,000	£ 3,000,000
iv) Upper & Lower limits for the maturity structure of outstanding Borrowing during 2025/26			
Under 1 Year	40%	0%	0%
1 Year to 2 Years	40%	0%	0%
2 Years to 5 Years	50%	0%	0%
5 Years to 10 Years	50%	6%	6%
Over 10 Years	100%	94%	94%

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Report to Cabinet

Subject: Budget Monitoring and Virement Report for the period August to November 2025

Date: 29 January 2026

Author: Senior Leadership Team

Wards Affected

Borough-wide

Purpose

To update Cabinet on the forecast outturn for Revenue and Capital Budgets for 2025/26. The budgets include all approved carried forward amounts from the 2024/25 financial year.

To request approval from Cabinet for the changes to the budget as set out in this report.

Key Decision

This is a key decision because the proposal includes financial implications that are above the threshold of £0.5m determined by Council for decisions to be regarded as a Key Decision.

Recommendation(s)

Cabinet are recommended to:

1. Approve the General Fund Budget virements set out in Appendix 1;
2. Approve the re-purposing of Earmarked Reserves as set out in section 2.1
3. Note the use of reserves during August to November 2025 as detailed in Appendix 2;
4. Approve the removal of £374,000 of total efficiency savings, of which £247,000 relate to 2025-26 as set out in section 2.2;
5. Approve the changes to the Capital programme included in section 2.3.

6. **Recommend to Council the approval of £324,800 use of borrowing to fund the developments on Arnold Front Street as part of the Ambition Arnold Project.**

1 **Background**

1.1 The Council has made a commitment to closely align budget and performance management. This is in line with accepted good practice.

1.2 To deliver this commitment, systems to monitor performance against revenue and capital budgets, improvement activity and performance indicators have all been brought together and are now embedded in the way the Council works

2 **Proposal**

2.1 **General Fund Revenue Budget Summary**

The following table summarises the overall financial position of the General Fund Revenue Budget and the expected total spend for the year. This information has been compiled using the best information made available to Financial Services by the relevant spending officers as at 30 November 2025.

The Council's General Fund outturn is projected to be overspent by £219,800. In order to ensure the position remains in line with the approved budget of £15,584,200 it is proposed that Cabinet approve re-purposing of earmarked reserves of £219,800 to fund the overspend.

General Fund Revenue Budget 2025/26 – Change Analysis

	£
Net Council Budget for 2025/26 approved by Council on 5 March 2025 and Cabinet's Maximum Budget	15,584,200
Up to the end of November 2025 expenditure less income totalled	7,006,861
In the remaining 4 months of year we expect net expenditure to be	8,797,139

Total net revenue spend for the year is currently expected to be	15,804,000
Total Projected Revenue (Under)/ Overspend 2025/26	219,800
Proposed Transfer from Earmarked Reserves for Approval	(219,800)
Total net revenue spend for the year is expected to be	15,584,200

Appendix 1 outlines how the General Fund Revenue budget is divided between the Portfolios of the Council and includes a detailed variance analysis identifying the current proposed changes for the four month period against the approved budget for each Portfolio area. Cabinet is recommended to approve these changes.

The major variances detailed in Appendix 1 include:

Expenditure increases:

- Additional agency and overtime costs within the Waste & Street Care service £195,000 due to sickness levels and cover for annual leave.
- Redundancy and pension strain payments arising from efficiency programmes and restructures of £142,700 funded by a contribution from earmarked reserves.
- Additional spend on our Care Leavers Council Tax reduction scheme £45,000, due to increased participation.
- Additional HR temporary business partner £43,000 due to increased workload in the department.

Expenditure reductions:

- Saving on external Audit fees due to a lower amount of work undertaken by auditors in relation to the 2023/24 & 2024/25 Statement of Accounts to align signoff of statements with the Governments audit backstop dates (£163,000)
- Vacancy savings of (£95,000) across the Council.
- Reduction in fuel spending on fleet (£50,000), due to a fall in fuel prices.
- Underspend in delivery of Temporary Accommodation service due to fall in bed & breakfast numbers and increase in housing stock (£86,600).
- Minimum Revenue Provision adjustment (£64,600) following the 2024-25 outturn position and deferral of capital projects.

Income shortfalls:

- Reduction in investment income expected £300,000, a reduction in

interest rates and deferral of capital receipts to 2026/27 have decreased the amount of funds the Council has to invest in 2025/26, resulting in lower interest received.

- Gedling Country Park car parking income lower than initially projected in 2025/26 by £60,000.
- Building Control income shortfall of £45,000.
- Pet Cremation Service below target by £20,000, this is a demand led service, whilst income has remained consistent with previous year's growth may have plateaued in the service.

Details of the budget virements authorising the usage of Earmarked Reserves and Revenue Budget Funds as approved by the Chief Financial Officer and relevant Corporate Director in accordance with Financial Regulations are set out in **Appendix 2**.

No virements were approved by Portfolio Holders for amounts of £50,000 or less during August to November 2025.

Whilst we are able to contain the overspend within our reserves, it should be noted that there remains some risk of the level of spend in the Environmental Services, which is continuing with a transformation review to determine optimal delivery methods. Additional budget was put into the Waste service for 2025/26 in order to ensure resources were sufficient to cover the number of waste rounds needed. This was expected to reduce the need for agency staff, however, the change process is taking longer to embed than initially expected as the Service continues on its transformation journey. Budgets are being monitored closely and reported through the Budget & Performance Board with significant overspends being referred to the Senior Leadership Team.

There isn't a specific reserve for in-year budget pressures however a review of earmarked reserves has been conducted and it has been identified that some earmarked reserves can be repurposed due to sufficient balances held. Following the review, it is proposed the following reserves will be repurposed to fund the deficit:

- IT Replacement Reserve £100,000, sufficient reserves balance remains to fund forecast replacement over the coming years.
- Economic Development reserve £80,400, this reserve balance was built up to help fund various projects which have been financed by alternative means.
- Efficiency & Innovation reserve £39,400, this reserve is used to fund any expenditure needed to progress proposed efficiency saving and other service area changes.

Pay Award

The Council approved a budget of £701,500 in the 2025/26 Revenue Budget for the 2025/26 pay award based upon an assumed £1,290 per FTE post. The National Employers have agreed an increase of 3.2% on all NJC pay points 1

and above with effect from 1 April 2025. The impact of this is a budgeted saving of (£150,000).

Interest Rates

At the start of 2025/26 the Bank of England base rate stood at 4.50%, this was then reduced by The Monetary Policy Committee (MPC) on 8 May 2025 to 4.25%, with a further reduction down to 4.00% on 7 August 2025. This has had a negative impact on investment interest received by the Council on 30 November 2025. Interest rates have also been reduced further in December to 3.75%. In addition, deferral of capital receipts into 2026/27, has impacted the amount of investment income we expect to receive in 2026/27.

2.2 Efficiency programme – Progress Update

Since 2014/15 the Council has approved nine separate budget reduction programmes totalling £8.43m net of risk provision, including the new programme of £108,600 approved as part of the 2025/26 budget process for delivery in 2025/26.

The total of the current approved efficiency programme is £917,700 for delivery in 2025/26 – 2026/27.

In terms of 2025/26, the programme due for delivery is £703,200 (£108,600 as approved in the Budget Report presented to Council on 5 March 2025 and £594,600 of prior year agreed efficiencies). Deferrals of £77,700 were agreed at Period 4.

The Senior Leadership Team have reviewed the current efficiencies in light of current service pressures, outcomes from Digital Transformation related work and other service provision changes. It is proposed to remove £374,000 of approved efficiencies from the total programme as they are deemed undeliverable. £247,000 of these relate to 2025/26, and are listed in the table below. Removal of these efficiencies give a revised programme of £378,500 to be achieved this year.

Councillors are asked to note that the removal of these efficiencies will result in replacement of new achievable efficiencies to be presented for approval as part of the 2026/27 budget report.

Approved Efficiency Programme 2025/26	(703,200)
Period 4 deferrals	77,700
Revised 2025/26 Efficiency Programme	(625,500)
Efficiencies to be removed at Period 8:	
Review of Leisure operations	45,000
Waste round optimisation	42,300
Waste/Parks administration review	47,600
Increase premium on Empty Homes and 2nd Homes	33,000
Review of ICT practices	30,000

Parks Service Review	39,100
Remembrance Tree Leaf Income	5,000
Sponsorship of flower beds	5,000
Removal of efficiencies at Period 8	247,000
Revised efficiency programme delivery for 2025-26	(378,500)
Net Impact on General Fund	(378,500)

Delivery of the 2025/26 programme will continue to be monitored, and an update provided in future reports.

The Medium-Term Financial Plan is currently being reviewed and updated in line with the 2026/27 budget forecasts and the provisional Local Government Finance Settlement. Whilst the position will have changed from what has been previously been reported, we still expect that sufficient efficiencies will need to be identified and delivered over the next 5 years in order to maintain a balanced budget. Therefore, any efficiencies removed from the programme as undeliverable must be replaced by alternative proposals. Delivery of efficiencies are closely monitored as part of the budget monitoring process by finance staff in consultation with assistant Director and Senior Leadership Team.

Whilst current Plans for Local Government Reorganisation (LGR) mean that Gedling Borough Council may not exist as an entity beyond 2027/28, the Council will still endeavour to identify and deliver efficiency savings to ensure the Council maintains a balanced budget position prior to LGR.

Workshops have recently been held with Cabinet Members to explore further efficiencies for 2026/27 - these will be presented as part of the budget report.

2.3 Capital Programme

Appendix 3 details the current projected position on the Capital Programme and its financing for 2025/26, analysed by Portfolio, this is summarised in the table below. Cabinet is recommended to approve these changes.

August to November amendments to the current capital programme of (£3,126,100) are presented in the table below.

Capital Budget 2025/26 - Change Analysis	
	£
Original 2025/26 budget approved by Cabinet on 5 Mar 2025	6,413,400
Council Approved Carry Forwards from 2024/25	3,204,400
Cabinet Report 19/03/25 UKSPF funded projects	513,500
Leader Report 10/04/25 S106 Contributions to Linby Colliery Welfare FC	33,400
Programme amendments approved at 31 July 25	(4,900)
Approved budget at Period 4 2025/26	10,164,700
Programme amendments following period 4 report:	
Cabinet Report 10/07/25 Scout Hut Refurbishment	11,800

Cabinet Report 10/07/25 Gedling Youth & Community Hub Leader Report 06/08/25 Ravenshead Parish Council	75,000 30,300
Current approved budget for 2025/26	10,276,900
Proposed Amendments to the Programme at Nov 2025	
Additions to capital programme:	
Ambition Arnold Front Street properties	324,800
Deferrals of existing scheme:	
Digital Transformation	(675,000)
Vehicle Replacement Programme	(650,000)
Purchase of Temporary Accommodation	(646,200)
Disabled Facilities Grant	(600,000)
Ambition Arnold Front Street Properties	(395,000)
Redhill Replacement Gym Equipment	(270,000)
Bentwell Lagoon flood alleviation	(51,400)
Depot Works	(50,000)
Flood Alleviation Works	(42,000)
CCTV Developments	(27,400)
Carlton Cemetery Expansion	(15,000)
Reductions to existing programme:	
Bestwood Lodge Drive Resurfacing	(18,700)
Conway Road Tennis Court Refurbishment	(10,200)
Removals from programme	
Carlton Cemetery Expansion	(15,000)
Total Proposed Amendments	(3,126,100)
Revised Capital Programme 2025/26	7,150,800
Actual Expenditure to Period 8 2025/26	3,238,187
Estimated Expenditure Period 9 to Period 12 2025/26	3,912,613
Projected Outturn	7,150,800

Additions to existing schemes:

- Ambition Arnold improvements to public realm an additional £324,800 if requested for approval, due to additional complexities with the site being identified as part of the survey works. This is proposed to be financed by Prudential Borrowing.
- The additional budget request of £324,800 increases the total budget to £495,000, (there is currently a budget of £170,200 in the capital programme). Whilst the request is to approve the full budget in order to progress the procurement of the contract it is envisaged that the works will take 12 weeks to complete once the contract has been entered into. Therefore, we estimate that £100,000 will be spent in 2025/26 and £395,000 will be deferred into 2026/27. The above table requests

approval for the additional £324,800 but also to defer £395,000 into 2026/27.

Deferrals of existing schemes:

- Digital Transformation (£675,000), the project is continuing however due to a rephasing of payments and project timelines, this budget is to be rolled into 2026/27.
- Vehicle Replacement Programme (£650,000), this due to a review of the existing vehicles and lead time on new purchases.
- Purchase of Temporary Accommodation units (£646,200), the purchase of 4 additional properties scheduled to complete January 2026, given the remaining timescales it is unlikely the council will purchase any further properties by 31st March therefore deferring the balance into 2026/27.
- Disabled Facilities Grant (£600,000), forecast based on applications received and processing time, this is committed spend and the balance is be deferred into 2026-27.
- Replacement of Redhill Gym Equipment (£270,000) – The scheme is progressing and will be completed in May 2026.
- Bentwell Lagoon Flood alleviation works (£51,400), works started expected to complete in 2026/27.
- Depot Works (£50,000), amendments have been made to the project leading to a deferral of works relating to Jubilee House
- Flood Alleviation works (£42,000), expected to progress in 2026/27.
- CCTV Developments (£27,000), new CCTV cameras in were funded by grants, the budget will be carried forward into 2026-27 to fund further CCTV developments.

Reduction to existing schemes are as follows:

- Bestwood Lodge Drive resurfacing (£18,700), works completed and reporting an underspend against initial budget.
- Conway Road Tennis Court Refurbishment (£10,200), works complete.

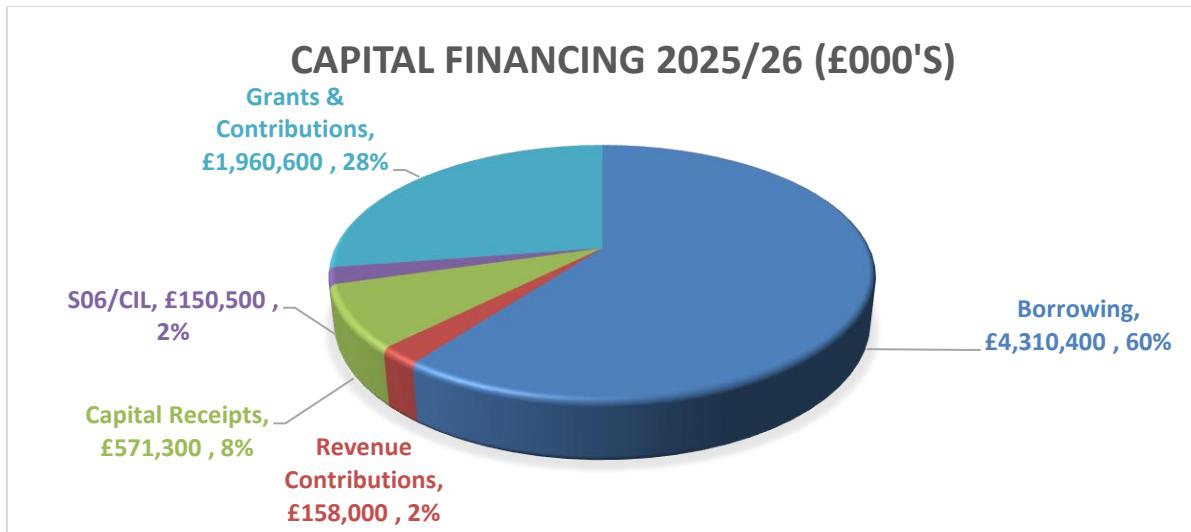
Removals from programme

- Carlton Cemetery Expansion (£15,000), columbarium works no longer required.

It should be noted that in line with Financial Regulations underspends on capital project and removals from the capital programme cannot be transferred to other capital projects. New capital projects must each be considered and approved according to Financial Regulations.

2.4 Capital Programme Financing

The projected method of financing the current capital programme requirement of **£7,150,800** is detailed in Appendix 3 and summarised in the chart below.



2.5 Capital Receipts Monitoring

When the Council sells General Fund assets it is permitted to use this income to fund capital expenditure. The original capital receipts estimate for 2025/26 projected that £1,654,400 will be generated and used to finance the capital programme in 2025/26, however due to delays in a land sale, capital receipts balance of £571,300 is now expected. Additional capital receipts are still expected however these are likely to fall in 2026-27 and these will be retained to fund future capital projects.

3 Alternative Options

Option – Not to amend the original Council approved budgets during the year to reflect the latest projected outturn position.

Advantages:

- The final outturn position of the Council can be easily compared to its original intentions when the budget was set and areas of budget risk identified.

Disadvantages:

- Budgets not aligned to current budget pressures resulting in increased likelihood of budget overspend and emerging Council priorities not being addressed.
- Restrict the effectiveness of medium-term planning process and preparation of the forward budget if pressures and areas of efficiency are not readily identifiable during budget preparation.
- Budget not reflective of latest performance information.

Reason for rejection – the option is not likely to result in the best outcomes in

financial management or support delivery of priorities.

4. Financial Implications

4.1 The nature of the report is such that it has significant resource implications across the Council. The report itself demonstrates how resources are being managed. Whilst the August – November 25 position is currently forecasted to be on budget by utilising reserves, focus must be maintained on the risk of potential overspend in the environment service for the remainder of the year and the identification and delivery of significant efficiency savings between 2026/27 – 2030/31.

5 Legal Implications

5.1 None arising directly from this report.

6 Equalities Implications

6.1 None arising directly from this report.

7 Carbon Reduction/Environmental Sustainability Implications

7.1 None arising directly from this report.

8 Appendices

Appendix 1 - General Fund Revenue Budget 2025/26 – Budgetary Control Report

Appendix 2 - Use of Reserves and Revenue Fund Budgets

Appendix 3 - Capital Programme 2025/26 – Budgetary Control Report

9 Background Papers

Detailed Quarterly Budgetary Control Exception Reports

10 Reasons for Recommendations

10.1 To align the budgets to the current pressures and priorities and ensure the delivery of Council objectives is supported.

Statutory Officer Approval

Approved by: **Chief Financial Officer**
Date: **20 January 2026**

Approved by: **Monitoring Officer**
Date: **20 January 2026**

Appendix 1. GF Revenue Budget Control Report August to November 2025

Grand Summary
Revenue Quarterly Budgetary Control Report

Period 8

	Current Approved Budget	Profiled Budget	Actual to date	Variance	%	Projected Outturn	Projected Annual Variance
	£	£	£	£	£	£	£
Communities and Place	69,700	16,200	48,643	32,443	200	69,700	0
Lifestyles, Health & Wellbeing	2,616,100	886,030	216,469	-669,561	-76	2,616,100	0
Public Protection	1,447,800	449,600	452,151	2,551	1	1,447,800	0
Environmental Services	4,807,800	1,318,506	2,056,882	738,376	56	4,952,800	145,000
Climate Change and Natural Habitat	2,050,600	553,081	761,460	208,379	38	2,137,900	87,300
Sustainable Growth and Economy	1,883,400	265,866	-418,816	-684,682	-258	1,908,400	25,000
Corporate Resources and Performance	4,253,900	5,742,261	4,008,071	-1,734,190	-30	4,402,400	148,500
Total Portfolio Budget	17,129,300	9,231,544	7,124,861	-2,106,684	-23	17,535,100	405,800
Transfer to/ -from Earmarked Reserves	-1,545,100	-14,267	-118,000	-103,733	727	-1,731,100	-186,000
Net Council Budget (Cabinets General Fund Maximum Budget)	15,584,200	9,217,278	7,006,861	-2,210,417		15,804,000	219,800
Proposed transfer from re-purposed earmarked reserves						-219,800	-219,800
Net Council Budget (Cabinets General Fund Maximum Budget)	15,584,200	9,217,278	7,006,861	-2,210,417	0	15,584,200	0

Appendix 1

ENVIRONMENTAL SERVICES**BUDGETORY CONTROL REPORT - NOVEMBER 2025****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
<u>Waste & Street Care</u>	£'000	£'000			
Employees Expenses		195.0		195.0	Agency & overtime costs
<u>Fleet Management</u>					
Supplies & Services		(50.0)	50.0		Fuel underspend due to lower prices.
All other budget heads	4,807.8	4,807.8			
Including items previously reported					
PORTFOLIO TOTAL	4,807.8	4,952.8	50.0	195.0	Net Portfolio Total £145k Adverse

Appendix 1

CLIMATE CHANGE AND NATURAL HABITATBUDGETORY CONTROL REPORT - NOVEMBER 2025REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
Parks - External Works	£'000	£'000			
Revenue Income	(105.4)	(85.4)		20.0	Lower than anticipated Pet Cremation income
Parks					
Revenue Income	(15.1)	(7.8)		7.3	No external Tree Works income expected
	(200.0)	(140.0)		60.0	Lower than expected income from Gedling Country Park car park partially offset by reduced contribution to reserves.
All other budget heads	2,371.1	2,371.1			
Including items previously reported					
PORTFOLIO TOTAL	2,050.6	2,137.9		87.3	Net Portfolio Total £87.3k Adverse

Appendix 1

SUSTAINABLE GROWTH & ECONOMY**BUDGETORY CONTROL REPORT - NOVEMBER 2025****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
Bldg Cont-Non Fee Earning Acct	£'000	£'000			
Employee Expenses	32.7	22.7	10.0		Vacancy savings
Bldg Control-Fee Earning Acct					
Revenue Income	(230.7)	(185.7)		45.0	Shortfall in Building Control income
Development Control					
Employee Expenses	634.6	624.6	10.0		Vacancy savings
All other budget heads Including items previously reported	1,446.8	1,446.8			
PORTFOLIO TOTAL	1,883.4	1,908.4	20.0	45.0	Net Portfolio Total £25k Adverse

Appendix 1

CORPORATE RESOURCES & PERFORMANCE**BUDGETORY CONTROL REPORT - NOVEMBER 2025****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
<u>Estates & Valuation</u>					
Supplies & Services	87.7	57.7	30.0		Property Surveys for the councils accommodations including temporary accommodation units contract awarded lower than anticipated, offset by reduced drawdown on asset management reserve. (See earmarked reserves)
<u>Public Land & Bldgs-General</u>					
Premises Related Expenses	63.9	73.9		10.0	Securing and repairs to the Front Street properties site along with electricity standing charges
<u>Public Conveniences</u>					
Premises Related Expenses	6.7	13.7		7.0	Repairs to public conveniences along with increase in water charges
<u>Car Parks</u>					
Premises Related Expenses	138.1	158.1		20.0	Several repairs to car park ticket machines and other general car park repairs

CORPORATE RESOURCES & PERFORMANCE**BUDGETORY CONTROL REPORT - NOVEMBER 2025****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
Housing Needs					
Supplies and Services	£'000 298.2	£'000 158.2	140.0		Reduction in Temporary Accommodation Bed & Breakfast expenditure offset with income below. Reduction in Housing Benefits income following reduction of Bed & Breakfast numbers along with rephasing of Temporary Accommodation housing purchasing project, this partially offsets the savings above
Revenue Income	(455.0)	(401.6)		53.4	
HR, Performance and Service Planning					
Employee Expenses	236.0	279.0		43.0	Agency costs for additional HR Business Partner due to extra work from investigations and restructures
Revenues-Local Taxation					
Employee Expenditure	553.1	518.1	35.0		Vacancy savings
Supplies and Services	85.0	130.0		45.0	Increase in participation in council tax reduction scheme for care leavers and discretionary hardship fund
Housing Benefit Administration					
Employee Expenditure	360.7	320.7	40.0		Vacancy savings
Corporate Income & Expenditure					

Appendix 1

CORPORATE RESOURCES & PERFORMANCE**BUDGETORY CONTROL REPORT - NOVEMBER 2025****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
Revenue Income	£'000	£'000	£'000	£'000	Reduction in investment interest due to lower interest rates and a deferral of a receipt to 2026/27
	(1,100.0)	(800.0)		300.0	

Appendix 1

CORPORATE RESOURCES & PERFORMANCE**BUDGETORY CONTROL REPORT - NOVEMBER 2025****REVENUE ITEMS TO BE REPORTED**

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable	Adverse	
Corporate Management	£'000	£'000			
Supplies and Services	0.0	(163.0)	163.0		Saving on Audit fees following a revised reduction in the 2023-24 fees based on work completed.
Non Distributed Costs					
Supplies and Services	117.6	260.3		142.7	Transformaiton and restructure related costs partially offset by Transformation Reserve (See earmarked reserves)
Movements in Reserves (MiRS)					
Capital Financing	1,031.2	966.6	64.6		Revision to Minimum Revenue Position following 2024-25 final position
All other budget heads	2,830.7	2,830.7			
Including items previously reported					
PORTFOLIO TOTAL	4,253.9	4,402.4	472.6	621.1	Net Portfolio Total £148.5k Adverse

EARMARKED RESERVESBUDGETORY CONTROL REPORT - NOVEMBER 2025REVENUE ITEMS TO BE REPORTED

Budget Head	Current Approved Budget	Latest Projected Outturn	Net Budget Variance		Reason for Variance (New Items Only)
			Favourable £'000	Adverse £'000	
Transfer to/from Reserves					
Parks Gedling CP Sinking Fund		(23.3)	23.3		Income levels lower than expected so there will be a lower contribution to the sinking fund reserve.
Contributions IT Contributions IT Replacement Fund		(50.0)	50.0		Reduced contribution to IT replacement fund, due to sufficient balances in the reserve
Estates & Valuations Contribution from Asset Management Reserve		30.0		30.0	Contract for property surveys awarded lower than initial estimates
Non Distributed Costs Contribution from Transformaiton Reserve	0.0	(89.2)	89.2		Redundancy and pension strain payments arising from efficiency programmes and restructures
Contribution from Efficiency & Innovation Reserve		(53.5)	53.5		Redundancy and pension strain payments arising from efficiency programmes and restructures
All other budget heads Including items previously reported	(1,545.1)	(1,545.1)			
RESERVES TOTAL	(1,545.1)	(1,731.1)	216.0	30.0	Net Reserves Total £186k Net Contribution from Reserves

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Appendix 2

Virements Approved for the use of Earmarked Reserves
Period End 30 November 2025

Usage of Earmarked Reserves		
		£
	Lifestyles, Health & Wellbeing	
	Leisure Transformation Project	£500,000
	Contribution from Leisure Transformation Reserve	-£500,000
	Environment	
	DEFRA Food Waste Funding	-£94,400
	Contribution to Domestic Food Waste Reserve	£94,400
	Public Protection	
	Reducncty cost of restructure	£46,700
	Contribution from Transformation Reserve	-£46,700
	Corporate Resources and Performance	
	Reducncty cost of restructure	£27,500
	Contribution from Transformation Reserve	-£27,500
CFWD	Re-establish Asylum Dispersal	£10,000
	Contribution from Welfare - New Burdens Reserve	-£10,000
CFWD	Re-establish Domestic Violence	£30,000
	Contribution from Welfare - New Burdens Reserve	-£30,000
	Total Expenditure	£519,800
	Total Reserves	-£519,800

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Project	Original Capital Programme	Carry F/wds	Approvals to Period 8	Proposals to Period 8	Revised Capital Programme Period 4
Gym Equipment Replacement	270,000	-	0	(270,000)	-
ALC Plant Room Improvements - UKSPF			36,000		36,000
Sports Facilities Investment - UKSPF			36,900		36,900
Lifestyles, Health & Wellbeing	270,000	-	72,900	(270,000)	72,900
Disabled Facilities Grants	1,200,000	133,600	494,900	(600,000)	1,228,500
CCTV Developments		27,400		(27,400)	-
Public Protection	1,200,000	161,000	494,900	(627,400)	1,228,500
Vehicle Replacement Programme	1,919,000	277,000	(250,600)	(650,000)	1,295,400
Waste Management System	176,500				176,500
Bentwell Lagoon (Flood Alleviation)	30,000	21,400		(51,400)	-
Flood alleviation works - Rolling Programme	50,000		(8,000.0)	(42,000)	-
Ouse Dyke repair works		110,000			110,000
Council Street Lighting		37,100			37,100
Feeder Pillars - Various Sites -UKSPF			135,000		135,000
Carlton Cemetery Expansion - final phase	15,000			(15,000)	-
Environmental Services	2,190,500	445,500	(123,600)	(758,400)	1,754,000
Jackie Bells Play Area	100,000				100,000
Play Area refurbishment - rolling programme	222,000		(222,000)		-
Green Lung Project - Flood alleviation Kneeton Close		59,600	8,000		67,600
Green Lung Digby Park to GCP Path Construction		35,000			35,000
Valley Road Play Area Refurbishment		110,000			110,000
Park View Retaining Wall		22,000			22,000
Phoenix Farm Estate repairs		10,000			10,000
Green Lung Project - Digby Park Tree Planting & Wildflowers		6,600			6,600
Conway Road Tennis Court Refurbishment		32,300	9,000.0	(10,200)	31,100
AMF - Lambley Lane Changing Room & Pitch Renovation		8,500			8,500
Arnot Hill Park Improvements - UKSPF			10,000		10,000
Climate Change and Natural Habitat	322,000.0	284,000.0	(195,000)	(10,200)	400,800
Temporary Accommodation	1,100,000	521,200		(646,200)	975,000
Hillcrest Business Park Extensions		456,900	43,700		500,600
Linby Colliery Welfare FC (S106 Open Space)			33,400		33,400
UK Shared Prosperity Fund (UKSPF)			7,600		7,600
Scout Hut Refurbishment (CIL Non-Parish Funding)			11,800		11,800
Ravenshead PC Open Space Development (S106)			30,300		30,300
Gedling Youth and Community Hub (CIL)			75,000		75,000
Sustainable Growth & Economy	1,100,000.0	978,100.0	201,800.0	(646,200)	1,633,700
IT Licences	125,000				125,000
Asset Management Fund	150,000		(43,700)		106,300
Replacement Equipment	70,000				70,000
Digital Transformation	819,700	709,700		(675,000)	854,400
Bestwood Country Park CP Extension	36,200		(36,200)		-
Depot Works	130,000	57,000		(50,000)	137,000
Carbon Reduction Initiatives		47,600			47,600
Fire Door replacement		125,900			125,900
Ambition Arnold Improvements to Public Realm		170,200		(70,200)	100,000
Pond Hills Community Centre Refurbishment		34,600			34,600
Agresso Upgrade		31,600			31,600
Replacement Boards Car Park Machines		30,000			30,000
AMF - Bestwood Lodge Drive Resurfacing		80,000		(18,700)	61,300
AMF - Replacement Equipment		49,200			49,200
Gedling Borough Signage - UKSPF			30,000		30,000
Anti-Terror Measures - Various Sites - UKSPF			60,000		60,000
Changing Places - Carlton - UKSPF			130,000		130,000
Colwick Car Park Resurfacing - UKSPF			68,000		68,000
Corporate Resources and Performance	1,330,900	1,335,800	208,100	(813,900)	2,060,900
Total Programme	6,413,400	3,204,400	659,100	(3,126,100)	7,150,800

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Report to Cabinet

Subject: Social Value Policy 2025-27

Date: 29 January 2026

Author: Deputy Chief Executive and Monitoring Officer and Contract and Procurement Manager

Wards Affected

All Wards

Purpose

To seek approval of the Council's Social Value Policy approach 2025-27 prior to submission to Cabinet for approval.

Key Decision

This is not a key decision.

Recommendation

THAT Cabinet:

- 1) Approves the Social Value Policy at Appendix 1 to this report

1 Background

1.1 The Council has undertaken a complete review of its procurement function over the last 18 months. The review has resulted in a number of changes to the procurement function including the following:

- Changes to the Council's Procurement Rules to align with the Procurement Act 2023
- Adoption of a Procurement Strategy 2025-2027
- Training delivered to all officers responsible for procurement

- Recruitment of a Contract and Procurement Manager
- Appointment of Orbis procurement a shared service provider (SSP) to support the Council's procurement function.
- An internal audit of the Council's procurement function
- Changes to the Council's invitation to tender documents and standard contract terms
- A compliance audit on contract spend to ensure appropriate procurement processes were undertaken
- Adoption of an online contract management tool
- Update of the Council's contract's register

1.2 Within the Council's adopted Procurement Strategy, a commitment was made to deliver a policy and process to maximise social value opportunities through procurement. A draft Social Value Policy has now been prepared and is attached at Appendix 1. Approval of the Policy is required by Cabinet, but in order to ensure engagement on the policy there has been a consultation with Senior Leadership Team, Assistant Directors and Managers involved in procurement and the draft policy was presented to Overview and Scrutiny Committee for consideration on 12 January 2025.

1.3 The Public Services (Social value) Act 2012 mandated that all procurements by public bodies which were over the public procurement thresholds should apply a 10% weighting of the evaluation score to the delivery of social value. The current procurement thresholds (from 1st January 2026) are £214,904 for goods and services. £5,372,609 for works and concessions contracts.

1.4 As the Procurement Act 2023 now requires contracts to be awarded on the basis of the “most advantageous tender”, rather than the previous “most economically advantageous tender”, the focus on what contractors can deliver as part of the contract is much wider. Social Value is a key component of a most advantageous tender and requires contractors to set out how they can deliver wider public benefit through the provision of their services.

1.5 The Council have sought social value through procurement processes for some time, however, with less and less resource available to the Council for delivering wider non-statutory public benefits, it is important that the Council leverages social value in a way that can enable it to support key non-statutory functions such as improving health and well-being,

providing opportunities for education, jobs and economic growth. The purpose of the Social Value Policy is to present a clear set of priorities that the Council wish contractors to support through social value. This structured approach enables a more effective evaluation of contracts and enables delivery of wider public benefit in a way which aligns with the Council's priorities.

- 1.6 The policy document itself sets out the explanation of social value and how the Council will seek to secure social value through the bidding process. It also provides a list of key requirements which contractors can select from as part of their social value submission. Providing a clear framework to contractors ensures that they can tailor their bids to meet Council priorities and should deliver specific targeted outcomes for residents within the borough.
- 1.7 This approach to securing social value effectively to compliment Council priorities is an approach supported by our SSP Orbis. The performance of the social value element of a contract will be managed through key performance indicators. It is likely that social value delivered on a contract for services in one area will also require engagement from managers in other areas, for example, a construction contract on a Council building may result in a contractor delivering apprenticeships or career guidance thereby supporting the functions of the Economic Growth team. If adopted, it is essential that teams work together to ensure delivery of social value outcomes.
- 1.8 The Overview and Scrutiny Committee considered the draft policy earlier this month and were supportive of the policy document. Whilst no proposed changes were put forward, Committee did question the monitoring of delivery of social value as Committee were keen to ensure that contract management was effective. Committee also asked about how social value would be scored. A scoring matrix is already in place for procurement bids with each category (including social value) scored between 1-5 based on prescribed criteria. Clarifying what is required of social value with contractors through this policy will assist them in framing those bids.

2 Proposal

- 2.1 It is proposed that Cabinet approve the Social Value Policy at Appendix 1. This will enable more effective engagement and delivery of social value through procurement.

3 Alternative Options

- 3.1 Cabinet could choose not to approve the document or propose changes. Cabinet have already previously approved the Procurement Strategy which

has a social value policy and procedure development as an action within it. The policy has been prepared in consultation with our SSP, SLT, and officers involved with procurement, it has also been shared with Overview and Scrutiny Committee and is considered to be fit for purpose.

4 Financial Implications

4.1 In terms of the financial implications, whilst there are no direct financial implications arising from the preparation of this policy, it is expected that improvements to our approach to social value will deliver much wider public benefits.

5 Legal Implications

5.1 Regard has been had to the Procurement Act 2023, Public services (Social Value) Act 2012 and statutory National Procurement Policy Statement in the preparation of this policy. All procurement activity must be undertaken in compliance with the Acts, the Council's Contract and Procurement Rules and should align with the Council's Procurement Strategy.

6 Equalities Implications

6.1 An Equality Impact Assessment is shown at Appendix 2.

7 Carbon Reduction/Sustainability Implications

7.1 A Carbon Impact Assessment is shown at Appendix 3.

8 Appendices

8.1 Appendix 1 – Draft Social Value Policy 2025-27

Appendix 2 – Equality Impact Assessment

Appendix 3 – Carbon Impact Assessment

9 Background Papers

9.1 None

10 Reasons for Recommendations

10.1 To ensure the Council has a robust strategy on how social value will be delivered in alignment with Gedling Plan/Corporate Plan priorities.

Statutory Officer approval

Approved by:
Date:
On behalf of the Chief Financial Officer

Approved by:
Date:
On behalf of the Monitoring Officer

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Social Value Policy 2025-2027

Serving people, Improving lives

Document Control

Version control 3.0	
Date approved:	Approved by:
Date of next review: December 2027	
Job title of responsible officer:	

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DRAFT

Foreword

The Council has undertaken a thorough review of its procurement function and practices over the last two years and continues to drive change in this area as set out in the Council's Procurement Strategy and in accordance with the Procurement Act and the Government's Procurement Policy Statement.

The Council's Procurement Strategy highlights the Council's need to maximise opportunities for social value to be delivered through its procurement activities. This document provides the Council's policy approach to ensuring social value is maximised to deliver on the Council's priorities for its communities, place and economy.

Whilst social value has been secured through contracts with key suppliers, this policy provides clarity around what and how social value can be delivered. It provides a steer to officers and contractors as to how social value opportunities can be maximised and what activities the Council would like suppliers to contribute towards.

As we move forward with Local Government reorganisation and ultimately seek to align our approach to social value with other local authorities, regard has been had to the existing social value position of neighbouring authorities and the East Midlands Combined County Authority.

Chief Executive

What is Social Value?

Social Value is defined by the Public Services (Social Value) Act 2012 which came into effect from January 2013. It allows the Council to consider wider value that can be created through the way that public services are commissioned, procured, and delivered, and these values can be a mixture of financial and non-financial benefits that are created by an organisation.

A defined and agreed approach to Social Value ensures the Council will consider the benefits to the local community, its individuals and the environment, to deliver better value for money.

The Public Services (Social Value) Act 2012 requires the Council to consider some central themes as outlined below. The Council can choose the best approach to the value it will achieve within these themes:

- **Economic Wellbeing** – e.g. supporting local businesses and employment
- **Social wellbeing** – e.g. promoting community cohesion and tackling inequalities
- **Environmental wellbeing** – e.g. reducing carbon emissions and promoting sustainability

For Social Value to be effective, the Council must ensure that the benefits that it wants to achieve are measurable, there is a closer working relationship between the Council and the organisations and individuals it works with, and that there is a focus on achieving value for money that goes beyond the minimum requirements of a contract. The Council will take a direct approach to securing social value through contract management and embed target monitoring in all its activities.

What are our aims and objectives?

The Council's Gedling Plan sets out the corporate priorities for the organisation. A review of this plan is underway to provide a more focussed delivery plan as we move

towards Local Government Re-organisation. It is important that our social value requirements wherever possible align with the outputs of our strategic plans.

In addition, the Council has detailed action plans to deliver on its Equality, Diversity and Inclusion objectives and carbon reduction ambitions. Again, social value outputs should wherever possible support these ambitions and plans.

The Council has a commitment to equality and diversity in all its approaches and our policy on this can be found on our [website](#). Throughout all our procurement exercises, the Council will follow the requirements of The Procurement Act 2023 and ensure that bidders are treated fairly and equally whilst giving local enterprises opportunities to participate where they can in line with the Councils Procurement Strategy.

The Council has developed four specific themes that will have outcomes and criteria that bidders will be evaluated against within each procurement exercise that the Council undertakes. The themes are developed to have a positive impact on the residents of the borough, and the themes are as follows:

- Enable healthier, safer, and more connected communities
- Enhance skills for development opportunities and jobs
- Increase digital enablement
- Cleaner, greener spaces and combat the climate emergency

To provide clarity for bidders in relation to the Council's objectives, officers have engaged with Directors and Assistant Directors across service areas to establish the key priorities and objectives within the service area that could be met through Social Value. As a result of this engagement, Appendix A provides a list of priorities, outcomes and assessment criteria to allow for greater transparency in projects where social value can be delivered.

There is a need for proportionality on all the Council's procurement opportunities and expectations must be achievable with expected outcomes relative and proportionate to the value of the contract.

When will we consider Social Value?

Gedling Borough Council will aim to go beyond the minimum legal requirements of the legislation in place. Whereas national legislation places an expectation to consider and deliver Social Value where it is possible on all of its more expensive contracts which are known as being Above UK Threshold, the Council will look for opportunities to deliver Social Value wherever it is possible and realistic to achieve regardless of the estimated contract value.

- **Contracts with estimated values of between £10,000 and £30,000**

All procurement processes will consider social value to be delivered and 5% of the total score available will be based on social value

- **Contracts with estimated values of between £30,000 and UK Threshold**

All procurement processes that are advertised will consider social value to be delivered and a minimum of 5% of the total score available will be based on social value

- **Contracts with estimated value of UK Threshold level and above**

All procurement processes that are advertised will consider social value to be delivered and a minimum of 10% of the total score available will be based on social value

Why are doing this?

There are several key benefits of embedding Social Value into public sector procurement and with the introduction of The Procurement Act 2023, the Council can look beyond the net cost of a contract and delivering Services and Works in a functional way. The main benefits can be summarised as follows:

1. Maximise Public Benefit

The Council can deliver tangible improvements and opportunities to local communities. The Procurement Act 2023 mandates the public sector to have regard to maximising public benefit.

2. Better Value for Money

Social Value allows the Council to move away from what has traditionally been referred to as the Most Economically Advantageous Tender, to what is now defined as the Most Advantageous Tender, meaning the Council can look for a more community and society-based approach from suppliers. The Council can look to develop closer working relationships with its suppliers which may help budgets go further.

3. Local Economic Growth

The Council in line with its Procurement Strategy will look to give opportunities to Small and Medium Enterprises (SMEs) and Voluntary, Community and Social Enterprises (VCSEs) and local suppliers where possible to stimulate the local economy.

4. Environmental Sustainability

Where possible the quality of the environment will be considered and commitments to reduce carbon emissions, promote energy efficiency, recycling, sustainability, and support biodiversity wherever possible.

5. Social Inclusion and Equity

Procurement can be used to promote fairness and opportunities and remove barriers where the requirement is defined in an opportunity.

6. Improved Supplier Relationships

The inclusion of Social Value will encourage the need to collaborate with suppliers and their supply chains, and look to lead innovation and better value for money

7. Legal and Policy Compliance

Social Value will help the Council meet its obligations under relevant legislation including:

- Public Services (Social Value) Act 2012

- Procurement Act 2023
- Procurement Policy Notices (PPNs) like PPN 06/20 and PPN 002
- Equality Act 2010 and
- Modern Slavery Act 2015

8. Measurable Impact

To be successful, social value must have an impact that is tangible. The Council will therefore monitor the themes, outcomes and assessment criteria on a project-by-project basis to quantify outcomes (e.g. apprenticeships and jobs created, carbon savings) and track delivery across the contract lifecycle

How will we achieve Social Value?

As part of the procurement process contractors will have access to this policy to assist them in putting forward proposals for social value submissions. Delivery of the social value will then be embedded through contractual terms and key performance indicators and strong contract management.

The Council's procurement processes will embed Social Value in various ways and the implementation of it comes from planning at the pre-procurement phase, right through to the invitation to tender, and eventually the contract delivery.

- **Social value Objectives published** – Appendix A provides the list of social value priorities and objectives the Council wishes to see delivered from 2025-2027. This list is publicly available for anyone wishing to submit a quote or tender to the council.
- **Preliminary Market Engagement** – The Procurement Act 2023 directs Councils to consider undertaking preliminary market engagement and where the Council needs to understand the market better, the Council will conduct a formal process where possible to understand what suppliers can (and are prepared to) offer. When utilised, all suppliers are encouraged to participate in these exercises when formal Notices are published. The Council recognises that it will need to look further than just standardised approaches

and gain an understanding of what already has been achieved plus what change is needed to deliver the Social Value requirements. Raising awareness with stakeholders on the Council's Social value priorities will be key during this stage.

- **Contract Standards** – Minimum requirements, priorities, desired outcomes and evaluation standards will be available to bidders in procurement exercises. The Council intends to use at least one qualitative question on every procurement that asks bidders to consider and deliver social value. Social value questions will carry a specific weighting that will be explained in the Council's procurement documentation. As part of this document, expectations will be set out as to the level of social value required along with provision of Appendix A, and terms for contract will be available from the outset in all procurement exercises to set out the Council's position when social value requirements are not delivered.
- **Key Performance Indicators (KPIs)** – KPIs will be outlined within the tender pack and there will be a minimum of three KPIs on all procurement opportunities issued by the Council in line with the Gedling Constitution. KPIs are used to evaluate the performance of suppliers through the lifecycle of the contract. Consequences of failure to meet KPIs will be outlined within the terms for contract issued with the tender pack. Where appropriate KPIs will be provided to monitor delivery of social value requirements.
- **Procurement Evaluation Processes** – The default approach on procurement opportunities that are advertised will be to be inclusive of social value in the evaluation criteria on all procurement exercises. The percentage of score available for the delivery of social value will be defined within the tender pack in every exercise. Our tendering documents have been overhauled and updated to include this to explain the mechanisms that this entails. Evaluation will also be based on the ability to deliver on the priorities set out in Appendix A.

The Council may ask for specific social value priorities, outcomes and assessment criteria to be delivered, for example, to confirm the total number of jobs and apprenticeships created that can be measured, or the total volunteering hours, or even the carbon footprint reduced by. A specific

template for bidders to complete in some circumstances will be provided with tenders to help measure this if required.

- **Contract Management** – The Council will undertake monitoring of the suggested approaches made by suppliers to ensure the benefits of the approach are realised. Suppliers may be invited to provide evidence of the achievements made throughout the lifecycle of the contract and the Council will track achievements. Should a supplier be unable to deliver on the commitments made, the Council may consider remedies are sought accordingly. This could include changing suppliers, Service Credits when monitoring KPIs and Liquidated Damages.

Review of this policy

It is expected that as more contractors bid and deliver on the Social Value priorities that the document will be reviewed and updated. the update will require ongoing engagement with service areas. Review of the priorities should be undertaken on an annual basis and any updates agreed by the Executive.

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Appendix A

Focus Areas, Aims and Objectives of Social Value in Gedling Borough Council

To deliver social value within the borough, the Council wants to have a positive impact on the community based on our vision, the desire to add value to contracts and achieve value for money.

Gedling Borough Council has set a number of priorities that we would like to achieve. Attached to each priority are several outcomes that provide specific direction where the social value should be focussed, and assessment criteria where bidders on procurements can focus their attention when replying to qualitative questions within procurement exercises that will ultimately help our residents. A full breakdown is provided on a separate document.

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Equality Impact Assessment

Name of project, policy, function, service or proposal being assessed:	Social Value Policy				
The main objective of (please insert the name of accessed document stated above):	Set out the Council's priorities for securing social value in the procurement process				
<p>What impact will this (please insert the name) have on the following groups? Please note that you should consider both external and internal impact:</p> <ul style="list-style-type: none"> External (e.g. stakeholders, residents, local businesses etc.) Internal (staff) 					
Please use only 'Yes' where applicable		Negative	Positive	Neutral	Comments
Gender	External		x		(see below for all comments)
	Internal			x	
Gender Reassignment	External		x		
	Internal			x	
Age	External		x		
	Internal			x	

<u>Marriage and civil partnership</u>	External		x		
	Internal			x	
<u>Disability</u>	External		x		
	Internal			x	
<u>Race & Ethnicity</u>	External		x		
	Internal			x	
<u>Sexual Orientation</u>	External		x		
	Internal			x	
<u>Religion or Belief (or no Belief)</u>	External		x		
	Internal			x	
<u>Pregnancy & Maternity</u>	External		x		
	Internal			x	
<u>Other Groups</u> (e.g. any other vulnerable groups, rural isolation, deprived areas, low income staff etc.)	External			x	
	Internal			x	

<p>Please state the group/s:</p> <hr/> <hr/>					
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<p>Is there is any evidence of a high disproportionate adverse or positive impact on any groups?</p>	<p>Yes</p>	<p>No</p>	<p>Comment</p> <p>Not at this stage, but it is expected that as a whole the objectives within the social value policy will have a positive impact for individuals within all protected characteristics as it seeks to improve access to work and training for all as well as improving health well-being and life chances, improving digital skills and public assets. Further evidence of the positive outcomes within different protected groups can be captured through KPIs in respect of social value. The purpose of the policy is to ensure wider public benefit and to support non-statutory functions which improve life chances and support those less likely to have the opportunity to access employment.</p>		
<p>Is there an opportunity to mitigate or alleviate any such impacts?</p>	<p>Yes</p>	<p>No</p>	<p>Comment</p> <p>N/A</p>		
<p>Are there any gaps in information available (e.g. evidence) so that a complete assessment of different impacts is not possible?</p>	<p>Yes</p>	<p>No</p>	<p>Comment</p> <p>There are gaps in data to properly identify where real impacts could be made in relation to specific protected characteristics. This is something that is to be developed as the policy is implemented so we can better track</p>		

			performance of suppliers and their commitment to equality, diversity and inclusion.
In response to the information provided above please provide a set of proposed action including any consultation that is going to be carried out:			
Planned Actions	Timeframe	Success Measure	Responsible Officer
Implement social value policy and process	6 months	Clear outputs/KPIs to show where particular protected characteristics have been positively impacted.	Contracts and procurement Manager

Authorisation and Review

Completing Officer	Fran Whyley
Authorising Head of Service/Director	Deputy Chief Executive
Date	29 December 2025
Review date (if applicable)	July 2026

Name of project, policy, function, service or proposal being assessed:	Social Value Policy			
The main objective of (please insert the name of accessed document stated above):	Set out the Council's priorities for the delivery of social value through procurement.			
<p>What impact will this (please insert the name of project) have on the following: Please read guidance before completing. For each category, insert a tick/yes against the impact and include mitigation/comments for each category.</p>				
Category	Negative	Positive	No impact/ Negligible change	Mitigation/ Comments
Behaviour & Culture Change		x		It is one priority of the policy that suppliers, as part of procurement would need to demonstrate their commitment to reduce environmental impacts and we would seek to leverage opportunities to contribute to carbon reduction targets as one of the SV priorities.

Built Environment		x		Potential impact as the strategy would require any procurement for construction to demonstrate innovative techniques to reduce carbon impacts.
Transport			x	

Climate Impact Assessment



Energy, Natural Resources & Climate Change		x		Comments as above, we would expect suppliers to demonstrate carbon reduction initiatives as one of the social value priorities.
Waste Reduction & Recycling		x		The policy encourages engagement with suppliers who demonstrate efficiency in waste.
Blue-Green Infrastructure/Biodiversity		x		The policy supports working with suppliers who seek to minimise impacts on the environment and preserve habitats.
Procurement & Purchasing		x		Carbon reduction is a key objective of the social value policy.

In response to the information provided above please provide if there is any proposed action including any consultation that is going to be carried out

Planned Actions	Timeframe	Potential Outcome	Responsible Officer
Review environmental outputs of procurement through KPIs and performance management of contracts.	6 months	Contribution to carbon reduction targets.	Contract and Procurement Manager

Authorisation and Review

Completing Officer	Fran Whyley
Authorising Head of Service/Director	Deputy Chief Executive
Date	30 December 2025
Review date (if applicable)	6 months

Gedling Borough Council Social Value Model		
GBC Priority Theme	GBC Outcome	GBC Model Assessment Criteria
Priority 1. ENABLE HEALTHIER, SAFER, CONNECTED COMMUNITIES.	GBC Outcome 1.1 Safe and Healthy Living	Assessment Criteria 1.1.1 Increase healthier living within the borough of Gedling including (but not fixed to) investing in facilities and resources for health and leisure to help improve the quality of life of residents
		Assessment Criteria 1.1.2 Build a safer community and reduce crime and anti-social behaviour within the borough of Gedling
		Assessment Criteria 1.1.3 Prevent and reduce homelessness and rough sleeping within the borough of Gedling
		Assessment Criteria 1.1.4 Support flood resilience in communities within the borough of Gedling
		Assessment Criteria 1.1.5 Support measures to improve security for residents in towns and for community buildings within the borough of Gedling
		Assessment Criteria 1.1.6 Increase education on fitness (and relevant qualifications to this), and increasing the number of people who are active, reducing stress and improving mental health
	GBC Outcome 1.2 Supporting the Community	Assessment Criteria 1.2.1 Support expansion and improvements to sports facilities and football pitches within the borough of Gedling
		Assessment Criteria 1.2.2 Support young people mental wellbeing with positive actions and local stakeholders within the borough of Gedling
		Assessment Criteria 1.2.3 Support provision of diversionary and holiday activities to school age children within the borough of Gedling
		Assessment Criteria 1.2.4 Increase and enhance inclusivity at Council facilities and within the borough of Gedling as a whole
		Assessment Criteria 1.2.5 Support volunteering and Voluntary, Community and Social Enterprise (VCSE) organisations in contract delivery within the borough of Gedling
Priority 2. SKILLS FOR DEVELOPMENT AND JOBS	GBC Outcome 2.1 Employment and Opportunities	Assessment Criteria 2.1.1 Increase opportunities for apprenticeships within the borough of Gedling
		Assessment Criteria 2.1.2 Support opportunities for rehabilitation of offenders within the borough of Gedling
		Assessment Criteria 2.1.3 Increase job opportunities within the borough of Gedling and support to secure employment
	GBC Outcome 2.2 Skills for Development	Assessment Criteria 2.2.1 Support locally based activities and programmes to increase (young) adult skills levels and care leavers, and promote positive behaviours within the borough of Gedling
		Assessment Criteria 2.2.2 Develop skills for disadvantaged people in the areas facing deprivation within the borough of Gedling
		Assessment Criteria 2.2.3 Supporting local businesses to set up, grow and improve initiatives within the borough of Gedling

Priority 3. DIGITAL ENABLEMENT	GBC Outcome 3.1 Systems and digitalisation	Assessment Criteria 3.1.1 Support initiatives for Digital Inclusion within the borough of Gedling to build digital skills and confidence among excluded communities
		Assessment Criteria 3.1.2
		 Support initiatives for Digital Inclusion within the borough of Gedling to enable improved access to devices and / or connectivity for excluded communities
Priority 4. CLEANER, GREENER SPACES AND COMBAT THE CLIMATE EMERGENCY	GBC OUTCOME 4.1 Environmentally Sustainable Practices	Assessment Criteria 4.1.1 Support recycling initiatives or education campaigns or reduce fly-tipping within the borough of Gedling
		Assessment Criteria 4.1.2
		 Improve green spaces and park assets including safety and security of sites considering sustainable use of products within the borough of Gedling
		Assessment Criteria 4.1.3
		 Reduce littering and increase education locally including volunteer groups to support this within the borough of Gedling
		Assessment Criteria 4.1.4
		 Continue to support measures that support the Carbon Reduction Action Plan within the area