

MINUTES COUNCIL

Wednesday 21 January 2026

Councillor Kyle Robinson-Payne (Mayor)

Present:	Councillor Sandra Barnes	Councillor Paul Hughes
	Councillor Julie Najuk	Councillor Alison Hunt
	Councillor Michael Adams	Councillor Darren Maltby
	Councillor Pauline Allan	Councillor Ron McCrossen
	Councillor Roy Allan	Councillor Viv McCrossen
	Councillor Stuart Bestwick	Councillor Andrew Meads
	Councillor David Brocklebank	Councillor Marje Paling
	Councillor John Clarke	Councillor Sue Pickering
	Councillor Jim Creamer	Councillor Catherine Pope
	Councillor Boyd Elliott	Councillor Grahame Pope
	Councillor David Ellis	Councillor Alex Scroggie
	Councillor Rachael Ellis	Councillor Martin Smith
	Councillor Roxanne Ellis	Councillor Sam Smith
	Councillor Andrew Ellwood	Councillor Ruth Strong
	Councillor Paul Feeney	Councillor Clive Towsey-Hinton
	Councillor Kathryn Fox	Councillor Jane Allen
	Councillor Helen Greensmith	Councillor Henry Wheeler
	Councillor Jenny Hollingsworth	Councillor Paul Wilkinson

Absent: Councillor Andrew Dunkin, Councillor Michael Payne, Councillor Lynda Pearson and Councillor Russell Whiting

77 THOUGHT FOR THE DAY

The Mayor's chaplain spoke about unity week, which centred the idea of everyone uniting in a common aim to help the people and places they serve to be the best they can be.

78 APOLOGIES FOR ABSENCE

Apologies were absence were received from Councillors Dunkin, Payne, Pearson and Whiting.

79 MAYOR'S ANNOUNCEMENTS

The Mayor welcomed members back to the chamber after the festive break and wished them a happy new year. He thanked those who had attended and helped at his recent Christmas carol concert at The Church of Good Shepherd, which had raised over £630 for the Mayors Charity - Motor Neurone Disease.

He also highlighted the upcoming Sherwood Forest Day – noting the work with local partners and the council to see new plaques installed denoting where the ancient Sherwood Forest once existed in the borough. The plaques are planned to be opened officially by the Mayor - celebrating the wonderful history and heritage in Nottingham and Nottinghamshire.

80 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETINGS HELD ON 12 NOVEMBER AND 26 NOVEMBER 2025

RESOLVED:

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

81 DECLARATION OF INTERESTS

Councillor Clarke declared a pecuniary interest in item 14 – “Independent Remuneration Panel - Report and recommendations for 2026/27” as it pertained to a discussion resulting in a potential increase in remuneration.

82 TO DEAL WITH ANY PETITIONS RECEIVED UNDER PROCEDURAL RULE 7.8

The Mayor welcomed the petitioners to present the petition to the council, which had been signed by 286 residents of the borough and related to the impacts of the Leisure Transformation programme on Calverton Leisure Centre.

After the petition had been presented, the Mayor confirmed that it had been accepted, the requested action being as follows:

‘This petition is submitted with a request that the Council reconsiders its plans as part of the leisure transformation programme impacting Calverton Leisure Centre. The signatories to the petition call on Gedling Borough Council to:

- 1. Remove Calverton Leisure centre from the leisure transformation strategy.*
- 2. Not to issue notice on the joint use agreement for Calverton leisure centre.*
- 3. Continue to directly manage Calverton leisure centre*

Members debated the motion and on being put to a vote, it was agreed that the action set out in the petition be referred to Cabinet for consideration as the appropriate decision making body.

RESOLVED that:

Council have debated the petition and forward the petition actions to Cabinet for consideration.

83

**TO ANSWER QUESTIONS ASKED BY THE PUBLIC UNDER
PROCEDURAL RULE 7.7**

One question was received from a member of the public, who was in attendance to ask their question.

The question and answer were as follows:

“Why are you replacing a national indoor sports centre, with yet another leisure centre, which will not cater for the elderly?”

Response from Councillor Wheeler:

Thank you for the question Mr. Andrews.

For clarity, this question relates to the future of leisure provision in the Carlton area and the exploratory work currently underway as part of the Carlton Active proposals. The work on Carlton Active is currently at a feasibility stage and design stage only. I want to be clear that no decision has yet been taken on whether the program will move forward into pre-construction. No decision has been made on the timing or implications for the existing Richard Herod Centre. Any progression would be subject to Cabinet approval, affordability, and further detailed assessment. Cabinet is currently expected to consider the full business case on 19 February 2026.

The Carlton Active proposals are not about replacing a specialist facility with a generic leisure centre, nor about excluding older people. The aim is to explore whether a modern accessible leisure, health, and well-being centre could better meet current and future needs - building on what the council is already doing well. This includes assisted exercise provision, rehabilitation and falls prevention activity, warm water swimming, dementia friendly sessions, and flexible community and social spaces. The proposed facility mix also includes an Inerva well-being suite designed to support people with long-term health conditions, reduce mobility or recovery needs. These elements are intended to build on current successful provision and expand the range of support available.

It is also important to recognize the wider context - both the Richard Herrod Centre and the Carlton Forum Leisure Centre are aging assets with increasing life cycle maintenance costs, energy inefficiencies, and asset risk. Continuing to invest in multiple older buildings is not financially sustainable in the long term and diverts resources away from frontline services. The Carlton Active proposals therefore seek to explore whether bringing provision together on a single site could reduce

ongoing revenue pressures, address asset risk, provide a more resilient and future proof model of provision for residents.

The council recognises that these matters are sensitive and important to residents. Engagement with users, clubs, and stakeholders will continue throughout the program and no decisions will be taken without further consideration through the council's formal governance processes. Thank you very much.

84 TO ANSWER QUESTIONS ASKED BY MEMBERS OF THE COUNCIL UNDER PROCEDURAL RULE 7.9

None.

85 REPORTS AND RECOMMENDATIONS OF THE EXECUTIVE OR A COMMITTEE (PROCEDURAL RULE 7.10)

**(a) O&S ANNUAL REPORT
RESOLVED:**

That the O&S annual report be noted.

86 COUNCIL TAX REDUCTION SCHEME

RESOLVED that:

- The Council Tax Reduction Scheme (CTRS) 2026/27, to apply from 1 April 2026, be approved and adopted by full Council; and
- There are no changes to the CTRS in relation to working aged claimants except for the annual uprating and amendments to allowances and premiums in line with the Housing Benefit levels published by the Department for Work and Pensions; and
- There are no changes to the CTRS in relation to pension aged claimants except for those statutory changes anticipated by the annual amendments to The Council Tax Reduction Schemes (Prescribed Requirements) (England) Regulations 2012.

87 CHANGES TO COMMITTEE MEMBERSHIP

RESOLVED that:

The following changes to representation on committees, be approved:

- To amend Councillor Feeney's role on the Standards Committee from Chair to Vice Chair
- To amend Councillor Brocklebank's role on the Standard Committee from Vice Chair to Chair

88 APPOINTMENT OUTSIDE BODIES

RESOLVED:

That the updated appointment of representatives to Outside Bodies as set out in Appendix 1, be approved.

89 REVIEW OF POLLING DISTRICTS, PLACES AND STATIONS - BESTWOOD ST ALBANS

RESOLVED:

That Council:

- Notes the responses to the consultation; and
- Approves and adopts the new polling districts, polling places and polling stations scheme as set out in the attached document at Appendix 3; and
- Requests that the Chief Executive formally publishes the notice of the conclusion of the review and its findings; and
- Notes that the Chief Executive is authorised to designate an alternative polling place should one become unavailable at short notice before an election.

Councillor Clarke left the meeting

90 INDEPENDENT REMUNERATION PANEL - REPORT AND RECOMMENDATIONS FOR 2026/27

Councillor Hollingsworth proposed an amended recommendation in the following terms, which was seconded by Councillor Adams:

That this Council:

- Thanks the Independent Remuneration Panel for its work; and
- Accepts in part, recommendation 1 of the Independent Remuneration Panel report which aligns with the commitment made last year to increase basic allowance in line with Chief Officer pay award, and
- Agrees to continue to apply the Chief Officer pay award as a form of indexation to Special Responsibility Allowances as agreed in previous years; and
- Does not accept the Independent Remuneration Panel's recommendations number 2 and 3 as contained in this report; and
- Agrees the scheduled allowances for 2026/27 as attached at appendix 2 to this report be uprated in accordance with Chief Officer pay Award as agreed; and
- Authorise the Monitoring Officer to make appropriate amendments to section 29 of the Constitution to reflect any changes to the Members Allowance Scheme agreed

A named vote was requested by members. On being put to vote, the amendment was carried.

RESOLVED:

That this Council:

- Thanks the Independent Remuneration Panel for its work; and
- Accepts in part, recommendation 1 of the Independent Remuneration Panel report which aligns with the commitment made last year to increase basic allowance in line with Chief Officer pay award, and
- Agrees to continue to apply the Chief Officer pay award as a form of indexation to Special Responsibility Allowances as agreed in previous years; and
- Does not accept the Independent Remuneration Panel's recommendations number 2 and 3 as contained in this report; and
- Agrees the scheduled allowances for 2026/27 as attached at appendix 2 to this report be uprated in accordance with Chief Officer pay Award as agreed; and
- Authorise the Monitoring Officer to make appropriate amendments to section 29 of the Constitution to reflect any changes to the Members Allowance Scheme agreed

Councillor Clarke re-joined the meeting

91 TO CONSIDER COMMENTS, OF WHICH DUE NOTICE HAS BEEN GIVEN, UNDER PROCEDURAL RULE 7.11

No comments or issues were raised.

92 TO CONSIDER MOTIONS UNDER PROCEDURAL RULE 7.12

Councillor Hunt, seconded by Councillor Barnes, proposed a motion in the following terms:

This Council notes that:-

- Gedling Borough, like many places across the country, has seen a rise in HMOs, a rise in housing delivery and a rise in housing need. Numbers of small HMOs falling within Use Class C4 (occupied by between three and six unrelated people sharing basic amenities) are hard to ascertain. This is due to the lack of any national requirement for licensing or planning permission. This is a national issue with significant local impacts.
- While HMOs form an important part of the local housing mix, an over-concentration can lead to issues such as parking pressures and increased noise, creating a detrimental impact on community cohesion and local amenity.
- Under the current planning framework, the change of use from a dwellinghouse (Class C3) to a small HMO (Class C4) is permitted

development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

- An Article 4 Direction removes permitted development rights in defined areas, meaning that planning permission would be required for this change of use via a formal planning application. Such applications would then be assessed on their merits in accordance with the National Planning Policy Framework (NPPF), the Local Plan and other relevant material considerations, including adopted Supplementary Planning Documents (SPDs).
- There is no single action that will allow us to prevent landlords from developing HMOs under current national planning legislation. We will work with Michael Payne MP and Michelle Welsh MP to encourage the Government to review and draft new legislation to enable the removal of permitted development rights facilitating the change of use of premises to HMOs. This would give Local Plans and local policies greater authority regarding new HMOs, allowing detrimental impacts on the community to be considered through the usual planning process.
- Council is aware that Cabinet have been monitoring the concentration of HMOs over the last three years and met in September 2025 and determined at that point, there was insufficient evidence to demonstrate an Article 4 Direction was necessary to protect local amenity or the well-being of the Netherfield Ward. Cabinet also agreed that a new boroughwide report on HMOs be brought to Cabinet within three months. Cabinet will be considering this report in January 2026.

This Council believes that:-

- It is important to proactively manage the distribution and concentration of HMOs to protect the character and amenity of local neighbourhoods to ensure a balanced mix of housing types and prevent urban cramming.
- Introducing an Article 4 Direction is an established and proportionate planning tool that enables the Council to assess proposals for HMOs on a case-by-case basis.

This Council therefore resolves to:-

1. Support Cabinets continued review of evidence of the concentration of HMOs in the Borough of Gedling.
2. Recommend that Cabinet consider as part of their continuing review, whether there is sufficient evidence for an Article 4 Direction to be made to protect local amenity or the wellbeing of residents either across the whole borough or across specific areas of the borough where the concentration of HMOs is higher.
3. Ensure all tools available to the Council to support the regulation of HMOs are effectively engaged.
4. Request that the Leader of the Council write to Steve Reed OBE MP, Secretary of State for Housing, Communities and Local Government, calling for the removal of General Permitted Development Rights for HMOs of between three and six

occupants, specifically where there is a material change from Class C3 (dwellinghouse) to Class C4 (house in multiple occupation) and requesting the introduction of national floor space standards for HMOs.

Proposer: Councillor Alison Hunt

Seconder: Councillor Sandra Barnes

An amended motion was proposed by Councillor Adams and seconded by Councillor Martin Smith, in the following terms:

This Council notes that:-

- Gedling Borough, like many places across the country, has seen a rise in HMOs, a rise in housing delivery and a rise in housing need. Numbers of small HMOs falling within Use Class C4 (occupied by between three and six unrelated people sharing basic amenities) are hard to ascertain. This is due to the lack of any national requirement for licensing or planning permission. This is a national issue with significant local impacts.
- While HMOs form an important part of the local housing mix, an over-concentration can lead to issues such as parking pressures and increased noise, creating a detrimental impact on community cohesion and local amenity.
- Under the current planning framework, the change of use from a dwellinghouse (Class C3) to a small HMO (Class C4) is permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).
- An Article 4 Direction removes permitted development rights in defined areas, meaning that planning permission would be required for this change of use via a formal planning application. Such applications would then be assessed on their merits in accordance with the National Planning Policy Framework (NPPF), the Local Plan and other relevant material considerations, including adopted Supplementary Planning Documents (SPDs).
- There is no single action that will allow us to prevent landlords from developing HMOs under current national planning legislation. We will work with Michael Payne MP and Michelle Welsh MP to encourage the Government to review and draft new legislation to enable the removal of permitted development rights facilitating the change of use of premises to HMOs. This would give Local Plans and local policies greater authority regarding new HMOs, allowing detrimental impacts on the community to be considered through the usual planning process.
- Council is aware that Cabinet have been monitoring the concentration of HMOs over the last three years and met in September 2025 and determined at that point, there was insufficient evidence to demonstrate an Article 4 Direction was necessary to protect local amenity or the well-being of the Netherfield Ward. Cabinet also agreed that a new boroughwide

report on HMOs be brought to Cabinet within three months. Cabinet will be considering this report in January 2026.

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- It is important to proactively manage the distribution and concentration of HMOs to protect the character and amenity of local neighbourhoods to ensure a balanced mix of housing types and prevent urban cramming.
- Introducing an Article 4 Direction is an established and proportionate planning tool that enables the Council to assess proposals for HMOs on a case-by-case basis.

This Council therefore resolves to:-

1. Support Cabinets continued review of evidence of the concentration of HMOs in the Borough of Gedling.
2. Recommend that Cabinet enact an Article 4 Direction to protect local amenity or the wellbeing of residents either across the whole borough or across specific areas of the borough where the concentration of HMOs is higher.
3. Ensure all tools available to the Council to support the regulation of HMOs are effectively engaged and a report back to Full Council on the actions taken and outcomes achieved.
4. Request that the Leader of the Council write to Steve Reed OBE MP, Secretary of State for Housing, Communities and Local Government, calling for the removal of General Permitted Development Rights for HMOs of between three and six occupants, specifically where there is a material change from Class C3 (dwellinghouse) to Class C4 (house in multiple occupation) and requesting the introduction of national floor space standards for HMOs.

An adjournment was proposed, seconded and agreed to allow members to discuss the amendment. The meeting was adjourned at 19:38 and resumed at 19:46.

A request for a named vote on the amended motion was requested. On being put to vote, the amendment was lost.

RESOLVED that:

This Council notes that:-

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any national requirement for licensing or planning permission. This is a national issue with significant local impacts.

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- residents either across the whole borough or across specific areas of the borough where the concentration of HMOs is higher.
3. Ensure all tools available to the Council to support the regulation of HMOs are effectively engaged.
 4. Request that the Leader of the Council write to Steve Reed OBE MP, Secretary of State for Housing, Communities and Local Government, calling for the removal of General Permitted Development Rights for HMOs of between three and six occupants, specifically where there is a material change from Class C3 (dwellinghouse) to Class C4 (house in multiple occupation) and requesting the introduction of national floor space standards for HMOs.

Proposer: Councillor Alison Hunt

Seconder: Councillor Sandra Barnes

The meeting finished at 8.24 pm

Signed by Chair:

Date: