

# Public Document Pack



**North East  
Derbyshire  
District Council**

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Date: Wednesday, 18 February 2026

To: **Members of the Cabinet**

Please attend a meeting of the Cabinet to be held on Thursday, 26 February 2026, at 2.00 pm in Executive Meeting Room, District Council Offices, Mill Lane, Wingerworth, Chesterfield, S42 6NG.

The meeting will be live streamed from [The Council's YouTube Channel](#).

Yours sincerely

A handwritten signature in black ink that reads "Sarah Steuberg".

Assistant Director of Governance and Monitoring Officer

## **Members of The Committee**

Councillor N Barker (Chair)  
Councillor J Barry  
Councillor K Gillott  
Councillor K Rouse

Councillor P Kerry (Vice-Chair)  
Councillor J Birkin  
Councillor S Pickering

## **Notice of Meeting to be held in Private**

It is intended that part of this meeting will be held in private under the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. The matters to be considered in private are listed under the heading Private Session. The categories of exempt information that are likely to be disclosed during the discussion of these items, as defined in Part 1 of Schedule 12A to the Local Government Act 1972, are listed below each item.

No representations have been received requesting that these items be open to the public.

## **A G E N D A**

### **Public Session**

**1 Apologies for Absence**

**2 Declarations of Interest**

Members are requested to declare the existence and nature of any disclosable pecuniary interest and/or other interest, not already on their register of interests, in any item on the agenda and withdraw from the meeting at the appropriate time.

**3 Minutes of Last Meeting (Pages 5 - 8)**

To approve as a correct record and the Leader to sign the attached Minutes of the meeting of Cabinet held on 15 January 2026.

**4 Council Plan 2023-2027 Performance Update - October to December 2025  
(Pages 9 - 30)**

Report of Councillor N Barker, Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

**5 Update of the Council's Local Enforcement Plan (Pages 31 - 61)**

Report of Councillor S Pickering, Portfolio Holder for Environment and Place

**6 Local Plan Timetable - Proposed Update to the Local Development Scheme  
(Pages 62 - 83)**

Report of Councillor S Pickering, Portfolio Holder for Environment and Place

**7 Local Plan Issues & Options - Consultation on the Strategic Approach to the Location of Development and Schedule of Refined Sites (To Follow)**

Report of Councillor S Pickering, Portfolio Holder for Environment and Place

**8 Grassmoor and Holmewood Area Pride in Place (Pages 84 - 99)**

Report of Councillor J Barry, Portfolio Holder for Growth & Assets.

**9 Medium Term Financial Plan - Budget Monitoring Report, April to December 2025 (Quarter 3)** (Pages 100 - 112)

Report of Councillor P R Kerry, Deputy Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

**10 Treasury Management Strategy Update - April to December 2025 (Quarter 1 to Quarter 3)** (Pages 113 - 133)

Report of Councillor P R Kerry, Deputy Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

**11 LGR Statutory Consultation Response** (To Follow)

Report of Councillor K Gillott, Portfolio Holder for Local Government Reorganisation

**12 Urgent Items**

To consider any other matter which the Leader is of the opinion should be considered as a matter of urgency, in accordance with the provisions of Statutory Instrument 2012 No 2089, Regulation 11.

**13 Exclusion of Public**

The Leader to move:-

That the public be excluded from the meeting during the discussion of the following items of business to avoid the disclosure to them of exempt information as defined in Part 1 of Schedule 12A to the Local Government Act 1972, (as amended by the Local Government (Access to Information) (Variation) Order 2006). [The category of exempt information is stated after each item].

**Private Session**

**14 Management of Corporate Debt - Write Off of Outstanding Amounts** (Pages 134 - 139)

Report of Councillor P R Kerry, Deputy Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

**15 Urgent Items**

To consider any other matter which the Leader is of the opinion should be considered as a matter of urgency, in accordance with the provisions of Statutory Instrument 2012 No 2089, Regulations 5 and 11.

## **Access for All statement**

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- **Phone** -01246 231111
- **Email** - [connectne@ne-derbyshire.gov.uk](mailto:connectne@ne-derbyshire.gov.uk)
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- **BSL Video Call** – a three way video call with us and a BSL interpreter. It is free to call North East Derbyshire District Council with [Sign Solutions](#) or call into the offices at Wingerworth.
- Call with [Relay UK](#) via textphone or app on 0800 500 888 a free phone service
- **Visiting** our offices at 2013 Mill Lane, Wingerworth, S42 6NG

## CABINET

### MINUTES OF MEETING HELD ON THURSDAY, 15 JANUARY 2026

#### **Present:**

Councillor Nigel Barker (Chair) (in the Chair)

Councillor Pat Kerry (Vice-Chair)

Councillor Jayne Barry  
Councillor Kevin Gillott  
Councillor Kathy Rouse

Councillor Joseph Birkin  
Councillor Stephen Pickering

#### **Also Present:**

L Hickin	Managing Director - Head of Paid Service
M Broughton	Director of Growth and Assets
J Dethick	Director of Finance and Resources (Section 151 Officer)
S Sternberg	Assistant Director of Governance (Monitoring Officer)
A Smith	Legal Services Manager and Deputy Monitoring Officer
H Fairfax	Planning Policy & Environment Manager
M E Derbyshire	Members ICT & Training Officer
T Fuller	Senior Governance Officer

#### **CAB/ Apologies for Absence**

**58/2**

**5-26** There were no declarations of absence.

#### **CAB/ Declarations of Interest**

**59/2**

**5-26** Councillor K Gillott declared a disclosable pecuniary interest in relation to the Agenda Item titled 'Medium Term Financial Plan 2025/26 – 2029/30', as a Board Member at Rykneld Homes Ltd. He indicated that he would leave the room at the appropriate time and would not participate in the consideration or determination of recommendations 8-12 (relating to the Housing Revenue Account).

Councillor S Pickering informed Cabinet that in relation to the Agenda Item titled 'Medium Term Financial Plan 2025/26 – 2029/30', he rented a property from Rykneld Homes.

#### **CAB/ Minutes of Last Meeting**

**60/2**

**5-26** RESOLVED – That the minutes of the meeting held on 27 November and extraordinary meeting held on 18 December 2025 were approved as correct records.

#### **CAB/ Medium Term Financial Plan 2025/26 - 2029/30**

**61/2**

**5-26** Cabinet considered a report seeking approval of the Current Budget for 2025/26 and Original Budget for 2026/27 for the General Fund, Housing Revenue Account and Capital Programme as part of the Council's Medium Term Financial Plan covering the years 2025/26 to 2029/30. The report made a number of

recommendations proposing to be taken by Council on 26 January 2025.

With the agreement of the Leader, the report recommendations were considered and taken in two parts. Cabinet would consider recommendations 1-7 (relating to the General Fund) followed by recommendations 8-12 (relating to the Housing Revenue Account).

Cabinet considered the report and recommendations 1-7. Some Members suggested that the proposed council tax increase was sensible, necessary for services to be fully funded and provided resilience for future years. Cabinet agreed to pass recommendations 1-7.

*Councillor K Gillott left the meeting*

Cabinet considered the report and recommendations 8-12. It was highlighted that the proposed rent levels would allow for contingency and resilience. Some Members suggested that it wasn't an easy decision to increase rents, however it was a necessary decision as additional costs were approaching and there was a need for contingency. Some Members highlighted that Rykneld Homes had achieved a C1 score from the regulator and expressed positivity at the level of service provided. Cabinet agreed to pass recommendations 8-12.

#### RESOLVED –

1. That all recommendations below are referred to the Council meeting of 26 January 2026.

The following recommendations to Council are made:

2. That the view of the Director of Finance & Resources, that the estimates included in the Medium Term Financial Plan 2025/26 to 2029/30 are robust and that the level of financial reserves are adequate at this time, is accepted.
3. That officers report back to Cabinet and the Services Scrutiny Committee on a quarterly basis regarding the overall position in respect of the Council's budgets.

#### General Fund

4. A Council Tax increase of £6.48 will be levied in respect of a notional Band D property (2.99%).
5. The Medium-Term Financial Plan in respect of the General Fund as set out in Appendix 1 of the report was approved as the Current Budget 2025/26, as the Original Budget 2026/27, and as the financial projections in respect of 2027/28 to 2029/30.
6. That the General Fund Capital Programme as set out in Appendix 4 was approved as the Current Budget in respect of 2025/26, and as the Approved Programme for 2026/27 to 2029/30.

7. That budget under spends be transferred to the Resilience Reserve to provide increased financial resilience for future years of the plan.

#### Housing Revenue Account (HRA)

8. That Council set its rent levels for 2026/27 in consideration of the Social Housing Rent Standard increasing rents by 4.8% from 1st April 2026.
9. The Medium-Term Financial Plan in respect of the Housing Revenue Account as set out in Appendix 3 of the report was approved as the Current Budget in respect of 2025/26, as the Original Budget in respect of 2026/27, and the financial projection in respect of 2027/28 to 2029/30.
10. That the HRA Capital Programme as set out in Appendix 4 be approved as the Current Budget in respect of 2025/26, and as the Approved Programme for 2026/27 to 2029/30.
11. That the Management Fee for undertaking housing services at £13.962m and the Management Fee for undertaking capital works at £1.1m to Rykneld Homes in respect of 2026/27 be approved.
12. That Members noted the requirement to provide Rykneld Homes with a 'letter of comfort' to the company's auditors and granted delegated authority to the Council's Director of Finance & Resources (S151 Officer) in consultation with the Deputy Leader of the Council to agree the contents of that letter.

**This was not a Key Decision.**

*Councillor K Gillott returned to the meeting*

#### **CAB/ Update on Local Plan Progress**

**62/2**

**5-26**

Cabinet considered a report which gave an update on the work that had been undertaken to develop a new Local Plan. The report explained the importance of having an up-to-date Plan and included a summary of determining a sustainable strategy for development, the consultations so far, the evidence base updates, future consultation requirements and priorities for the next six months.

Cabinet discussed the report. Some Members acknowledged the importance of an up-to-date Local Plan and therefore the importance of engaging in the process of developing a new Local Plan, despite the perceived challenges of meeting the housing target.

#### **RESOLVED**

That Cabinet noted the contents of this report and endorsed its inclusion on the agenda for the Council meeting on 26 January 2026 and the next available Environment Scrutiny Committee meeting after that date.

**This was not a Key Decision and so can be implemented with immediate effect by officers.**

**CAB/ Local Timetable Update**

**63/2**

**5-26** Cabinet agreed to defer the item due to a technical issue that needed to be considered.

**RESOLVED**

That the item was deferred.

**CAB/ Urgent Items**

**64/2**

**5-26** None.

## North East Derbyshire Council

### Cabinet

#### Council Plan 2023-2027 Performance Report - Update October to December 2025

26 February 2026

#### Report of Councillor N Barker, Leader of the Council and Portfolio Holder for Strategic Leadership and Finance

Classification: This report is public

Report By: Kath Drury, Information and Improvement Manager

Contact Officer: As above

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#### **PURPOSE / SUMMARY**

To report progress on the objectives underpinning the Council plan for the period October to December 2025 (quarter 3).

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#### **RECOMMENDATIONS**

1. That progress against the Council Plan 2023-2027 objectives be noted.

Approved by The Leader

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#### **IMPLICATIONS**

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**Finance and Risk:** Yes  No

**Details:**

On Behalf of the Section 151 Officer

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**Legal (including Data Protection):** Yes  No

**Details**

On Behalf of the Solicitor to the Council

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**Staffing:** Yes  No

**Details:**

On behalf of the Head of Paid Service

## DECISION INFORMATION

<b>Decision Information</b>	
<p><b>Is the decision a Key Decision?</b>  A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:</p> <p><b>NEDDC:</b>  <b>Revenue - £125,000</b> <input type="checkbox"/> <b>Capital - £310,000</b> <input type="checkbox"/>  <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	No
<p><b>Is the decision subject to Call-In?</b>  (Only Key Decisions are subject to Call-In)</p>	N/A
<b>District Wards Significantly Affected</b>	None
<b>Equality Impact Assessment (EIA) details:</b>	
<p><b>Stage 1 screening undertaken</b></p> <ul style="list-style-type: none"> <li>Completed EIA stage 1 to be appended if not required to do a stage 2</li> </ul>	N/A - information only report
<p><b>Stage 2 full assessment undertaken</b></p> <ul style="list-style-type: none"> <li>Completed EIA stage 2 needs to be appended to the report</li> </ul>	No, not applicable
<p><b>Consultation:</b>  <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Cabinet</b> <input type="checkbox"/>  <b>SMT</b> <input checked="" type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/>  <b>Members</b> <input checked="" type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/></p>	<p>Yes</p> <p>Details:  SMT – 26/01/26  Scrutiny committees x 4 – February 2026</p>

### Links to Council Plan priorities:

- A great place that cares for the environment
- A great place to live well
- A great place to work
- A great place to access good public services

The report links to all Council Plan 2023-27 objectives and priorities.

## REPORT DETAILS

### 1 Background

- 1.1 The attached appendix contains the performance updates by objective as of end of December 2025.

### 2. Details of Proposal or Information

- 2.1 The appendix details what has been achieved and progressed by objective, strategy, and tactic.

#### 2.2 A Great Place to Live Well

2.2.1 Key achievements include the opening of the new 3G pitch at Clay Cross Active, the expansion of mental health and wellbeing initiatives, and delivery of seasonal activity programmes attracting more than 100 participants. Targeted health work continued through winter wellness messaging, partnership-led public health interventions and the award of grants supporting older people, youth activities and biodiversity. Housing developments continue with Warm Homes installations on track, and new supported housing schemes progressing. The Council also completed property refurbishments, progressed public realm improvements through the UKSPF, and strengthened community safety through CCTV installation, public consultations, and enforcement activity. Tourism and leisure promotion continued to grow, with 46 businesses now part of the Food and Drink Trail and expanded marketing activity supporting increased engagement.

2.2.2 Regarding metrics, one measure has been flagged as red. The long-term empty homes target remains challenging, with only two properties returned to use to date, due to complex cases requiring significant officer time. It is unlikely the challenging target of 6 will be met this year. The other metrics have reported strong performance this quarter.

#### 2.3 A Great Place to Work

2.3.1 The Council made notable progress in developing skills, employment pathways and business growth across the district. This included delivery of the Derbyshire Accelerator Programme supporting 12 businesses this quarter, with 15 enterprises adopting new technologies and processes. Digital skills provision expanded further, with training in AI, marketing and cybersecurity delivered to 19 residents. Staff development continued through lifeguard, gymnastics and swim-teaching qualifications through UKSPF funding, while a Jobs Fair at Clay Cross Active attracted 263 attendees and 36 employers. Occupancy levels at Baileys Square remain positive, with tenants secured for 80% of units and further units under offer. This is complemented by a fully committed Shopfronts Scheme, awarding 22 UKSPF-funded grants to support high street revitalisation.

## 2.4 **A Great Place to Access Good Public Services**

- 2.4.1 The Council continued to strengthen public service delivery and partnership working, supporting residents through targeted assistance such as foodbank referrals and the Tell Us Once service. Three Community Action Grants were awarded this quarter, adding to 15 awarded to date, alongside continued delivery of Healthy NED and commemorative activities across the district. Service improvements progressed through the introduction of a paid pre-allocation planning service for large sites, and the new 3G pitch at Clay Cross Active. Modernisation advanced through upgraded IT infrastructure, virtual desktops, Exchange Online rollout, digital accessibility enhancements including a BSL video for the Residents Survey and support for organisational innovation via the Copilot Academy. Property and Estates continued to secure high occupancy of over 90% while adapting to changing business needs.
- 2.4.2 Most targeted metrics were met or exceeded. Formal complaints performance narrowly missed target at 97%. Regarding the three trend- monitored metrics, temporary accommodation increased slightly to eight households and one bed and breakfast placement was recorded, linked to an out-of-hours safeguarding case and capital receipts remained at £233,550 with no change from quarter 2; further receipts are anticipated following a scheduled February 2026 auction.

## 2.5 **A Great Place that Cares for the Environment**

- 2.5.1 The Council continued work to support its environmental priorities through a range of decarbonisation, waste reduction and sustainability activity. Progress included the approval of planning applications for rooftop solar schemes and a 50MW battery storage facility, alongside the ongoing delivery of Warm Homes programmes. Feasibility work also progressed on expanding electric vehicle infrastructure, including studies across the commercial estate and early planning for future public charging at Clay Cross Active. Fleet decarbonisation continued through the introduction of electric and hybrid vehicles and reduced mileage within parts of the Streetscene fleet following operational changes. Public engagement activity continued, supported by litter prevention campaigns, fly-tipping enforcement communications, community-led litter picks and education work with schools and community groups.

## 3 **Reasons for Recommendation**

- 3.1 This is an information report to keep Cabinet informed of progress against the council plan objectives.

## 4 **Alternative Options and Reasons for Rejection**

- 4.1 Not applicable to this report as providing an overview of progress against the council plan objectives.

## DOCUMENT INFORMATION

Appendix No	Title
1	A summary of Council plan progress for the period October to December 2025
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)	



**North East  
Derbyshire**  
District Council

# Council Plan 2023 - 2027

A summary of progress for the period  
October to December 2025 (Q3)





# A great place to live well

This quarter, the following progress has been made on ***a community with lifelong good health***

**Maximise opportunities for residents of all ages and abilities to participate in physical and social activity**

- Delivered a coordinated winter marketing campaign across all leisure centres, promoting a wide range of inclusive physical and social activities— with tailored content for Clay Cross Active to encourage participation from residents of all ages and abilities.

**• Opened new 3G pitch at Clay Cross Active to support local sport and community activity.**

- Launched Let's Talk Together, a mental health peer support group, promoting health and wellbeing.
- Delivered seasonal walking trails and fitness events attracting more than 100 participants.

**Directly or in partnership, reducing health inequality supporting Public Health, DCC and other partners to deliver targeted programmes in the district**

- Delivered winter wellness messaging, including vaccination and cold weather guidance.



- The Housing and Health Deep Dive involved engagement with a range of key partners and agencies across both housing and health sectors. This work forms a core component of ongoing housing strategy development. Ten priority areas for action have been identified and categorised as essential, high or moderate priority. These priorities include tackling energy inefficiency and fuel poverty, increasing the supply of affordable homes, improving conditions in the private rented sector and expanding accessible and specialist housing provision.

**• Hosted health and wellbeing pop up events at Eckington Active, including screening, mental health support and drug/alcohol prevention activity.**

- Awarded the Healthy NED Older People's Coordinator contract (£50k over two years).
- Awarded three Community Action Grants this quarter, supporting biodiversity, tree planting and youth activity projects (15 awarded to date; £6,437.80 total).



This quarter, the following progress has been made on ***a community with lifelong good health***

**Assist residents in ensuring their homes are suitable and meet their health needs**

- Design service fully embedded with improvements to the welfare adaptation process, improving turnaround and work underway to renew adaptation contracts.

**Protect the public from ill health caused by environmental factors and business operations**

- Ran festive burglary prevention and home security messaging during darker nights.

- Environmental Health received 12 notifications of infectious illnesses, which were monitored and managed in line with national guidance.

- **All higher-risk food premises were inspected as planned, helping to ensure food safety standards are maintained.**





This quarter, the following progress has been made on *a place to live that people value*

Develop and continually improve the quality and range of housing providing a nice home and area for all residents to meet all needs

- Completed 42 Warm Homes Wave 3 installations to date: on track to achieve 111 by year end.
- YMCA Housing has approached the Council with a proposal for a social rent scheme in North Derbyshire, aimed at employed young people aged 18-30. The scheme is designed to help young people access the housing market who would otherwise be excluded by high rents or mortgage barriers.

• Beam (Beam is an external organisation commissioned by the Council to support people who are homeless or at risk of homelessness) has secured a further three tenancies within the Private Rented Sector. All three properties were previously used as part of the Council temporary accommodation portfolio. This progress supports improved move on pathways and reduces reliance on temporary accommodation.

- Agreed the sale of land at The Wynd, Renishaw to support the development of 40 affordable bungalows, providing well-designed homes that enable residents to live independently within their local community.



Directly and with partners, improve where people live to ensure they are safe, clean, functional, and attractive

- Shopfronts Scheme fully committed with 22 UKSPF funded grants awarded (£210k).

• Completed refurbishment of two Clay Cross properties for Supporting Our People scheme; both built to high energy standards.

- Developing a training flat with Rykneld Homes and DCC to support young people leaving care.
- Working with partners, Planning has updated local design guidance - Successful Places - to reflect the National Design Code, helping ensure new developments create attractive, well-designed places that are safe, welcoming and enjoyable to live in.

• Completed a public consultation on a proposed Public Spaces Protection Order in Stainsby, with strong resident support (94%), and progressed to the next stage to help improve safety and quality of life in the area.

## A great place to live well



This quarter, the following progress has been made on ***a place to live that people value***

- Installed additional CCTV in identified anti-social behaviour hotspots to deter crime and improve community safety.
- Worked with partners to take enforcement action and provide resident support at Hardwick Drive, Arkwright, helping restore safety and stability for those living nearby.

### Well maintained public realm that connects our communities

- Public realm improvements progressing under UKSPF. Connections phase of Clay Cross Town Deal underway, including Bridge Street reopening.

## A great place to live well



This quarter, the following progress has been made on ***a place where people enjoy spending time***

### Improve and promote places and attractions to spend leisure time

- Two further businesses have joined the Food and Drink Trail this quarter taking the total to 46 businesses.
- Designed road and access improvements to support increased Clay Cross Active visitor levels.

- **Oversaw UKSPF-funded Exploring the District and Healthy NED projects delivering social inclusion and community activity.**



### Develop and promote the local 'offer' to ensure a diverse range of high-quality activities and places to spend time

- Delivered UKSPF funded tourism marketing activity including new walking guides, promotional video content and event planning.
- Worked in partnership with Redmile Homes to promote and sell annual memberships at Killamarsh Active.



Metric	Target	Quarter 3 Value	RAG
Increase participation in leisure activities at leisure centres by 5000 visits per year.	194,750	254,085	Green
Achieve 1600 monthly attendance through community-based activity.	4,800	4,966	Green
Bring 6 long term empty properties back into use per year.	6 per annum	Q3 - 0 To date - 2	Red
Number of targeted proactive littering/dog fouling patrols carried out.	36	37	Green
Number of proactive community patrols or events focussing on litter, waste, and dog fouling.	3	5	Green

Bring 6 long term empty properties back into use per year.	The Empty Homes Officer has successfully resolved a number of straightforward cases, bringing previously empty properties back into the council tax system. Remaining cases are more complex and involve owners who are not engaging and may require legal action. This work is more challenging and time-intensive, meaning progress will be slower and targets in this area remain ambitious.
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# A great place to work

This quarter, the following progress has been made on *a community with growing, commutable employment opportunities*



## Support existing businesses (including the Council) to maintain and grow workforce

- A 24 day 'shop local' promotional campaign was delivered via Instagram, showcasing local businesses throughout December.

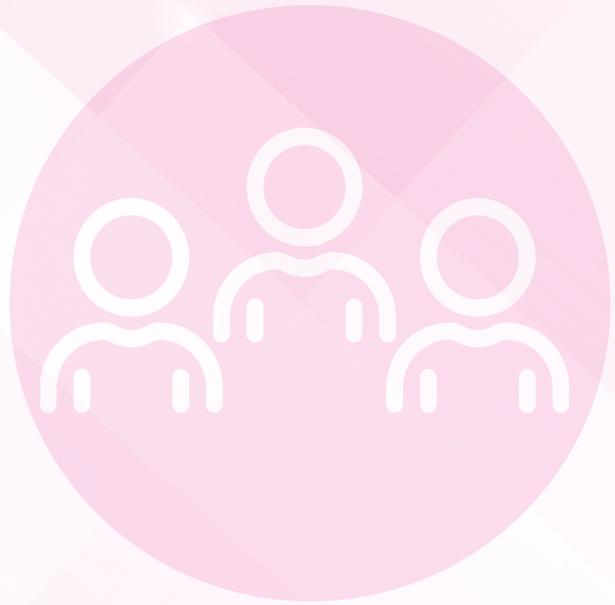
• **Supported staff development through UKSPF funded training, including lifeguard, gymnastics and swim teaching qualifications.**

- Delivered a Jobs Fair at Clay Cross Active in partnership with Derbyshire County Council, Department of Work and Pensions (DWP) and Economic Development, with 36 employers / providers available and 263 individuals in attendance.
- Approved commercial development applications including warehouse, office and industrial units in Stonebroom, Dronfield and Markham Vale.
- Planning continued for the recruitment of 16 additional staff required for food waste service delivery commencing April 2026.

## Attract and support new businesses to the area which bring new jobs

- Secured tenants for approximately 80% of Baileys Square units, with further units under offer.
- Continued engagement with the Vision Derbyshire Start Up Programme.

• **Shopfronts Scheme fully committed, with 22 UKSPF funded grants awarded (£210k).**



## A great place to work



This quarter, the following progress has been made on ***a community with a diverse range of commutable employment that match the skills of residents***

Work with partners to match and develop local skills with local business employment need



- Delivered the UKSPF funded Derbyshire Accelerator Programme, supporting 12 businesses this quarter (71 in total) and enabling 15 enterprises to adopt new technologies or processes (20 in total).

- Delivered digital skills training (AI, digital marketing, cybersecurity) to 19 people this quarter (31 in total; target 40).
- Continued oversight of the £1m UKSPF Programme, including allocations supporting business skills and digital development.





# A great place to access good public services



This quarter, the following progress has been made on ***assist and influence other public partners to improve their services in the district***

## Actively participate, nurture relationships, and maximise benefits for NEDDC residents in partnerships such as Health, Economy, Resilience, etc.

- Healthy NED, Older People's Co-ordinator contact awarded to Derbyshire Voluntary Action starting January 2026. The role aims to raise awareness of local services, groups and amenities for older people.
- Community Action Grants, 3 grants awarded (15 to date). Total awarded to date £6,437.80 with projects include bio-diversity (Eco Schools), tree planting and half term activities for young people.
- Armed Forces, Remembrance Day and Armistice Day commemorations held with flag raising ceremony, 2 minutes silence and Tommy's located in District Council Offices and each Leisure Centre.

## Directly assist residents and businesses to access all available public services and support

- Promotion of key online services continued, including bin calendars, reporting tools and payment options, to encourage digital access and improve customer convenience.

- Residents and businesses were supported to access council services through a wide range of contact channels this quarter, including over 11,000 telephone enquiries, more than 2,500 emails, 2,400 face-to-face visits, online web chat and text messaging. Self-service options were also widely used, and targeted support was provided where needed, including foodbank referrals and support through the Tell Us Once service.

## Collate and analyse district wide data to inform improvements

- Analysis was used to inform senior managers on how changes in social posting frequency improved engagement outcomes.
- Data has been gathered and analysed to inform future Pride in Place improvements in Grassmoor and Holmewood.



This quarter, the following progress has been made on *continually improve Council services to deliver excellence and value for money*



### Fiscally responsible and efficient

- A proactive debt recovery and enforcement programme has commenced in relation to legal action undertaken.

• **A paid for service has been implemented for large sites over twenty hectares submitted for consideration through the Local Plan. This service provides early engagement, improves clarity for developers and supports more efficient plan making processes.**

- New fees and charges for 2026 have been set following detailed discussion and competitor analysis by Leisure Services. This ensures that pricing remains fair, competitive and aligned with organisational and market expectations.

### Listen to customers (Residents and Businesses) to improve services

- Mobile customer service events continued to be well-received, providing local support to residents in North Wingfield, Ashover and Eckington during the quarter.

• **Customer feedback from the Leisure Customer Satisfaction Survey (Oct-Nov) shows high levels of satisfaction, with nearly 9 in 10 users reporting a positive experience at 86.98%. This reflects a performance above both the Council's target and national public-sector benchmarks.**

- We actively promoted the Residents' Survey during its final week to boost participation—particularly in low response areas such as Eckington and Killamarsh—encouraging Members to drive resident engagement and making paper copies available to ensure accessibility.

### Ensure good governance and transparency in all we do

- New Security Awareness Training and Induction developed and added to the Learning Management system, improving and automating the process. Managers are now responsible for ensuring completion. Improving compliance, user training, reduced security risks and a much more efficient process.
- The accounts for the County Council elections have been finalised and settled. The Annual Canvass was completed with the revised Register of Electors published on 1 December 2025 and all statutory reports completed.
- During the quarter, 37 formal complaints were received, with 97% handled within agreed timescales. Eight internal reviews were requested, all of which were completed on time. The Council also received one complaint referred to the Local Government and Social Care Ombudsman, which was responded to within the required timescale. Two further Ombudsman complaints are currently under investigation, with outcomes awaited.



## This quarter, the following progress has been made on *continually improve Council services to deliver excellence and value for money*

- During this quarter, the Information & Improvement Team strengthened governance and transparency by assuring the quality of service plans, performance data, risk registers and Business Continuity content.
- The Revised 2025/26 budgets for the General Fund, Housing Revenue Account and Capital Programme were considered by Cabinet and Services Scrutiny in November 2025. The Revised Budget, alongside the Draft 2026/27 Budget and Medium-Term Financial Plan to 2029/30, is being considered through Joint Scrutiny, Cabinet and Council in January 2026. The Treasury Management Strategy for 2026/27 is also being reviewed by the Audit Committee and Council to ensure effective oversight of the Council's finances.
- The Governance Framework Annual Review programme remains on track for consideration by Council in May 2026. While national legislative changes are still awaited, preparatory work continues. Training is being developed for Members and officers on the Council's ethical framework, alongside targeted training for Members on the Council's governance arrangements. Initial governance training has already been delivered to officers through the Managers' Essentials programme.

### **Modernise and innovate services to continually improve**

- Investment in core IT infrastructure has improved network reliability and system performance, helping staff respond more efficiently to customer needs.
- New virtual desktop systems have been introduced to improve speed, performance and long-term system support, ensuring services remain reliable.
- Members now access email through Exchange Online, providing secure and modern communication tools.

• **We strengthened digital accessibility for residents by producing and publishing a British Sign Language (BSL) video explaining the purpose of the Residents' Survey and how to take part.** This proactive approach enabled members of the Deaf community to engage independently, resulting in six completed online questionnaires from BSL users—our highest recorded level of BSL participation to date.

- Supported service modernisation by expanding digital channels, promoting the digital mail rollout and improving online access to timely seasonal service updates.
- Enhanced digital accessibility and inclusion through improvements to leisure webpages, including accessible imagery and alt-text updates.
- Supported digital capability and innovation across the organisation through the launch of a Copilot Academy, helping staff to understand and use Copilot AI to improve productivity and service delivery.
- Coney Green - A new team is in place and recent investment is beginning to show results with increased occupancy. Work is underway to create a more supportive business environment, alongside early repurposing activity to respond to declining demand for traditional office space driven by hybrid and home-working trends.

• **The new 3G pitch at Clay Cross Active was handed over in December 2025, providing a modern, high-quality sports facility that will improve access to year-round physical activity and community use.**



This quarter, the following progress has been made on ***continually improve Council services to deliver excellence and value for money***

**Maintain a motivated and skilled workforce**

- **The Health and Safety Policy has been fully reviewed and updated for the 2025-2028 period**, and issued in a clear, accessible booklet format to support staff understanding. Organisation-wide promotion is underway, helping ensure employees feel informed about workplace safety arrangements.

- Maintained delivery of core health and safety training, including ongoing support for fire extinguisher champions and first aiders.
- Enabled the successful first use of “Success in Focus”, reinforcing a culture of employee development, motivation, learning and continuous improvement.
- Managers Essentials and Brilliant at the Basics continue to evolve, with good levels of participation supporting ongoing staff development and capability.

- **The Commercial Estate team has continued to adapt and evolve in response to a challenging environment.** Through proactive and flexible management, the team has secured occupancy levels of over 90%, supported local businesses and employment, and increased rental income. This represents a strong performance and reflects the professionalism, commitment and skill of the team, particularly when compared to the position two years ago.

- Property and Estates - A team member has successfully completed their MSc and is progressing towards full professional qualification as a surveyor.
- Continued to deliver clear internal communications, keeping staff informed of organisational change while promoting good practice and celebrating success.

Metric	Target	Quarter 3 Value	RAG or Trend
Average Time to process new Housing Benefit and Council Tax Reduction claims (days).	20	19.05 days	
Average time to process change in circumstances for Housing Benefit and Council Tax Reduction claims (days).	6	3.16 days	
Council Tax collected %.	Annual target 96.14%	83.26%	
NNDR Collected %.	Annual target 96.66%	82.05%	
Total number in Temporary Accommodation.	Decrease	8	 Q2 - 6
Total number in Bed & Breakfast.	Decrease	1	 Q2 - 0
% of formal complaints responded to within 15 working days.	98%	97%	
% of internal reviews responded to within 20 working days.	85%	100%	
Capital receipts to be achieved from disposal of surplus land and property assets (£) (Cumulative)	Increase	£233,550 (no change)	 Q2 - £233,550

Total number in Temporary Accommodation	As the number of cases is now very low and typically in single figures, small fluctuations should be expected and can be influenced by a range of factors, many of which are outside the Council's direct control. These include the number of approaches received during the period, the availability and type of temporary accommodation offered by Rykneld, and the number of households who are ineligible for the Rykneld waiting list and therefore require private rented sector accommodation.
Total number in Bed & Breakfast	Some bed and breakfast placements are made outside of normal office hours. The placement recorded at the end of the last quarter was one such case, made during the Christmas office closure period.  This placement followed a referral from the Police and related to a safeguarding case involving modern slavery. It was arranged by P3, the Council's out-of-hours housing support contractor.
Capital receipts to be achieved from disposal of surplus land and property assets (£) (Cumulative)	Capital receipts have been lower than forecast to date, with £233,550 achieved so far. A further auction is scheduled for February 2026, with anticipated sales of around £500k, bringing expected receipts for 2025/26 to approximately £750k.





This quarter, the following progress has been made on ***reducing carbon emissions and pollution across the district***

**Assist and influence other public partners, residents, and businesses to reduce their carbon emissions**



- Recycle Week was promoted across the district, providing clear guidance to help residents recycle correctly and reduce waste contamination.
- A Sustainable Christmas campaign was delivered, encouraging residents to reuse materials, reduce waste and adopt environmentally responsible choices during the festive period.

**• Approval was granted for rooftop solar panel installations at housing developments at Upperthorpe Road, Killamarsh (ref. 25/00834/DISCON) and Dark Lane, Calow (ref. 25/00591/DISCON), supporting renewable energy generation.**

- Approval was also granted for a fifty megawatt battery storage facility at Hallgate Lane, Pilsley reference 25/00703/MFL which will support local energy resilience.
- The Derbyshire County Council led Local Electric Vehicle Infrastructure project focused on street residential charging continues to progress. Detailed locations and charge point numbers will be confirmed as the project develops. Work on rapid charging provision is under review following a change in the County Council's approach, with further updates to be provided once plans are clarified.

**• Warm Homes Wave Three has delivered forty two completed homes within the 2025/26 programme.** Two former empty council properties in Clay Cross have undergone full renovation to a high specification and were completed in December 2025. These properties will form part of the new supported housing service. Both properties are fitted with external heat pumps and are expected to achieve a Standard Assessment Procedure rating of either A or B, supporting improved energy efficiency across the housing stock.

- As part of a North East Derbyshire District Council pilot initiative, a mini tender is being arranged through the Highland Council Hydrogen Dynamic Purchasing System, Category Two, which covers electric vehicle charging infrastructure. If successful, this will enable installation of six electric vehicle charge points at Mill Lane offices to support both fleet and staff charging. A subsequent mini project is planned to install public electric vehicle charge points at Clay Cross Active.



## This quarter, the following progress has been made on ***reducing carbon emissions and pollution across the district***

- The Warm Homes Local Grant Scheme continues to generate strong interest from residents and is delivering practical energy-efficiency improvements that help reduce household carbon emissions. During Quarter 3, 183 enquiries were received, with 5 homes completing installations and £459k of funding committed, supporting warmer homes and lower energy use across the district.
- Work is underway to assess the feasibility of installing electric vehicle charge points across the commercial estate. This would support businesses in transitioning to electric vehicles and contribute to wider decarbonisation objectives.

### **Continually reduce the Council's own carbon emissions**

- Two electric pool cars have been ordered alongside a hybrid Transit van as part of the transition toward lower emission fleet operations. Environmental Health is assessing alternative fuel options within the vehicle replacement programme to support longer term sustainability objectives.
- Work continues to assess the cost implications of expanding the use of Hydrotreated Vegetable Oil fuel across the wider fleet. The use of Hydrotreated Vegetable Oil has ceased on the southern fleet following the move out of the Doe Lea depot, as these vehicles no longer operate on bunkered fuel.

- **Mileage for the southern Streetscene fleet has reduced following relocation to the southern hub.** Derbyshire County Council has also reduced the requirement for travel to transfer stations, contributing to lower emissions and improved operational efficiency.

- The diesel pool car used by the joint ICT (Information and Communications Technology) service is being replaced with a new electric vehicle. This change will contribute to reduced emissions and support alignment with organisational decarbonisation priorities.

### **Assist and influence other public partners, residents, and businesses to reduce pollution**

- Publicity was delivered to highlight recent enforcement actions for fly tipping and littering. This aimed to deter offending behaviour and increase public awareness of the consequences of environmental crime.
- A winter dog fouling campaign was implemented, emphasising responsible dog ownership during darker evenings.

### **Develop policies and plans which require and encourage alternatives to car usage**

- Hybrid working adopted by some Streetscene support staff.

### **Directly and with partners and residents, reduce litter and pollution from waste**

- **A schedule of appointments with schools and community groups began in October 2025 and remains ongoing.** This engagement activity aims to educate participants on reducing food waste, preventing littering and protecting the local environment.



This quarter, the following progress has been made on ***reducing carbon emissions and pollution across the district***

- The Environment Scrutiny Committee received an overview of fly tipping, including the key challenges faced by the Council and the actions being taken to address the issue. This supported improved awareness and informed future scrutiny of environmental crime enforcement.
- **A closure order was obtained in relation to land being used without permission for waste dumping and as a scrap yard. This action strengthens regulatory compliance and reduces environmental risk.**
- Support was provided to the Community Action Group to promote messages encouraging community led litter picking, helping to foster civic pride and positive environmental behaviour.
- Christmas waste and recycling collection changes were promoted through the Council website, email updates and social media channels to ensure residents were informed and able to plan appropriately.





This quarter, the following progress has been made on *increasing biodiversity across the district*

**Assist and influence other public partners, residents, and businesses to utilise their assets to improve biodiversity**

- Biodiversity Net Gain enhancements have been confirmed for the schemes at Grange Farm in Wessington and Ivy Cottage Farm in Wadshelf. These measures will contribute to improved ecological outcomes and support long term habitat development.

**Where appropriate, utilise Council assets to improve biodiversity**

• The Biodiversity Net Gain programme for Streetscene is ongoing, with three quarters of the hedgerow whip planting targets for the 2025 to 2028 programme already achieved.

- Landscape works were carried out at Clay Cross Active during November to meet the Biodiversity Net Gain targets identified for the site.

- The recommendations of the Scrutiny Review relating to the Wingerworth Lido were endorsed by Cabinet on 18 December 2025. A delivery and action plan has now been developed, including defined timescales, to address all identified issues. A key milestone will be completion of the Biodiversity Recovery Plan being undertaken by the Derbyshire Wildlife Trust, with findings expected by September 2026. While this work progresses, the Council continues to work with specialist partners, including the Derbyshire Wildlife Trust and the Angling Trust, to balance environmental recovery with safe and appropriate use of the lido as a valued community asset.



## North East Derbyshire District Council

### Cabinet

26 February 2026

### Update of the Council's Enforcement Plan.

#### Report of Councillor S Pickering, Portfolio Holder for Environment and Place

Classification: This report is public  
Report By: Assistant Director of Planning  
Contact Officer: david.thompson@ne-derbyshire.gov.uk

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#### **PURPOSE / SUMMARY**

To seek authorisation from Cabinet to amend the current Enforcement Plan in line with the details in this report.

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#### **RECOMMENDATIONS**

1. To amend the current Enforcement Plan in line with the details in this report.

Approved by the Portfolio Holder for Environment and Place.

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#### **IMPLICATIONS**

**Finance and Risk:** Yes  No

##### **Details:**

There are no direct financial implications arising from the proposed amendments to the Enforcement Plan.

On Behalf of the Section 151 Officer

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**Legal (including Data Protection):** Yes  No

##### **Details:**

Paragraph 60 of the National Planning Policy Framework states that Local Planning Authorities '.....should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where appropriate.'

On Behalf of the Solicitor to the Council

**Staffing:** Yes  No

**Details:**

No direct impact on staff resources, other than introducing some new ways of working, which the Enforcement team have instigated.

On behalf of the Head of Paid Service

## DECISION INFORMATION

Decision Information	
<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:  <b>BDC:</b> Revenue - £75,000 <input type="checkbox"/> Capital - £150,000 <input type="checkbox"/> <b>NEDDC:</b> Revenue - £100,000 <input type="checkbox"/> Capital - £250,000 <input type="checkbox"/> <input checked="" type="checkbox"/> Please indicate which threshold applies	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Significantly Affected</b>	None
<b>Consultation:</b> Leader / Deputy Leader <input type="checkbox"/> Cabinet / Executive <input checked="" type="checkbox"/> SAMT <input type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/>	Yes  Details: Portfolio Holder

### Links to Council Plan priorities or Policy Framework including Climate Change, Equalities, and Economics and Health implications.

All

## REPORT DETAILS

### 1 **Background** (reasons for bringing the report)

- 1.1 The National Planning Policy Framework states at paragraph 60 that 'Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. They should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how

they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where appropriate.'

1.2 In light of the 2023 Overview Scrutiny review of the Planning Enforcement function and the adoption of the current administration's Council Plan, both of which have occurred since the publication of the Council's existing Enforcement Plan (adopted in 2020), Officers have undertaken a review of the Plan.

1.3 The Scrutiny review made the following recommendations to the Council:

(That the Council)....

1. Provides training to Councillors and Parish Councils on Planning Enforcement, and distributes the Planning Enforcement service progress reports that Planning Committee receives, to all Members following training;
2. Monitors year on year increases in cases to assess whether an additional post in the Planning Enforcement Team is required;
3. Explores ways of reducing cases being received via email and instead channels complaints through the online 'report it' function with a view to closing down public complaints to the email channel if possible. This was to ensure that there was one point of contact, that complaints were not missed, and that expectations of the service were clearly explained and communicated; and
4. Reviews the Local Enforcement Plan to remove impracticalities and make it consistent.

1.4 In addition to the above recommendations, the lack of Key Performance Indicators was an issue identified during the 2023 Overview and Scrutiny Review, along with how enforcement cases are prioritised. On the latter issue, the review report concluded that 'due to the high number of cases, and relatively small number of staff, the Planning Enforcement Team were constantly having to change their priorities and that the threshold for action always shifted depending on the workload.'

1.5 The Review Panel that produced the Scrutiny report agreed that the Planning Enforcement Team were doing excellent work with the resources that they had, they questioned whether it was sustainable in the long term as workloads continued to increase.

## **2. Details of Proposal or Information**

2.1 Appendix 1 to this report is the draft version of the updated Enforcement Plan. The changes seek to respond to the feedback from the Overview and Scrutiny committee review and to align the Plan to the objectives of the Council Plan. In headline form, the proposed changes are:

- An expanded introduction that sets out clearly the purpose of the Enforcement Plan (page 2);

- More detail is given on the types of cases that may fit into the high, medium and low priority categories in terms of the speed of response (pages 9 and 10);
- Key Performance Indicators (KPIs) have been included in order to monitor performance but also the appropriateness of the resource levels within the team (pages 20 and 21); and
- A scoring matrix we will be introduced to determine whether we will investigate a case firstly and then, if it merits investigation (in the public interest), what priority it will be given (appendix 1).

2.2 The rationale behind each of these ‘headlines’ are explained in more detail below.

Expanded introduction:

2.3 The proposed changes are considered to make it clearer to members of the public why the Council has an Enforcement Plan and the purpose of the document. The draft wording sets out that only planning enforcement is within the scope of this Plan. There will be lots of examples where a breach of planning control also raises environmental health considerations e.g. breach of a noise limit condition.

2.4 However, increasing awareness amongst the general public that there is a specific regulatory framework within which planning enforcement decisions must be made will be important in helping to manage expectations and ensuring that more cases reach the appropriate team at the first point of contact. This will free up more resource for the team to progress more planning enforcement cases, more quickly.

The categorisation of cases:

2.5 The proposed changes add many more examples to each of the categories of priority. Whilst the Plan inevitably cannot be too specific, the revised wording makes it clear that ‘high’ priority cases are those where imminent danger is likely or (in the case of unauthorised works to listed buildings or protected trees) a criminal offence may have occurred. In other words, the vast majority of the alleged breaches of control will not meet the ‘high’ priority threshold.

2.6 It is important to note that none of the categories are changing, but the clarity will again help the team to manage customer expectations.

Introduction of KPIs

2.7 Whilst there are national and local performance targets for the speed and quality of outcomes for planning applications, there are currently no such performance indicators for planning enforcement. This is something that has been considered at national level and officers consider that it would be appropriate to introduce targets that allow the performance of the team to be monitored and benchmarked. The 5 proposed Key Performance Indicators (KPIs) are listed in bullet points at the top of page 21 of the draft Enforcement Plan.

- 2.8 The first KPI is that 60% of cases would be resolved and closed within 6 months. To give that target some context, when national indicators have been mooted in the past, one of these was the 50% of cases should be closed within that timeframe. The proposed target would ensure that the Council would be performing better than any likely target introduced at national level in the future.
- 2.9 The next 3 KPIs are to ensure that cases are progressed expediently and that we measure performance against the expectations that are set out in the Plan. The last KPI relates to the serving of Untidy Land (Section 215 notices), which is a commitment in the Council Plan.

#### Triage process

- 2.10 Appendix 1 of the draft Plan sets out the metric that Planning Enforcement Officers will use to assess the harm that is arising from a breach of control. In many respects, this is not a change in the existing approach – for example, whether the impact is on a local scale or wider, whether the impact is irreversible (e.g. demolition of a listed building) and the age of the breach are all factors given weight now in the prioritisation of cases. The publication of how officers go about making this assessment in a particular case will be made clearer to residents through the publication of the triage system.

### **3 Consultation**

- 3.1 Consultation has taken place with Councillors, the Agent's Forum (regular customers of the planning service) and the draft Enforcement Plan was made available for public comment on the Council's website for 21 days. One reply was received from a planning agent, suggesting that the performance targets are arbitrary, that appeal timescales may impact performance and that the number of Section 215 notices should reflect need.
- 3.2 These points are all noted. KPIs allow a benchmark to be set when reviewing performance over a period of time, to review resource pressures, service priorities etc. As set out above, the 60% case closure within 6 month target would allow the service to demonstrate resilience should a similar national performance target be introduced.

### **4 Reasons for Recommendation**

- 4.1 To ensure that the Enforcement Plan accurately reflects the service provided by the team, is transparent in respect of how suspected breaches of planning control are prioritised and includes Key Performance Indicators to benchmark performance.

### **5 Alternative Options and Reasons for Rejection**

- 5.1 Not to review the Enforcement Plan. The option is considered not to be appropriate as the above opportunities for improvement of the existing Plan would not be realised.

## DOCUMENT INFORMATION

Appendix No	Title
Appendix 1	Draft updated Planning Enforcement Plan.
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
<a href="#">Click here to enter text.</a>	

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## **Introduction**

The Local Planning Enforcement Plan sets out how the Council manages development in North East Derbyshire, including the investigation of suspected breaches of planning control and monitoring of approved development. This Plan is a statement on our planning enforcement processes. It sets out the level of service you can expect and where and why we might prioritise one thing over another.

## **National Context for Planning Enforcement**

This Enforcement Plan is prepared under the requirements of the Town and Country Planning Act 1990, the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG)

The Ministry of Housing, Communities and Local Government (MHCLG) Guidance on Enforcement and Post-Permission Matters provides additional guidance on the powers available to Councils nationally. It can be viewed online here –

<https://www.gov.uk/guidance/ensuring-effective-enforcement>

All relevant and current legislation and planning policies will be taken into account when assessing a breach of planning control.

In addition to national policy and legislation, breaches of planning will also be considered against the policies of North East Derbyshire Local Plan 2014-2034 and associated local guidance as published on the Council's website, including adopted Supplementary Planning Documents (SPDs).

Our investigations are not the same as those undertaken by the Police or other regimes where an offence is 'punished' by the law. The Courts have emphasised the role of planning enforcement is 'restorative' focusing on the remedy of breaches and this is a fundamental principle that underpins how we conduct investigations.

Planning Practice Guidance (paragraphs: 003 & 011 updated 22 July 2019) also states that 'Addressing breaches of planning control without formal enforcement action can often be the quickest and most cost-effective way of achieving a satisfactory and lasting remedy.' This makes it clear that immediately initiating formal action is neither best practice nor in the public interest.

## **North East Derbyshire District Council Overview on Planning Enforcement**

The Council has a duty to investigate alleged breaches of planning. The Planning Enforcement Team plays a key role in delivering an effective Planning service.

Effective planning enforcement is very important for many reasons. The Council aims to carry out its enforcement function in a transparent, accountable, proportionate, consistent and targeted manner. In doing so-

- It tackles breaches of planning control that have an unacceptable adverse impact on the character and appearance of our district, or have an unacceptable adverse impact on the living conditions of our residents,
- Breaches may be unintentional and therefore any action should be proportionate to the breach of planning control to which it relates.
- It maintains the integrity of the decision-making process by tackling unauthorised development that would not normally be granted planning approval, and,
- It maintains public confidence in the Council's decision-making processes by ensuring planning conditions and planning obligations are complied with.

### **What is a Breach of Planning Control**

A breach of planning control is the carrying out of development without the required planning permission, or failure to comply with conditions or limitations attached to a planning permission (Section 171A of the Town and Country Planning Act 1990 as amended).

- Carrying out **operational development**, including building and engineering operations without the required planning permission.
- Carrying out **material changes of use** of land and buildings without planning permission.
- **Failing to comply with a condition or limitation** attached to a planning permission. This includes a failure to agree details before a start onsite, or operational controls such as hours of operation.
- Carrying out certain **works in a Conservation Area** without relevant permission(s).
- The display of certain **advertisements** without consent.
- The **neglect of land or buildings** to an extent which causes harm to amenity.

Other issues the Council can investigate-

- **High hedges** – Part 8 of the Anti-social Behaviour Act 2003 allows local councils to deal with complaints about high hedges whose area contains the land on which the hedge is situated.
- **Breaches of S106 Legal Agreements** – any deviation from planning obligation such as a failure to provide agreed developer contributions.

Some breaches are a **criminal offence from the outset**. This is generally where the harm is irreversible, or a formal notice issued by the Council has not been complied with-

- **Unauthorised works to a listed building** – Any works for the demolition of the building or for its alteration or extension in a manner which affects its character as a building of special architectural or historic interest, without listed building consent
- **Demolition in a conservation area** – demolition of a building with a volume of 115 cubic metres or more and any gate, fence, wall or other means of enclosure with a height of one metre or more if next to a highway, waterway or open space; or a height of 2 metres or more elsewhere
- **The display of unauthorised advertisements** – an advertisement not having the benefit of deemed consent granted by Regulation 6 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended). For more detail see link: [Outdoor advertisements and signs: a guide for advertisers – GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/121211/outdoor-advertisements-and-signs-a-guide-for-advertisers.pdf).
- **Unauthorised works to trees covered by Tree Protection Orders (TPO) and protected trees in conservations areas (on private land)** – works which cut down, uproot, top, lop, wilfully damage, or wilfully destroy a protected tree subject to a TPO and trees in a Conservation Area with a trunk diameter of more than 75mm when measured at 1.5m from ground level (or more than 100mm if reducing the number of trees to benefit the growth of other trees). Where a hedge has grown into a line or row of trees, they may be protected.
- **Failure to comply with a formal notice issued by the Council** – such as an Enforcement Notice, Temporary Stop Notice or Breach of Condition Notice.

### **Reporting a suspected breach to NEDDC**

Before making a report, you may want to check the planning history of a site, to see if it has planning permission. You can do this online at <https://planapps-online.ne-derbyshire.gov.uk/online-applications/> and enter search terms such as the [site address or postcode](#)

In order to submit all of the details required to start an investigation, the preferred method is using the Council's self-service portal. You will find the form under 'Enforcement – Report a Breach' <https://myselfservice.ne-derbyshire.gov.uk/planning>

Alternatively, you can report a suspected breach of planning control through one of the following contact points –

Email – [enforcement@ne-derbyshire.gov.uk](mailto:enforcement@ne-derbyshire.gov.uk)

Post – Planning Department, NEDDC, Mill Lane 2013, Wingerworth, Derbyshire, S42 6NG

When making a report, please provide as much information as you can about the concerns you have including:

- The location (e.g. address, postcode, what3words etc.)
- The nature of the suspected breach
- When you first noticed it
- The harm it is causing and include any photographs of the site if you can,
- if known, the name, address, email/telephone number of the person/s carrying out the works

Please provide your contact details so that we can keep you informed at key stages of our investigation and discuss any additional information. (These details are all captured using our online form).

### **How you can expect to be updated**

If you report a breach through our on-line report form or to our email address, you will receive an automated response explaining how you can expect to be contacted and the timescales.

The level of communication we have with you will vary from case to case. Particularly for the more complex and protracted cases, it may be several months without progress, for example where landowners are relying on specialist advice and services to prepare planning application documents.

It is not possible to provide regular updates on progress with an enquiry due to the significant number of cases reported each year. To do so would take valuable resources away from dealing with the issues.

We will provide updates at key stages of a process, such as if formal action is taken, or an application is submitted. However, we ask that if you have an ongoing interest in a breach you have reported, then you contact the Council's planning enforcement team [enforcement@ne-derbyshire.gov.uk](mailto:enforcement@ne-derbyshire.gov.uk) for an update.

## **Your personal data**

We will only share address and contact details with the Officers dealing with the case. If the case should be dealt with by another department in the Council, we will share details with Officers in that department. However, we will not share personal contact details with any external third parties without that person's consent.

We will not disclose or discuss your name or contact details. We treat these in confidence because we recognise that many people will not have the confidence to report a suspected breach of planning control if their identity were to be made public.

For these reasons, the Council will not normally provide this information if we receive a request for it under the Freedom of Information Act or the Environmental Information Regulations. However, in exceptional circumstances we may have to share your personal details with the police or the courts if the suspected breach of planning control amounted to a criminal offence subject to prosecution.

## **Who to contact for matters outside the scope of planning enforcement**

Often, we will be sent a report of a suspected breach that cannot be investigated by the Planning Enforcement Team. Regular examples include –

- Approved development – you can check this on the Council website using the search page (see above) at [https://planapps-online-ne-derbyshire.gov.uk/online-applications/](https://planapps-online.ne-derbyshire.gov.uk/online-applications/)
- Boundary or land ownership, or party wall disputes – you may want to seek advice from your solicitor
- Damage to private property - you may want to seek advice from your solicitor
- Dangerous structures – this should be reported to Derbyshire Building Control Partnership who can be contacted on 0333 880 2000 or by email to [info@dbcp.co.uk](mailto:info@dbcp.co.uk)
- Fly tipping, light pollution, vermin, noise, dust or odour nuisance – these should be reported to the Council's Environmental Health Department by telephoning 01246 231111 or by emailing [EnvironmentalHealthAdmin@ne-derbyshire.gov.uk](mailto:EnvironmentalHealthAdmin@ne-derbyshire.gov.uk)
- Any matters on Highway Land – these should be reported to the Highways Department at Derbyshire County Council by telephoning 01629 580000 or through their website at <https://www.derbyshire.gov.uk/transport-roads/roads-traffic/report-a-road-fault/report-a-road-fault.aspx>
- Quarry or waste disposal and waste transfer sites – these should also be raised with Derbyshire County Council on 01629 580000.

## **Our approach**

When investigating alleged breaches of planning control, the team will follow central government advice. That advice is contained in the National Planning Policy Framework and National Planning Practice Guidance: Ensuring Effective Enforcement.

During each investigation we aim to answer the following questions:

- Is there development?
- Is there a breach?
- Is the breach causing harm?
- Can the breach be resolved through negotiation?
- Is enforcement action expedient?
- What enforcement action is proportionate to deal with the breach?

## **Material planning considerations.**

The council can only give weight to 'material planning considerations' when considering planning enforcement. The list of material considerations includes, but is not limited to:

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking and Highway safety
- Noise
- Impact on a listed building, conservation areas and their setting
- Layout, design, appearance and materials
- Landscape character
- Nature conservation
- Government policy
- Disabled persons' access
- Spatial policies in the Development Plan (e.g. land allocations)

- Previous planning decisions (including appeal decisions)

The protection of private interests cannot be material considerations. The Courts have decided that planning is concerned with development in the public interest, and the interests of society usually trump private rights. The list of non-material planning matters includes, but is not limited to-

- Impact of a development on the value of a property
- The loss of a view,
- Private access rights
- Legal covenants

### **Investigation Priorities**

We will investigate based on the information provided. Where we think a breach of planning control has occurred, then we will screen the allegation using our harm assessment form. Appendix 1 of the Plan details the 'Harm Assessment Triage Scheme'.

The aim is to exclude minor breaches or reports driven by non-planning motives, as these often consume disproportionate resources at the expense of more significant cases.

If the score is above the threshold, the case will be investigated by a planning enforcement officer and the case will be processed in accordance with the Local Enforcement Plan.

If the harm is below the threshold, the case will be closed as not expedient and inform you of this in writing.

### **Investigation Process**

Investigations start with a desk-based review of the allegation. We will check the planning history and records of other Council Departments (e.g. Council Tax, Business Rates). A site visit may be carried out to understand the allegation and gather evidence as appropriate.

We will normally write to the owner to initiate contact using information already held by the Council, such as email addresses (e.g. from planning application forms) or from Land Registry information.

We can often gather enough documentary and photographic evidence at this stage to decide if there is a breach of planning control.

Officers may attempt to arrange a site visit with an owner or occupier before visiting a site. However, for efficiency and resource reasons, it is not always possible or

convenient to do so. For example, if numerous site visits are being carried out in one day, it is very difficult to arrange and keep to agreed times.

Planning Enforcement officers have the right to enter onto the land to investigate alleged breaches of planning control under Section 196A -196C of the Town and Country Planning Act 1990 and Section 88 of the Planning (Listed Building and Conservation Area) Act 1990.

If a matter appears to be a high priority case, it may be necessary to carry out an immediate visit and exercise rights of access. It is an offence to wilfully obstruct an officer when exercising a right of entry. To access a building used as a dwelling, the Council must give at least 24hrs notice.

If you have reported a breach, we may come back to you for further information if necessary to do so.

To manage cases reported to us efficiently, we have set the following case type priorities and aim to make initial investigations within timescales that reflect this.

**High priority cases** are cases where the harm being done is significant and irreversible. Investigations will be initiated within 24 hours or next working day. If necessary, a site visit will be undertaken within 48 hours of a high priority case being reported to us.

Examples of high priority cases are as follows:

- Unauthorised development likely to lead to substantial and/or permanent irreversible damage (i.e. demolition of a listed building, or part of a listed building, felling of a protected tree).
- Unauthorised demolition or development within a Conservation Area or other site of special control likely to lead to substantial and/or permanent damage to heritage assets
- Unauthorised development that may present a physical danger to members of the public.
- Unauthorised operational development and/or material changes of use likely to cause severe or permanent damage to the environment/amenity.
- Breaches of planning control which would otherwise be likely to acquire immunity from enforcement action due to the passage of time.
- Any breaches of planning control which would lead to serious traffic hazards; contamination and/or pollution being created.

**Medium priority cases** are those where there is clear harm, but that harm can be reversed. Investigations will be initiated within 10 working days including a site visit if necessary.

Examples of such cases are as follows:

- Engineering operations, construction works or changes of use of residential properties to inappropriate uses that conflict with planning policy or are having significant impacts on local amenity or public safety.
- Alleged breaches causing serious harm and/or loss of amenity to affected neighbours and/or the environment
- The commencement of any major planning permission without compliance with relevant pre-start conditions. Significant deviations from plans and details approved as part of a planning permission.
- Unauthorised development which would adversely affect the character / appearance of a conservation area or the setting of a listed building
- Any on-going breach of a formal notice or injunction

**Lower priority cases** will be assessed using the harm assessment form (Appendix 1). Those cases that score below the threshold will be closed. If the case scores above the threshold, investigations will be initiated within 30 working days and a site visit carried out if necessary.

Examples of low priority cases are as follows:

- Changes of use of already developed land
- Householder development such as domestic extensions and outbuildings.
- Unauthorised advertisements and fly posting
- Minor breaches of planning conditions
- Unauthorised works where there is limited or no evidence of long-term harm or loss of amenity
- Unauthorised fences, walls and or gates
- These cases are typically those where formal action is not a proportionate option.

### **Minor or technical breaches of planning control**

Enforcement action must always be proportionate to the breach of planning control to which it relates. Formal action will not be taken against minor or technical breaches of planning control that cause no harm to material planning considerations. Government guidance states enforcement action should be avoided where:

- There is a trivial or technical breach of planning control which causes no material harm or adverse impact on the amenity of the site or the surrounding area;
- Development is acceptable on its planning merits and formal enforcement action would solely be to regularise the development; and
- In its assessment, the Council consider that an application is the appropriate way forward to regularise the situation, for example, where planning conditions may need to be imposed.

### **No Breach of Planning Control**

The Town and Country Planning Act 1990 excludes some activities from the definition of development, in which case no enforcement action can be taken. Examples include–

- The maintenance, improvement or other alteration of any building or works which affect only the interior of the building, or do not materially affect the external appearance of the building
- Changes of use within the same Use Class, unless the activity amounts to ‘intensification’
- The use of any land for the purposes of agriculture or forestry
- Certain works of demolition

In many cases, the initial inquiries with the owner or developer will reveal that there is no breach of planning control. The case officer will contact the enquirer to explain that the Council is unable to take any action through its planning enforcement powers.

### **Permitted Development**

Permitted Development rights (“PD rights”) are an automatic grant of planning permission by the Government. They are intended to allow owners or occupiers of land and buildings to carry out small scale and generally non-contentious developments without having to apply to the Council.

PD rights are set out in the General Permitted Development Order (2015) (as amended) (“the GPDO”). The most common examples we see (correct at the date of publication) –

- Temporary uses of land for up to 28 days per annum of which no more than 14 can be used for holding a market. This allows any land to be used for any purpose other than the lawful use.

- Temporary use of land for a recreational campsite, including motorhomes, for up to 56 days per annum
- Extensions and alterations to a dwelling. For example, rear and side extensions, porches, dormer windows.
- Outbuildings incidental to the dwelling. For example, summerhouses, sheds, home office, gym.
- Hard surfaces incidental to a dwelling. For example, new or replacement driveways, patios, decking.
- New vehicular access to the highway

PD rights are granted subject to 'limitations' which cover such things as its physical attributes (location, dimensions) and the organisation carrying out the work (e.g. a Statutory Undertaker). If any of these limitations are breached, then planning permission will be required.

Where an alleged breach has been reported, we will assess the development against all aspects of the GPDO. This is very important since it is a ground of appeal against enforcement action.

PD rights are constantly being amended and updated, in most cases to provide greater flexibility to carry out development.

The GPDO can be viewed on the Government website here-  
<https://www.legislation.gov.uk/ukxi/2015/596/contents>

A useful technical guidance for householders is available here-  
[Permitted development rights for householders: technical guidance - GOV.UK](#)

There is an element of planning judgement in deciding whether a development is PD, and this can be a significant area of disagreement, even between planning professionals. If you are unsure whether a development is allowed by the GPDO, you are advised to speak to the Council in the first instance.

### **Potential Breach of Planning Control**

In some cases, it is not possible to come to an immediate conclusion on whether there is a breach of planning control. It may be necessary to carry out more observations over a period of time before we can decide. We may ask the complainant to keep diary sheets to record incidents to establish if there is a breach. In such cases, the complainant will be advised that further investigations and monitoring is needed.

In other situations, legal case law and the planning history needs to be researched before determining if a breach has occurred. Legal advice may need to be sought.

In all cases, the Council may be able to make a decision on whether there has been a planning breach based on submitted written and photographic evidence, in which case a site visit may not be necessary.

The complainant and the property owner/occupier will, as far as practicable, be kept informed as an investigation progresses and will be notified of the final result when the matter is resolved. In cases where a breach of planning control has occurred but the Council does not deem formal enforcement action to be expedient or appropriate, a statement as to the reason for that decision will be provided.

### **Confirmed breaches of planning control**

#### **What can I expect if I carry out work without permission?**

Where we have established a breach of planning control, an officer from the Planning Enforcement Team will contact you. Officers will inform you of the action required to resolve the breach and seek to agree a timeframe for making things right. This may include:

- Ceasing the unauthorised use/development or removing the structure/extension.
- Detailing works required to make the breach comply with an approved scheme/ conditions/permitted development rights.
- Inviting a retrospective application to determine whether planning permission should be granted.
- In some cases, it may be necessary for the Council to take formal action (such as issuing an Enforcement Notice) while negotiations are on-going to prevent the development from becoming immune from enforcement action (see Time Limits for Enforcement, below).

The Council will normally write to the owner before issuing a formal Notice giving them the opportunity to voluntarily remedy the situation. This may not be appropriate in all cases, for example where there is a serious risk of harm to amenity or the environment. In these circumstances, the Council may consider it necessary to apprehend a breach immediately without delay.

### **Deciding Whether to Take Formal Enforcement Action**

If it is expedient to do so, then the Council will commence with formal enforcement action. This may include the issuing of a statutory notice or, where a criminal offence has been committed, issuing a formal caution or instituting prosecution proceedings.

In deciding whether to take formal enforcement action the Council will have regard to:

- Its own Planning Policy contained within the North East Derbyshire Local Plan
- Government advice in the form of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

National Planning Policy Guidance (NPPG) provides the following guidance:

*“In deciding, in each case, what is the most appropriate way forward, local planning authorities should usually avoid taking formal enforcement action where: there is a trivial or technical breach of control which causes no material harm or adverse impact on the amenity of the site or the surrounding area; development is acceptable on its planning merits and formal enforcement action would solely be to regularise the development; in their assessment, the local planning authority consider that an application is the appropriate way forward to regularise the situation, for example, where planning conditions may need to be imposed.*

Enforcement action is discretionary and in line with the guidance, the Council may decide that it is **‘not expedient’ to take enforcement action**. ‘Not expedient’ is a difficult concept to explain, but essentially means that the Council, having taken all relevant factors into account, considers the breach of planning control causes sufficient harm to warrant formal enforcement action. For example:

- De minimis, e.g. something which is only slightly over a limit, and if below that limit would have been classed as permitted development.
- A development where planning permission would be likely to be granted if it were applied for.

The Council can, and will, only take action where it is expedient to do so, where it is clear that material harm is being caused, and that planning permission would not be granted for the development or change of use.

A considerable number of breaches are reported each year. Many of these cases are complicated and can take months to resolve. The remedy may be season dependent (e.g. replacement landscaping). We will always try to resolve every breach of planning control following the processes, but there are occasions where we have exhausted all reasonable avenues, and it is not in the public interest to continue. It is normally at this point we decide that it is not expedient, to take formal enforcement action.

The Council will keep a properly documented record of the investigation of each case including the reasons why we decide to take, or not to take, enforcement action. Customers will be kept informed of these decisions and the reasons for them as cases progress.

## **How Breaches are Resolved**

Planning enforcement is not punitive, which means we do not punish people for wrongdoing. Its purpose is restorative, which means we look to put right any harm.

There is a range of tools available to the planning enforcement team to tackle breaches of planning control:

### **Informal Action**

Addressing breaches of planning control without formal enforcement action can often be the quickest and most cost-effective way of achieving a satisfactory and lasting remedy. The offender will be advised what steps are required to resolve the breach within a specified timeframe outlining the risks of formal action if the breach is not resolved. If the steps are followed, the case will be closed. If not, then formal action will be considered.

Planning/listed building applications can be used to regularise unauthorised works or to seek confirmation that amendments to the unauthorised works would be acceptable. Simply put, it would be unreasonable for the Council to require a development to be demolished, if it is acceptable in planning terms. Retrospective applications are a fundamental part of the planning process and is set out in s.73 of the 1990 Act.

If there is a breach of planning control but it is not expedient to take formal action, we will invite the submission of a planning application to regularise the breach.

The Council may, where appropriate, decide that enforcement action is appropriate but hold it in abeyance pending determination of a planning application or appeal. However, it may be necessary to proceed with action where a development/use would otherwise acquire immunity due to the passage of time.

If planning permission is refused or an appeal dismissed, and there are no material reasons not to do so, then formal enforcement action will normally follow.

### **Formal Action**

There is a range of formal ways to address breaches of planning control. In each case, officers will determine which of the options is both the most effective way of dealing with the breach and the most proportionate for securing a resolution. The Council's Solicitors may also be involved in making these decisions especially in the more complex cases or where the implications of the action can have more significant consequences.

The following are some of the formal actions that could be taken. Not all of these would be appropriate for all cases, and that it is only a small minority of cases investigated that may lead to one of these notices being appropriate.

At any stage of the investigation the investigating officer may pass the matter to another Council Service (e.g. Environmental Health, Highways etc.) if it is believed

that action or professional input by that Service may be required. The Council may also pass the matter on to, or liaise with, other bodies e.g. neighbouring local authorities, the police etc

- **Planning Contravention notices** – A PCN is a legal notice which allows us to bring the breach to the attention of the owner or occupier and requires the alleged offender to provide certain information. It also invites the offender to respond constructively to us about how any suspected breach of planning control may be satisfactorily remedied. The offender has 21 days to respond. It is a criminal offence to fail to respond or provide misleading information to a PCN.
- **Enforcement notices** – These are formal legal documents that require the owner or occupier to follow specific steps to correct the planning breach in a set time. If the notice is not complied with, the planning breach will become a Criminal Offence which can be prosecuted in the courts. We may decide not to require action to be taken to remedy the whole of a breach of planning control. This is known as “under enforcement”. A copy of the notice will be entered on the local land charges register and the local planning authority’s register of enforcement notices.
- **Enforcement Warning notices** – can be issued where a planning breach is not sufficiently harmful to require an immediate enforcement notice but requires regularisation by way of a conditioned planning permission. There must be a reasonable prospect that permission would be granted if it is sought. The permission can be a conditional one.
- **Breach of Condition notices (BCN)** – can be issued where the unauthorised activity is in breach of a condition attached to a planning permission. A BCN will require compliance with the conditions within a specified period. A breach of the notice will have taken place if the condition(s) has not been complied with, specified steps have not been undertaken or activities not ceased. There is no right of appeal against these notices except directly to the Court. A copy of the notice will be entered on the local land charges register and the local planning authority’s register of enforcement notices.
- **Section 215 notices** – can be used to take steps requiring land or buildings to be cleaned up when its condition adversely affects the amenity of the area. If it appears that the amenity of part of an area is being adversely affected by the condition of land and buildings, a notice can be served on the owner requiring that the situation be remedied. There is no right of appeal, although before the notice takes effect an appeal can be made to a Magistrates Court by those served with the notice or any other person having an interest in the land.

The Council, in its published Council Plan 2023 - 2027 (<https://www.norfolk.gov.uk/documents/council-plan-2023-2027/download>), has a clear direction and specifically recognises the proactive use of Section 215 action as a way of creating places to live that people value.

Consideration will be given to serving notices under section 215 of the Act proactively or in response to complaints, where considered appropriate to do so. Notices specify measures to be taken to remedy the condition of the land and the period for compliance.

S.215 action generates a 'ripple' effect and so publicising the Council's willingness to use s215 notices and to actively pursue landowners who do not comply is a very strong tool.

- **Section 225A notices** – can be used to remove and dispose of any display structure, such as an advertisement hoarding, which is used for the display of advertisements in contravention of the regulations. Before we can take this action, we must first serve a 'removal notice' upon the person who appears to be responsible for the erection or maintenance of the structure. Under Section 225B, a person served with a removal notice or a 'permitted appellant' (an owner or occupier who has not been served with the notice) may appeal against the notice to the Magistrates' Court.

Under s.225, the Council can also remove or obliterate any posters and placards displayed in contravention of the regulations. Where the owner or person responsible can be identified, the Council must first put in writing their intention to remove the poster or placard. The costs associated with removal can be recovered.

- **Discontinuance notice** – requires the display of a particular advertisement with deemed consent (or the use of a particular site for displaying advertisements with deemed consent) to cease. This action can only be taken where it is necessary to remedy a substantial injury to the amenity of the locality or a danger to members of the public. "Substantial injury" to the amenity of the locality is a more rigorous test than the "interests" of amenity that applications for deemed consent are assessed against. When an enforcement notice is served and the case becomes 'formal' (all cases other than the serving of a PCN) details of the case will be made available online.

The following remedies can be used to bring a quick stop to development where a breach is causing serious or irreparable harm and immediate action is justified or where other actions have failed:

- **Stop notices** – can prohibit any or all of the activities comprising the alleged breach(es) of planning control specified in the related enforcement notice. A stop notice cannot be served without an accompanying enforcement notice. A stop notice's requirements must only prohibit what is essential to safeguard amenity or public safety in the neighbourhood; or to prevent serious or irreversible harm to the environment in the surrounding area. A stop notice may not prohibit the use of any building as a dwelling house. Where the associated enforcement notice is quashed, varied or withdrawn or the stop notice is withdrawn compensation may be payable. A full assessment of the likely consequences of serving the notice will be made.

- **Temporary stop notices** –require an activity which is considered to be in breach to cease immediately. The notice does not have to wait for an accompanying enforcement notice to be issued. It cannot be used to get someone to do something such as remove an extension or stop the use of a building as a dwelling house. A temporary stop notice expires 56 days after the display of the notice on site (or any shorter period specified). At the end of the 56 days there is the risk of the activity resuming if an enforcement notice is not issued and a stop notice served.
- **Injunctions** – An application can be made to the High Court or County Court for an injunction to restrain a breach of planning control. Proceedings for an injunction are the most serious enforcement action that can be taken because if a person fails to comply with an injunction they can be committed to prison for contempt of court. The first stage is to formally warn the offender of an injunction and require them to sign a legal undertaking which confirms that the alleged breach will cease. If this undertaking is breached an application is then made for an injunction.

There may be occasions when an Injunction needs to be served without the other side knowing, such as in cases where a possible breach of planning control needs to be apprehended, or the person(s) involved are not known or is unclear.

### **Prosecutions, confiscation orders and direct action**

Failure to comply with a Statutory Notice such as an Enforcement Notice is a Criminal Offence, and the Council can prosecute for non-compliance with such Notices.

It is also an offence to knowingly give false or misleading information in response to a Planning Contravention Notice and/or a planning application form and the Council will consider a prosecution or caution in these cases.

In deciding whether to initiate prosecution proceedings, we will have regard to the Crown Prosecution Service's tests of prosecution:

- The evidential test
- Does the prosecution have a realistic prospect of success?
- Is it in the public interest to prosecute?

Where it is appropriate, we may apply for a Confiscation Order under The Proceeds of Crime Act 2002 ("POCA") where an offender has failed to comply with the terms of an enforcement notice and has financially benefitted from their unlawful activity.

We would then recover any expenses reasonably incurred by undertaking this work from the person who is then the owner of the land (under Regulation 14 Town and Country Planning General Regulations 1992).

## **Powers of Entry**

As well as prosecuting, the Council has powers to enter land that is subject to an enforcement notice and carry out the requirements of the notice ourselves (section 178 of the Town and Country Planning Act 1990) often referred to as 'Direct Action'. It is an offence to wilfully obstruct anyone who is exercising those powers on the Council's behalf.

A decision as to whether this is appropriate will be taken having regard to all the circumstances of a particular case. However, it can be the easiest way to ensure compliance with an enforcement notice.

We would then recover any expenses reasonably incurred by undertaking this work from the person who is then the owner of the land.

## **Time Limitations**

One criterion for determining whether formal action can be taken, is whether the unauthorised development remains within time for action to be taken against it. For all developments completed after 25 April 2024, this is 10 years from the date of the completion of operational development and 10 years from the start of any material change of use.

Often when the matter of lawfulness is in question, the Council will seek out evidence and information from all available data sources to validate the version of events being presented. This may involve contacting neighbours, landowners and any other information sources for information and evidence.

In some cases, applications for Certificates of Lawfulness may be necessary. In assessing such applications, we must review the legal evidence supporting the length of time a use or development has been in place. The planning issues or adverse effects the development or use might be having are not relevant.

## **Appeals**

An Enforcement Notice gives a right of appeal to the recipient. Once an appeal has been made, the Notice is held in abeyance until determined by the Planning Inspectorate. The appeal can be made on several grounds each of which is considered before formal action is commenced. The grounds of appeal include, that the Council has erred in describing the breach, that planning permission should be granted, or that planning permission is not required. The timescale for deciding appeals is strictly set out by the Inspectorate and is outside the control of the Council.

Breach of Condition Notices do not carry the same rights of appeal, and the appeal may only be made to the High Court. Appeals to Magistrates Courts are available against s.215 notices. If you have reported a matter to us, then you will be informed if your enquiry is subject of an appeal.

## **Enforcement Notice Register**

Local planning authorities must maintain a register of enforcement and stop notices ([section 188 of the Town and Country Planning Act 1990](#) and [article 43 of the Town and Country Planning \(Development Management Procedure \(England\) Order 2015\)](#)).

The Council, as soon as possible, must enter details of the following actions on the register:

- Enforcement Notices
- Stop Notices
- Breach of Condition notices
- Planning Enforcement Orders
- Enforcement Warning Notices

A request to view the register can be made at any time by-

Email – [enforcement@ne-derbyshire.gov.uk](mailto:enforcement@ne-derbyshire.gov.uk)

Phone – 01246 231111

Post – Planning Department, NEDDC, Mill Lane 2013, Wingerworth, Derbyshire, S42 6NG

We are working on making the register available digitally on our website, and we hope to deliver this before the next enforcement plan review.

## **Internal Liaison and Monitoring of Cases**

The Enforcement Team is committed to delivering a high quality and value for money service. We have a range of metrics which we will be scored against to ensure the team is performing well and standards are being maintained.

Ward Councilors will normally be informed when officers take formal action in respects of any suspected breach of planning control in their ward area where the case is sensitive or contentious.

A half yearly report will be produced to the Council's Planning Committee, giving reference to performance standards associated with the varying case priority levels. The nature of planning enforcement means that it is not possible to target a timescale in which to close cases. Some cases can prove more difficult to investigate than others for a range of different reasons. Cases which at the start seem to raise a single issue often turn out to have many issues and complexities. Furthermore, if an enforcement notice is served, the Council has no control over how long the Planning Inspectorate take to deal with any subsequent appeal against that enforcement notice and cannot guarantee the outcome of that appeal.

Monitoring must therefore relate to the service standards that are to a greater extent specific, measurable and achievable. These are –

- 60% of reported cases being resolved in 6 months.
- The percentage of high priority cases where an investigation has been initiated and/or a site visit has been undertaken within 48 hours of us being first notified of the suspected breach.
- The percentage of medium priority cases where an investigation has been initiated and/or a site visit has been undertaken within 10 working days of a medium priority case being reported to us.
- The percentage of low priority cases where an investigation has been initiated and/or a site visit undertaken within 30 working days of a low priority case being reported to us.
- Issue four notices per annum under s.215 of the Town and Country Planning Act 1990, to tackle the derelict and dilapidated land and buildings

We will monitor our performance against these standards and publish the results on a half-yearly basis by report to the Council's Planning Committee. These results will be assessed to see whether this Plan is working or needs to be reviewed.

Achieving a culture of compliance across the district would be a significant measure of success. However, by improving the ease by which breaches can be reported, and people having confidence that their report will be actioned, has increased the overall workload for the team.

The Local Enforcement Plan will be reviewed every four years and otherwise if and when there are any substantial changes to relevant legislation, national policy or guidance.

More information on planning enforcement can be found at <https://www.gov.uk/guidance/ensuring-effective-enforcement>

## **HARM ASSESSMENT – TRIAGE SCHEME**

### **Procedure for initial processing reported breaches of planning control.**

#### **Purpose**

This document sets out the council's harm assessment procedure in relation to the handling of identified breaches of planning control. It assesses the "planning harm" the breach is perceived to cause and provides a process for the efficient closure of cases.

#### **Background**

In the past when the council considered an alleged breach of planning control the case was not closed until the breach of planning control had been remedied or significant resources invested chasing up planning applications for development that was acceptable. This resulted in the enforcement team continuing to use resources to pursue minor breaches of planning control that were not causing harm to public amenity and/or interest.

#### **The Scheme**

The assessment is applied to all allegations made to the council identified by officers as being in breach of planning control. The scheme allows the team to assess the information and grade the "harm" of that breach against a series of scored planning criteria.

The agreed level of harm triggering the initiation of an investigation (the score) is 5 and above. Where the cumulative score is 4 and under, it is not considered to be expedient to pursue the breach as the impact on public amenity and/or interest will be/is considered negligible.

Cases that don't meet the threshold will be closed and advisory correspondence will be sent to the informant that no action will be taken.

Breaches of planning control that attract a score of 5 or more will be investigated by officers.

#### **Operational Aspects**

The harm assessment form will be completed as part of the triage process within 5 working days of a report being received, except where the matter is clearly a high priority case warranting action within 24/48hrs as appropriate. If no further action is to be taken, then the informant will be contacted in writing and informed of the outcome of our assessment. If the threshold is exceeded, then the case will be prioritised in accordance with the priorities set out in the Enforcement Statement and allocated to an enforcement officer for further investigation.

## **Conclusion**

The harm assessment approach provides:

- A quantitative and qualitative assessment of harm to public amenity/interest.
- A procedure that is open and transparent.
- A quick and effective processing of incidents.
- A flexible system to make efficient use of resources.
- Equality of treatment of dealing with incidents.

The criteria and scoring are considered an effective way to identify minor/trivial breaches of planning control, as well as providing an opportunity for it to be used in prioritising of other breaches of planning control to be progressed by the enforcement team.

The details of the scheme will be reviewed on an annual basis

## TRIAGE HARM ASSESSMENT FORM

Each new allegation identified as a breach of planning control will be allocated scores as set out below to assess its harm. The total will provide its harm score. Cases below the threshold of 5 will not be visited and a decision made based in a desk assessment only.

Points Allocation			Score
1.	Is the breach:	A breach of condition (3) Worsening/ongoing (2) Stable (0) Score each issue	
2.	Highway safety issue:	Yes (2) No (0)	
3.	Other safety issues:	Yes (2) No (0)	
4.	Causing/potential to cause statutory or serious environmental nuisance.	Yes (1) No (0)	
5.	Age of breach:	Within 12 months of immunity (2) Over 12 months to immunity (0)	
6.	Is there planning harm:	Widespread (2) Local (1) None (0)	
7.	Irreversible harm: Biodiversity Protected species Trees Conservation area Listed Building	Yes (2) No (0) (2 points per issue)	
8.	Flood Risk	Zone 3 (2) Zone 1-2 (1)	

		NFR (0)	
9.	Listed building (or affecting the character or setting of a listed building)	Yes (3) No (0)	
10.	Particularly sensitive site e.g. Conservation area SSSI Green Belt Scheduled monument Listed garden Archaeological importance	Yes (1) No (0)  (1 point per designation)	
11.	Cumulative impact?	Yes (1) No (0)	
<b>TOTAL POINTS (HARM SCORE)</b>			

## North East Derbyshire District Council

### Cabinet

26 February 2026

#### LOCAL PLAN TIMETABLE – PROPOSED UPDATE TO THE LOCAL DEVELOPMENT SCHEME.

##### Report of Councillor Pickering Portfolio Holder for Environment and Place

Classification: This report is public

Report By: **Planning Policy & Environment Manager**

Contact Officer: **Helen Fairfax**

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#### PURPOSE / SUMMARY

To seek Cabinet approval to update the timetable for the preparation of a new Local Plan to take account of an additional period of public consultation; and to reschedule the later stage consultation whilst still meeting the overall deadline to submit the plan to the Secretary of State by the end of 2026.

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#### RECOMMENDATIONS

1. That Cabinet approves the updated timetable for the preparation of the Local Plan and associated changes to the published Local Development Scheme, authorises its publication and that it shall have immediate effect.

Approved by the Portfolio Holder – Cllr Pickering, Cabinet Member for Environment & Place

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#### IMPLICATIONS

**Finance and Risk:** Yes  No

**Details:** Implications for finance and risk were fully considered as part of the previous report for the adoption of the Local Development Scheme on 21 November 2024 (Cabinet Item 6) . The changes to the timetable proposed by this report are not expected to have a material effect on the factors of finance and risk. Whilst we are introducing an additional stage of consultation, we are also able to adjust the timing of the following consultation and still meet the Government's cut off date for plan submission under the current plan making processes. The additional costs of consultation will not be significant and can be covered by existing budgets, furthermore this may reduce some level of risk by increasing the opportunity for public participation.

On Behalf of the Section 151 Officer

**Legal (including Data Protection):**                      **Yes**                       **No**

**Details:** Section 15 of the Planning & Compulsory Purchase Act 2004 Act, as amended, requires the council to prepare a Local Development Scheme (LDS) and keep it up to date. The LDS provides a public statement of the council's programme for producing the Local Plan. It explains which Local Development Documents will be produced and when and how they will be produced. The LDS can only take effect once Cabinet has resolved that the scheme shall take effect and specified the date from which the scheme shall have effect.

On Behalf of the Solicitor to the Council

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**Staffing:**    **Yes**                       **No**

**Details:** The preparation of a Local Plan and supporting evidence has a significant impact upon staff resources. Staff resources are in place to effectively undertake the work outlined in this report and it will be important to maintain these resource levels. However, circumstances may arise where it is necessary to augment resources, if for example high levels of responses are received during public consultation, or additional evidence is required to meet any new national planning guidance.

On behalf of the Head of Paid Service

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## DECISION INFORMATION

Decision Information	
<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:  <b>NEDDC:</b> <b>Revenue - £125,000</b> <input type="checkbox"/> <b>Capital - £310,000</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Significantly Affected</b>	None

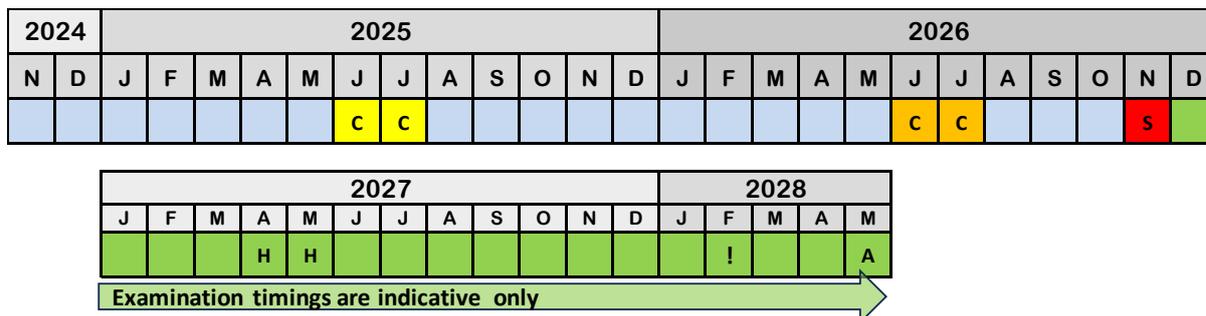
<b>Equality Impact Assessment (EIA) details:</b>	
<b>Stage 1 screening undertaken</b> <ul style="list-style-type: none"> <li>Completed EIA stage 1 to be appended if not required to do a stage 2</li> </ul>	Yes, appended.
<b>Stage 2 full assessment undertaken</b> <ul style="list-style-type: none"> <li>Completed EIA stage 2 needs to be appended to the report</li> </ul>	No, not applicable
<b>Consultation:</b> <b>Leader / Deputy Leader</b> <input checked="" type="checkbox"/> <b>Cabinet</b> <input type="checkbox"/> <b>SMT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input checked="" type="checkbox"/> <b>Members</b> <input checked="" type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/>	Yes  Details: Discussions undertaken with Members through the Local Plan Working Group.
<b>Links to Council Plan priorities;</b> <ul style="list-style-type: none"> <li><b>A great place that cares for the environment</b></li> <li><b>A great place to live well</b></li> <li><b>A great place to work</b></li> <li><b>A great place to access good public services</b></li> </ul>	

## REPORT DETAILS

### 1 **Background** *(reasons for bringing the report)*

- 1.1 Cabinet will recall approving the Local Development Scheme (LDS) & timetable for the production of the Local Plan at its meeting on 21 November 2024. The adopted timetable (Figure 1) shows two periods of public consultation a year apart and submission of the Plan to the Secretary of State by the end of November 2026.
- 1.2 The Issues & Options consultation that took place in the summer of 2025 focused on key strategic matters and policy alternatives alongside information on all sites that had been submitted for consideration through the earlier call for sites and which had gone through an initial desk top assessment. Additional sites were also put forward during the consultation, and it has become clear that it would be preferable to undertake a further period of consultation on a refined schedule of potential sites following feedback from key consultees to inform the Council's decisions in relation to identifying preferred sites.
- 1.3 Furthermore, at the time of preparing the timetable (in Figure 1) we were aware of the need to submit the Plan by an unspecified date in December 2026. The Government has recently published guidance that clarifies that the cut-off date for plan submission is 31 December 2026. This provides greater scope for adjusting the timing of consultation on the Publication Draft Plan.

**Figure 1: Current Adopted Timetable – For Local Plan Production**

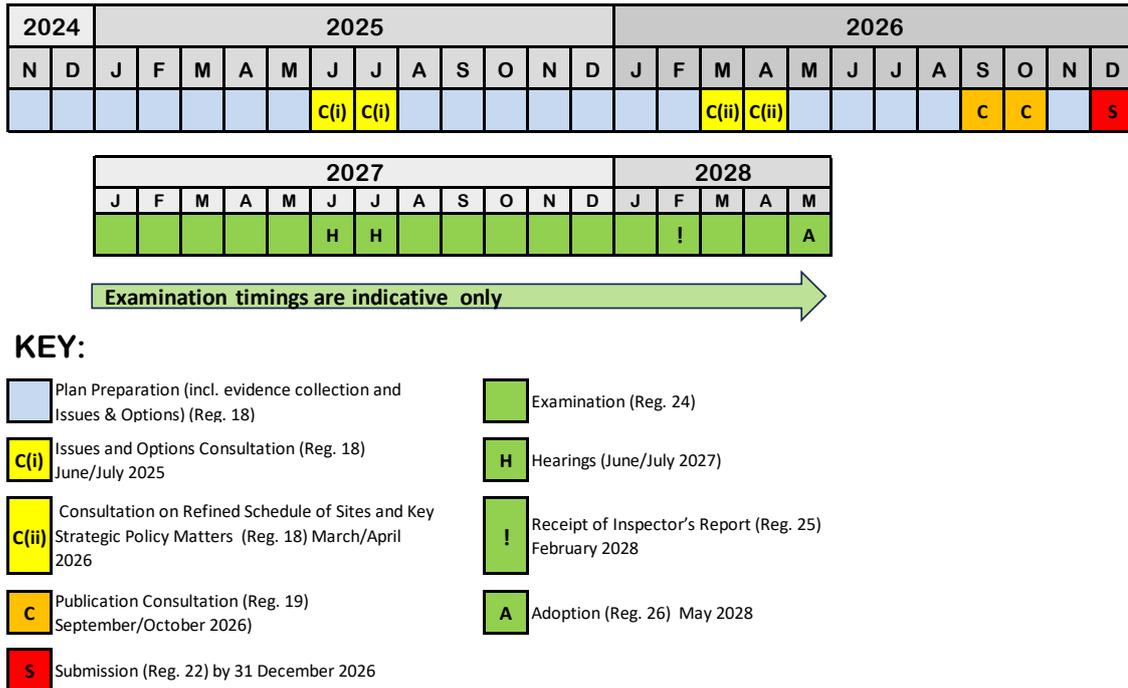


**KEY:**

	Plan Preparation (incl. evidence collection and Issues & Options) (Reg. 18)		Examination (Reg. 24)
	Issues and Options Consultation (Reg. 18)		Hearings (April/May 2027)
	Publication Consultation (Reg. 19)		Receipt of Inspector's Report (Reg. 25) February 2028
	Submission (Reg. 22)		Adoption (Reg. 26) May 2028

**2. Details of Proposal or Information**

- 2.1 This proposed revised timetable at Figure 2, provides for an additional period of public consultation whilst still achieving submission of the Local Plan by December 2026, in line with the Government's transitional arrangements towards the new Plan making process as set out in the Levelling Up and Regeneration Act (LURA).
- 2.2 The additional period of consultation is scheduled for March/April 2026 with the intention of consulting on a refined schedule of sites alongside other key strategic policy matters that will guide the location of development.
- 2.3 The Government's deadline for the submission of plans under the transitional arrangements, whilst not a significant change to timescales, gives the Council an additional month with which to prepare the plan and scope to undertake consultation on the Publication Draft Plan in September after the peak summer holiday period. This creates extra time between the two consultations which will be particularly beneficial. It will involve a very quick turn-around to get the Plan submitted by the end of December, but we know this is possible because we had a similar turnaround time between Publication consultation and Submission with the current Local Plan.
- 2.4 The changes to the timetable are shown in Figure 2, with associated changes made to the published Local Development Scheme document (**Appendix 1**). The timetable also includes an adjustment to the expected dates for Examination Hearing sessions to take account of local elections and purdah. However, as noted, the timeframes for the Examination period are largely outside the Council's control.



**Figure 2: Proposed Updated Timetable – For Local Plan Production**

- 2.5 It remains the case that success in keeping to the timetable will be dependent upon:
- Maintaining current staffing and financial resources and augmenting these if necessary;
  - Securing all the necessary evidence through means of a combination of in-house, consultancy and third party support;
  - An agile and responsive Local Plan Working Group to guide the process through a programme of meetings aligned with the timetable; and
  - Timely decision making on key strategic issues.
- 2.6 Progress on preparation of the Plan will be kept under continuous review by the Local Plan Working Group. If it becomes apparent that changes are required to the timetable, the matter will be reported back to Cabinet and the LDS updated accordingly.

### **3 Reasons for Recommendation**

- 3.1 To enable the Council to progress with Plan Making with the aim of achieving submission of the Local Plan by the end of December 2026 in line with the Government's proposed transitional arrangements. This will enable the Council to get an up to date plan in place at the earliest opportunity and limit the Council's exposure to ad-hoc speculative development.
- 3.2 In order for the updated scheme to take effect Cabinet must formally resolve that the scheme is to have effect and specify the date from which it is to have effect.

#### 4 **Alternative Options and Reasons for Rejection**

4.1 The Council is obliged by the 2004 Planning & Compulsory Purchase Act (Section 15) as amended, to publish and keep up to date a Local Development Scheme. Therefore, there is no alternative over whether, or not to produce an LDS.

#### **DOCUMENT INFORMATION**

<b>Appendix No</b>	<b>Title</b>
1	Local Development Scheme 2024 – 2028 - UPDATE
2	EQIA Stage 1
<b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)	



**North East  
Derbyshire**  
District Council

## **NORTH EAST DERBYSHIRE DISTRICT COUNCIL**

### **LOCAL DEVELOPMENT SCHEME - UPDATE**

**November 2024 – May 2028**

The Local Development Scheme took effect on 25 November 2024

Timetable update agreed by Cabinet 26 February 2026

# NORTH EAST DERBYSHIRE DISTRICT COUNCIL

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# Section 1: INTRODUCTION

- 1.1 The Local Development Scheme (**LDS**) sets out the timeframe for the preparation of planning policy documents referred to as Development Plan Documents (**DPDs**) that will direct future planning decisions in the North East Derbyshire. The LDS will be reviewed and rolled forward as a result of the Authority Monitoring Report (**AMR**) identifying whether or not the LDS timetable is being achieved and in need of revision.
- 1.2 This is North East Derbyshire District Council’s first Local Development Scheme in association with the preparation of its new Local Plan, which once adopted will replace the current Local Plan (2024 – 2034) which was adopted in November 2021.
- 1.3 The Local Development Scheme contains a number of abbreviations highlighted in bold text; the Glossary at Appendix B sets out a brief definition of each.

## The Purpose of the LDS

- 1.4 The LDS defines the documents that will form the Development Plan for North East Derbyshire setting out:
  - the current status of existing planning documents;
  - the documents that will be produced;
  - the content and geographic coverage of these documents; and
  - a timetable for the production of these documents showing the key stages/milestones in their preparation and when the community will be involved.
- 1.5 The intention is to assist the community’s understanding and involvement in the Development Plan system. The LDS is a rolling Project Plan to aid the timely production of the NEDLP as well as enabling the Council, other agencies and key stakeholders to coordinate their investment programmes.

## Section 2: The Current Development Plan

2.1 The Development Plan for North East Derbyshire currently consists of the following documents:

- North East Derbyshire Local Plan (2014 – 2034) (November 2021)
- Saved policies of the Derby and Derbyshire Minerals Local Plan (April 2000) and First Alteration to the Plan (November 2002);
- Saved policies of the Derby and Derbyshire Waste Local Plan (March 2005); and
- The following Neighbourhood Plans for:
  - Ashover 2016 – 2033 (Modified - April 2023)
  - Brackenfield 2017-2034 (Made – Oct 2019)
  - Brampton 2017 - 2034 (Made – Nov 2023)
  - Dronfield 2016 - 2034 (Made – Nov 2019)
  - Holymoorside and Walton 2016 – 2033 (Made – Nov 2017)
  - Shirland and Higham 2022 – 2034 (Made – Sept 2024)
  - Wessington 2017 – 2034 (Made – Oct 2019)
  - Wingerworth 2016 - 2033 (Made – July 2018)

2.2 Where there is any conflict between the policies in these documents, the wording in the most recently published, adopted or approved document prevails.

### Local Plan

2.3 Planning (Local Planning) (England) Regulations 2012 (as amended) requires local planning authorities to review Local Plans at least once every five years from their adoption date, to ensure that policies remain relevant and effectively address the needs of the local community. If the review identifies a need for updating, they should then be updated as necessary.

2.4 The North East Derbyshire Local Plan was adopted in 2021, requiring completion of a review by November 2026. However, given the Plan was prepared under a previous version of the NPPF, it was considered appropriate to undertake a scoping exercise earlier this year to consider the areas of the current Local Plan that are likely to require updating. A review utilising the Planning Advisory Service 'toolkit' was undertaken and the work was verified by a third-party consultant. The review indicated that a number of strategic policies would need to be updated, including the supply of housing and employment land and the implications of the Environment Act 2021 and new policy areas around biodiversity net gain and climate change.

2.5 At the same time the Government was proposing significant reforms to plan making and so the Council resolved not to commence a plan review until such time as there was greater certainty, instead focussing efforts of refreshing the evidence base. Since then, the new Government has proposed further changes to national planning policy and plan-making, which, if carried forward

will have significant impacts on the Council, increasing the urgency for securing an updated Local Plan at the earliest opportunity. Whilst there remains uncertainty over the final detail of these changes and reforms, the Government's commitment to accelerated growth and housing delivery is unlikely to lead to significant relaxation in expectations. It is therefore, now considered prudent to progress with an immediate update of the Local Plan.

### **Minerals & Waste Local Plans**

- 2.6 North East Derbyshire District Council is not the planning authority for minerals or waste development. The Minerals and Waste Local Plans are the responsibility of Derbyshire County Council, who are required to set out the programme for their replacement in a separate Local Development Scheme.

### **Neighbourhood Plans**

- 2.7 'Qualifying bodies' (in North East Derbyshire this is Parish or Town Councils) can prepare Neighbourhood Development Plans. These plans can set planning policies to guide future development within a specified parish. However these plans must be in conformity with national policy and any adopted Local Plan. Neighbourhood Development Plans are subject to a referendum and are examined by an independent inspector. Once adopted, a Neighbourhood Development Plan forms part of the Development Plan for the area, along with the plans described above.
- 2.8 There is no requirement for 'Qualifying bodies' to produce an LDS timetable for the preparation of a Neighbourhood Plan. However, where timescales are known they can be included in the District Council's LDS. The Parish of Killamarsh was designated as a Neighbourhood Area in March 2023 for the purposes of preparing a Neighbourhood Plan. However, there is currently no firm timetable available for the production of this Plan.

## Section 3: The Proposed Local Plan

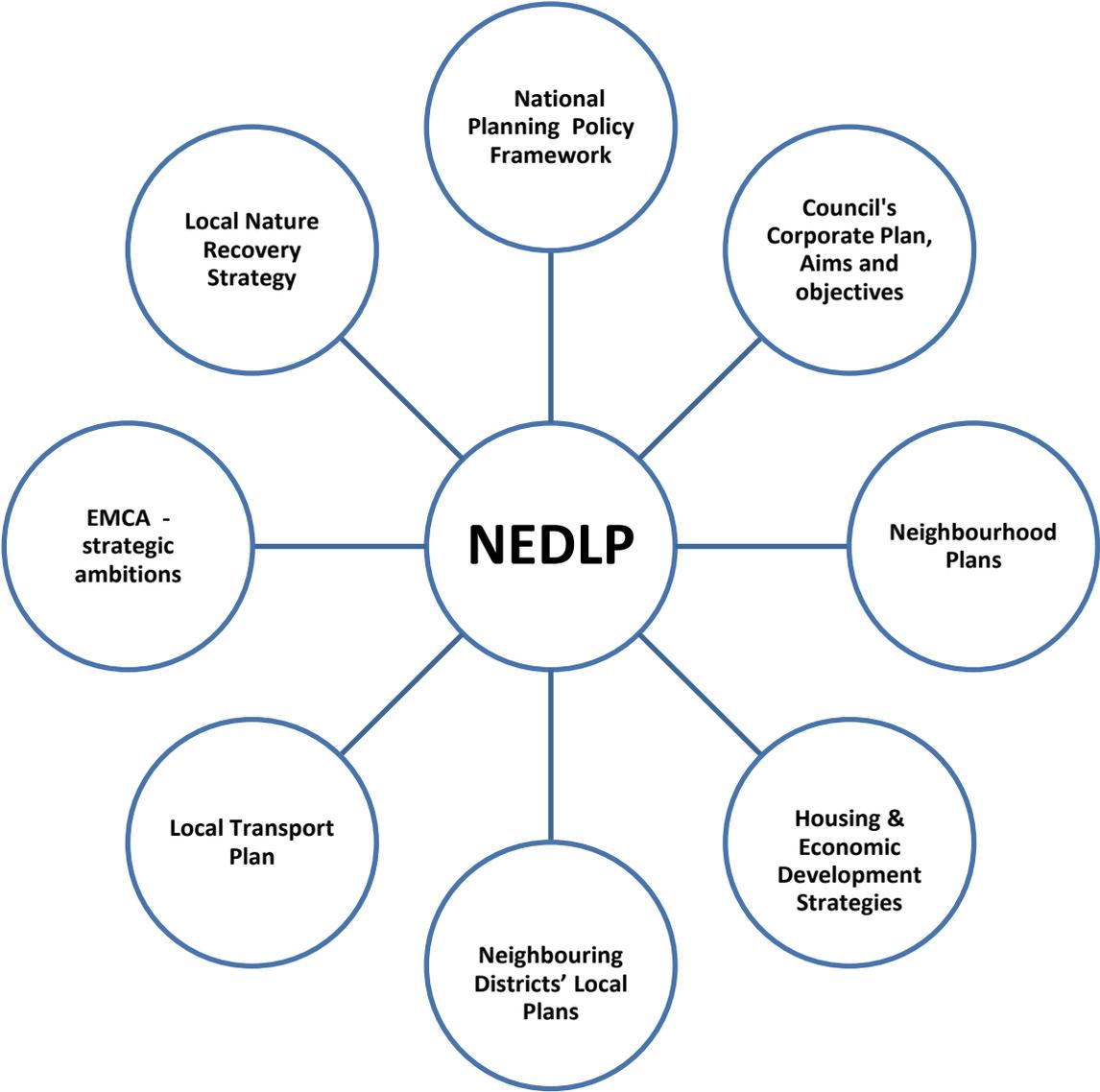
### North East Derbyshire Local Plan (NEDLP) 2024-2044

- 3.1 The new Local Plan will provide a framework for the location and design of development and for protecting the natural and built environment. It deals with the location and layout of developments and activities and how these affect people and their environment. The Local Plan is required to contain an integrated set of policies which are based on a clear understanding of the economic, social and environmental needs of the area and any constraints on meeting those needs.
- 3.2 The Local Plan will consist of a single document covering all policies and site allocations. In addition to the LDS, there are other documents that are linked with the Local Plan:
- **The Statement of Community Involvement (June 2023) (SCI)** – sets out how and when the Council will engage the community and other stakeholders in preparing, altering and reviewing local development documents and in dealing with planning applications.
  - **The Authority Monitoring Report (AMR)** – this reviews plan-making activity against targets and milestones set out in the LDS. The AMR is published annually in Autumn, although real time updates on progress in relation to the published LDS timetable will be made available on the Councils website as necessary.

### Relationship to Other Strategies

- 3.3 The Local Plan is not prepared in isolation, but links to other key strategies and plans. It should reflect the aspirations of key strategies of the Council or other organisations that have implications for the development and use of land by providing a spatial dimension and helping their coordination and delivery. Figure 1 identifies some of the key documents and strategies that will impact upon the NEDLP.

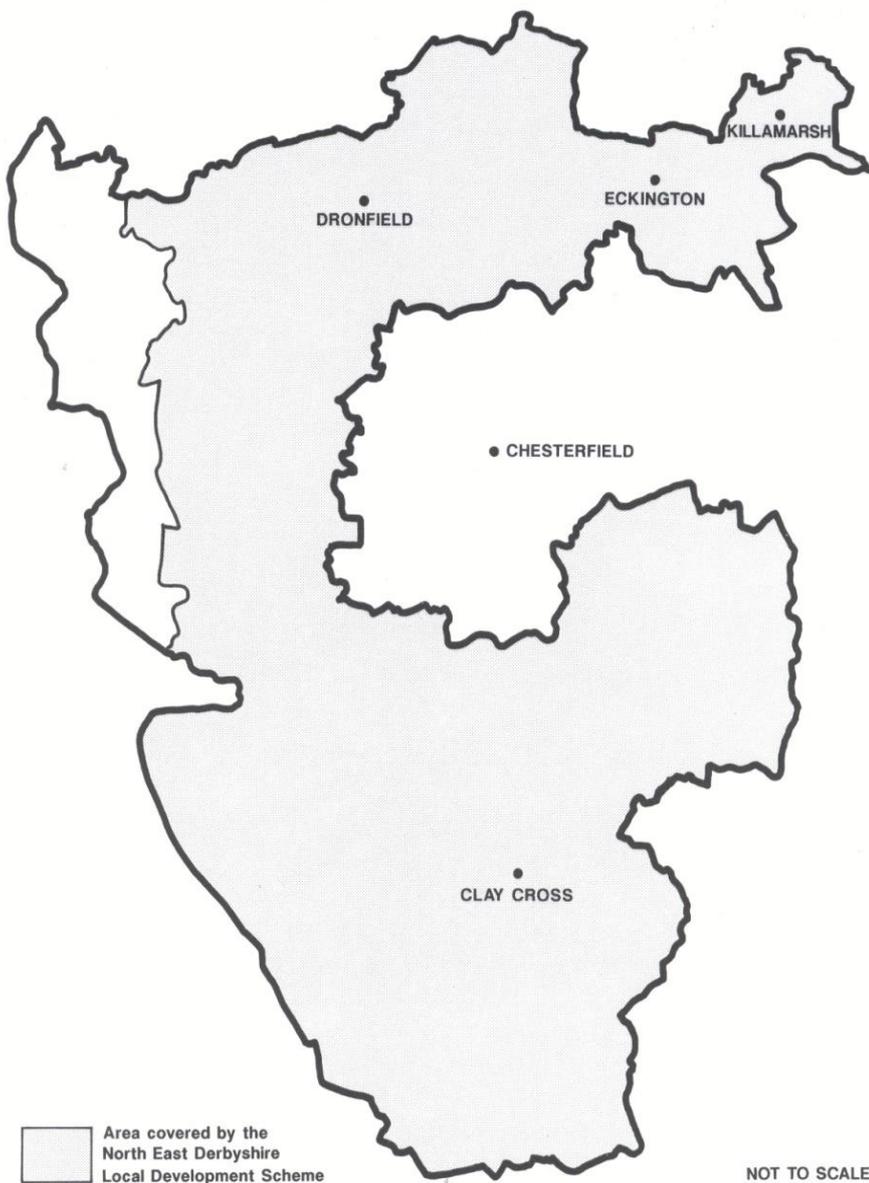
**Figure 1: Relationship of the North East Derbyshire Local Plan to national policy guidance and other key documents & strategies (not exhaustive).**



## Geographical Coverage

- 3.4 The geographical extent of the District's LDS is illustrated in Figure 2 and coincides with the local planning authority area of North East Derbyshire. This covers the whole of the District with the exception of the north western fringe of the District, which falls within the Peak District National Park. The Peak District National Park Authority is the planning authority for the National Park and publishes a separate LDS. In addition, Derbyshire County Council as waste and mineral planning authority prepares its own DPDs to deal with these issues.

**Figure 2: Geographical Coverage of the North East Derbyshire Local Development Scheme.**



## Section 4: The Project Plan & Key Milestones

- 4.1 This section sets out the detailed project plan for preparing the North East Derbyshire District Local Plan. The key tasks and milestones<sup>1</sup>: are outlined below. Appendix A includes a Timeline showing the key tasks and milestones in diagrammatic format.

### **Preparation of a Local Plan (Regulation 18)**

- 4.2 November 2024 marked the formal start of the Plan-making process and involved assembling the evidence and consulting with the community and other stakeholders on the issues the document should address and the policies or strategies it should contain, along with options for how this can be addressed. Proposals are set out in discussion papers and studies, and will be accompanied by the parallel preparation of the Sustainability Appraisal, which will assess the options and inform the development of the Local Plan. A comprehensive 6-week consultation period took place in June/July 2025, supported by informal events and Focus Groups reflecting a continuous process of engagement and plan development. A further formal period of consultation is now proposed for March/April 2026 to consider a refined schedule of sites and key strategic policy matters related to the location of development.

### **Pre-submission public participation (Regulation 19 Publication of Local Plan)**

- 4.3 This stage comprises a statutory 6-week consultation on the Local Plan document and supporting material that the Council intends to submit to the Secretary of State. This is scheduled to take place in September 2026.

### **Submission of documents and information to the Secretary of State (Regulation 22)**

- 4.4 The Council will submit the Local Plan, Sustainability Appraisal and all other relevant documentation to the Secretary of State by the end of December 2026. This will include a summary of representations received during earlier stages and how these have been taken into account.
- 4.5 The Planning Inspectorate will appoint an independent Inspector to conduct the examination. From this point onwards the timetable will be determined by the Planning Inspectorate.

### **Independent Examination (Regulation 24)**

- 4.6 During the Examination period the Plan will be tested thoroughly to determine whether the document satisfies the statutory requirements for plan preparation

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<sup>1</sup> (References to Regulations relate to the Town and Country Planning (Local Development) (England) Regulations 2012 – as amended)

and is sound. All duly made representations will be considered by the Inspector either on the basis of written submissions or during formal public hearing sessions.

- 4.7 During this period the Council may undertake public consultation on proposed modifications to the Plan if deemed necessary by the Inspector.

#### **Receipt & Publication of Inspector's Report (Regulation 25)**

- 4.8 After the examination, the Inspector will produce their detailed report indicating whether any changes are required to the plan before it may be adopted. Upon receipt the Council must publish the Inspector's report and give notice of its availability.

#### **Adoption (Regulation 26)**

- 4.9 The Council will consider the Inspector's report before formally adopting the Local Plan as part of the Development Plan.

### **Section 5: Monitoring & Review**

- 5.1 The Council will monitor progress on its LDS programme and performance against the milestones and will consider if any changes need to be made to the LDS. This will be an ongoing process overseen by the Local Plan Working Group with reports to the council's Cabinet at key stages. Progress will also be reported through the Authority Monitoring Report and real time updates.
- 5.2 The AMR also monitors the implementation of existing Local Plan policies to identify which policies need reviewing, and whether there is a need for any additional policy areas to be addressed.

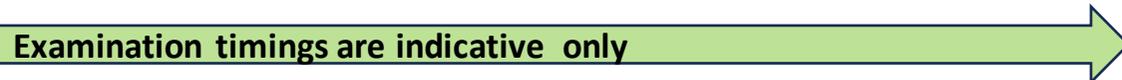
## APPENDIX A: LOCAL DEVELOPMENT SCHEME PROGRAMME

## North East Derbyshire Local Plan (2024 - 2034) – Updated January 2026

2024		2025												2026											
N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
							C(i)	C(i)								C(ii)	C(ii)					C	C		S

2027												2028				
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M
					H	H							!			A

Examination timings are indicative only



### KEY:

 Plan Preparation (incl. evidence collection and Issues & Options) (Reg. 18)

 Issues and Options Consultation (Reg. 18) June/July 2025

 Consultation on Refined Schedule of Sites and Key Strategic Policy Matters (Reg. 18) March/April 2026

 Publication Consultation (Reg. 19) September/October 2026)

 Submission (Reg. 22) by 31 December 2026

 Examination (Reg. 24)

 Hearings (June/July 2027)

 Receipt of Inspector's Report (Reg. 25) February 2028

 Adoption (Reg. 26) May 2028

**SUPERCEDED:**

## APPENDIX B: GLOSSARY

**2004 Act**      **Planning & Compulsory Purchase Act, 2004** (The Act)

**AMR**            **Annual Monitoring Report** – Shows how a Local Plan is performing against the targets set in the LDS.

**DP**              **Development Plan** - is defined in S38 of the 2004 Act as made up of DPDs

**DPD**            **Development Plan Documents** - prescribe planning policies and proposals and will have legal status in the determination of planning applications as they form part of the Development Plan. They have to be subject to independent testing or examination and form part of this LDS.

**LDS**            **Local Development Scheme** - a three year programme for the preparation of the Local Plan 'rolled forward' each year.

**NP**              **Neighbourhood Plan** - give neighbourhoods direct power to develop shared vision for their neighbourhood and deliver the sustainable development they need.

**NPPF**          **National Planning Policy Framework** - National planning policy to be taken into account when preparing the Local Plan.

**NEDDC**        **North East Derbyshire District Council**

**NEDLP**        **North East Derbyshire Local Plan** – sets out policies and site allocations for the District to 2034

**PPG**            National Planning Policy Guidance, supporting the NPPF

**Adopted Policies Map**      The Adopted Policies Map illustrates on a base map all the policies contained in DPDs.

**SA**              **Sustainability Appraisal** – an appraisal of the social, environmental and economic effects of plan strategies and policies. Carried out at the start and throughout the process to inform decision making. This process incorporates the requirements of Strategic Environmental Assessment (SEA).

**SEA**            **Strategic Environmental Assessment** – a requirement of EU Directive 2001/42/EC to undertake an environmental assessment of plans and programmes that are likely to have a significant effect on the environment.

**SCI**            **Statement of Community Involvement** - a statement of how the Council will consult the community and other stakeholders when preparing LDDs and when considering applications for planning permission

**SoS**            **Secretary of State**



## Stage 1 – Equality Impact Assessment Screening

Any new policy, strategy, function, service, practice, or proposal will need to be screened to decide whether it's relevant to equality and if this is the case, it is necessary to build an assessment (Stage 2) into the **initial drafting** or **development** of the piece of work.

The relevant strands of equality are:

**Age, Disability, Gender identity/Gender reassignment, Race, Religion or belief, Sex, Sexual orientation, Women who are pregnant or have recently had a baby.**

**Also, for issues affecting staff, consider employees who are married or in a civil partnership.**

The next section sets out the points you may need to consider in determining whether to carry out an EIA (stage 2). For advice/support in making this determination, please contact the Performance & Improvement Team (Equality lead).

<b>Title of policy or proposal</b>	Update to the North East Derbyshire Local Development Scheme (LDS) 2024 - 2028
<b>Name of EIA lead</b>	Helen Fairfax
<b>Briefly describe the aims of the policy, strategy, service, decision or proposal, its aims, the likely outcomes, and the rationale for it</b>	The LDS sets out a timetable for the production of the new Local Plan for the district. It does not in itself set out policies or proposals that will have any effect on people or on the use of land. It sets out periods of public consultation as required by statute, however, the arrangements for undertaking consultation are set out in a different document.

	<b>Initial Assessment Considerations</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
1.	Does this policy/proposal affect people: <ul style="list-style-type: none"> <li>• Customers</li> <li>• Residents</li> <li>• Staff</li> </ul>		<b>No</b>	
2.	Does it have the potential to adversely impact on any of the protected characteristics?		<b>No</b>	

	<b>Initial Assessment Considerations</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
3.	Can the council influence the impact? E.g., is it a statutory requirement, national guidance etc.		<b>No</b>	
4.	Are existing equality monitoring processes already in place? If so, please note under comments		<b>No</b>	

If the answer to questions 1 to 3 above is 'yes', then an **Equality Impact Assessment** (Stage 2) may be necessary.

A copy of the form should be sent via email to the Performance and Improvement (Equality Lead) [amar.bashir@ne-derbyshire.gov.uk](mailto:amar.bashir@ne-derbyshire.gov.uk) and a copy should be retained with your policy/proposal documentation.

<b>Equality Officer Recommendation</b>	Tick as appropriate	Date
EIA Stage 2 required		
EIA Stage 2 NOT required	X	22/1/2025

Copy to be returned to the EIA lead with Equality Officer recommendation.

Performance and Improvement Team to keep a central electronic record of all decisions made under Stage 1.

## North East Derbyshire District Council

### Cabinet

26 FEBRUARY 2026

#### Grassmoor and Holmewood Area Pride in Place

#### Report of the Portfolio Holder for Growth and Assets

Classification: This report is public

Report By: **Steve Lee, Assistant Director – Regeneration and Programmes**

Contact Officer: **Steve Lee, Assistant Director – Regeneration and Programmes**

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#### PURPOSE / SUMMARY

For Cabinet to agree to participate in, and accept the role of accountable body, for the Three Pits PiP, the community led ten-year, £20m Pride in Place Programme for communities in the Grassmoor, Holmewood & Heath, North Wingfield and Tupton areas. As accountable body the Council will be responsible for the Programme initiation and management of the funding, compliance with all legal responsibilities and for joint working with local Members of Parliament to approve and appoint in independent Chair for the programme. Cabinet endorsement and delivery of the proposed Governance framework is also sought.

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#### RECOMMENDATIONS

1. That Cabinet agrees to support and become accountable body for the Pride in Place Programme whilst the Council is managing the Programme.
2. That Cabinet endorses the proposed Pride in Place delivery framework.
3. That Cabinet delegates to the Leader Council nominations for Pride in Place board and any other roles in the governance structure, both now and in the future.
4. To ensure engagement across the whole Pride in Place area, adopt the name 'Three Pits Pride in Place (PIP)' for the promotion and consultation of the Programme.

Approved by the Portfolio Holder – Cllr Jayne Barry, Cabinet Member for Growth and Assets

## IMPLICATIONS

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**Finance and Risk:** Yes  No

**Details:** The Council will be responsible for managing the process of allocating up to £20m Pride in Place funding through direct delivery, commissioning external provision or competitive open grant schemes.

From the £20m a proportion of revenue funding will be used to create fixed term posts to support the administration and management of the programme as well as other operating costs such as publicity, promotion and engagement. The Council has received £150,000 from this allocation for the area to undertake local community engagement, support local capacity building, establish the Neighbourhood Board, develop the Pride in Place Plan and support its associated delivery.

The role of the S151 Officer in Pride in Place:

The Section 151 Officer is responsible for ensuring that Pride in Place public funding is managed appropriately. In the accountable body role, they provide assurance that funds are received, held and spent lawfully, that financial controls and audit trails are in place, and that spending decisions taken by the Neighbourhood Board are affordable, compliant and within agreed budgets. They do not decide what projects are funded but must intervene if spending would be unlawful or financially unsound.

On Behalf of the Section 151 Officer

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**Legal (including Data Protection):** Yes  No

**Details:** The Council will be responsible for compliance with legal responsibilities in relation to subsidy control, state aid and procurement.

Public consultation responses will be securely managed in accordance with the Council's Data Protection policies and standards.

The role of the Monitoring Officer in Pride in Place:

The Monitoring Officer ensures that the Pride in Place Programme is governed lawfully and ethically. They advise on governance arrangements, conflicts of interest, decision-making processes and compliance with legal duties such as the Equality Act and standards of conduct. Their role is to protect the integrity of the process rather than the substance of decisions, stepping in only if a proposed action would be unlawful, procedurally improper or expose the council to legal risk.

On Behalf of the Solicitor to the Council

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**Staffing:**    **Yes**         **No**

**Details:** Fixed term posts will be created from within the Pride In Place budget to support the establishment and administration of the Programme.

There is also an expectation that existing Council Officers will support the delivery of the Programme and specific activity that aligns with established departmental responsibilities.

The role of the Head of Paid Service in Pride in Place:

The Head of Paid Service provides overall corporate assurance that the Council can properly discharge its accountable body responsibilities. This includes ensuring appropriate officer capacity and support is in place, that roles between officers and the Neighbourhood Board are clear, and that statutory responsibilities are met without the council taking control away from the community. They act as the senior point of accountability and escalation if governance or delivery issues arise.

On behalf of the Head of Paid Service

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## DECISION INFORMATION

<b>Decision Information</b>	
<p><b>Is the decision a Key Decision?</b>  A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:</p> <p><b>NEDDC:</b>  <b>Revenue - £125,000 <input checked="" type="checkbox"/> Capital - £310,000 <input type="checkbox"/></b>  <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	Yes
<p><b>Is the decision subject to Call-In?</b>  (Only Key Decisions are subject to Call-In)</p>	Yes
<p><b>District Wards Significantly Affected</b></p>	Grassmoor, Holmewood and Heath, North Wingfield, Tupton
<b>Equality Impact Assessment (EIA) details:</b>	
<p><b>Stage 1 screening undertaken</b></p> <ul style="list-style-type: none"> <li>Completed EIA stage 1 to be appended if not required to do a stage 2</li> </ul>	Yes, appended.
<p><b>Stage 2 full assessment undertaken</b></p> <ul style="list-style-type: none"> <li>Completed EIA stage 2 needs to be appended to the report</li> </ul>	No, not applicable
<p><b>Consultation:</b>  <b>Leader / Deputy Leader <input checked="" type="checkbox"/> Cabinet <input checked="" type="checkbox"/></b>  <b>SMT <input checked="" type="checkbox"/> Relevant Service Manager <input checked="" type="checkbox"/></b>  <b>Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input checked="" type="checkbox"/></b></p>	Yes  Details: Meetings

<p><b>Links to Council Plan priorities;</b></p> <ul style="list-style-type: none"> <li><b>A great place that cares for the environment</b></li> <li><b>A great place to live well</b></li> <li><b>A great place to work</b></li> <li><b>A great place to access good public services</b></li> </ul>
<p>The Programme may contribute to all Council Plan Priorities.</p>

## REPORT DETAILS

## 1 **Background**

- 1.1 In 26 September 2025 the Council was informed that the Middle Layer Super Output Area (MSOA) referred to as 'Grassmoor and Holmewood,' which covers communities in the Grassmoor, Holmewood & Heath, North Wingfield and Tupton areas, had been selected as one of the Government's 75 new Phase 2 Pride in Place areas, an initiative which puts communities at the heart of local decision-making. The area was selected based on its measures on the UK's Indices of Multiple Deprivation and the Community Needs Index, where there are higher deprivation levels and weaker social infrastructure.
- 1.2 Each Pride in Place area has been allocated £20m over a ten-year period, where Neighbourhood Boards led by the local community, their MP and the local authority. The local authority must work with the local MP to select an independent Chair and establish the Neighbourhood Board who are responsible for producing a 10-year vision and Pride in Place Plan which, following extensive community consultation and capacity building, should deliver against three core objectives:
  - To build stronger communities
  - To create thriving places
  - To empower people to take back control
- 1.3 Key timescales for the programme are the selection of a Chair as soon as possible, confirmation of the membership of the Neighbourhood Board by 17 July 2026 and submission of the Board's Pride in Place Plan by 28 November 2026. Within that timescale the Council will work with the MPs and the local community and service providers to undertake thorough consultation to understand the breadth of local aspiration for the area.
- 1.4 Having an identity which is more inclusive of the communities within the programme area will help with the promotion and public engagement with events, consultation and future action. Strong and independent communities in their own right, much of this Pride in Place area is linked by the Five Pits Trail. With three of the historical pits being in this area, the scheme has been named "The Three Pits PiP," with a nod to the past but with a clear focus on a new and exciting future for these communities. Using the MSOA name of 'Grassmoor and Holmewood' as the Pride In Place Programme name is potentially misleading and reduces engagement by failing to include the areas within North Wingfield and Tupton.
- 1.5 As the appointed accountable body, the Council has been awarded £150,000 for the area, to support local community engagement and the establishment of Neighbourhood Boards. Following consultation with the local MPs and building on the experience of other placed based investment programmes, the Council has developed a delivery and governance framework to ensure that the Programme is established and meets its requirements as soon as possible. This includes working with local Members of Parliament to approve and appoint an independent Chair for the programme. To ensure compliance, the Council refers to the suite of documents and guidance provided by the Government ([Pride in Place Programme prospectus - GOV.UK](#)), with officers regularly

attending the emerging online and in-person meetings with the Ministry of Housing, Communities and Local Government (MHCLG) and other Pride in Place areas.

## **2. Details of Proposal or Information**

### **Geographical Coverage**

- 2.1 The 'Grassmoor and Holmewood' MSOA covers communities in the Grassmoor, Holmewood & Heath, North Wingfield and Tupton areas, but with the exception of Holmewood and Heath, does not cover the whole electoral ward or parish in these areas (a MSOA is a geographical unit set by the Office of National Statistics of between 5,000 and 15,000 residents). A map of the area can be found in Figure 1.
- 2.2 Close working with the MP for area is a core principle of the Pride in Place approach and engagement with local MPs has commenced to seek views on proposed delivery models. The Three Pits PiP is a rarity in that it spans two constituency areas and therefore the respective MPs for both North East Derbyshire and Bolsover are central to the successful delivery of the Programme.
- 2.3 Whilst the Neighbourhood Boards may wish to extend their geographic footprint, MHCLG advise that this is not recommended, as funding can be spent outside of the area if there is clear benefit for people residing in the PiP area. A reduction of the geographical coverage is not permitted.

**Figure 1: The Three Pits PiP Area**



### **Funding Profile**

- 2.4 The funding profile for the £20m Three Pits PiP budget is noted in Figure 2. 63% of the funding is for capital works, with the remaining 37% for revenue activity. £150,000 of the revenue has recently been paid to the Council to

enable it to commence the delivery of its consultation and other Programme development activity. Funding will be allocated over three periods:

- Period 1: 26/27 to 29/30 (4 years),
- Period 2: 30/31 to 32/33 (3 years),
- Period 3: 33/34 to 35/36 (3 years).

Figure 2: Funding Profile for the Three Pits PiP

Grant type (£ms)	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	Total
Capital funding	0	0.12	0.67	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	12.43
Revenue funding	0.15	0.27	0.69	0.69	0.77	0.77	0.77	0.77	0.77	0.77	0.77	7.17
<b>Total</b>	0.15	0.39	1.36	2.15	2.23	2.23	2.23	2.23	2.23	2.23	2.23	19.6

2.5 It should be noted that the Government-led communications for Pride in Place suggests £2m per year for 10 years. As noted in Figure 2 above, the investment is below £2m per year until 28/29 and then above £2m per year beyond that year.

2.6 It may be possible for the Council to cashflow spend in early years to be £2m or deliver an early ‘quick win’ although at this time this guidance, detailed funding agreement or arrangements which enables us to fully understand the risk on which to base some of those decisions is not available.

### The Chair, Neighbourhood Board and Delivery Structure

2.7 The Government is clear that Neighbourhood Boards will be led by an independent Chair, who is not an elected representative and who is appointed and approved by the local authority and the MP following open public competition for the role. Chairs are expected to be at the forefront of local engagement and work with the local authority to ensure that the Programme engages with local people, promotes the opportunity for local people to join the Neighbourhood Board, and drives a programme which meets their aspirations. A draft job description for the role (Appendix 1) has been developed and will be publicised subject to the outcome of this Cabinet decision. Considerations are also ongoing regarding potential remuneration levels for Chairs who are unable to undertake the generally voluntary position due to financial barriers (such as costs to cover care for immediate dependents to allow the Chair attend events).

2.8 The Neighbourhood Boards, which have to be registered with MHCLG by 17 July 2026, are expected to be inclusive and representative of the local community, with at least eight members, the majority (at least 51%) of whom should live or work within the PiP area. It should also include the local MP and at least one local councillor and Council officers may provide secretariat support as observers.

2.9 Pride in Place guidance suggests best practice from similar community-led programmes is boards of around 8–15 members strike the right balance between representation, legitimacy and effective decision-making. In an area including Parish Councils of Grassmoor, Heath & Homewood, North Wingfield and Tupton, two MP’s, District Councillors and County Councillors,

and the guidance requiring the majority of board membership to be non-elected, it is not possible to have political representation for each area and each body.

- 2.10 In addition and based upon the current Local Government Reorganisation timescales, District and County Council constituency boundaries will change through in 2028. It is therefore recommended that MP constituency boundaries are utilised to determine fair board representation from each community.
- 2.11 To ensure the Neighbourhood Board is truly locally led, it is proposed the Board consists of 12 voting members:
- 1 Independent Chair, recruited through open competition, selected by the local authority and MPs.
  - 6 Community resident/group/business representatives, recruited by the Chair, local authority and MPs via sought nominations and a selection process (to be determined). To represent the local communities and demographics of the area.
  - 2 MPs, as required by the guidance.
  - 2 District Councillors, one from each MP constituency area, to be selected by the Council. Following Local Government Reorganisation this will be an elected representative of the succeeding unitary authority.
  - 1 NEDDC (accountable body) Cabinet Member, to be selected by the Council, to provide senior representation from the local authority and accountable body perspective. It is recommended that this Member would be the Vice Chair, as has been the case for the Clay Cross Town Board.

In addition, the accountable body and advisory service providers (such as Derbyshire County Council, Derbyshire Constabulary, etc.) may be invited to attend to provide technical and professional advice, but these agencies will not have voting rights. This ensures that the Board remains community-led and the potential for conflicts of interest between those with a vote and activities and services that are commissioned is minimised. The proposed structure is identified in Appendix 2.

- 2.12 Maximising the engagement and participation of local people is a core principle of the Pride in Place approach and therefore the delivery structure includes the establishment of a Three Pits PiP Forum. This will be a regular physical meeting where the whole MSOA community and stakeholders can attend and be engaged, consulted and informed. Due to the geographical coverage of the Programme it is expected this will be held at different venues.
- 2.13 Initial facilitated Working Groups which inform and respond to the Neighbourhood Board are also recommended. These would be open to the community and service providers and focused on the initial areas of:
- Engagement, Events and Activities which promote health, inclusivity and safety (e.g. fairs, festivals, fun days, seasonal activities, diversionary activities; communications such as newsletters, social media).
  - Prospering People (e.g. education, skills, work experience, business support, household advice).
  - Inclusive Community Facilities (e.g. parks, off-road footpaths, public buildings, leisure facilities, environmental projects, GPs, schools, libraries, housing, transport, digital and financial inclusion).

- Thriving Living Environment (e.g. attractive village centres, high streets, shopfronts, crime prevention).

Experience of similar Programmes such as Grassland Hasmoor...Big Local is that other community-led sub-groups and spin off groups may emerge, which is in the spirit of the Pride in Place approach. The number, themes and representation on the working groups will be the decision of the Board.

2.14 In addition to these core structures, support arrangements will be established for core functions. This includes:

- The Council as accountable body will ensure compliance with MHCLG requirements and delivery support for the Neighbourhood Board.
- Technical Working Groups will be co-ordinated by the accountable body for issues which may require the commissioning of feasibility studies or similar technical works in order to deliver a project which meets the wishes of the Neighbourhood Board that they cannot directly deliver. This may also directly link to the Working Groups and include some of their representatives.

#### Pride in Place Plan and Consultation

2.15 Neighbourhood Boards must work with local people, MPs and the local authority to develop a Pride in Place Plan which outlines the community's overarching vision for change over the next decade to reflect local people's priorities for addressing local challenges and aspirations. Recognising that local issues, priorities, opportunities and capacity to deliver may change over time, a more detailed Plan is required for the first 4-year investment period cycle, which will include the interventions the Board would like to pursue over the period and how that activity delivers across the 3 strategic objectives of the Programme.

2.16 The Plan must be submitted by the Neighbourhood Board 28 November 2026. At a Pride in Place meeting held on 10 February 2026 the MHCLG representatives advised that there was no prescriptive model for the plan, but it should be agreed by the Neighbourhood Board and clearly evidenced that it addresses the needs of the local community.

2.17 In addition to the three main Pride in Place priorities of *To build stronger communities*, *To create thriving places* and *To empower people to take back control*, discussions with the MPs have identified support for young people as a potential cross-cutting priority area for the Plan. There was also support for the principle of only supporting new or added value activity, rather than subsidising existing core funded services. It was recognised however that PiP funding could be used to bring forward improvements to an area sooner than larger scale delivery plans allow. For example, the Highways Authority may have a pothole repair programme for the area which is at a timescale much longer term than the local community's aspirations; accelerating such work could be considered through the Pride in Place Programme.

2.18 Meaningful community engagement and consultation with the grassroots community is a core ethos of Pride in Place and a breadth of engagement is expected through activities such as community conversations, community workshops or resident forums. Working with local groups to spread this

message is an important element of this approach and an Engagement Plan has been developed by the Information and Improvement Team.

- 2.19 To provide consistency, a questionnaire has been developed which will seek the views of local people at in-person events as well as allowing people to complete it online (with publicity of the website and community posters including QR to be launched shortly). By funnelling all responses through this process, the Neighbourhood Board can be presented with detailed information of the views of local residents, businesses and service providers. To maximise the opportunity to comment, the consultation will be open until 6 September 2026 and communication and engagement plans developed to maximise local engagement.

#### Accountable Body and Staffing Requirements

- 2.20 Experience of supporting other delivery programmes such as the Clay Cross Town Deal, the Bolsover North East Derbyshire Leader Approach, and the Grassland Hasmoor....Big Local Programme is that there is intensive work required to establish the operating structures, compilation of the strategic plans for Board consideration and ongoing co-ordination and community and senior liaison. At recent MHCLG sessions, the message from Phase 1 Pride in Place Programmes is that a realistic level of dedicated support is required.
- 2.21 The Economic Development and Programmes Team would host the additional dedicated staffing resource and job descriptions of two Pride in Place officers are being finalised, subject to job evaluation. To ensure a level of short-term consistency as well as medium- to long-term flexibility on fixed term contracts with the option to extend in consultation with the Neighbourhood Board. These posts will be funded through the Pride in Place budget allocation, with the intention to start as soon as possible to ensure that core areas of work can be undertaken within the deadlines of 2026.
- 2.22 The delivery framework outlined in this report is recommended to be the most appropriate way for the Council to fulfil its duties as accountable body for Pride in Place and ensure that key MHCLG timescales and expectations can be met.
- 2.23 It is recognised that the Government has an initial expectation that each Board transitions towards a community-led model of delivery by year three, for example with an established local community organisation acting as an anchor institution or the Board becoming a co-operative, charity, community interest company or community benefit society. Unless agreed by MHCLG, the local authority would remain the accountable body, with delivery responsibility delegated to the relevant community organisation.
- 2.24 In the short term the Council can be comfortable that its robust internal expertise on issues such as legal, contractual, procurement and human resource management will ensure that the Programme can access the necessary technical support to fulfil its duties.
- 2.25 The Council has previous experience of where the delivery role is led by a local institution which resulted in contractual and delivery difficulties which the

Council had to subsequently resolve. Any future programme management transition must therefore be sensitively managed to avoid causing disruption to the delivery of the Neighbourhood Board’s progress or exposing the Council as accountable body to decisions not conducive to appropriate legal practice or the Nolan Principles. Should the Council be uncomfortable with the risk of being accountable for a third parties management of the Pride in Place programme, the Council will need to re-consider their role as accountable body.

2.26 On 4 February 2026 the Government announced that a further 40 neighbourhoods would be added to the Pride in Place Programme. Whilst it is not yet determined if additional communities will be included from North East Derbyshire District, opportunities to share the lessons learned from the Three Pits PiP, as well as the staffing resource, will be harnessed where possible.

### **3 Reasons for Recommendation**

3.1 Providing the proposed level of support and commitment to the Three Pits PiP adheres to the principles established in the MHCLG guidance and ensures that a robust and compliant delivery framework is in place. This enables the local community, businesses, MPs, Council and other service providers and stakeholders to shape the delivery of the Three Pits PiP Programme to meet their unique local needs and priorities whilst not exposing the Council to significant risk or significant negative resource implications.

### **4 Alternative Options and Reasons for Rejection**

4.1 There is a clear expectation from MHCLG that the Council fulfils the duties of accountable body at the beginning of the Programme. Not engaging and fulfilling the role would affect the development of the Neighbourhood Board and its development and submission of a Pride in Place Plan by November 2026.

4.2 Experience in supporting the similar community-led programmes, such as the Grassland Hasmoor...Big Local, is that the core establishment and delivery requirements can be intensive. An appropriate level of dedicated staffing support is therefore required.

## **DOCUMENT INFORMATION**

<b>Appendix No</b>	<b>Title</b>
1	Draft Job Description of Three Pits PiP Chair
2	Proposed Three Pits PiP Structure
3	Equalities Impact Assessment
<p><b>Background Papers</b> (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)</p>	
<p>The proposed Pride in Place approach is informed by the regularly updated suite of documents and guidance provided by the Government: <a href="#">Pride in Place Programme prospectus - GOV.UK</a></p>	



### **Three Pits Pride In Place Neighbourhood Board Chair: Role description**

**Purpose of the role:** To help deliver the Three Pits Pride in Place Programme for communities in the Grassmoor, Holmewood & Heath, North Wingfield and Tupton areas. This is one of the Government's Phase 2 Pride in Place areas responsible for delivering a £20m transformative 10-year programme.

Neighbourhood Boards are being set up in every Pride in Place area across the country, led by an independent Chair who can bring communities together to share their ideas in an open and collaborative way.

The Chair's primary role is to be a champion for their place and to embody the community-led spirit of the Programme. The Chair should have a deep connection to their area and can be new to this kind of work. What matters most is a commitment to seeing change through and improving the lives of those in their community.

#### **The independent Chair is best when they act as a proactive, trustworthy convenor who:**

- Is deeply connected to their community and fiercely committed to making it an even better place to live
- Can bring together different voices from across their community, to shape a collective vision for the future of their place
- Has local credibility and will be respected as a leader – even if this is their first leadership role
- Ensures that all voices are heard and that Board discussions are collaborative
- Is adept at finding consensus, navigating conflict calmly and impartially, never allowing ego to get in the way of progress
- Brings together community groups and prioritises community engagement as a central pillar of the programme
- Is clear about their own knowledge gaps and considers how the makeup of the Board complements this
- Thinks laterally and creatively about solutions to problems and ways to draw in community voices
- Acts as a public face and represents the Board externally and brings figures of different political stripes together
- Work closely with officers and Elected Members from North East Derbyshire District Council, the Local Authority who is the accountable body for the operations and funding for the Programme.

**The Chair should not be:**

- A gatekeeper or clique-builder; the Board should have a range of voices, including ones that differ from the Chair's
- Seeking to push personal agendas – the Programme is about what the community wants
- The only decision-maker or expert in the room
- The day-to-day delivery lead: this is a strategic post, reliant on the Accountable Body to ensure that progress is maintained.

**Skills and attributes of a good Chair:**

- Fair and balanced, ensuring that all voices are heard
- Good at facilitating conversations, particularly when differences of opinion emerge
- Open to learning, feedback and development, and an interest in mentoring and upskilling others
- Welcoming, open and listens deeply to others
- Calm under pressure and manages conflict well
- Has time to prioritise the role.

**Terms of Office**

Selection and review of the position will be held for the following periods:

- Board set-up period in 25/26 and Period 1: 26/27 to 29/30 (4 years),
- Period 2: 30/31 to 32/33 (3 years),
- Period 3: 33/34 to 35/36 (3 years)

There is no restriction to the Chair's term being selected for a subsequent period.

The position is filled through the following process:

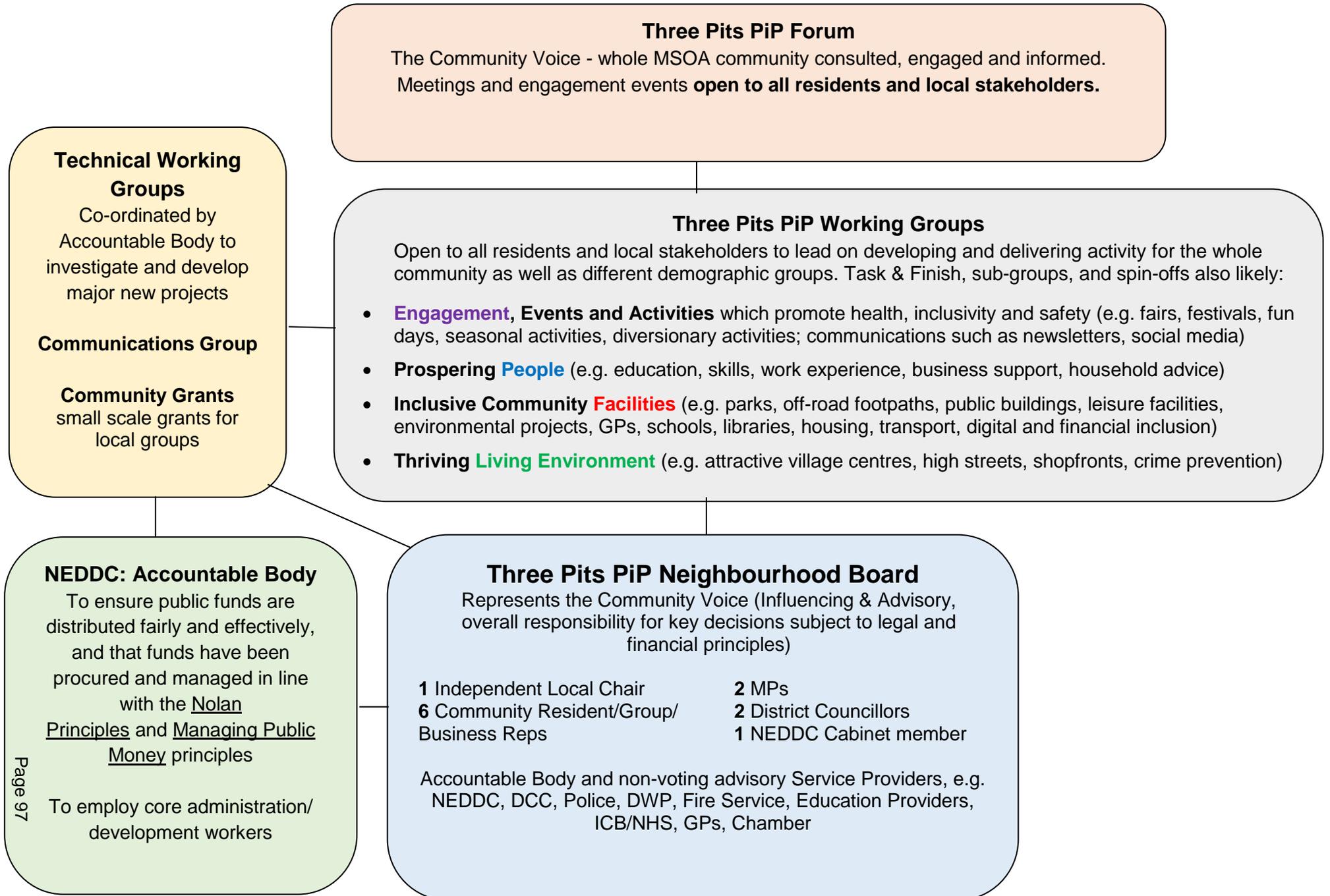
- The vacancy will be publicised
- Candidates will be shortlisted by the Accountable Body, North East Derbyshire District Council
- Shortlisted candidates will be invited to an interview discussion with the MPs for Bolsover and North East Derbyshire and representatives from North East Derbyshire District Council
- North East Derbyshire District Council will appoint the agreed candidate and inform publicly announce the result.

This is a voluntary role, similar to that of a school governor or charity trustee. However, to ensure that Neighbourhood Boards have the right leadership, and to open the position up to candidates who might otherwise be unable to put themselves forward, the Government allows for a small basic payment to be provided to cover the time commitment of the Chair for all Pride in Place-related matters, events and meetings and incidental costs.

Therefore, if required, an annual taxable allowance has been set at the rate commensurate with the Scrutiny Committee Vice-Chair of North East Derbyshire District Council. The Chair may elect to forego any part of their entitlement to an allowance.

*This Job Description is based on a template provided by MHCLG, January 2026.*

## Appendix 2: Proposed Three Pits PiP Neighbourhood Board Structure





## Stage 1 – Equality Impact Assessment Screening

Any new policy, strategy, function, service, practice, or proposal will need to be screened to decide whether it's relevant to equality and if this is the case, it is necessary to build an assessment (Stage 2) into the **initial drafting** or **development** of the piece of work.

The relevant strands of equality are:

**Age, Disability, Gender identity/Gender reassignment, Race, Religion or belief, Sex, Sexual orientation, Women who are pregnant or have recently had a baby.**

**Also, for issues affecting staff, consider employees who are married or in a civil partnership.**

The next section sets out the points you may need to consider in determining whether to carry out an EIA (stage 2). For advice/support in making this determination, please contact the Information & Improvement Team (Equality lead).

For more information how to complete this form please refer to the Guidance which can be found at [HERE](#)

<b>Title of policy or proposal</b>	Delivery of the Three Pits PiP, the Pride in Place Programme for communities in the Grassmoor, Holmewood and Heath, North Wingfield and Tupton area
<b>Name of EIA lead</b>	Steve Lee
<b>Briefly describe the aims of the policy, strategy, service, decision or proposal, its aims, the likely outcomes, and the rationale for it</b>	The proposal is the delivery framework for the Council to administer as the accountable body for the Pride in Place Programme. This paper focuses on the establishment of the Neighbourhood Board and partnership structure, appointment of staff and the undertaking of public consultation to inform the Pride in Place Plan.

	<b>Initial Assessment Considerations</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
1.	Does this policy/proposal affect people: <ul style="list-style-type: none"> <li>• Customers</li> <li>• Residents</li> <li>• Staff</li> </ul>	<b>Yes</b>		<b>Residents will be consulted on their needs in the Programme area and be invited to participate in a range of community activities and events</b>
2.	Does it have the potential to adversely impact on any of the protected characteristics?		<b>No</b>	

	<b>Initial Assessment Considerations</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
3.	Can the council influence the impact? E.g., is it a statutory requirement, national guidance etc.	Yes		An Engagement Plan has been developed by the Information and Improvement and signed off by the Assistant Director. A stage 2 EIA will be completed on the engagement plan.
4.	Are existing equality monitoring processes already in place? If so, please note under comments		No	

If the answer to questions 1 to 3 above is 'yes', then an **Equality Impact Assessment** (Stage 2) may be necessary.

A copy of the form should be sent via email to the Information and Improvement (Equality Lead) [amar.bashir@ne-derbyshire.gov.uk](mailto:amar.bashir@ne-derbyshire.gov.uk) and a copy should be retained with your policy/proposal documentation.

<b>Equality Officer Recommendation</b>	Tick as appropriate	Date
EIA Stage 2 required		
EIA Stage 2 NOT required	X	18/02/26

Copy to be returned to the EIA lead with Equality Officer recommendation.

Information and Improvement Team to keep a central electronic record of all decisions made under Stage 1.

## North East Derbyshire District Council

### Cabinet

26 February 2026

### Medium Term Financial Plan

### Budget Monitoring Report April – December 2025 (Q3)

### Report of Cllr P Kerry Deputy Leader with responsibility for Finance

Classification: This report is public

Report By: Jayne Dethick, Director of Finance & Resources (S151 Officer)

Contact Officer: Jayne Dethick

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#### PURPOSE / SUMMARY

To update Cabinet of the financial position of the Council following the third quarter's budget monitoring exercise for the General Fund, Housing Revenue Account and the Capital Programme.

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#### RECOMMENDATIONS

1. That Cabinet note the report and make any comments that they believe to be appropriate with regards to the budget monitoring position outlined.

Approved by the Portfolio Holder – Cllr Kerry, Deputy Leader with responsibility for Finance

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#### IMPLICATIONS

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**Finance and Risk:** Yes  No

It is important that the Council maintains robust budgetary control and monitoring processes in order to safeguard both its reserves and financial resilience.

The issue of financial risk and resilience is covered throughout the report. In addition, it should be noted that not achieving a balanced budget is outlined as a key risk within the Council's Strategic Risk Register.

Members should note that the budgets against which we have monitored the 2025/26 quarter three position were those agreed within the Council's Medium Term Financial Plan.

On Behalf of the Section 151 Officer

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**Legal (including Data Protection):** Yes  No

There are no legal issues arising directly from this report.

On Behalf of the Solicitor to the Council

**Staffing:** Yes  No

There are no staffing issues arising directly from this report.

On behalf of the Head of Paid Service

## DECISION INFORMATION

Decision Information	
<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:  <b>NEDDC:</b> <b>Revenue - £125,000 <input type="checkbox"/> Capital - £310,000 <input type="checkbox"/></b> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Significantly Affected</b>	None
<b>Equality Impact Assessment (EIA) details:</b>	
<b>Stage 1 screening undertaken</b> <ul style="list-style-type: none"><li>Completed EIA stage 1 to be appended if not required to do a stage 2</li></ul>	No, not applicable.
<b>Stage 2 full assessment undertaken</b> <ul style="list-style-type: none"><li>Completed EIA stage 2 needs to be appended to the report</li></ul>	No, not applicable.
<b>Consultation:</b> <b>Leader / Deputy Leader <input checked="" type="checkbox"/> Cabinet <input type="checkbox"/></b> <b>SMT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/></b> <b>Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></b>	Yes  Details:

**Links to Council Plan priorities;**

- **A great place that cares for the environment**
- **A great place to live well**
- **A great place to work**
- **A great place to access good public services**

All

## **REPORT DETAILS**

### **1 Background**

- 1.1 To update Cabinet on the financial position of the Council following the third quarter's budget monitoring exercise for the General Fund, Housing Revenue account, and the Capital Programme.

### **2. General Fund**

- 2.1 The position in respect of the General Fund as at 31 December 2025 is summarised in **Appendix 1** attached to the report. The appendix shows the Original Budget that was set in January 2025, together with the Current Budget compared to the 31 December position.
- 2.2 As at quarter three the overall forecast is for the General Fund to underspend by £0.351m. Variances of note by Directorate are detailed at 2.4 - 2.6 below. **Appendix 2** provides a more detailed breakdown by directorate.
- 2.3 The budget approved by Council in January 2026 included a reduction in the contribution from the Resilience Reserve from £0.294m to a forecast contribution to the Resilience Reserve of £0.432m, as detailed in the Medium Term Financial Plan Report. Further, the report stated that subsequent underspends be transferred to the Resilience Reserve to 'pay back' contributions this year, increasing resilience for future years. Based on the quarter three forecasts the underspend of £0.351m increases the contribution to the reserve to £0.784m at outturn this year. This will depend on the actual financial performance out-turning in line with the budgets as the year progresses.
- 2.4 The Organisation and Place Directorate is £0.209m lower than the original forecast. The main variances are in relation to pay underspends of £0.043m (including Streetscene £0.029m and Environmental Health £0.02m), and underspend utilities of £0.012m. Other offsetting variances include an underspend of £0.035m for fuel and an overspend of £0.034m for hybrid mail. Income variances include greater income than budgeted for licensing (£0.017m), burial fees (£0.018m) and planning income (£0.109m).
- 2.5 The Finance and Resources Directorate is £0.117m lower than the original forecast. The main variances are in relation to salary underspends of £0.113m and underspends on members allowances and development (£0.019m) and IT purchases (£0.025m). These underspends are offset by an overspend of £0.018m for printing in Elections, and £0.014m less income than budgeted from Crematorium Fees.

- 2.6 The Growth and Assets Directorate is £0.012m higher than the original forecast. The main variances are in relation to a salary underspend of £0.232m, (of which £0.155m is leisure services), and leisure underspends on maintenance (£0.041m), equipment (£0.035m), catering (£0.012m) and instructor fees (£0.014m). Income is also lower than forecast by £0.348m across leisure services, however this is offset by the salary and other underspends noted above.

### **Financial Reserves**

#### 2.7 Transfers from Earmarked Reserves

The use of earmarked reserves is 2025/26 to date is £0.893m comprising:

- £0.567m from revenue grants.
- £0.326m from earmarked reserves

#### 2.8 Transfers to Earmarked Reserves

The transfers to earmarked reserves to date is £0.736m comprising:

- £0.271m to revenue grant reserves.
- £0.465m to earmarked reserves.

The transfers to earmarked reserves also relates to resilience reserves, see 2.11 below.

- 2.9 There are ongoing commitments against the earmarked reserves which will continue in 2025/26 and future years. Should any of the reserves prove unnecessary in the light of subsequent events then they will be moved back into unallocated General Fund resources.

### **Invest to Save**

- 2.10 The Invest to Save Reserve had an opening balance of £2.429m at 1 April 2025. Commitments already made against this reserve for 2025/26 and future years amount to £0.169m leaving £2.26m uncommitted and available for future innovations and spend to save initiatives.

### **Resilience Reserve**

- 2.11 The Resilience Reserve had an opening balance of £3.597m at 1 April 2025, and planned commitments in the current financial year were forecast to reduce this to £3.303m. The revised budget reduced the use of this reserve to nil and forecast a contribution of £0.432m. The quarter three forecast underspend will increase the contribution to the Resilience Reserve by a further £0.351m depending on actual outturn. This increase will help to provide financial resilience to the General Fund in future years as required by the Medium Term Financial Plan.

## **General Fund Balances**

- 2.12 The level of General Fund Balances has been maintained at £2.000m. The General Fund balances are considered to be at an acceptable level rather than generous. The General Fund balance needs to be considered against the background of ongoing reductions in the level of Government funding together with the range of risks facing the Council. With only a limited level of General Fund reserves it is crucial that the Council continues to maintain robust budgetary control while securing its ongoing savings targets in order to safeguard both its reserves and its financial sustainability.

## **Housing Revenue Account (HRA)**

- 2.13 Appendix 3 shows the HRA position at quarter three. To date the HRA is showing a variance of £0.479. The main variance of £0.478m relates to dwelling rents. This is the result of much higher than forecast properties disposed of under right to buy in the latter half of the year and higher than forecast voids. The expenditure variance includes £0.022m overspend across repairs and maintenance offset by underspend of £0.021m in supervision and management which mainly relates to pay.

## **Capital Investment Programme**

- 2.14 Appendix 4 shows the capital position at quarter three which is currently £2.667m lower than the forecast.
- 2.15 The HRA capital programme is £2.691m under the profiled budget at quarter three largely due to general HRA capital works (£2.877m) and the stock purchase programme (£0.531m) but these budgets are committed.
- 2.16 The general fund programme is £0.024m higher than profiled budget at Q3. This variance mainly relates to Clay Cross Active (£0.156m) this is offset by various smaller underspends. As is the norm with capital budgets, any underspends remaining at year end will be rolled into 2026/27 to meet future committed spend.

## **3 Reasons for Recommendation**

- 3.1 The report summarises the financial position of the Council following the first quarter's budget monitoring exercise for the General Fund, the Housing Revenue Account and Capital Programme.

## **4 Alternative Options and Reasons for Rejection**

- 4.1 This report is concerned with monitoring the position against the Council's previously approved budget. Accordingly, the report does not set out any options where a decision is required by Members.

## DOCUMENT INFORMATION

<b>Appendix No</b>	<b>Title</b>
1	General Fund Summary Monitoring Q3 2025/26
2	General Fund Detail Monitoring Q3 2025/26
3	HRA Monitoring Q3 2025/26
4	Capital Expenditure Monitoring Q3 2025/26
<b>Background Papers</b>	
None	

## GENERAL FUND ACCOUNT - SUMMARY BUDGET MONITORING 2025/26 (QUARTER 3)

	Original Budget 2025/26 £	Current Budget 2025/26 £	Q3 Profiled Budget 2025/26 £	Actuals £	Variance £
Organisation & Place Directorate	8,411,714	8,556,822	6,688,004	6,479,474	(208,530)
Finance & Resources Directorate	5,777,406	5,963,977	5,294,388	5,177,099	(117,289)
Growth & Assets Directorate	3,058,909	3,279,733	2,683,532	2,695,560	12,028
Recharges to Capital and HRA	(618,350)	(618,350)	(463,825)	(463,763)	63
<b>Net Cost of Services</b>	<b>16,629,679</b>	<b>17,182,182</b>	<b>14,202,099</b>	<b>13,888,371</b>	<b>(313,728)</b>
Investment Properties	(467,195)	(476,545)	(357,438)	(394,932)	(37,494)
Bad Debt Provision	40,000	40,000	30,000	30,000	0
Interest	(469,015)	(1,261,404)	(946,179)	(946,179)	0
Debt Repayment Minimum Revenue Provisio	56,000	56,000	42,000	42,000	0
Parish Precepts	3,835,198	4,083,784	4,083,784	4,083,784	0
Transfer To Earmarked Reserves	0	303,198	303,198	303,198	0
Transfer From Earmarked Reserves	(500,982)	(893,690)	(893,690)	(893,690)	0
Transfer To/(From) Resilience Reserve	(294,290)	432,356	432,356	783,579	351,223
<b>Total Spending Requirement</b>	<b>18,829,395</b>	<b>19,465,881</b>	<b>16,896,130</b>	<b>16,896,130</b>	<b>0</b>
Business Rates	(6,079,668)	(6,079,668)	(4,559,751)	(4,559,751)	0
New Homes Bonus	(743,488)	(743,488)	(557,616)	(557,616)	0
Extended Producer Responsibility for Packir	(434,000)	(821,900)	(616,425)	(616,425)	0
Recovery Grant	(203,179)	(203,179)	(152,384)	(152,384)	0
Employer National Insurance Contributions	(145,150)	(145,150)	(108,863)	(108,863)	0
Collection Fund (Surplus)/Deficit - Council T	(141,491)	(141,491)	(106,118)	(106,118)	0
Collection Fund (Surplus)/Deficit - NNDR	0	0	0	0	0
NEDDC Council Tax Requirement	(7,247,221)	(7,247,221)	(5,435,416)	(5,435,416)	0
Parish Council Council Tax Requirement	(3,835,198)	(4,083,784)	(4,083,784)	(4,083,784)	0
<b>Council Tax Requirement</b>	<b>(18,829,395)</b>	<b>(19,465,881)</b>	<b>(15,620,357)</b>	<b>(15,620,357)</b>	<b>0</b>

		Current Budget 25/26 £	Q3 Actuals 25/26 £	Variance £
<b><u>Organisation &amp; Place Directorate</u></b>				
<b>Managing Director &amp; Head Of Paid Service</b>				
4500	Managing Director - Operations & Head of Paid Service	139,385	138,425	(960)
5720	Supporting PA's	101,783	105,275	3,492
		<u>241,168</u>	<u>243,700</u>	<u>2,532</u>
<b>Assistant Director Communities &amp; Environmental Health</b>				
1218	Community Safety	81,321	67,035	(14,286)
1220	Assistant Director Communities	39,642	39,522	(120)
3165	Housing Options Team	261,118	254,993	(6,125)
3400	Environmental Protection	163,957	150,445	(13,512)
3401	Food, Health & Safety	156,781	192,729	35,948
3402	Environmental Enforcement	129,765	127,250	(2,515)
3403	Community Outreach	21,561	21,667	106
3404	Licensing	50,342	35,502	(14,840)
3405	Pollution	128,431	129,254	823
3407	Pest Control	34,363	35,251	888
3408	Home Improvement	28,480	26,473	(2,007)
3409	EH Technical Support & Management	299,418	295,510	(3,908)
3410	Private Sector Housing	85,042	85,188	146
3419	Destitute Funerals	3,104	3,656	552
3420	Fly Tipping	3,000	0	(3,000)
3423	Air Quality Feasibility	(12,637)	(12,637)	0
3426	Covid Enforcement Team	8,581	8,581	0
3427	Private Water Supply Contract	(128)	(339)	(211)
3429	Joint Assistant Director Environmental Health	53,249	53,195	(54)
3726	Works In Default	1	2,094	2,093
3740	Strategic Housing	131,083	128,739	(2,344)
3747	Homeless Temp Accomodation	15,674	20,051	4,377
3748	Homelessness Grant	26,994	26,343	(651)
3749	Empty Properties	1,125	(40)	(1,165)
3754	Homelessness Strategy	3,625	4,414	789
3756	Supported Housing Improvement Programme	(49,477)	(48,006)	1,471
3759	Emergency Welfare Assistance Grant	21,323	21,323	(0)
3760	Asylum Dispersal	(94,000)	(94,000)	0
5221	Customer Services	307,006	294,624	(12,382)
5223	Franking Machine	22,424	21,598	(826)
5224	Hybrid Mail	26,255	60,764	34,509
5825	Concessionary Bus Passes	(13,790)	(13,813)	(23)
		<u>1,933,633</u>	<u>1,937,364</u>	<u>3,731</u>
<b>Assistant Director Streetscene</b>				
3174	Street Scene	264,819	275,959	11,140
3227	Materials Recycling	692,527	730,498	37,971
3230	Food Waste Collection	249,935	247,724	(2,211)
3244	Parks Derbyshire County Council Agency	(272,000)	(272,000)	0
3282	Eckington Depot	123,191	107,824	(15,368)
3285	Dronfield Bulk Depot	2,880	3,842	962
3511	Hasland Cemetery	(27,630)	(33,126)	(5,496)
3513	Temple Normanton Cemetery	(7,084)	(5,939)	1,145
3514	Clay Cross Cemetery	(51,287)	(60,310)	(9,023)
3516	Killamarsh Cemetery	(15,023)	(17,950)	(2,927)
3918	Dog Fouling Bins	(46,366)	(46,567)	(201)
3921	Street Cleaning Service	517,253	501,352	(15,901)
3922	Gully Emptying Service	(15,878)	(23,453)	(7,575)
3943	Transport	583,143	613,986	30,843
3944	Grounds Maintenance	458,969	359,707	(99,262)
3945	Domestic Waste Collection	1,493,001	1,483,423	(9,578)
3946	Commercial Waste Collection	(230,750)	(228,248)	2,502

3947	Assistant Director Streetscene	80,108	79,865	(243)
		<b>3,799,808</b>	<b>3,716,586</b>	<b>(83,222)</b>
	<b>Assistant Director Planning</b>			
4111	Applications And Advice	(560,413)	(691,931)	(131,518)
4113	Planning Appeals	51,220	51,220	0
4116	Planning Policy	413,564	399,795	(13,769)
4119	Neighbourhood Planning Grant	(20,000)	(20,000)	0
4311	Environmental Conservation	19,342	20,247	905
4511	Assistant Director Planning	79,637	79,262	(375)
4513	Planning	700,792	713,978	13,186
4515	Building Control	29,253	29,253	0
		<b>713,395</b>	<b>581,824</b>	<b>(131,571)</b>
	<b>Total for Organisation &amp; Place Directorate</b>	<b>6,688,004</b>	<b>6,479,474</b>	<b>(208,530)</b>
	<b>Finance &amp; Resources Directorate</b>			
	<b>Director of Finance &amp; Resources</b>			
1312	Payroll	95,390	96,299	909
1315	Design & Print	118,146	114,880	(3,266)
1321	Communications & Marketing	132,523	130,881	(1,642)
1323	NEDDC News	16,726	16,753	27
3512	CBC Crematorium	0	14,000	14,000
5113	Unison Duties	81	77	(5)
5611	External Audit	112,715	112,715	0
5615	Bank Charges	125,264	126,101	837
5707	Local Government Reorganisation	27,760	27,760	0
5713	Audit	92,292	92,277	(16)
5714	Financial Support Services	1,876	940	(936)
5715	Procurement	65,296	61,331	(3,965)
5716	Director of Finance & Resources	55,584	54,998	(586)
5721	Financial Services	351,060	358,683	7,623
5724	Insurance	528,180	526,022	(2,158)
5725	Apprenticeship Levy	52,507	52,517	10
5727	Cost Of Ex-Employees	81,462	83,705	2,243
5741	Housing Benefit Service	510,738	463,381	(47,357)
5742	Test & Trace	(79,419)	(79,419)	(0)
5747	Debtors	54,931	54,692	(239)
5751	NNDR Collection	89,145	92,387	3,242
5759	Council Tax Administration	542,378	509,259	(33,119)
		<b>2,974,635</b>	<b>2,910,238</b>	<b>(64,397)</b>
	<b>Assistant Director ICT</b>			
5215	Telephones	11,587	7,076	(4,512)
5216	Mobile Phones and Ipads	19,869	16,991	(2,878)
5701	Joint ICT Service	61,145	62,650	1,505
5703	Rechargeable Purchases DDDC	0	(2,326)	(2,326)
5704	Rechargeable Purchases BDC	0	1,352	1,352
5734	NEDDC ICT Service	530,550	530,895	345
5736	Business Development	133,731	133,731	0
5737	Corporate Printing Costs	15,526	15,352	(174)
		<b>772,408</b>	<b>765,722</b>	<b>(6,686)</b>
	<b>Assistant Director Governance</b>			
1121	Member's Services	413,365	392,057	(21,308)
1123	Chair's Expenses	5,327	1,205	(4,122)
1131	District Elections	0	146	146
1137	Parliamentary Elections	0	935	935
1139	County Council Elections	4	0	(4)
1231	Corporate Training	42,756	48,883	6,127
1259	Corporate Groups	8,607	1,095	(7,512)
1311	Human Resources	336,657	334,105	(2,552)
3121	Health & Safety Advisor	61,681	51,063	(10,618)
5313	Register Of Electors	156,503	170,962	14,459
5321	HoS Corporate Governance	87,129	88,286	1,157

5353	Legal Section	206,182	182,693	(23,489)
5354	Land Charges	26,111	17,720	(8,391)
5711	Democratic Services	203,023	211,990	8,967
		<u>1,547,345</u>	<u>1,501,140</u>	<u>(46,205)</u>

<b>Total for Finance &amp; Resources Directorate</b>	<b>5,294,388</b>	<b>5,177,099</b>	<b>(117,289)</b>
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### Growth & Assets Directorate

#### **Director of Growth & Assets**

1283	Emergency Planning	20,191	19,439	(752)
4600	Director of Transformation	109,870	109,945	75
		<u>130,061</u>	<u>129,384</u>	<u>(677)</u>

#### **Assistant Director Property, Estates & Assets**

3135	Drainage	9,962	1,644	(8,318)
3172	Engineers	95,116	75,353	(19,763)
3176	Pool Car	114	0	(114)
3241	Car Parks	45,702	41,098	(4,604)
3247	Street Names/Lights	9,377	6,493	(2,884)
3249	Footpath Orders	(751)	(1,700)	(949)
3265	Dams And Fishing Ponds	1,875	368	(1,507)
3283	Northwood	0	328	328
4412	Midway Business Centre	(38,204)	(38,512)	(308)
4425	Coney Green Business Centre	(5,335)	(8,895)	(3,560)
4428	Manor Farm Redevelopment Design Work	47,457	47,457	0
4523	Estates Administration	170,147	152,676	(17,471)
4525	Miscellaneous Properties	15,734	21,982	6,248
5204	Assistant Director Property, Estates & Assets	79,860	79,942	82
5205	Mill Lane	137,309	138,782	1,473
5206	Mill Lane Land	1,268	1,688	420
5209	Facilities Management	193,098	184,288	(8,810)
5210	Pioneer House	85,917	113,125	27,208
		<u>848,646</u>	<u>816,117</u>	<u>(32,529)</u>

#### **Assistant Director Regeneration & Programmes**

1255	Strategy and Performance	188,367	190,890	2,523
1331	Strategic Partnerships	143,235	138,464	(4,771)
1333	Healthy North East Derbyshire	(706)	(706)	(0)
1334	NE Derbyshire Business Growth Fund	0	425	425
1336	UK Shared Prosperity Fund	(424,172)	(424,172)	0
1337	Pride in the Public Realm Eckington Northgate	16,314	16,314	0
1338	Feeling Safer	37,505	37,504	(1)
1339	Explore the District	43,478	42,437	(1,041)
1340	Inclusive Communities	175,354	175,354	0
1341	Derbyshire Accelerator	64,697	64,697	0
1342	Sector Development	2,814	0	(2,814)
1343	Digital Skills	37,505	40,000	2,495
1344	Vocational Skills	15,002	14,593	(409)
1345	UKSPF Management & Admin	31,510	31,510	(0)
4211	Tourism Promotions	31,432	26,549	(4,883)
4238	Working Communities Strategy	33,661	32,181	(1,480)
4351	Alliance	2,934	3,911	977
4443	Elderly Peoples Clubs	3,153	4,200	1,047
4512	Growth Agenda	16,363	9,998	(6,365)
4517	Economic Development	145,724	119,810	(25,914)
5748	Ukrainian Guests	1,575	2,100	525
5750	Assistant Director Regeneration & Programmes	79,810	79,859	49
5785	Contributions	135,885	129,446	(6,439)
		<u>781,440</u>	<u>735,364</u>	<u>(46,076)</u>

#### **Assistant Director Leisure**

4561	Leisure Centre Management	169,536	152,119	(17,417)
4723	Generation Games	3	345	342
4724	Walking into Communities	3	510	507

4726	Walking For Health	5	138	133
4727	Five 60	3	917	914
4729	Active Neighbourhood Pilot	0	(636)	(636)
4730	Seated Dancing for Health	0	650	650
4731	Promotion Of Recreation And Leisure	29,482	29,422	(60)
4732	Schools Promotion	7	(1,498)	(1,505)
4736	Derbyshire Sports Forum	10,840	10,840	0
4740	Parkinsons UK Physical Activity Programme	360	480	120
4742	Arts Development	3,818	5,439	1,621
8441	Eckington Swimming Pool	30,577	57,529	26,952
8445	Eckington Pool Cafe	5,126	(711)	(5,837)
8451	Dronfield Sports Centre	(101,314)	(59,188)	42,126
8455	Dronfield Café	(2,079)	(2,418)	(339)
8461	Sharley Park Sports Centre	621,424	611,443	(9,981)
8465	Sharley Park Sports Centre Outdoor	(21,286)	0	21,286
8466	Sharley Park Sports Centre Café	(730)	(1,303)	(573)
8471	Killamarsh Leisure Centre	170,914	205,467	34,553
8475	Killamarsh Outdoors	(17,629)	(16,778)	851
8476	Killamarsh Café	24,325	21,928	(2,397)
		923,385	1,014,695	91,310
	<b>Total for Growth &amp; Assets Directorate</b>	<b>2,683,532</b>	<b>2,695,560</b>	<b>12,028</b>
	<b>Corporate Charges</b>			
0001	Recharges to Capital and HRA	(463,825)	(463,763)	63
	<b>Total for Corporate Charges</b>	<b>(463,825)</b>	<b>(463,763)</b>	<b>63</b>
	<b>Net Cost of Services</b>	<b>14,202,099</b>	<b>13,888,371</b>	<b>(313,728)</b>
	<b>Investment Properties</b>			
4411	Stonebroom Industrial Estate	(46,986)	(52,657)	(5,671)
4413	Clay Cross Industrial Estate	(65,720)	(70,469)	(4,749)
4415	Norwood Industrial Estate	(161,634)	(186,812)	(25,178)
4417	Eckington Business Park	(2,700)	(3,531)	(831)
4418	Rotherside Court Eckington Business Unit	(11,513)	(10,760)	753
4423	Pavillion Workshops Holmewood	(74,090)	(73,856)	235
4432	Miscellaneous Properties	5,205	3,152	(2,053)
	<b>Total for Investment Properties</b>	<b>(357,438)</b>	<b>(394,932)</b>	<b>(37,494)</b>

## HOUSING REVENUE ACCOUNT: SUMMARY 2025/26

## APPENDIX 3

	Current Budget 2025/26 £	Profiled Qtr 3 Budget £	Actuals with Accruals £	Variance £
<b>INCOME</b>				
Dwelling Rents	(37,200,232)	(27,900,174)	(27,422,064)	478,110
Non-Dwelling Rents	(526,957)	(395,218)	(383,278)	11,939
Charges for Services and Facilities	(59,250)	(44,438)	(57,833)	(13,395)
Contributions Towards Expenditure	(50,000)	(37,500)	(37,500)	0
<b>INCOME TOTAL</b>	<b>(37,836,439)</b>	<b>(28,377,329)</b>	<b>(27,900,674)</b>	<b>476,655</b>
<b>EXPENDITURE</b>				
Repairs & Maintenance	6,046,242	4,534,682	4,557,067	22,385
Supervision and Management	9,334,021	7,000,516	6,980,003	(20,513)
Rents, Rates & Taxes	120,000	90,000	90,000	0
Capital Charges - Depreciation	8,799,932	6,599,949	6,599,949	0
Provision for Bad Debts	250,000	187,500	187,500	0
Debt Management Expenses	23,000	17,250	17,250	0
<b>EXPENDITURE TOTAL</b>	<b>24,573,195</b>	<b>18,429,896</b>	<b>18,431,769</b>	<b>1,872</b>
<b>NET COST OF SERVICES</b>	<b>(13,263,244)</b>	<b>(9,947,433)</b>	<b>(9,468,906)</b>	<b>478,527</b>
Corporate & Democratic Core	185,450	139,088	139,088	0
<b>NET COST OF HRA SERVICES</b>	<b>(13,077,794)</b>	<b>(9,808,346)</b>	<b>(9,329,818)</b>	<b>478,527</b>
Interest Payable	6,303,487	4,727,615	4,727,615	0
Interest Receivable	(237,881)	(178,411)	(178,411)	0
Revenue Contribution to Capital	6,700,068	5,025,051	5,025,051	0
Contribution to Development Reserve	971,709	728,782	728,782	0
Contribution to/(from) Resilience Reserv	(559,214)	(419,411)	(897,938)	(478,528)
Contribution to Insurance Reserve	50,000	37,500	37,500	0
Capital Grant	0	0	0	0
Water Litigation Liability (Reducing)	(150,375)	(112,781)	(112,781)	0
<b>(Surplus)/Deficit on HRA Services</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>

Project/Scheme	Current Programme 2025/26 £000	Profiled Budget £000	Actual and Commitments £000	Variance £000
<b>Housing Investment</b>				
HRA Capital Works	17,385	13,039	10,169	(2,870)
Garage Demolitions	30	23	18	(5)
Stonebroom Regeneration Project	1,753	1,315	1,658	343
North Wingfield New Build	1,559	1,169	1,522	353
Stock Purchase Programme	3,022	2,267	1,736	(531)
Private Sector Spending	1,017	763	543	(220)
Warm Homes Local Grant - Private Sector	1,000	750	988	238
<b>Total Housing Investment</b>	<b>25,766</b>	<b>19,325</b>	<b>16,634</b>	<b>(2,691)</b>
<b>Other Capital Projects</b>				
Asset Refurbishment - General	639	349	349	0
Southern Vehicle Hub	310	280	280	0
Asset Refurbishment - Mill Lane	316	9	9	0
Dronfield LC Carbon Efficiencies Programme	60	58	58	0
Coney Green Telephony System	162	4	4	0
Fuel Island Project	420	231	231	0
Sharley Park 3G Pitch	968	851	851	0
Sharley Park 3G Pitch - Replacement Fund	27	20	0	(20)
Lottery Funded Schemes	9	7	0	(7)
Replacement Vehicles	3,108	975	975	0
Contaminated Land	42	32	0	(32)
ICT Schemes	359	83	83	0
CX Town Market Street Regeneration	10,533	9,998	9,998	0
CX Town Sharley Park Active Community Hub	2,828	2,828	2,984	156
CX Town Low Carbon Housing Challenge Fund	655	9	9	0
CX Town Rail Station Feasibility	44	33	0	(33)
CX Town Programme Management	373	151	151	0
Pride in the Public Realm - Eckington Southgate - UK SPF	30	23	0	(23)
Pride in the Public Realm - Killamarsh - UK SPF	10	8	0	(8)
Pride in the Public Realm - Other - UK SPF	38	28	28	0
Quality Parks and Play Areas - UK SPF	180	184	184	0
Shop Fronts - UK SPF	210	100	100	0
Management & Admin - UK SPF	12	9	0	(9)
<b>Total Other Capital Projects</b>	<b>21,333</b>	<b>16,270</b>	<b>16,294</b>	<b>24</b>
<b>Total Capital Expenditure</b>	<b>47,099</b>	<b>35,595</b>	<b>32,928</b>	<b>(2,667)</b>
<b>Housing Investment Funding</b>				
Major Repairs Reserve	(15,545)	(11,659)	(10,169)	1,490
HRA Capital Investment Reserve	(1,084)	(813)	(18)	795
Usable Capital Receipts	(1,670)	(1,253)	(715)	538
External Grant	(1,116)	(837)	0	837
Prudential Borrowing	(4,334)	(3,251)	(4,201)	(951)
	(23,749)	(17,812)	(15,103)	2,709
Private Sector Spending				
Disabled Facilities Grant	(1,017)	(763)	(543)	220
Warm Homes Local Grant	(1,000)	(750)	(988)	(238)
<b>Total Housing Investment Funding</b>	<b>(25,766)</b>	<b>(19,325)</b>	<b>(16,634)</b>	<b>2,691</b>
<b>Other Capital Projects Funding</b>				
Prudential Borrowing	(3,818)	(1,886)	(1,886)	0
External Grant	(14,331)	(12,940)	(12,830)	110
RCCO	(866)	(402)	(402)	0
Useable Capital Receipts	(2,318)	(1,042)	(1,176)	(134)
<b>Other Capital Project Funding</b>	<b>(21,333)</b>	<b>(16,270)</b>	<b>(16,294)</b>	<b>(24)</b>
<b>Total Capital Financing</b>	<b>(47,099)</b>	<b>(35,595)</b>	<b>(32,928)</b>	<b>2,667</b>

## North East Derbyshire District Council

### Cabinet

26 February 2026

#### Treasury Management Strategy Update April – December 2025 (Q1 to Q3)

#### Report of the Deputy Leader of the Council with responsibility for Finance

Classification: This report is public

Report By: **Jayne Dethick, Director of Finance and Resources (S151 Officer)**

Contact Officer: **Jayne Dethick**

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#### **PURPOSE/SUMMARY**

To present to Cabinet a summary of the Treasury Management position for the first three quarters of 2025/26.

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#### **RECOMMENDATIONS**

1. That Cabinet note the report concerning the Council's Treasury Management report for Quarter 3.

Approved by Cllr P Kerry, Deputy Leader with responsibility for finance.

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#### **IMPLICATIONS**

**Finance and Risk:** Yes  No

**Details:**

These are detailed in the attached report.

On Behalf of the Section 151 Officer

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**Legal (including Data Protection):** Yes  No

**Details:**

There are no legal issues arising directly from this report.

On Behalf of the Solicitor to the Council

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**Staffing:** Yes  No

**Details:**

There are no staffing issues arising directly from this report.

On Behalf of the Head of Paid Service

**DECISION INFORMATION**

<b>Decision Information</b>	
<b>Is the decision a Key Decision?</b> A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:  <b>NEDDC:</b> <b>Revenue - £125,000</b> <input type="checkbox"/> <b>Capital - £310,000</b> <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i>	No
<b>Is the decision subject to Call-In?</b> (Only Key Decisions are subject to Call-In)	No
<b>District Wards Significantly Affected</b>	None
<b>Equality Impact Assessment (EIA) details:</b>	
<b>Stage 1 screening undertaken</b> Completed EIA stage 1 to be appended if not required to do a stage 2	No, not applicable, report for noting.
<b>Stage 2 full assessment undertaken</b> Completed EIA stage 2 needs to be appended to the report	No, not applicable
<b>Consultation:</b> <b>Leader / Deputy Leader</b> <input type="checkbox"/> <b>Cabinet</b> <input type="checkbox"/> <b>SMT</b> <input type="checkbox"/> <b>Relevant Service Manager</b> <input type="checkbox"/> <b>Members</b> <input type="checkbox"/> <b>Public</b> <input type="checkbox"/> <b>Other</b> <input type="checkbox"/>	No  Details:

**Links to Council Plan priorities;**

- **A great place that cares for the environment**
- **A great place to live well**
- **A great place to work**
- **A great place to access good public services**

All

## REPORT DETAILS

### 1 Background

- 1.1 In January 2023, the Council adopted the Chartered Institute of Public Finance and Accountancy's Treasury Management in the Public Services: Code of Practice (the CIPFA Code) which requires the Council to approve treasury management semi-annual and annual outturn reports.
- 1.2 As per the Code requirements, quarterly reporting of the treasury management indicators and the prudential indicators is now mandatory.
- 1.3 Whilst treasury management updates have been provided for many years alongside the quarterly revenue and capital monitoring reports, requirements of the Code now need to include detailed reporting. Therefore, to meet these requirements a separate treasury management update is now presented quarterly alongside the monitoring.

### 2. Details of Proposal or Information

#### Treasury Management

- 2.1 The treasury management function covers the borrowing and investment of Council funds. All transactions are conducted in accordance with the Council's approved strategy and the CIPFA Code of Practice. Good treasury management plays an important role in the sound financial management of the Council's resources.
- 2.2 The Council approved the 2025/26 Treasury Management Strategy at its meeting on 27 January 2025. **Appendix 1** identifies the Treasury Management activity undertaken in the first three quarters of 2025/26. This includes reporting on the treasury management indicators as required by the Code such as the maturity structure of borrowing.

#### Prudential Indicators

- 2.3 Since 1 April 2023 there has been a requirement that monitoring of prudential indicators should be reported quarterly. Prudential Indicators are a means of demonstrating that capital expenditure plans are affordable to aid decision making. **Appendix 2** identifies the impact on the Prudential Indicators from the treasury management activity in the first three quarters of 2025/26.

### 3 Reasons for Recommendation

- 3.1 To ensure that the Cabinet is kept informed of the latest position concerning treasury management.

### 4 Alternative Options and Reasons for Rejection

- 4.1 This report is concerned with monitoring the position against the Council's previously approved treasury management strategy. Accordingly, the report does not set out any options where a decision is required by Members.

**DOCUMENT INFORMATION**

<b>Appendix No</b>	<b>Title</b>
Appendix 1	Treasury Management Monitoring Q3 2025/26
Appendix 2	Prudential Indicators Monitoring Q3 2025/26
<p>Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet you must provide copies of the background papers)</p>	
<p><b>None</b></p>	

## **Treasury Management Report - Quarter 3 2025/26**

### **Introduction**

In January 2023, the Council adopted the Chartered Institute of Public Finance and Accountancy's *Treasury Management in the Public Services: Code of Practice* (the CIPFA Code) which requires the Council to approve, as a minimum, treasury management semi-annual and annual outturn reports.

This report includes the requirement in the 2021 code of quarterly reporting of the treasury management prudential indicators.

The Council's treasury management strategy for 2025/26 was approved at a meeting on 27<sup>th</sup> January 2025. The Council has borrowed and invested substantial sums of money and is therefore exposed to financial risks including the loss of invested funds and the revenue effect of changing interest rates. The successful identification, monitoring and control of risk remains central to the Council's treasury management strategy.

### **External Context**

**Economic background:** Early in the first quarter was dominated by US trade tariffs and the negative impact on equity and bond markets. While this was reversed somewhat in the second quarter with equity markets making gains, it also saw a divergence in US and UK government bond yields. UK yields persisted at higher levels as investors demanded higher returns in the form of term premia due to the more uncertain UK fiscal and economic position.

The latter part of the period included the government's November autumn Budget. Despite much speculation and drip-feeding of potential policies in the weeks leading up to the event, what was ultimately announced was generally deemed more muted than had been anticipated, helping ease investors' fears of significantly higher government borrowing.

UK consumer price inflation (CPI) inflation was 3.2% in November 2025, down from 3.6% in the previous month and lower than the 3.5% expected, but still well above the Bank of England (BoE) target. Core CPI eased to 3.2% from 3.4%, against forecasts of it staying at 3.6%.

According to the Office for National Statistics (ONS), the UK economy expanded by 0.7% in the first quarter of the calendar year, by 0.3% in Q2 and by 0.1% in Q3. Of the subsequent monthly figures, the ONS estimated that GDP fell by 0.1% in October.

The labour market continued to ease over the period as unemployment rose, vacancies fell and inactivity remained flat. In the three months to October 2025, the

unemployment rate rose to 5.1%, higher than the level previously expected by the BoE, while the employment rate slipped to 74.9%.

The Bank of England's Monetary Policy Committee (MPC) voted 5-4 to cut Bank Rate to 3.75% in December 2025, as was expected. Policymakers wanting a cut judged that disinflation was established while those preferring to hold Bank Rate at 4% argued that inflation risks remained sufficiently material to leave it untouched at this stage.

The November BoE Monetary Policy Report projected GDP would expand by a modest 0.2% in calendar Q4 2025. Estimates of inflation in the report were quickly out of date when CPI fell quicker than expected in November. Predictions of a modestly growing economy were echoed by the Office for Budget Responsibility in its Economic and Fiscal Outlook published with the Autumn Statement which revised down its estimate of annual GDP to around 1.5% between 2025 and 2030.

Arlingclose, the authority's treasury adviser, held a central view that Bank Rate would be cut further in 2025/26 with most BoE policymakers remaining more worried about weak GDP growth than higher inflation. In line with Arlingclose's central forecast, Bank Rate was reduced to 3.75% in December. Further cuts are expected in 2026, with the central forecast being that Bank Rate will be eased to around 3.25%.

The US Federal Reserve continued cutting rates, reducing Fed Funds Rate target range by 0.25% at its December meeting to 3.50%-3.75%. The meeting minutes noted that most policymakers judged that further rate cuts would be likely in 2026 if inflation continues to ease, however they were still divided in their assessment of the risks between inflation and unemployment.

The European Central Bank (ECB) held its key interest rates in December for a fourth consecutive meeting, maintaining the deposit rate at 2.0% and the main refinancing rate at 2.15%. The ECB maintained that future policy decisions will remain data-dependent, that inflation is close to its 2% target and that the euro area economy continues to expand despite a challenging global environment, including heightened geopolitical risks and trade tensions.

**Financial markets:** After declining sharply early in the period, sentiment in financial markets has been mostly buoyant, but risky assets remained volatile. Bond yields initially declined early in the period, but increasing uncertainty around the UK's economic and fiscal outlook caused medium and longer yields to rise. Yields remained elevated until the third quarter when the potential negative impact of the UK Budget were deemed less than expected and yields eased modestly.

Equity markets gained the previous declines seen in the April sell-off and have continued to rise, even in the face of ongoing uncertainty around the existence of an AI-related 'bubble' and concentration in US and global stock markets.

Over the period, the 10-year UK benchmark gilt yield started at 4.65% and ended at 4.48%. However, these nine months saw significant volatility with the 10-year yield hitting a low of 4.39% and a high of 4.82%. It was a similar picture for the 20-year gilt which started at 5.18% and ended at 5.11% with a low and high of 5.05% and 5.55% respectively. The Sterling Overnight Rate (SONIA) averaged 4.10% over the nine months to 31st December.

**Credit review:** Arlingclose maintained its recommended maximum unsecured duration limit on most of the banks on its counterparty list at 6 months. The other banks remain on 100 days.

Earlier in the period, Fitch upgraded NatWest Group and related entities to AA- from A+ and placed Clydesdale Bank's long-term A- rating on Rating Watch Positive. Fitch later upgraded Clydesdale Bank and HSBC, but downgraded Lancashire CC and Close Brothers.

In May, Moody's downgraded the United States sovereign long-term rating to Aa1 and affirmed OP Corporate's rating at Aa3. Moody's later upgraded Transport for London, Allied Irish Banks, Bank of Ireland, Toronto-Dominion Bank, DZ Bank, Nordea and HSBC and downgraded Close Brothers.

S&P upgraded Clydesdale Bank, Allied Irish Banks and Bank of Ireland, and assigned Warrington Council a BBB+ rating.

After spiking in April following the US trade tariff announcements, UK credit default swap (CDS) prices trended down before picking up modestly in October and November. They declined again in December and ended the year in line with levels seen in the first half of the year and most of 2024.

European banks' CDS prices have generally been flatter and lower compared to the UK, as have Singaporean and Australian lenders while some Canadian bank CDS prices have remained elevated since the beginning of the period in part due to ongoing trade tensions with the US.

At the end of the period CDS prices for all banks on Arlingclose's counterparty list remained within limits deemed satisfactory for maintaining credit advice at current durations.

Financial market volatility is expected to remain, and CDS levels will be monitored for signs of ongoing credit stress. As ever, the institutions and durations on the Authority's counterparty list recommended by Arlingclose remain under constant review.

### **Local Context**

On 31<sup>st</sup> March 2025, the Council had net borrowing of £145.2m arising from its revenue and capital income and expenditure. The underlying need to borrow for capital purposes is measured by the Capital Financing Requirement (CFR), while

usable reserves and working capital are the underlying resources available for investment. These factors are summarised in Table 1 below.

Table 1: Balance Sheet Summary

	<b>31.3.25 Actual £m</b>	<b>31.3.26 Forecast £m</b>
General Fund CFR	35.2	34.1
HRA CFR	164.2	168.4
<b>Total CFR</b>	<b>199.4</b>	<b>202.5</b>
Less: *Other debt liabilities	0	0.3
<b>Borrowing CFR</b>	<b>199.4</b>	<b>202.8</b>
External borrowing**	(161.3)	(176.7)
<b>Internal borrowing</b>	<b>38.1</b>	<b>26.1</b>
Less: Balance sheet resources	(50.1)	(36.1)
<b>Net</b>	<b>12.0</b>	<b>10.0</b>

\* leases, PFI liabilities and transferred debt that form part of the Council's total debt

\*\* shows only loans to which the Council is committed and excludes optional refinancing

The treasury management position on 31<sup>st</sup> December 2025 and the change over the year is shown in Table 2 below.

Table 2: Treasury Management Summary

	<b>31.3.25 Balance £m</b>	<b>Movement £m</b>	<b>31.12.25 Balance £m</b>	<b>31.12.25 Rate %</b>
Long Term Borrowing – PWLB	161.3	15.4	176.7	3.94
<b>Total Borrowing</b>	<b>161.3</b>	<b>15.4</b>	<b>176.7</b>	<b>3.94</b>
Short-Term Investments	(12.0)	(28.0)	(40.0)	(3.87)
Cash and cash Equivalents	(4.1)	2.9	(1.2)	(3.90)
<b>Total Investments</b>	<b>(16.1)</b>	<b>(25.1)</b>	<b>(41.2)</b>	<b>(3.89)</b>
<b>Net Borrowing</b>	<b>145.2</b>	<b>(9.7)</b>	<b>135.5</b>	

### **Borrowing strategy and activity**

As outlined in the treasury strategy, the Council's chief objective when borrowing has been to strike an appropriate risk balance between securing lower interest costs and

achieving cost certainty over the period for which funds are required, with flexibility to renegotiate loans should the Council's long-term plans change being a secondary objective. The Council's borrowing strategy continues to address the key issue of affordability without compromising the longer-term stability of the debt portfolio.

After substantial rises in interest rates since 2021 central banks have now begun to reduce their policy rates, albeit slowly. Except in the much long term gilt yields have decreased slightly over the period, reflecting expectations of lower interest rates, a tepid economy and to some extent an improvement in the UK governments fiscal position following tax rises in the autumn budget.

The PWLB certainty rate for 10-year maturity loans was 5.38% at the beginning of the period and 5.34% at the end. The lowest available 10-year maturity certainty rate was 5.17% and the highest was 5.62%. Rates for 20-year maturity loans ranged from 5.71% to 6.30% during the period, and 50-year maturity loans from 5.46% to 6.14%. The cost of short-term borrowing from other local authorities has been similar to Base Rate during the period at 4.0% to 4.5%.

CIPFA's 2021 Prudential Code is clear that local authorities must not borrow to invest primarily for financial return and that it is not prudent for local authorities to make any investment or spending decision that will increase the capital financing requirement and so may lead to new borrowing, unless directly and primarily related to the functions of the Authority. PWLB loans are no longer available to local authorities planning to buy investment assets primarily for yield unless these loans are for refinancing purposes. The Authority has no new plans to borrow to invest primarily for financial return.

The PWLB HRA rate which is 0.4% below the certainty rate is available up to March 2026. This discounted rate is to support local authorities borrowing for the Housing Revenue Account and for refinancing existing HRA loans, providing a window of opportunity for HRA-related borrowing and to replace the Council's loans relating to the HRA maturing during this time frame. During 2025/26 the Council has utilised the PWLB HRA rate for a total of £21m of its £25m borrowing.

**Loans Portfolio:** On 31<sup>st</sup> December the Council held £176.7m of loans, an increase of £15.4m since 31<sup>st</sup> March 2025, as part of its strategy for funding previous and current years' capital programmes. Outstanding loans on 31<sup>st</sup> December are summarised in Table 3A below.

Table 3A: Borrowing Position

<b>PWLB Borrowing</b>	<b>Maturity Profile 31 March 2025 £'000</b>	<b>Net Movement £'000</b>	<b>Maturity Profile 31 December 2025 £'000</b>
<b>Term</b>			
12 Months	9,800	(9,100)	700
1 - 2 years	11,897	1,000	12,897
2 - 5 years	16,680	11,893	28,573
5 - 10 years	35,833	4,107	39,940
10 - 15 years	42,000	7,500	49,500
Over 15 years	45,090	0	45,090
<b>Total PWLB Debt</b>	<b>161,300</b>	<b>15,400</b>	<b>176,700</b>

The Council's borrowing decisions are not predicated on any one outcome for interest rates and a balanced portfolio of short-term and long-term borrowing was maintained.

There remains a strong argument for diversifying funding sources, particularly if rates can be achieved on alternatives which are below gilt yields + 0.80%. The Council will evaluate and pursue these lower cost solutions and opportunities with its advisor Arlingclose.

### **Treasury Management Investment Activity**

CIPFA revised TM Code defines treasury management investments as those which arise from the Authority's cash flows or treasury risk management activity that ultimately represents balances which need to be invested until the cash is required for use in the course of business.

The Council holds invested funds, representing income received in advance of expenditure plus balances and reserves held. During the year, the Council's investment balances ranged between £10.0 and £38.0 million due to timing differences between income and expenditure. The investment position is shown in table 4 below.

Table 4: Treasury Investment Position

Bank Name	Duration of Loan	B/Fwd 01/04/25 £000's	Amount Invested 2025/26 £000's	Amount Returned 2025/26 £000's	Balance Invested 31/12/25 £000's	Interest Received 31/12/25 £000's
Federated Fund 3	Call	3,000	2,657	(657)	5,000	(157)
Aberdeen Standard	Call	0	21,079	(16,079)	5,000	(79)
CCLA Public Sector Deposit Fund	1 Day Call	0	9,109	(4,109)	5,000	(109)
Aviva	Call	5,000	159	(159)	5,000	(159)
Invesco	Call	4,000	14,128	(13,128)	5,000	(128)
JP Morgan	Call	0	12,004	(7,004)	5,000	(4)
Goldman Sachs	Call	0	12,520	(7,520)	5,000	(20)
SSGA	Call	0	17,571	(12,571)	5,000	(71)
<b>Total</b>		<b>12,000</b>	<b>89,227</b>	<b>(61,227)</b>	<b>40,000</b>	<b>(727)</b>

### Overnight Investments

The balance of the daily surplus funds can be placed as overnight investments with the Councils bank which is Lloyds. The maximum amount invested with Lloyds in the first three quarters of the financial year was £4.987m. There has been no breach of the £5m limit set in the Treasury Management Strategy. For clarity, this limit relates to the amount invested and doesn't include interest accruing as a result. The interest earned from daily balances up to 31 December 2025 is £74,725.27.

Both the CIPFA Code and government guidance require the Council to invest its funds prudently, and to have regard to the security and liquidity of its treasury investments before seeking the optimum rate of return, or yield. The Council's objective when investing money is to strike an appropriate balance between risk and return, minimising the risk of incurring losses from defaults and the risk of receiving unsuitably low investment income.

As demonstrated by the liability benchmark in this report, the Council expects to be a long-term investor and treasury investments therefore include both short-term low risk instruments to manage day-to-day cash flows and longer-term instruments where limited additional risk is accepted in return for higher investment income to support local public services.

Bank Rate reduced from 4.50% to 4.25% in May 2025, followed by a further reduction to 4.00% in August 2025 and to 3.75% in December 2025. Short term interest rates have largely followed these levels. Money Market Rates ranged between 3.79% and

3.93% by the end of December 2025.

The progression of risk and return metrics are shown in the extracts from Arlingclose's quarterly investment benchmarking in Table 5 below.

Table 5: Investment Benchmarking – Treasury investments managed in-house

	<b>Credit Score</b>	<b>Credit Rating</b>	<b>Bail-in Exposure</b>	<b>Weighted Average Maturity (days)</b>	<b>Rate of Return %</b>
31.03.2025 31.12.2025	4.66	A+	76%	1	3.87
Similar Las/All LAs	4.59	A+	60%	13	3.94

\*Weighted average maturity

**Statutory override:** Further to consultations in April 2023 and December 2024 MHCLG wrote to finance directors in England in February 2025 regarding the statutory override on accounting for gains and losses in pooled investment funds. On the assumption that when published regulations follow this policy announcement, the statutory override will be extended up until the 1st April 2029 for investments already in place before 1st April 2024. The override will not apply to any new investments taken out on or after 1st April 2024.

### Non-Treasury Investments

The definition of investments in CIPFA's revised 2021 Treasury Management Code covers all the financial assets of the Authority as well as other non-financial assets which the Authority holds primarily for financial return. Investments that do not meet the definition of treasury management investments (i.e. management of surplus cash) are categorised as either for service purposes (made explicitly to further service objectives) and or for commercial purposes (made primarily for financial return).

Investment Guidance issued by the Ministry of Housing, Communities and Local Government (MHCLG) and Welsh Government also includes within the definition of investments all such assets held partially or wholly for financial return.

The Council also held £14.260m of such investments in

- Loans to Rykneld Homes Ltd £7.234m
- Loans to Northwood Group Ltd £7.026m

The Council held £23.3m of investments made for commercial purposes

- Directly owned property £23.3m

These investments generated £1.045m of investment income for the Council after taking account of direct costs, representing a rate of return of 5.58% as at 31<sup>st</sup> December 2025.

### **Treasury Performance**

The Council measures the financial performance of its treasury management activities both in terms of its impact on the revenue budget and its relationship to benchmark interest rates, as shown in table 6 below.

Table 6: Performance

	<b>Actual £m</b>	<b>Budget £m</b>	<b>Over/ under</b>	<b>Actual %</b>	<b>Benchmark %</b>	<b>Over/ under</b>
PWLB Borrowing	176.7	168.5	Over	3.94	4.86	Under
<b>Total borrowing</b>	176.7	168.5	Over	3.94	4.86	Under
<b>Total debt</b>	176.7	168.5	Over	3.94	4.86	Under
Investments (see table 4)	40.0	10.0	Over	3.87	4.50	Under
<b>Total treasury investments</b>	40.0	10.0	Over	3.87	4.50	Under

### **Compliance**

The S151 Officer reports that all treasury management activities undertaken during the half year complied fully with the principles in the Treasury Management Code and the Council's approved Treasury Management Strategy. Compliance with specific investment limits is demonstrated in table 7 below.

Table 7: Investment Limits

	<b>2025/26 Maximum per counterparty</b>	<b>31.12.25 Actual</b>	<b>2025/26 Limit</b>	<b>Complied?</b>
The UK Government	Unlimited	£0m	n/a	Yes
Local authorities & other government entities	£5m	£0m	Unlimited	Yes
Secured investments	£5m	£0m	Unlimited	Yes
Banks (unsecured)	£5m	£0m	Unlimited	Yes
Building societies (unsecured)	£5m	£0m	£20m	Yes
Registered providers (unsecured)	£5m	£0m	£20m	Yes
Money market funds	£5m	£40.0m	Unlimited	Yes
Strategic pooled funds	£5m	£0m	£20m	Yes
Real Estate Investment Trusts	£5m	£0m	£20m	Yes
Other investments	£5m	£0m	£20m	Yes

Compliance with the Authorised Limit and Operational Boundary for external debt is demonstrated in table 8 below.

Table 8: Debt and the Authorised Limit and Operational Boundary

	<b>Q3 2025/26 Maximum £m</b>	<b>31.12.25 Actual £m</b>	<b>2025/26 Operational Boundary £m</b>	<b>2025/26 Authorised Limit £m</b>	<b>Complied?</b>
Borrowing	168.5	176.7	239.3	244.3	Yes
<b>Total debt</b>	<b>168.5</b>	<b>176.7</b>	<b>239.3</b>	<b>244.3</b>	Yes

Since the operational boundary is a management tool for in-year monitoring it is not significant if the operational boundary is breached on occasions due to variations in cash flow, and this is not counted as a compliance failure.

### Treasury Management Prudential Indicators

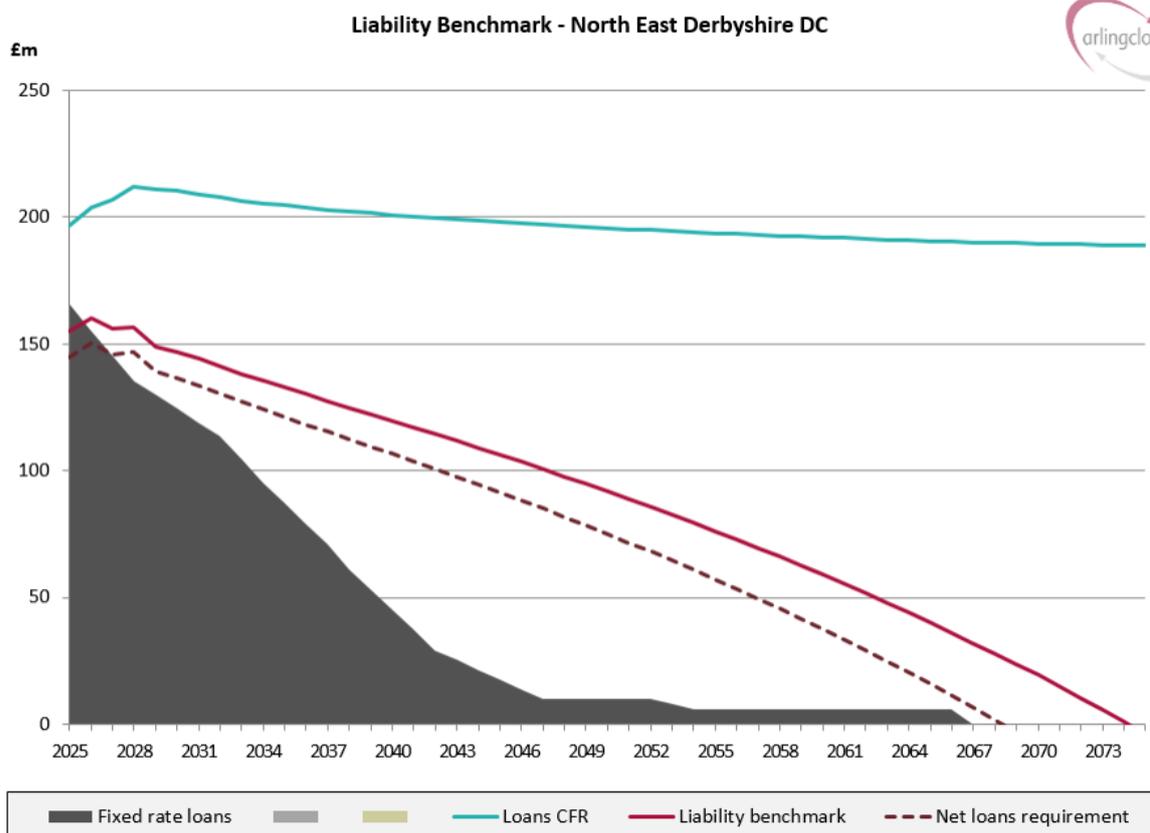
As required by the 2021 CIPFA Treasury Management Code, the Council monitors and measures the following treasury management prudential indicators.

## 1. Liability Benchmark:

This new indicator compares the Council's actual existing borrowing against a liability benchmark that has been calculated to show the lowest risk level of borrowing. The liability benchmark is an important tool to help establish whether the Council is likely to be a long-term borrower or long-term investor in the future, and so shape its strategic focus and decision making. It represents an estimate of the cumulative amount of external borrowing the Council must hold to fund its current capital and revenue plans while keeping treasury investments at the minimum level of £10m required to manage day-to-day cash flow.

	<b>31.3.25 Actual</b>	<b>31.3.26 Forecast</b>	<b>31.3.27 Forecast</b>	<b>31.3.28 Forecast</b>
Loans CFR	199.4	234.3	237.0	234.0
Less: Balance sheet resources	(50.8)	(75.0)	(71.3)	(69.3)
<b>Net loans requirement</b>	<b>148.6</b>	<b>159.3</b>	<b>165.7</b>	<b>164.7</b>
Plus: Liquidity allowance	10.0	10.0	10.0	10.0
<b>Liability benchmark</b>	<b>158.6</b>	<b>169.3</b>	<b>175.7</b>	<b>174.7</b>
<b>Existing borrowing</b>	<b>161.3</b>	<b>168.5</b>	<b>175.1</b>	<b>174.2</b>

Following on from the medium-term forecast above, the long-term liability benchmark assumes capital expenditure funded by borrowing of £14.9m in 2025/26, minimum revenue provision on new capital expenditure based on a 50-year asset life. This is shown in the chart below together with the maturity profile of the Council's existing borrowing.



Whilst borrowing may be above the liability benchmark, strategies involving borrowing which is significantly above the liability benchmark carry higher risk.

2. Maturity Structure of Borrowing: This indicator is set to control the Council's exposure to refinancing risk. The upper and lower limits on the maturity structure of all borrowing were:

	Upper Limit	Lower Limit	31.12.25 Actual	Complied?
Under 12 months	20%	0%	5.81%	Yes
12 months and within 24 months	20%	0%	7.27%	Yes
24 months and within 5 years	40%	0%	11.10%	Yes
5 years and within 10 years	40%	0%	24.72%	Yes
10 years and above	90%	0%	51.09%	Yes

Time periods start on the first day of each financial year. The maturity date of borrowing is the earliest date on which the lender can demand repayment.

3. Long-term Treasury Management Investments: The purpose of this indicator is to control the Council's exposure to the risk of incurring losses by seeking early repayment of its investments. The prudential limits on the long-term treasury management limits are:

	2025/26	2026/27	2027/28	No fixed date
Limit on principal invested beyond year end	£20m	£20m	£20m	£20m
Actual principal invested beyond year end	£0m	£0m	£0m	£0m
Complied?	Yes	Yes	Yes	Yes

Long-term investments with no fixed maturity date include strategic pooled funds, real estate investment trusts and directly held equity but exclude money market funds and bank accounts with no fixed maturity date as these are considered short-term.

#### Additional indicators

Security: The Council has adopted a voluntary measure of its exposure to credit risk by monitoring the value-weighted average credit rating of its investment portfolio. This is calculated by applying a score to each investment (AAA=1, AA+=2, etc.) and taking the arithmetic average, weighted by the size of each investment. Unrated investments are assigned a score based on their perceived risk.

	2025/26 Target	31.12.25 Actual	Complied?
Portfolio average credit rating	<3.0	1.00	Yes

Liquidity: The Council has adopted a voluntary measure of its exposure to liquidity risk by monitoring the amount of cash available to meet unexpected payments within a rolling three-month period, without additional borrowing / it can borrow each period without giving prior notice.

	2025/26 Target £m	31.12.25 Actual £m	Complied?
Total cash available within 3 months	10.0	40.0	Yes

Interest Rate Exposures: This indicator is set to control the Council's exposure to interest rate risk.

Interest rate risk indicator	2025/26 Target	31.12.25 Actual	Complied
Upper limit on one-year revenue impact of a 1% <u>rise</u> in interest rates	£1.75m	£0.0m	Yes
Upper limit on one-year revenue impact of a 1% <u>fall</u> in interest rates	(£1.75m)	£0.0m	Yes

For context, the changes in interest rates during the quarter were:

	<u>31/3/25</u>	<u>31/12/25</u>
Bank Rate	4.50%	3.75%
1-year PWLB certainty rate, maturity loans	4.82%	4.37%
5-year PWLB certainty rate, maturity loans	4.94%	4.78%
10-year PWLB certainty rate, maturity loans	5.38%	5.34%
20-year PWLB certainty rate, maturity loans	5.88%	5.88%
50-year PWLB certainty rate, maturity loans	5.63%	5.71%

The impact of a change in interest rates is calculated on the assumption that maturing loans and investment will be replaced at new market rates.

**Prudential Indicators - Quarter 3 2025/26**

The Council measures and manages its capital expenditure, borrowing and commercial and service investments with references to the following indicators.

It is a requirement of the Chartered Institute of Public Finance and Accountancy (CIPFA) Prudential Code that these are reported on a quarterly basis.

**Capital Expenditure:**

The Council has undertaken and is planning capital expenditure as summarised below.

	<b>2024/25 actual £m</b>	<b>2025/26 forecast £m</b>	<b>2026/27 budget £m</b>	<b>2027/28 budget £m</b>
General Fund services	£20.696	£23.330	£4.965	£4.154
Council housing (HRA)	£33.035	£23.749	£28.886	£26.479
Capital investments	£0.000	£0.000	£0.000	£0.000
<b>Total</b>	<b>£53.731</b>	<b>£47.079</b>	<b>£33.851</b>	<b>£30.633</b>

The main General Fund capital projects to date have included General Asset Refurbishment Schemes, Mill Lane Asset Refurbishment Scheme, Coney Green Telephony System Replacement, Vehicle Replacement, Clay Cross Towns Fund Projects, the rebuilding of Sharley Park Active Community Hub, the fuel island project and Southern Vehicle Hub. HRA capital expenditure is recorded separately and to date includes capital works on Council Dwellings including the warm homes project, North Wingfield New build Project and Stonebroom replacement housing and a stock purchase programme.

**Capital Financing Requirement:**

The Council's cumulative outstanding amount of debt finance is measured by the capital financing requirement (CFR). This increases with new debt-financed capital expenditure and reduces with MRP/loans fund repayments and capital receipts used to replace debt.

	<b>31.3.2025 actual £m</b>	<b>31.3.2026 forecast £m</b>	<b>31.3.2027 budget £m</b>	<b>31.3.2028 budget £m</b>
General Fund services	£35.173	£35.931	£31.745	£28.650
Council housing (HRA)	£164.191	£198.326	£205.320	£205.319
Capital investments	£0.000	£0.000	£0.000	£0.000
<b>TOTAL CFR</b>	<b>£199.364</b>	<b>£234.256</b>	<b>£237.065</b>	<b>£233.969</b>

### **Gross Debt and the Capital Financing Requirement:**

Statutory guidance is that debt should remain below the capital financing requirement, except in the short term. The Council has complied and expects to continue to comply with this requirement in the medium term as is shown below.

	<b>31.3.2025 actual £m</b>	<b>31.3.2026 forecast £m</b>	<b>31.3.2027 budget £m</b>	<b>31.3.2028 budget £m</b>	<b>Debt at 31.12.2025 £m</b>
Debt (incl. PFI & leases)	£161.300	£168.500	£175.103	£174.209	£176.700
Capital Financing Requirement	£199.364	£234.256	£237.065	£233.969	

### **Debt and the Authorised Limit and Operational Boundary:**

The Authority is legally obliged to set an affordable borrowing limit (also termed the Authorised Limit for external debt) each year. In line with statutory guidance, a lower “operational boundary” is also set as a warning level should debt approach the limit.

	<b>Maximum debt Q2 2025/26 £m</b>	<b>Debt at 31.12.25 £m</b>	<b>2025/26 Authorised Limit £m</b>	<b>2025/26 Operational Boundary £m</b>	<b>Complied?</b>
Borrowing	£168.500	£176.700	£244.260	£239.260	Yes
<b>Total debt</b>	<b>£168.500</b>	<b>£176.700</b>	<b>£244.260</b>	<b>£239.260</b>	Yes

Since the operational boundary is a management tool for in-year monitoring it is not significant if the boundary is breached on occasions due to variations in cash flow, and this is not counted as a compliance failure.

**Net Income from Commercial and Service Investments to Net Revenue Stream:**

The Council's income from commercial and service investments as a proportion of its net revenue stream has been and is expected to be as indicated below.

	<b>2024/25 actual £m</b>	<b>2025/26 forecast £m</b>	<b>2026/27 budget £m</b>	<b>2027/28 budget £m</b>
Total net income from service and commercial investments	1.212	0.978	0.828	0.703
Proportion of net revenue stream	7.20%	5.00%	4.19%	3.45%

**Proportion of Financing Costs to Net Revenue Stream:**

Although capital expenditure is not charged directly to the revenue budget, interest payable on loans and MRP are charged to revenue.

The net annual charge is known as financing costs; this is compared to the net revenue stream i.e. the amount funded from Council Tax, business rates and general government grants.

	<b>2024/25 actual</b>	<b>2025/26 forecast</b>	<b>2026/27 budget</b>	<b>2027/28 budget</b>
Financing costs (£m)	(0.640)	0.720	1.099	1.293
Proportion of net revenue stream	(3.80%)	3.68%	5.56%	6.34%

**Treasury Management Indicators:**

These indicators (Liability Benchmark, Maturity Structure of Borrowing, Long-Term Treasury Management Investments) are within the TM Appendix 1 Treasury Management Q3 Monitoring 2025/26.

# Agenda Item 14

By virtue of paragraph(s) 3, 5 of Part 1 of Schedule 12A of the Local Government Act 1972.

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