

MINUTES OF CABINET

6 OCTOBER 2026

Held at the Council Chamber, Town Hall, Evreux Way, Rugby

PRESENT:

Councillors C Edwards, S Edwards, McKenzie, Mistry, Pimm and O'Rourke.

Councillors Gillias, Poole, Stewart and Ward were also in attendance.

Officers in attendance:

Dan Green (Chief Executive), Andrew Grant (Strategic Director – Operations and Transformation), Michelle Dickson (Strategic Director – Communities), John Murphy (Monitoring Officer/Chief Officer – Legal and Governance), Nicola Smith (Strategic Director – Place), Richard Kiernan (Senior Projects Manager) and Claire Waleczek (Democratic and Support Services Manager).

52. APPOINTMENT OF CHAIR FOR THE MEETING

RESOLVED THAT – Councillor O'Rourke be appointed Chair of the meeting.

53. MINUTES

The minutes of the meeting held on 8 September 2026 were approved and signed by the Chair.

54. APOLOGIES FOR ABSENCE

Apologies for absence from the meeting were received from Councillors Robinson and Roodhouse.

55. DECLARATIONS OF INTERESTS

Item 7 of Part 1 – Coton Park East Design Code – Councillor C Edwards (other registrable interest as defined by the Council's Code of Conduct for Councillors by virtue of being a resident of Coton Park).

Item 9 of Part 1 – Brandon Stadium – approval to issue soft market testing pack – Councillors Poole and Ward (other registrable interest as defined by the Council's Code of Conduct for Councillors by virtue of being a resident of the ward in which the site is located and Ward Councillor).

56. PUBLIC QUESTION TIME

There were no questions from members of the public.

57. MATTERS REFERRED FROM SCRUTINY COMMITTEE OR COUNCIL

There were no matters to be considered.

Growth and Investment Portfolio

58. COTON PARK EAST DESIGN CODE – CONSULTATION DRAFT

Cabinet considered the report of the Strategic Director - Place (Part 1 – agenda item 7) concerning the proposed approval of the draft Coton Park East Design Code for public consultation.

Options considered

The alternative option would be to not approve the Coton Park East Design Code for public consultation.

Reasons for decision

The proposed consultation would invite feedback on the design code which seeks to guide and improve development on land at Coton Park East, proposed for allocation in the emerging local plan for employment uses.

RESOLVED THAT –

- (1) the draft Coton Park East Design Code (Appendix 3) be approved for 4 weeks' public consultation; and
- (2) delegated authority be given to the Strategic Director for Place to make minor amendments as necessary to the document before it is published for public consultation.

Communities, Housing and Safety portfolio

59. TENANT SATISFACTION MEASURES: RESULTS FOR 2025-26

Cabinet considered the report of the Strategic Director – Communities (Part 1 – agenda item 8) concerning this Council's Tenant Satisfaction Measures for 2025/26 which are reported to the Regulator of Social Housing (RSH) each year.

Options considered

The report is for noting so there were no options for consideration.

Reasons for decision

The reporting of the measures to Cabinet ensures that Members are aware of how tenants perceive the quality of the landlord's service. This data will help to support the continuous improvement of landlord services whilst making best use of resources.

RESOLVED THAT – the 2025-26 Tenant Satisfaction Measures be noted.

Environment and Climate Portfolio

60. BRANDON STADIUM – APPROVAL TO ISSUE SOFT MARKET TESTING PACK

Cabinet considered the report of the Strategic Director – Operations and Transformation (Part 1 – agenda item 9) concerning proposals to issue the Brandon Stadium Soft Market Testing Pack through the Council's agreed portal.

Options considered

- (1) Approve issue of the three key Soft Market Testing documents.
- (2) Approve the direction of travel but require further amendments before issue.
- (3) Defer issue pending further officer work.
- (4) Do not approve issue of the Soft Market Testing documents.

Reasons for decision

The recommendation gives effect to the staged approach approved by Cabinet on 29 June 2026. It allows the Council to test market appetite, deliverability, funding assumptions, operator capability, likely Council role and future legal/procurement implications without committing to any procurement, acquisition, disposal, CPO, operator, funding or delivery route. It preserves Cabinet oversight and enables any later decision to be evidence-led rather than assumption-led.

RESOLVED THAT –

- (1) Cabinet notes the decision taken on 29 June 2026 to continue the Brandon Stadium project into a limited and controlled preparatory phase, and that a further Cabinet decision was required before any market-facing Soft Market Testing document could be issued or any substantive commitment made; the governance advice accompanying that decision identified the subsequent decision to proceed with Soft Market Testing as a key decision;
- (2) Cabinet approves the proposed Brandon Stadium Soft Market Testing Pack at Appendix 1, comprising the following:
 - Soft Market Testing Brief,
 - Appendix A – Response Questionnaire; and
 - Appendix B – Participation Conditions, Disclaimer and FAQ ;
- (3) Cabinet approves the publication and administration of the Soft Market Testing exercise through the Council's agreed portal for a response period of not less than six weeks, with the final opening, clarification and closing dates to be confirmed by the Strategic Director – Operations and Transformation in consultation with Procurement, Legal Services and the Monitoring Officer;
- (4) Cabinet authorises the Strategic Director – Operations and Transformation, in consultation with the Portfolio Holder, Monitoring Officer, Legal Services, Procurement and Finance, to make any final non-material drafting, formatting, version-control or portal-publication amendments required before issue, provided that those amendments do not alter the purpose, scope, safeguards or decision-making route approved by Cabinet;

- (5) Cabinet confirms that the Soft Market Testing exercise must be conducted in accordance with the safeguards set out in this report, including planning neutrality, separation from Development Management, equal information for all participants, formal clarification controls, no informal assurances and no preferential engagement with any party;
- (6) Cabinet confirms that the Soft Market Testing exercise is non-binding and evidence-gathering only and does not constitute a procurement process, operator selection, land acquisition decision, land disposal decision, compulsory purchase decision, funding commitment, subsidy commitment, indemnity arrangement or commitment to a final delivery model;
- (7) Cabinet requires officers to report the Soft Market Testing findings back to Cabinet before any further substantive step is taken, including the commencement of any procurement or operator-selection process, acquisition, disposal, indemnity, subsidy, CPO preparation or CPO decision;
- (8) Cabinet notes the Government's announcement of 7 September 2026 that the July 2026 Local Government Reorganisation decision affecting Warwickshire is under review and that work to implement that decision has been paused, and requires the Soft Market Testing Findings Report, and any subsequent substantive proposal, to identify and take account of the local government structure, governance arrangements and any statutory transition controls in force at that time.

CHAIR