

Agenda



HYNDBURN

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Special Scrutiny Committee

Tuesday, 4th August, 2026 at 4.00 pm,
Queen Elizabeth Room, Scaitcliffe House, Ormerod Street, Accrington

Membership

Chair: Councillor Clare Yates

Councillors Mike Booth, Stewart Eaves, Shabir Fazal OBE, Jordan Fox, Zak Khan,
Anthony Mitchell and Mohammed Younis

A G E N D A

1 Apologies for Absence and Substitutions

2 Declarations of Interest and Dispensations

3 Minutes of the last Meeting (Pages 3 - 6)

The minutes of the last meeting of the Special Overview & Scrutiny Committee, held on 25th March 2026, are submitted for approval as a correct record.

Recommended - That the minutes be received and approved as a correct record.

4 Work Programme (Pages 7 - 24)



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Published on Monday, 27 July 2026
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This report requests that the Overview and Scrutiny Committees give consideration to the proposed work programmes for 2026-27.

Recommended – That the work programme for 2026-27 be approved.

5 Huncoat Garden Village Project (Pages 25 - 30)

To provide Special Overview and Scrutiny Committee with an update on the Huncoat Garden Village project.

Recommendations - That progress being made with the Huncoat Garden Village project be noted.

6 Exclusion of the Public

Recommended - That, in accordance with Section 100A(4) Local Government Act 1972, the public be excluded from the meeting during the following item, when it is likely, in view of the nature of the proceedings, that there would otherwise be disclosure of exempt information within the Paragraph at Schedule 12A of the Act specified at the item.

7 Appointment of Co-optees for 2026/27 (Pages 31 - 36)

(Exempt information under the Local Government Act 1972, Schedule 12A, Paragraph 1 – Information relating to any individual)

To consider the nominations and applications for the vacant co-optee positions on the Special Overview & Scrutiny Committee and to make recommendations to Full Council for approval.

Recommended - That recommendations are made to Full Council for the appointment of the vacant co-optee positions on the Special Overview & Scrutiny Committee.

SPECIAL SCRUTINY COMMITTEE

Wednesday, 25th March, 2026

Present:	Councillor Kate Walsh (in the Chair), Councillors Judith Addison, Mike Booth (Vice Chair), Bernard Dawson MBE and Zak Khan Co-optees: Shahed Mahmood
In Attendance:	Councillors Clare Pritchard – Cabinet Portfolio Holder for Transformation and Town Centres Steve Riley – Executive Director (Environment)
Apologies	Councillors Josh Allen, Heather Anderson, Clare McKenna, Clare Yates and Mohammed Younis

361 Apologies for Absence and Substitutions

Apologies for absence were submitted on behalf of Councillors Allen, Anderson, Yates and Younis.

Councillors Dawson and Addison acted as substitute representatives on behalf of Councillors Anderson and Allen, respectively.

362 Declarations of Interest and Dispensations

There were no declarations of interest or dispensations announced at the meeting.

363 Minutes of the last Meeting

The Minutes of the meeting of Cabinet held on 18th November 2025, were submitted for approval as a correct record.

Resolved - **That the Minutes be received and approved as a correct record.**

364 Town Centre Levelling Up Project Progress

The Cabinet Portfolio Holder for Transformation and Town Centres, with the support of the Executive Director (Environment) submitted a report to update the Committee on the Levelling Up funded (LUF) town centre projects.

The report set out the purpose of the Levelling Up Fund and explained that its focus was on capital investment in local infrastructure projects that required up to £20m. In January 2022 the Council's Cabinet approved recommendations that the LUF submission should focus around three principal interventions:

1. Redevelopment within the Indoor Market Hall and removal of the outdoor pavilions along Peel Street to provide an enhanced food and drink offering alongside traditional market stalls and new leisure offering – the intervention known as Market Hall.
2. Acquisition and external façade improvements/roof repairs to the properties of 43-59 Blackburn Road/2-4 Church Street – the intervention known as Market Chambers.
3. Acquisition and redevelopment to the block 61-69 Blackburn Road to provide for a shared workspace offering – the intervention known as Burtons Chambers.

The report also set out further information on:

- Acquisitions – within Market Chambers
- Phase 1 Construction Contract – work procured has been completed and defects resolved.
- Phase 2 Construction Contract (fit-out) – details provided
- Monitoring/reporting – reporting requirements to MHCLG is now six monthly, the spending deadline has been extended to March 2028. Details were also provided in respect of local employment by the Phase 2 contractor.
- Budget – details provided.
- Programme -there was now a working assumption that the construction works to Burton's Chambers would be 'practically' completed by 6 July 2026 and the Market Hall by 13th July 2026. The date of the Market Hall re-opening had changed to November 2026, due to agreement that the Council would now manage day to day operations.

Members of the Committee were invited to further scrutinize the report at the meeting and submitted comments and questions on the following issues:

- When would business be able to trade again?
- What plans were in place to advertise and promote the re-opening of the Market Hall?
- Was there any events plan particularly for the Asian community?
- Would there be stalls that sold halal foods?
- Which traders would be provided with stalls in the Market Hall and would there be enough to fill the Market Hall?
- Would there be a diverse range of stalls in the Market Hall catering for all members of the community?
- When would rents commence in the Market Hall?
- What plans were in place to ensure that there would be enough parking spaces for people visiting businesses in Accrington Town Centre?
- A suggestion that electric charging points should be restricted to two hours, during times of events, so that these spaces could be used as additional parking spaces.
- That street signage should be clear to avoid misunderstandings in respect of parking restrictions.
- Had CPOs on the Market Chambers been completed?
- What had the cost of using compulsory purchase orders on the Market Chambers?
- In respect of Phase 1 properties, had the cost of resolving defects been included in the contract?
- Concern that there were not more local people employed on the contracts. Would it be possible to ensure that more local people were given the opportunity of employment?
- Hyndburn Council had paid £1.3m for the acquisition of the town centre properties. This seemed a lot of money, did Hyndburn Council pay out more than it should have done?

- Why had there been a delay in the re-opening of the Market Hall?
- When will the Council be able to confirm which traders will be moving into the Market Hall so that design work of the stalls is able to be progressed?
- Concern that the deadlines for the re-opening of the Market Hall would be delayed further and that there was also a risk of market stalls not being fully occupied.

Responses to the above comments and questions were provided as follows:

Businesses Trading and Local Employment

- The opening of the Market Hall and Burtons Chambers was currently planned for November 2026 to align with the Christmas Lights switch on event, once all traders had decanted back to the Market Hall. As part of the contract for Levelling Up works, it had been ensured that social value had been included, meaning that the contractor would aim to employ as locally as possible. However, the contract for the Market Hall was of a specialist nature so there were limitations on the appointment of suitably qualified contractors and those that are employed by it. However, whilst the location of many sub-contractors were not based in the Borough, (almost all within the NW area) the very latest numbers showed 20 people working on the sites lived in the Borough/the local area.

The phase 2 contractor had also liaised with Accrington and Rossendale College to provide work-based experience for a number of their construction course students and employed 2 local people themselves.

Advertisement and Promotion of progress of the Town Centre Levelling Up Project

- A budget had been set for advertisement and promotion events but further ideas were invited for events. Events were not being distinguished for any particular part of the community but would be aimed at everyone. Organisations were encouraged to come forward to run events with the support of the Council. Grants were available through the Council annual event funding programme.

Compulsory Purchase of the Market Chambers

- The process of valuing a compulsory purchase order was explained at the meeting, including that national compensation guidance was used. The valuation was established by the Council's independent property consultants, CBRE. Valuations were for the properties, businesses and residential flats included within the properties. The process of compulsory purchase had not delayed the projects because this had not been used to acquire the buildings as there had been successful negotiations with owners and businesses to sell by agreement. However, the CPO process had been concluded to ensure that a small number of unregistered parcels of land were included within the land registration process to protect the Council against any future issues.

Parking

- Hyndburn Borough Council provides a number of free off street parking location in the Town Centre but Lancashire County Council (as the Highways Authority) was responsible for on-street parking and consequently, there decided parking time restrictions. The electric charging points were also the responsibility of Lancashire County Council and therefore, some of the issues previously raised would be raised with the County Council.

The Market Hall

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Traders who had previously had stalls on the Market would be given first choice to return to the Market Hall but additional market traders and food and beverage traders were actively being sought. It was envisaged that stalls would offer a variety of goods. Rental rates and start dates had not yet been set but a report would be submitted to the April Cabinet. It was reported that there were plans for a variety of food offerings and a bar at one end of the ground floor, with the remaining traditional market style traders at the other end.

It was anticipated that the main phase 2 construction works to the Market Hall would be complete late July followed by the fit out. Recruitment of traders had been planned to be progressed fully once rental rates had been set, allowing for leases to be signed before opening. This confirmation would then allow kitchen fit-outs to be tailored to the food style, although fit out would begin for general traders, this would be more generic. The aim was for this to be complete before the Market Hall re-opening in November.

- Resolved**
- 1) That the Executive Director (Environment) circulates the cost of the compulsory purchase process for the acquisition of the town centre properties in respect of the Levelling Up Projects, to all Members of the Special Overview & Scrutiny Committee: and**
 - 2) That it be recommended that Cabinet set a deadline for the end of July 2026, for traders to confirm lease agreements on the Market Hall.**

Signed:.....

Date:

Chair of the meeting
At which the minutes were confirmed

Agenda Item 4

REPORT TO:		Resources Overview & Scrutiny Committee; Communities and Wellbeing Overview & Scrutiny Committee; Special Overview & Scrutiny Committee	
DATE:		29 th July 2026; 30 th July 2026; 4 th August 2026	
REPORT OF:		Cllr Stephen Button (Chair of the Resources Overview & Scrutiny Committee); Cllr Stewart Eaves; Cllr Clare Yates	
REPORT AUTHOR:		Susan Gardner, Scrutiny and Policy Officer	
TITLE OF REPORT:		Overview and Scrutiny Work Programmes 2026-27	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	No	Not applicable	
KEY DECISION:	No	If yes, date of publication:	

1. **Purpose of Report**

- 1.1 This report requests that the Overview and Scrutiny Committees give consideration to the proposed work programmes for 2026-27.

2. **Recommendations**

- 2.1 That the Overview & Scrutiny Committee, having given consideration, approve the attached Work Programmed for the Overview & Scrutiny Committee for 2026-27.

3. **Reasons for Recommendations and Background**

- 3.1 At the beginning of each municipal year, the Council's Overview and Scrutiny Committees each agree a work programme for the year.
- 3.2 The process for agreeing the work programme is set out in Overview and Scrutiny procedure rule C6(a) as follows;

"The chair and vice chair of each overview and scrutiny committee will meet with the Cabinet within four weeks of each Annual Meeting to discuss the Cabinet's policy

priorities for the coming year. The chairs and vice chairs will propose a draft work programme for their committee within two weeks of that meeting. The draft work programmes will be submitted to the next following meeting of the Cabinet for comment and the draft work programme for each overview and scrutiny committee will then be submitted to the next following meeting of that committee (together with any comments or recommendations from the Cabinet) for approval.”

- 3.3 There were no comments received from Cabinet for the Committee to consider.
- 3.4 The work programmes have been developed following consideration of the Council's guide for selecting items for scrutiny and consultation including:
- Emails to all Councillors
 - Suggestions sought from all service managers
 - Social media coverage for public suggestions
 - Informal meeting with the Chairs and Vice-Chairs of the Scrutiny Committees.
 - Consultation with the Leader of the Council
- 3.5 There were forty suggestions for items received for consideration for Scrutiny from Service Heads, Councillors and members of the public. Items of a similar nature have been merged. These items were discussed in depth by the Scrutiny Chairs and Vice-Chairs before producing the work programmes. It should be noted that there were far too many suggested items for all of them to be included in the work programmes and therefore, some items had to be rejected on that basis.
- 3.6 Several items, including statutory items and previously agreed standing items (as listed at the end of the appended Work Programmes) have been included in the work programme.
- 3.7 Items which were not deemed suitable for Scrutiny have not been included in the programmes.
- 3.8 The Chairs of the Scrutiny Committees have sought to provisionally allocate items to specific meetings. These may be subject to change during the year.
- 3.9 As in previous years, additional items can be added to the work programmes as the year progresses following scrutiny procedure rules.
- 3.10 The three Overview and Scrutiny Work Programmes can be seen in Appendix 1.
- 3.11 All suggested items (including those rejected and reasons for rejection) can be seen in Appendix 2.

4. Alternative Options considered and Reasons for Rejection

4.1 **Not applicable to this report**

5. Consultations

5.1 All Councillors and Service Heads were given the opportunity to contribute to the Overview and Scrutiny Work Programme.

5.2 Members of the public were invited to suggest items via social media.

6. Implications

Financial implications (including any future financial commitments for the Council)	None arising from this report
Legal and human rights implications	Not applicable
Assessment of risk	Not applicable
Equality and diversity implications <i>A Customer First Analysis should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	Not applicable

7. Local Government (Access to Information) Act 1985: List of Background Papers

7.1 Hyndburn Borough Council – Constitution (Part 4,C) – - [Hyndburn Borough Council](#)
Hyndburn Borough Council – Cabinet (24/06/25) - - [Hyndburn Borough Council](#)

8. Freedom of Information

8.1 The report does not contain exempt information under the Local Government Act 1972, Schedule 12A and all information can be disclosed under the Freedom of Information Act 2000.

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Appendix 1 – Overview and Scrutiny Work Programmes 2026/27

Resources Overview and Scrutiny Committee Work Programme 2026-27			
Date (4pm start unless otherwise stated)	Item	Reason	Requested Attendance
29 th July 2026	Work Programme	To approve the 2026-27 Work Programme	Susan Gardner, Scrutiny and Policy Officer
	Corporate Strategy	To review progress made of the Corporate Strategy	Stuart Sambrook, Policy Manager
	Nominations of Co-optees	To consider the appointment of Co-optees to the Committee.	Susan Gardner, Scrutiny and Policy Officer
	Skips Days	To monitor cost effectiveness of Skip Days	Mick Coyne, Waste Services Manager
11 th November 2026	Budget Monitoring	To inform members of the financial spending of the Council up to current time and the financial forecast outturn position for the Accounting Year 2024/25.	Martin Dyson, Executive Director, Resources
	Cabinet Action Fund	To consider usage of the Cabinet Action Fund.	Martin Dyson, Executive Director, Resources
	Hyndburn Leisure Review	To provide the annual Hyndburn Leisure Review, including an update on Mercer Hall, Great Harwood.	Lyndsey Sims, CEO Hyndburn Leisure Trust
9 th December 2026	Local Government Review Update	To update Members on progression with the Local Government Review.	Dave Welsby/S. Sambrook

	Food Waste Collections	To update Members on the newly established food waste collections.	Craig Haraben, Head of Environmental Services
22nd February 2027	Prudential Indicators and Treasury Management Medium Term Financial Strategy General Fund Revenue Budget Capital Programme	Statutory duty to review the budget	Martin Dyson, Executive Director – Resources Leader of the Council, Deputy Leader of the Council & Leader of the Opposition
3rd March 2027	Environmental and Sustainability Issues	To review how resource implications affect progress with the environment and sustainability.	Policy Team
	Review of the Borough's Sports Pitches	To review fees and usage (value for money) of the Borough's sport's pitches.	Craig Haraben/L. Sims
Notes			

Communities and Wellbeing Overview and Scrutiny Committee Work Programme 2026-27			
Date (4pm Unless Otherwise stated)	Item	Reason	Requested Attendance
30th July 2026	Work Programme	To approve the 2026-27 Work Programme	Susan Gardner, Scrutiny and Policy Officer
	Nominations of Co-optees	To consider the appointment of Co-optees to the Committee.	Susan Gardner, Scrutiny and Policy Officer

	Dog Warden Service Update	To provide an update on the Council's Dog Warden service.	Craig Haraben, Head of Environmental Services
12th October 2026	Citizens Advice PAIRS (Parent and Infant Relationship Service) Hyndburn Family Hub	To consider annual Council financial support. To inform Members of the newly established service to Hyndburn and to decide how the Council can provide support. To inform Members of the services of the Hyndburn Family Hub.	CEO Citizens Advice Representative of PAIRS Representative of Hyndburn Family Hub
30th November 2026	Crime and Disorder and the Community Safety Partnership NEET (18-24 year olds not in employment, education or training)	To update Members on the work carried out by the Community Safety Partnership in the Borough and focus on issues of community cohesion. To consider the impact of NEET on residents of Hyndburn and how to provide support.	The Community Safety Manager Representative of Community Solutions/Job Centre
8th March 2027	Pride in Place Funding review (Neighbourhood Board) Youth Provision in the Borough Hyndburn Children's Services	To provide a brief progress report on the Pride in Place Funding. To update Members on the provision and adequacy of youth service in the Borough. To receive an update from Hyndburn Children's Services and its impact on the Borough.	Mark Hoyle, Head of Regeneration and Housing Representative from LCC Representative from LCC
Notes			

Special Overview and Scrutiny Committee Work Programme 2026-27			
Dates (4pm unless otherwise stated)	Item	Reason	Requested Attendance
4th August 2026	Work Programme	To approve the 2026-27 Work Programme	Susan Gardner, Scrutiny and Policy Officer
	Co-optee Report	To consider the appointment of Co-optees to the Committee.	Susan Gardner, Scrutiny & Policy Officer
	Huncoat Garden Village Project	To provide a general progress report on the Huncoat Garden Village Project.	Mark Hoyle, Head of Housing & Regeneration
14th October 2026	Levelling Up Fund Progress Report	To provide Members with an update on progress with the Levelling Up Fund project.	Steve Riley, Executive Director, Environment
	Local Plan Update	To provide an update on the Local Plan.	Adam Birkett, Head of Planning & Transportation
18th November 2026	Hyndburn Leisure – Community Events	To consider provision and attendance at community events in Hyndburn and consider if additional promotion is required.	Lyndsey Sims, CEO Hyndburn Leisure Trust.
	Dome Update	To provide a general update on progress with the Dome.	Kirsten Burnett
24th March 2027	Levelling Up Fund Progress Report	To provide a progress report towards the completion or after the completion of the Levelling Up Fund project.	Steve Riley, Executive Director, Environment.

	Market Hall Update	To consider the level of success of the re-opening of the Market Hall.	Paul Fox/Kirsten Burnett
Notes			

The following are standing items (Including Statutory items* and previously agreed standing items)

Crime and Disorder (Community Safety)* – Communities and Wellbeing

Budget Scrutiny* - Resources

Budget Monitoring (1-2 times per year) - Resources

Hyndburn Leisure Annual Report – Resources

Town Centre Levelling Up Project Progress (On agenda for alternate meetings) – Special

Citizens Advice

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Appendix 2 – All items suggested for the Overview and Scrutiny Work Programmes 2026/27

Scrutiny Topic	Suggested by	Reason for Suggestion	Scrutiny Officer Notes	Accepted / Rejected (If rejected include reason why)	Suggested Committee to review (If approved)
Corporate Strategy	Stuart Sambrook (Policy Manager)	To review progress made on the Council's Corporate Strategy		Accepted	Resources
Food Waste Collection Update	Craig Haraben (Head of Environmental Services)	To provide an update on the food waste collection service implemented April 2026.		Accepted	Resources
Recycling	Cllr S. Smithson	To review recycling rates and how we can improve (Information on food waste collection compared to other Council and other recycling)		Repeated – Food Waste item accepted.	Resources
Skip Days	Cllr S. Smithson	Review of service – cost and value for money.		Accepted	Resources
Flytipping and Litter	Cllr S. Smithson	Enforcement action, cost to the Council to collect this.		Rejected – item previously reviewed in 2025-26	Resources
Derelict Buildings	Cllr S. Smithson	Review the number of derelict/empty buildings, any enforcement action and plans to reduce.		Rejected – item previously reviewed in 2023-24	Resources
HMOs	Cllr S. Smithson	To review the current numbers of HMOs and the impact of HMOs in the borough.		Rejected – item previously reviewed in 2024-25 & 2025-26	Resources
Cabinet Action Fund	Cllr S. Smithson	Review of organisations given money and what benefits this money has given, review of the process and how members come to decisions.		Accepted	Resources
Grass Cutting	Cllr S. Smithson	Review of the service		Rejected – excessive number of items for the work programmes.	Resources
Environmental Protection	Cllr S. Smithson	Review of the service (dirty backyards, enforcement action, burning in Hyndburn)		Rejected – excessive number of items for the work programmes.	Resources

Planning Enforcement	Cllr S. Smithson	Review of the service.		Rejected -reviewed in 2025-26	Resources
Bulky Waste Collection and POPS collections	Cllr S. Smithson	Review of the service.		Rejected – excessive number of items for the work programmes	Resources
Sports Pitch Fees	Cllr S. Smithson	Review of cost and uptake.		Accepted	Resources
Pest Control	Cllr S. Smithson	Review of the service.		Rejected – reviewed 2023-24	Resources
Food Hygiene	Cllr S. Smithson	Review of service and how many businesses are compliant and how can we improve.		Rejected – excessive number of items for the work programmes	Resources
Parks and Open Spaces	Cllr S. Smithson	Review of the service, maintenance costs and green flags.		Rejected – excessive number of items for the work programmes	Resources
Hyndburn Leisure Trust Update	Cllr C. Yates	To provide an update on Mercer Hall, Great Harwood, now that the first phase of repurposing has been completed and the facility has re-opened.		Accepted – standing item	Resources
Youth Provision	Cllr S. Eaves	To provide an update on provision of youth service in the Borough.		Accepted	Communities & Wellbeing
Youth Initiatives	Cllr S. Fazal	Funding for youth initiatives to help young people have access to high quality, character building, activities that will keep them occupied in positive activity, reduce anti-social behaviour and build community cohesion.		Repeated – under Youth Provision item	Communities & Wellbeing
Review of Hyndburn Pension Scheme	Cllr S. Fazal	Due to issues relating to the Israel/Gaza war, should HBC be insisting that its pension contributions to the LCC Scheme be divested from any companies linked to the Israel Government or those working in or		Rejected – excessive number of items for work programmes	Resources

		selling goods from the occupied Palestinian territories.			
Market Hall – Resource Implications	Cllr S. Button	Resource implications around the completion of, opening phase of the Market Hall.		Accepted	Special
Town Centre – Resources Implication	Cllr S. Button	Resources implications in respect of Town Centre regeneration.		Rejected – excessive number of items for the work programmes	Resources
Digital Transformation (including AI)	Cllr S. Button	To review digital transformation in the Council and the use of AI in improving service efficiency.		Rejected – excessive number of items for the work programmes	Resources
Local Government Review (LGR)	Cllr S. Button	Consideration of Local Government Review in respect of implications around the Borough's key assets or services.		Accepted	Resources
Pension Provision	Cllr S. Button	To consider the rising resource implications of pension provision on the Council's finances and to assess the risks and considerations for LGR.		Rejected – excessive number of items for work programmes	Resources
Environmental and Sustainability Issues	Cllr S. Button	To review how resource implications affect progress with the environment and sustainability.			Resources
Onward Homes	Cllr S. Smithson	Review of Social Housing Services		Rejected – excessive number of items for the work programmes	Communities & Wellbeing
Dog Warden	Cllr S. Smithson	Update on the service and enforcement.		Accepted	Resources
Parent and Infant Relationship Service (PAIRS)	Cllr Yates	This is a new service to Hyndburn, commissioned by the ICB. PAIRS is already established in the unitary authorities of Blackpool and Blackburn with Darwen, but Hyndburn are lucky to be chosen as the first site in Lancashire. It would be good for the Council to be aware of the important work they do and offer any support they could.		Accepted	Communities and Wellbeing

Community Tensions	Cllr S. Fazal	Issues around community tensions arising from the anti-muslim narrative and how that is driving community tensions and a rise in the number of Islamophobic incidents. What can the Council do to counter the narrative and bring communities together.		Repeated – item would come under Community Safety Partnership (a standing item)	Communities and Wellbeing
Local Plan Update	Cllr S. Button	Review of the Local Plan (the Local Plan is due to be presented around the 16 th July at Full Council)		Accepted	Special
Regenerating Accrington Town Centre as a safe and welcoming place.	Cllr S. Fazal	How can regeneration of the town centre contribute to making Accrington town centre a place where everyone feels safe and welcome. What role does this have for supporting the drive to get young people involved in regeneration and positive activity?		Repeated – item could be included under the standing item Levelling Up Progress report	Special
Review events	Cllr S. Smithson	Cost and value for money and the benefits they bring to Hyndburn.		Accepted	Special
Devolution	Public	When Hyndburn becomes part of a larger Council how will decisions be made about the amount of money spent on each area? How will expenditure be approved? Will expenditure for individual areas be identified and reported? How will the total amount held in reserves be decided? Will there one main administration centre for the larger council? If so, how will its location be decided? How will Hyndburn Leisure & Community Centres be affected by the creation of a larger Council?		Repeated – item can be included under Local Government Review	Resources

		How will the location of funding by central government be allocated? Will residents be kept informed about the process of changing to a larger council? What will happen to any reserves held by an individual council for planned projects: How will FOI requests for information about individual areas be answered? Will each area keep their own records which will then be incorporated into a larger report? How will FOI requests for information about individual areas be answered? Will each area keep their own records which will then be incorporated into a larger report? How will the Councillors who make up the new larger Council be decided: Do all Councils use the same accounting software now? If not, does that mean extra spending on software for some Councils? Will Utility contracts and supplier contracts have to be renegotiated for the new larger Council? As an Officer of Great Harwood RBL, I am involved in inviting local Councillors to our events, will this change going forward if no Councillor from my local area be elected to the new Council? How will council tax be calculated? Hyndburn Council currently use employment agencies for various reasons one being the salaries they are allowed to offer are not			
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		comparative with other industries under the new Council, will there be any change to the level of salaries able to be offered to offset the use of agency staff. Will Devolution effect jobs within each existing Council?			
High Street Accelerator fund spending	Public	How was all the funding spent both on the High Street and the Greening Project? Were the people on the Accelerator Panel kept up to date with fund spending, by issuing regular financial reports? Were the panel advised about any consultancy fees which were being paid from the Accelerator funding? If any spend attracted recoverable VAT, was the full cost deducted from the Accelerator Fund ? Were all decisions discussed between and agreed by all the panel?		Rejected – excessive items for the work programmes	Resources
Freedom of Information Requests	Public	How are FOI requests processed? How many FOI'S have been requested over the last 2 years? What are the main topics of FOI' S over the last 2 years? What is the % of late replies for FOI'S for the last 2 years?		Rejected – excessive items for the work programmes	Resources
Leases for Council Owned Buildings	Public	How are the maintenance responsibilities split between the Council and the leaseholder? Please supply facts and figures relating to the building leased by the Council.		Rejected – excessive items for the work programmes	Resources

		What are the lease charges per building based on ?			
Hyndburn Family Hub	Cllr S. Eaves	To inform Members of the services of the Hyndburn Family Hub		Accepted	Communities and Wellbeing
Hyndburn Children's Services	Cllr S. Eaves	To receive an update from Hyndburn Children's Services and its impact on the Borough.		Accepted	Communities and Wellbeing
NEET (18-24 year olds not in employment, education and training)	Officer	To consider the impact of NEET on residents of Hyndburn and how to provide support.		Accepted	Communities and Wellbeing.

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REPORT TO:		Special Overview & Scrutiny Committee	
DATE:		04 August 2026	
PORTFOLIO:		Councillor Melissa Fisher - Deputy Leader of the Council (Housing and Regeneration)	
REPORT AUTHOR:		Mark Hoyle, Head of Regeneration and Housing	
TITLE OF REPORT:		General progress report on the Huncoat Garden Village Project.	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	Select: Y/N	Not applicable	
KEY DECISION:	No	If yes, date of publication:	

1. Purpose of Report

- 1.1 To provide Special Overview and Scrutiny Committee with an update on the Huncoat Garden Village project.

2. Recommendations

I recommend that Special Overview and Scrutiny Committee:

- 2.1 Note the progress being made with the Huncoat Garden Village (HGV) project and raise any questions arising from the report.

3. Reasons for Recommendations and Background

- 3.1 The HGV project forms a key part of Hyndburn Borough Council's growth plans. It is a residential-led, brownfield housing development project with the potential to transform the housing market within Hyndburn.
- 3.2 The HGV Masterplan and Framework and Delivery Strategy, approved by Cabinet in October 2021, sets out a framework for the new housing development and expanded settlement of Huncoat, with the Masterplan Framework becoming a material consideration for planning applications for the Garden Village area. A design code sets out good design principles including rules (the dos and don'ts) for the creation of a high-

quality residential development and environment and this will be used by Hyndburn Borough Council, landowners, developers, house builders, etc. as the project is delivered.

- 3.3 The £463 million project will bring back into beneficial use the site of the former Huncoat Power Station, and the site of the former Huncoat Colliery, to create an extension to the existing Huncoat village using new garden community principles. It will deliver 1,816 new homes of mixed tenure (including affordable and social housing) over a circa 15-year period, alongside a new local centre meeting amenity needs, an expanded primary school, 24 hectares of strategic and functional open space, including a safeguarded area of ecological importance, new woodland and networked open space, and infrastructure in the form of a new residential relief road, car parking provision at Huncoat Railway Station, and localised road junction upgrades as required.
- 3.4 HGV also forms a key part of the new Local Plan (Hyndburn 2040: Local Plan {Strategic Policies and Site Allocations}), Policy SP2.
- 3.5 Following the submission of a robust business plan, Homes England has awarded the Council a £29,897,722 grant for the HGV project towards key infrastructure costs as follows:
- A new 1.1km residential relief road connecting Huncoat directly with the A56
 - Land acquisition to enable the delivery of the new residential relief road
 - Brownfield land remediation on the former colliery and power station sites
 - A contribution towards improvements to junction 8 on the M65 motorway (and potentially to improvements to the nearby Shuttleworth Mead junction) to improvement junction safety
- 3.6 The project will have significant regeneration and growth benefits for Hyndburn by diversifying the housing offer and providing modern housing in a high-quality environment. The scale of development supports the Council's and Lancashire's wider economic growth plans and will provide access to open space and recreational and sport facilities.
- 3.7 In addition to Hyndburn Borough Council, key partners include Homes England, Lancashire County Council, National Highways and local landowners.
- 3.8 The project is progressing broadly as planned, with good progress made on the proposed relief road, landowner negotiations, and remediation agreements:

3.8.1 Junction 8 of the M65

National Highways has secured funding via the national Road Investment Strategy (RIS3) to fully fund J8 safety improvement by the end of 2027/28. This will allow HGV grant of £2.19m allocated for J8 to be transferred to Lancashire County Council to fund junction improvements at Shuttleworth Mead. These are essential to support the J8 improvement works.

3.8.2 Proposed Relief Road

Planning Permission was confirmed on the 16th of July 2026. The priority is to now acquire the required land for the relief road to enable its construction, which is scheduled to commence in June 2027. Eric Wright Construction Limited is the preferred contractor for the relief road.

The Council's Cabinet approved the granting of a Compulsory Purchase Order (CPO) to acquire the required land for the road on the 18th of March 2026. The CPO was published on the 17th of April 2026. Sixty objections have been received but only five are from affected landowners and occupiers. The Council's solicitors for the CPO, Pinsent Masons together with an appointed Barrister are preparing the response to the objections including a Statement of Case.

Formal financial offers have been made to all affected landowners and land interests with progress with negotiations being made.

3.8.3 Brownfield Site Remediation and Housing Delivery

The project includes the remediation and development for housing of the former power station and colliery sites, both off Altham Lane.

The former power station site has been acquired by McDermott Homes who have submitted an outline application for up to 360 new homes including 20% affordable homes.

The former colliery site is in three ownerships with the landowners working collectively to dispose of the land to a housebuilder. A preferred housebuilder is in place working with the landowners to bring the site forward for development.

Currently, there is a finite supply of electricity for new housing at Huncoat, with the existing network capacity to be sufficient for approximately 350 homes. This suggests capacity will largely be utilised by the powers station site, and therefore additional capacity will likely be required for the colliery site and wider HGV sites. The Council has employed Arcadis to undertake a utility capacity study examining new sub-station requirements, alternative connection arrangements including potential solutions that avoid major strategic infrastructure. The study is expected to complete by the end of September 26.

3.8.4 Homes England Assurance Review

Homes England are undertaking an assurance review of the HGV project. This is done annually and involves a formal, independent evaluation process of major projects. The review process tests projects for delivery, sound financial management, governance and risk management to protect public funds.

Two independent agencies have been appointed to undertake independent reviews of the HGV project. Mott MacDonald are carrying out a review of costs, programme and expenditure forecasting. CBRE has been appointed to review the proposed relief road

CPO. The reviews are scheduled to complete by the end of August 2026. The review will provide observations and recommendations for the project, which the Council will be invited to consider.

3.8.5 Summary

The project is progressing broadly as planned, with good progress made on the proposed relief road, landowner negotiations, and remediation agreements. Further progress on these issues is critical for delivery.

The relief road is subject to negotiations with landowners and progression of the CPO process. Construction works on the relief road is currently scheduled to start in May 2027, but there could be some slippage due to some slippage in the CPO timescale.

The powers station site continues to progress well and will deliver the project’s first completed new homes. Remediation work on site is expected to start late November 2026 with the first new houses completed in 2028.

The Utility Study will provide critical data, information and cost on increasing utilities capacity at Huncoat Garden Village, including additional electricity capacity.

4. **Alternative Options considered and Reasons for Rejection**

4.1 N/A. The purpose of this report is to update the Committee with progress with the project.

5. **Consultations**

5.1 The HGV Masterplan Framework was subject to extensive consultation leading up to its approval by Cabinet in October 2021. IN addition, HGV formed part of the consultation on the new Local Plan which was adopted at Full Council on the 16th of July 2026.

5.2 The proposed residential relief road was subject to pre planning consultation and subsequent consultation as part of the planning application.

5.3 All known landowners have been made aware of the need to acquire land to deliver the proposed road as well as receive financial offers.

6. **Implications**

Financial implications (including any future financial commitments for the Council)	The Council has secured Brownfield Infrastructure and Land grant funding of circa £30m to help enable the development of HGV. The grant funding must be spent by
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	the end of March 2029. The Council has drawn down £3,365,363.55 of the grant with the biggest spend being the £2.19m grant award to National Highways towards improvements at junction 8 of the M65.
Legal and human rights implications	None arising directly from this report. Pinsent Masons are providing the Council with advice on land acquisition, the relief road CPO, and drafting grant funding agreements for the two brownfield sites subject to remediation works.
Assessment of risk	There is a comprehensive risk assessment schedule which is regularly reviewed and updated in line with project milestones and overall progress.
Equality and diversity implications <i>A Customer First Analysis should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	N/A – the report is for information and comment only

7. **Local Government (Access to Information) Act 1985:** **List of Background Papers**

7.1 The Huncoat Garden Village Masterplan Framework and Infrastructure Delivery Strategy was approved by Cabinet on the 20th of October 2021.

7.2 Huncoat Garden Village Update and Appointment of External Consultants – Cabinet, 31st May 2023.

7.3 Huncoat Garden Village, approval to accept the Homes England Grant Award with delegated authority to enter into a grant funding agreement with Homes England – Cabinet, 30th October 2024.

7.4 Huncoat Garden Village update report including the main provisions of the Home England Grant Funding Agreement – Cabinet, 26th March 2025.

7.5 Huncoat Garden Village Relief Road – Appointment of Preferred Contractor Emergency Decision dated 27/05/25 and Cabinet Report 18th June 2025.

7.6 Huncoat Garden Village: Update and Steps to Acquire Land and Property for the Proposed Relief Road – Cabinet, 18th June 2025.

7.7 Huncoat Garden Village – Special Scrutiny Committee 18th November 2025

- 7.8 Huncoat Garden Village – authorisation for making a Compulsory Purchase Order (CPO) for the proposed Relief Road (Huncoat Lane) – Cabinet 18th March 2026.

8. Freedom of Information

- 8.1 The report does not contain exempt information under the Local Government Act 1972, Schedule 12A and all information can be disclosed under the Freedom of Information Act 2000.

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

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