

**When telephoning, please ask for:** Helen Tambini  
**Direct dial:** 0115 914 8320  
**Email:** [democraticservices@rushcliffe.gov.uk](mailto:democraticservices@rushcliffe.gov.uk)

**Our reference:**  
**Your reference:**  
**Date:** Wednesday, 11 February 2026

## **Record of Decisions taken by Cabinet – Tuesday, 10 February 2026**

At a meeting of the Cabinet held on Tuesday, 10 February 2026 the following decisions were reached on the items listed in the attached schedule.

**The implementation of any key decisions are suspended until the call-in period has expired without a call-in being validly invoked.**

**Under the Rushcliffe Borough Council Constitution, call-in is available in respect to key decisions only.**

The call-in deadline for any key decisions contained in this Decision Notice is before the end of the working day on Thursday, 19 February 2026. Subject to any call-in request being received, all the decisions will be actioned after Thursday, 19 February 2026.

Any Member of the Council shall be entitled to call for a decision to be suspended. To effect the call-in procedure, the appropriate form should be completed and returned to the Chief Executive by the end of the working day on Thursday, 19 February 2026.

### **NON-KEY DECISIONS**

### **2026/2027 BUDGET AND FINANCIAL STRATEGY**

**It was RESOLVED that Cabinet RECOMMENDS to Council that it:**

- a) adopts the budget setting report and associated financial strategies 2026/27 to 2030/31 and appendices (attached Annex), including the summarised Special Expenses budget at Appendix 1, Budget Summary at Appendix 2, use of Reserves at Appendix 4, Transformation and Efficiency Plan at Appendix 5, core spending power at Appendix 6 and Report of the Nottinghamshire Finance Officers on the Business Rates Pool at Appendix 7;
- b) adopts the Capital Programme as set out in Appendix 3;
- c) adopts the Capital and Investment Strategy at Appendix 9;
- d) sets Rushcliffe's 2026/27 Council Tax for a Band D property at £161.77 (no increase from 2025/26, a freeze for one year);
- e) sets the Special Expenses for 2026/27 for West Bridgford, Ruddington and

Keyworth, resulting in the following Band D Council Tax levels for the Special Expense Areas:

- i. West Bridgford £67.40 (£64.84 in 2025/26)
- ii. Keyworth £3.35 (£3.21 in 2025/26)
- iii. Ruddington £3.40 (£3.14 in 2025/26); and

f) adopts the Pay Policy Statement at Appendix 8; and delegates authority to the Director – Finance and Corporate Services to make any minor amendments to the MTFS once the final Local Government Finance Settlement is received and advise the Finance Portfolio Holder accordingly, to be reported to Full Council.

## **REASON FOR DECISIONS**

To comply with the Local Government Finance Act (1972) and ensure the budget enables corporate objectives to be achieved. The Council is required to set a balanced budget and demonstrate that it has adequate funds and reserves to address its risks. Recent economic events highlight the importance of adequate reserves to withstand volatility

## **ARTICLE 4 DIRECTION - HOUSES OF MULTIPLE OCCUPANCY (HMOs)**

**It was RESOLVED that Cabinet:**

- a) confirms that there is insufficient evidence to meet the legal threshold to justify an Article 4 Direction to remove or restrict permitted development rights for Houses of Multiple Occupation (HMOs) in the Borough;
- b) requests that the number of HMOs and complaints received continues to be monitored; and
- c) requests that the matter is referred to Communities Scrutiny Group at the July meeting to scrutinise the following key lines of enquiry:
  - Is there a robust evidence base demonstrating harm or risk of harm?
  - What are the likely impacts – intended and unintended – of introducing an Article 4 Direction to remove or restrict permitted development rights for HMOs?
  - Is making a Direction proportionate, enforceable and aligned with local and national policy?

## **REASON FOR DECISIONS**

Following investigative work, there is insufficient evidence to support the implementation of an Article 4 Direction covering the entire Borough, given the known numbers and distribution of HMOs.

The evidence shows a greater concentration of HMO properties in West Bridgford;

however, even here, the evidence is insufficient to justify the implementation of an Article 4 Direction for this area. In 2025, the Council received four complaints regarding two HMO properties. Of the four complainants, one complainant made 271 complaints regarding one property, which were investigated and informal action taken. In 2024, no complaints were received in relation to HMOs.

It is recommended that Cabinet agrees to the continued monitoring of the overall number of HMOs and any complaints received.

Yours sincerely,

A handwritten signature in black ink, appearing to read "S Pregon".

**Sara Pregon  
Monitoring Officer**