

Consultations Continue!

From Central Government

1. Local Government Re-organisation

The government has launched a consultation to invite residents, businesses, and key stakeholders, to have their say as part of the consultation on what Local Government Reorganisation (LGR) should look like in Warwickshire.

Currently, Warwickshire has two-tiers of local government, Warwickshire County Council as one tier and five District and Borough Councils - North Warwickshire Borough, Nuneaton and Bedworth Borough, Rugby Borough, Stratford and Warwick District Councils as the second tier.

Local government reorganisation (LGR) is planned for Warwickshire because central government has set out a national policy to reorganise the current two-tier system of local government in England to one tier, and Warwickshire is one of the areas affected by that policy.

In line with the Local Authority Publicity Code, the councils are not promoting or advocating for any option within the consultation. The consultation is being led by Government, which is seeking views on the options that have been put forward.

The Government is only consulting on whether residents would prefer one unitary council for Warwickshire, or separate north and south unitary councils.

How to take part

If you would like to share your views on Local Government Reorganisation in Warwickshire, the easiest way to take part is to provide your feedback through the [online survey](#).

The consultation is open from Thursday, 5 February, until Thursday, 26 March.

Alternatively, paper copies are available from:

Report from Your District Councillor for Parish Council – February 2026

- Main council office reception areas
- Libraries operated by Warwickshire County Council
- Council-operated Museums
- Paper copies can also be requested by calling 01926 410 410

Your responses to the questions can then be submitted by email to lgrconsultationresponse@communities.gov.uk.

Written responses can also be sent to: LGR Consultation, Fry Building 2NE, Ministry of Housing, Communities and Local Government, 2 Marsham Street, London, SW1P 4DF

If completing a paper copy of the consultation form, please make it clear which consultation you are responding to.

2. Private Management Companies

2.1 Enhanced protections for homeowners on freehold estates – Available here:

[Enhanced protections for homeowners on freehold estates - GOV.UK](#)

As you may be aware, Government has regulated through the Leasehold and Freehold Act 2024 (which gained royal assent on 24 May 2024) to strengthen the rights of freehold homeowners on private and mixed-tenure estates in England give freeholders the right to:

- challenge unreasonable estate charges and the standard of work carried out through an application to a property tribunal
- apply to the tribunal to appoint a substitute manager where their estate management company is failing.
- improve the transparency of estate charges and ensure freehold homeowners receive key information on a regular basis.
- improve the transparency of administration charges and give freeholders the right to challenge unreasonable charges through an application to the tribunal.
- require estate managers to consult freeholders where the anticipated cost of major works exceeds a specified amount.

Report from Your District Councillor for Parish Council – February 2026

- require developers who do not employ a managing agent, as well as estate managers on freehold estates, to belong to a redress scheme.

The Act is in place now, but the majority of its provisions are not yet in force as they require detailed secondary legislation to be commenced.

On 18 December 2025, Government launched a consultation which seeks views on how to effectively implement the new regulatory framework in order to give effect to the above provisions of the Act. The consultation is focussed on the views of residents of estates in private management and the private management companies themselves. The consultation closes on 12 March 2026.

2.2 Reducing the prevalence of private estate management arrangements –

Available here: [Reducing the prevalence of private estate management arrangements - GOV.UK](#)

This consultation seeks views on proposals to:

- increase the adoption of estate amenities on new development, such as roads, drainage systems, and green spaces by public authorities
- introduce common standards for adoptable amenities
- consider mandatory adoption for certain public infrastructure
- remove financial incentives that make non-adoption attractive to developers
- improve transparency and data on estate management arrangements

The consultation also seeks evidence on the impacts for homeowners, housing developers, local authorities, and management companies.

Consultations from SDC

We still have a large number of consultations out at the moment and welcome your views. Some more detail is given for some of them below and there is also more information on the website:

Report from Your District Councillor for Parish Council – February 2026

1. Five Year Housing Land Supply: [Housing Land Supply](#)
2. Local Enforcement Plan: [Local Enforcement Plan Consultation | Stratford-on-Avon District Council](#)
3. Social Housing Allocations Policy: [Social Housing Allocations Policy Consultation | Stratford-on-Avon District Council](#)

Five Year Housing Land Supply

Stratford-on-Avon District Council has opened a public consultation on a draft Interim Policy Position Statement, as part of its approach to recovering a five-year land supply.

Being unable to demonstrate a five-year land supply has significant implications for the operation of planning policy. Under the National Planning Policy Framework (NPPF), key development plan policies relating to housing must be considered out of date, and the "presumption in favour of sustainable development" is applied in decision-making.

To address this, the District Council is implementing a comprehensive Housing Land Supply Action Plan, agreed by [Cabinet in October 2025](#), focused on boosting supply and recovering a five-year position as quickly as possible.

A key early action is the publication of a draft Interim Policy Position Statement, which sets out:

- Which existing planning policies are now considered out of date.
- How national policy must be applied during this period.
- The implications for neighbourhood plans.
- The approach the District Council intends to take to encourage appropriate and deliverable housing proposals.

The District Council is now seeking views from residents, developers, parish councils, and other stakeholders before finalising the document.

The consultation is now open and will run until 5pm on Monday 9 March.

The draft Interim Policy Position Statement is available to view [here](#).

Report from Your District Councillor for Parish Council – February 2026

Responses should be submitted via the online consultation form that can be found [Housing Land Supply](#).

For more information please visit: [Five Year Housing Supply | Stratford-on-Avon District Council](#)

A report on the outcomes of the consultation, together with the finalised statement, is expected to be considered by Cabinet on 13 April 2026.

Local Enforcement Plan

Stratford-on-Avon District Council is committed to improving the delivery of our planning enforcement services through a new Local Enforcement Plan (LEP) and we want your views.

As the local planning authority, Stratford-on-Avon District Council is responsible for taking enforcement action where necessary. Our enforcement officers investigate a wide range of breaches, including:

- Unauthorised building work
- Non-compliance with planning conditions
- Unauthorised changes to building or land use

We take formal action when serious breaches of planning control are identified, and a negotiated resolution cannot be achieved. Our approach is proportionate, timely, and decisive, ensuring accountability and protecting the interests of our community.

The new Local Enforcement Plan is out for consultation (link above). The consultation ends at noon on 4 March 2026.

Cllr Paul Harrison

Paul.harrison@stratford-dc.gov.uk