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Date: 19th May 2025

**INDIVIDUAL CABINET
MEMBER DECISION**

Dear Sir/Madam,

The Cabinet Member for Housing (Councillor C. Watkins) is to consider the following reports and make a decision on **Thursday 29th May 2025** at **4.00pm** in Committee Room D Town Hall, Nuneaton.

Yours faithfully,

TOM SHARDLOW
Chief Executive

A G E N D A

PART 1

PUBLIC BUSINESS

1. **EVACUATION PROCEDURE**

A fire drill is not expected, so if the alarm sounds, please evacuate the building quickly and calmly. Please use the stairs and do not use the lifts. Once out of the building, please gather outside Lloyds Bank on the opposite side of the road.

Exit by the door by which you entered the room or by the fire exits which are clearly indicated by the standard green fire exit signs.

If you need any assistance in evacuating the building, please make yourself known to a member of staff.

Please also make sure all your mobile phones are turned off or set to silent.

2. **PUBLIC CONSULTATION** - Members of the public will be given the opportunity to speak on specific agenda items if notice has been received.

Members of the public will be given three minutes to speak on a particular item and this is strictly timed. The chair will inform all public speakers that: their comments must be limited to addressing issues raised in the agenda item under consideration: and that any departure from the item will not be tolerated.

The chair may interrupt the speaker if they start discussing other matters which are not related to the item, or the speaker uses threatening or inappropriate language towards Councillors or officers and if after a warning issued by the chair, the speaker persists, they will be asked to stop speaking by the chair. The chair will advise the speaker that, having ignored the warning, the speaker's opportunity to speak to the current or other items on the agenda may not be allowed. In this eventuality, the chair has discretion to exclude the speaker from speaking further on the item under consideration or other items of the agenda.

3. **DECLARATIONS OF INTEREST** - To receive declarations of Disclosable Pecuniary and Other Interests, in accordance with the Members' Code of Conduct.

Declaring interests at meetings

If there is any item of business to be discussed at the meeting in which you have a disclosable pecuniary interest or non-pecuniary interest (Other Interests), you must declare the interest appropriately at the start of the meeting or as soon as you become aware that you have an interest.

Arrangements have been made so that interests that are declared regularly by members can be viewed in a schedule on the Council website ([Councillor Declarations of Interests](#)). Any interest noted in the schedule on the website will be deemed to have been declared and will be minuted as such by the Democratic Services Officer. As a general rule, there will, therefore, be no need for those Members to declare those interests as set out in the schedule. There are, however, TWO EXCEPTIONS to the general rule:

1. When the interest amounts to a Disclosable Pecuniary Interest that is engaged in connection with any item on the agenda and the member feels that the interest is such that they must leave the room. Prior to leaving the room,

the member must inform the meeting that they are doing so, to ensure that it is recorded in the minutes.

2. Where a dispensation has been granted to vote and/or speak on an item where there is a Disclosable Pecuniary Interest, but it is not referred to in the Schedule (where for example, the dispensation was granted by the Monitoring Officer immediately prior to the meeting). The existence and nature of the dispensation needs to be recorded in the minutes and will, therefore, have to be disclosed at an appropriate time to the meeting.

Note: Following the adoption of the new Code of Conduct, Members are reminded that they should declare the existence and nature of their personal interests at the commencement of the relevant item (or as soon as the interest becomes apparent). If that interest is a Disclosable Pecuniary or a Deemed Disclosable Pecuniary Interest, the Member must withdraw from the room.

Where a Member has a Disclosable Pecuniary Interest but has received a dispensation from Audit & Standards Committee, that Member may vote and/or speak on the matter (as the case may be) and must disclose the existence of the dispensation and any restrictions placed on it at the time the interest is declared.

Where a Member has a Deemed Disclosable Interest as defined in the Code of Conduct, the Member may address the meeting as a member of the public as set out in the Code.

Note: Council Procedure Rules require Members with Disclosable Pecuniary Interests to withdraw from the meeting unless a dispensation allows them to remain to vote and/or speak on the business giving rise to the interest.

Where a Member has a Deemed Disclosable Interest, the Council's Code of Conduct permits public speaking on the item, after which the Member is required by Council Procedure Rules to withdraw from the meeting.

4. GLOBAL REFUGEE RESETTLEMENT SCHEME a report of the Assistant Director - Strategic Housing, attached (**Page**).
5. NUNEATON AND BEDWORTH COMMUNITY ENTERPRISE LIMITED (NABCEL) LEASED ACCOMMODATION a report of the Assistant Director - Strategic Housing, attached (**Page**).

Agenda item: 4

Individual Cabinet Member Decision

Report Summary Sheet

Date: 29th May 2025

Subject: Global Refugee Resettlement Scheme

Portfolio: Housing

From: Sharon Clinton – Assistant Director for Strategic Housing

Summary:

The Home Office have written to all Local Authorities to seek and encourage participation with further support to accommodate refugee families.

Warwickshire County Council (WCC) have gathered intelligence and recommended to the Home Office that all District and Boroughs (D&Bs) in Warwickshire pledge a further 3 families each under the revised Afghan Resettlement Scheme with the caveat of D&Bs member approval.

Recommendations:

That officers from Housing & Communities support the relocation of a further 3 households by facilitating secure accommodation from the Borough's private rented sector, and continue to work with WCC, and partner agencies

to enable the family's integration into the Community.

Options:

1. Not to participate with the resettlement pledge
2. To participate with the resettlement pledge

Reasons:

Not to participate: WCC have suggested all D&Bs endorse this further pledge due to the risk of the Home Office mandating NBBC to support an unknown number of families and supply transitional accommodation that is currently not enforced.

To participate: The resettlement of the families to date has been a great success, not only for the families themselves but also for the wider community in which they now live and work. The addition of more refugee families to the Borough will further complement the growing and valued members of the community

Consultation undertaken with Members/Officers/Stakeholders

Strategic Director, Housing and Community Safety
Assistant Director, Social Housing and Community Safety
Communities and Community Safety Manager
Landlord Solutions Team Leader
Warwickshire County Council Migration Team

Subject to call-in:

Yes

Ward relevance: All

Forward plan: No

Corporate Plan Theme:

HHC2

Corporate Plan Strategic Aim: 3

Relevant statutes or policy:

N/A

Equalities Implications:

(Does this require an Equalities Impact Assessment? If so please append.)

None

Human resources implications:

None

Financial implications:

None

Health Inequalities Implications:

None

Section 17 Crime & Disorder Implications:

None

Risk management implications:

Should the Council fail to pledge it will be open to the risk of the Home Office mandating NBBC.

Environmental implications:

None

Legal implications:

None

Contact details:

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AGENDA ITEM NO. 4

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: ICMD – Councillor Christopher Watkins

From: Sharon Clinton – Assistant Director for Strategic Housing

Subject: Global Refugee Resettlement Scheme

Portfolio: Housing

Corporate Plan Aim: HHC2

Corporate Plan Priority: 3

1. Purpose of Report

- 1.1 To seek approval for the continuation of our participation in the resettlement of vulnerable refugees, under the Global Resettlement programme.

2. Recommendations

- 2.1 That officers from Housing & Communities support the relocation of a further 3 households by facilitating to secure accommodation from the Borough's private rented sector, and continue to work with Warwickshire County Council (WCC), and partner agencies to enable the family's integration into the Community.

3. Background

- 3.1 In April 2016 Nuneaton and Bedworth Borough Council, (NBBC), made a commitment to support up to 4 Households through the Syrian Vulnerable Persons Resettlement Scheme, over a 5-year period.

- 3.2 Following a request in April 2018, the Council facilitated the resettlement of a 5th Syrian refugee family into the Borough.
- 3.3 In 2020, WCC took a report to Cabinet on the 19th March 2020 regarding a new programme through the UK Resettlement Scheme (Formerly Syrian Scheme). Each District and Borough (D&B) made further pledges for this scheme, with NBBC's being to house up to 8 further families, with WCC managing all the funding and set up of these properties, NBBC have supported two families to date and continue to work to meet this pledge.
- 3.4 All of the families resettled in the Borough are tenants in the private rented sector. There has been no financial cost to the Council to be participants, albeit some officer time in respect of identifying, inspecting and supporting the setting up of tenancies and enabling families to take up suitable and affordable private sector tenancies.
- 3.5 The welcome and support from the local community received by our families has been recognised by partners as excellent, partner agencies and the local community have played a vital part in helping these vulnerable families settle, feel safe and feel valued members of the wider community.

4. Body of Report

- 4.1 The Home Office have written to all Local Authorities to seek and encourage participation with further support to accommodate refugee families. WCC have gathered intelligence and recommended to the Home Office that all D&B's in Warwickshire pledge a further 3 families each under the revised Afghan Resettlement Scheme with the caveat of D&B's member approval.
- 4.3 WCC have suggested all D&B's endorse this further pledge due to the risk of the Home Office mandating NBBC to support an unknown number of families and supply transitional accommodation that is currently not enforced.

5. Conclusion

- 5.1 The resettlement of the families to date has been a great success, not only for the families themselves but also for the wider community in which they now live and work. The addition of more refugee families to the Borough will further

complement the growing and valued members of the community.

- 5.2 To welcome further families will serve to add to the cultural diversity of the Borough and demonstrate the Council's commitment to helping vulnerable refugees to start again in a safe and supportive environment.

6. Appendices

None

7. Background Papers (if none, state none)

7.1 None

Sharon Clinton
Assistant Director - Strategic Housing

Agenda item: 5

Individual Cabinet Member Decision

Report Summary Sheet

Date: 29th May 2025

Subject: Nuneaton and Bedworth Community Enterprise Limited (NABCEL)
Leased Accommodation

Portfolio: Housing

From: Sharon Clinton – Assistant Director for Strategic Housing

Summary:

Nuneaton and Bedworth Borough Council (NBBC), leased six properties from NABCEL to be use as temporary accommodation, these leases are for two years that are now due for renewal. NABCEL lease these properties from the open market and both parties are liable to give 6 months' notice to end the lease agreement.

NBBC have analysed if it is more cost effective to continue with the leases or to give notice and use similar nightly rates properties where NBBC are not covering the extra cost.

Recommendations:

That NBBC does not renew the NABCEL lease agreements.

Options:

1. Not to lease the properties
2. To lease the properties

Reasons:

Not leasing the properties: Not leasing would reduce the cost of temporary accommodation to NBBC

To lease the properties: Leasing would increase the cost of temporary accommodation to NBBC

Consultation undertaken with Members/Officers/Stakeholders

Strategic Director, Housing and Community Safety

Landlord Solutions Team Leader

Housing Strategy and Rough Sleeper Development Officer

NABCEL Chief Executive Officer

Subject to call-in:

Yes

Ward relevance: All

Forward plan: N/A

Corporate Plan Theme:

HHC2

Corporate Plan Strategic Aims: 3

Relevant statutes or policy:

N/A

Equalities Implications:

(Does this require an Equalities Impact Assessment? If so please append.)

None

Human resources implications:

None

Financial implications:

None

Health Inequalities Implications:

None

Section 17 Crime & Disorder Implications:

None

Risk management implications:

Should the Council continue to lease it will be open to the risk of incurring temporary accommodation costs.

Environmental implications:

None

Legal implications:

None

Contact details:

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AGENDA ITEM NO. 5

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: ICMD – Councillor Christopher Watkins

From: Sharon Clinton – Assistant Director for Strategic Housing

Subject: NABCEL Leased Accommodation

Portfolio: Housing

Corporate Plan Theme: HHC2

Corporate Plan Aim: 3

1. Purpose of Report

- 1.1. To provide an update in relation to the cost of Nuneaton and Bedworth Community Enterprise Limited (NABCEL) leased accommodation to Nuneaton and Bedworth Borough Council (NBBC).

2. Recommendations

- 2.1. That NBBC does not renew the NABCEL lease agreements.
- 2.2. Authority is given to the Assistant Director for Strategic Housing to negotiate with NABCEL the date of termination.

3. Background

- 3.1. In 2022 NBBC entered into an agreement with NABCEL to lease 6 properties to be used as temporary accommodation to reduce the cost of using external bed and breakfast accommodation, which was exceptionally

high. The availability of bed and breakfast accommodation was also in limited supply in the Borough at that time.

- 3.2. NBBC entered into two yearly leases with NABCEL that are now due for renewal. NABCEL lease these properties from the open market and both parties are liable to give 6 months' notice to end the lease agreement.
- 3.3. NBBC pay a quarterly agreed fixed payment to NABCEL regardless of void loss. NBBC are also liable for the cost of any damage, the void turnaround process such as visual gas / electric checks, valets and council tax during the void period. In addition to this, NBBC are liable for the costs of any repairs deemed more than fair wear and tear.

4. Body of the Report

- 4.1 Since entering into the NABCEL lease agreements the supply of more competitively priced non-contract nightly rate temporary accommodation from external providers has increased significantly in the borough.
- 4.2 In order to finance the leases for two years (or any agreed period), NBBC have analysed if it is more cost effective to continue with the leases or to give notice and use similar nightly rates properties where NBBC are not covering the cost as outline above.

In both cases NBBC would have a housing benefit subsidy loss as the properties are not owned by NBBC.

- 4.3 Below demonstrates the expenditure: -

Void loss and Turarounds 2024/2025			
Address	No. Turnarounds	Total void loss days	Total Void loss
105 Bermuda Road	1	23	£1,154.60
122 Haunchwood Road	3	27	£1,215.81
36 Clifton Road	2	54	£2,431.62
65 Bottrill Street	1	5	£251.00
8 Glebe Road	1	34	£2,483.70
80 Edinburgh Road	3	44	£2,208.80
NABCEL COST 2024/25	Number	Costs	
Void Turnarounds (Accommodation Officer 3 hours @£23.68 p/hr each)	11	£781.41	
Void Inspections (Void Officers @£23.68 p/hr each)	15	£355.20	
Total days void loss	187	£9,745.53	
Turnaround standard costs (£263.04)	11	£2,893.44	
	Total	£13,775.58	
NABCEL Other Costs (Non-void)			
Monthly Property inspections	72	£852.48	
Repairs		£1,367.27	
Other costs to NBBC		£3,089.16	
Council Tax (void period)		£165.46	
		Total	£5,474.37
NABCEL Lease Cost 2024/25	Total	£114,577.08	
Annual Cost NABCEL Leased	Total	£133,827.03	
Average cost per night (Annau! cost/6/365)		£61.11	

Below are current listings of nightly rate properties being advertised by Exclusive Housing.

Property Address	Type	Nightly rates
102A Webb Street NUNEATON CV10 8JG	2 bedroom 1st floor flat	£53
36 Clarence Street, Nuneaton, CV11 5PT	2 bedroom house	£53
Flat 15 Arden Court, Court Leet, Binley Woods, COVENTRY, CV3 2NA	3 bedroom 1st floor flat	£63
31 Dunchurch Highway, Coventry, West Midlands, CV5 7AW	3 Bed House	£63

Annual saving

NABCEL leased Address	Bedroom	NABCEL Nightly	Average NABCEL cost	Exclusive Rents	Difference per night	Difference per year
105 Bermuda Road	3	£50.20	£61.11	£63.00	-£1.89	-£689.85
122 Haunchwood Road	2	£45.03	£61.11	£53.00	£8.11	£2,960.15
36 Clifton Road	2	£45.03	£61.11	£53.00	£8.11	£2,960.15
65 Bottrill Street	3	£50.20	£61.11	£63.00	-£1.89	-£689.85
8 Glebe Road	5	£73.05	£61.11	3 bed Comparison available		
80 Edinburgh Road	3	£50.20	£61.11	£63.00	-£1.89	-£689.85
					Annual	£3,850.75

- 4.4 The NABCEL leased accommodation does not only cost NBBC an average cost of £61.11 a night as demonstrated above, there is also a cost to NBBC in terms of Officer time.

Accommodation/Void officer's carry out the accommodation checks in/outs, property inspections, and deal with any issues raised by the occupants.

NBBC are also liable for excessive wear and tear during the lease and at lease termination. Wear and tear defined as the fabric of the property, fixtures, fitting and furnishing eg: cracks in plaster, scuffs marks of walls, doors, skirting boards, worn carpets and loose cupboard handles and hinges.

NBBC are at risk of higher wear and tear costs the older properties get, are liable for the replacement of white goods (oven cost including insulation £600, fridges £250) and the unknown actions of our clients placed in these properties.

NBBC are also liable for any evictions which would be a Court process given these properties are self-contained. The cost of an eviction is between £1,300 and £2,200.

5. Conclusion

- 5.1 It is recommended that NBBC would be in a more fortunate position if they accessed properties through nightly rate agreements as we are not contracted, NBBC would make an annual saving, have more budget certainty without the unknown factors of potential damage, void loss, repairs and fees for evictions.
- 5.2 NABCEL do also provide NBBC with non-contracted nightly rate properties in the same way as other providers do outside of the leases, so we would propose if the leases were not renewed, that these properties could be considered as further nightly rate units, given NABCEL are still actively sourcing non contracted nightly rate units.

6. Appendices

None

7. Background Papers (if none, state none)

7.1 None

Sharon Clinton
Assistant Director – Strategic Housing