

NUNEATON AND BEDWORTH BOROUGH COUNCIL

INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
Cabinet Member for: Housing
Report by: Assistant Director – Assets and Compliance
SUBJECT: Asset and Compliance Policies
Date Decision made: Thursday 23rd April, 2026
Place: Committee Room D, Town Hall, Nuneaton
Officer Present: Lynn Joy – Assistant Director – Assets and Compliance

DECISION:

IC12 **RESOLVED** that the following policies be approved and implemented:

- Tenant Alteration and Home Improvement Policy
- Right to Buy Policy
- Leasehold Management Policy
- Damp and Mould Policy

REASON FOR THE DECISION:

The adoption of these policies will ensure compliance with statutory and regulatory requirements, provide clear guidance for staff and tenants, and promote fairness and consistency in decision making.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- a) Do nothing - Would result in non-compliance and reputational risk.
- b) Delay Implementation - Would prolong non-compliance and negatively impact tenants.

Signature:



Democratic Services to complete.

PUBLICATION DATE: 23RD APRIL 2026

DECISION(S) COMES INTO FORCE: 1ST MAY 2026

NUNEATON AND BEDWORTH BOROUGH COUNCIL

INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
Cabinet Member for: Housing
Report by: Assistant Director – Housing Services
SUBJECT: **Access Policy**
Date Decision made: Thursday 23rd April, 2026
Place: Committee Room D, Town Hall, Nuneaton
Officer Present: Sharon Clinton – Assistant Director – Housing Services

DECISION:

IC13 **RESOLVED** that

- a) the Access Policy at Appendix A of the report be approved;
- b) its implementation and publication be approved following ICMD approval; and
- c) Senior Leadership Team has endorsed the policy through the full governance route be noted.

REASON FOR THE DECISION:

The Access Policy provides a clear, robust and legally compliant framework for gaining access to Council homes. It clarifies roles, responsibilities, expected behaviours, and the step-by-step access procedure, including escalation routes where tenants withhold access.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- a) Do nothing - it would leave the Council with an unclear, outdated and insufficiently robust policy that does not meet regulatory expectations or support consistent practice.
- b) Rely on existing practice - Informal processes are not sufficient to meet current legal and regulatory requirements, and they do not provide the clarity or governance assurance now expected.

Signature:



Democratic Services to complete.

PUBLICATION DATE: 23RD APRIL 2026

DECISION(S) COMES INTO FORCE: 1ST MAY 2026

NUNEATON AND BEDWORTH BOROUGH COUNCIL

INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
Cabinet Member for: Housing
Report by: Assistant Director – Housing Services
SUBJECT: **Approval for Housing Allocations Policy Amendments**
Date Decision made: Thursday 23rd April, 2026
Place: Committee Room D, Town Hall, Nuneaton
Officer Present: Sharon Clinton – Assistant Director – Housing Services

DECISION:

IC14 **RESOLVED** that

- a) the inclusion of the Move On Protocol as an appendix within the Housing Allocation Policy be approved;
- b) the addition of new Section 1.8 outlining Move On eligibility and requirements within the main policy be approved; and
- c) the revised Housing Allocation Policy through Senior Leadership Team route be approved, noting previous versions were endorsed only through ICMD.

REASON FOR THE DECISION:

The review of the Housing Allocation Policy identified the need to bring the existing Move On Protocol into the main policy to create a single, coherent framework for all move-on arrangements.

The addition of a new Section 1.8 further improves clarity by setting out explicit eligibility criteria, evidence requirements, and assessment processes for applicants moving on from supported accommodation.

Moving the policy through the Senior Leadership Team provides stronger oversight and ensures that the policy aligns with current organisational governance standards.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- a) Do nothing - Not recommended policy clarity and governance gaps would remain
- b) Update Policy but leave the Move On Protocol Separate - Would perpetuate inconsistency and confusion; integration is needed.
- c) Delay amendments pending further review - Amendments reflect current practice and statutory duties delay would hinder operational consistency.

Signature:



Democratic Services to complete.

PUBLICATION DATE: 23RD APRIL 2026

DECISION(S) COMES INTO FORCE: 1ST MAY 2026

NUNEATON AND BEDWORTH BOROUGH COUNCIL

INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
Cabinet Member for: Housing
Report by: Assistant Director – Housing Services
SUBJECT: **Management Move Policy**
Date Decision made: Thursday 23rd April, 2026
Place: Committee Room D, Town Hall, Nuneaton
Officer Present: Sharon Clinton – Assistant Director – Housing Services

DECISION:

IC15 **RESOLVED** that

- a) the proposed amendments to the Management Move Policy be approved, which strengthen prevention outcomes and support the more effective use of supported and general needs housing resources;
- b) the implementation and publication of the revised Management Move Policy be approved following ICMD approval;
- c) the revised Management Move Policy through the Senior Leadership Team governance route be approved, noting that previous versions were endorsed only through ICMD

REASON FOR THE DECISION:

The review of the Management Move Policy identified a number of areas where greater clarity, consistency and transparency were required in order to support effective and fair decision-making. The revised policy strengthens the Council's approach by clearly defining the criteria under which a Management Move may be approved, ensuring that decisions are based on robust evidence and a comprehensive assessment of risk.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- a) Do nothing - Not recommended policy clarity and governance gaps would remain
- b) Retain existing policy without incorporating consultation feedback - Not recommended does not meet statutory, operational or governance expectations
- c) Implement a partial update only - Not recommended would not provide sufficient clarity or address identified inconsistencies.

Signature:



Democratic Services to complete.

PUBLICATION DATE: 23RD APRIL 2026

DECISION(S) COMES INTO FORCE: 1ST MAY 2026

NUNEATON AND BEDWORTH BOROUGH COUNCIL

INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
Cabinet Member for: Housing
Report by: Assistant Director – Housing Services
SUBJECT: **Social Housing Competency and Conduct Policy**
Date Decision made: Thursday 23rd April, 2026
Place: Committee Room D, Town Hall, Nuneaton
Officer Present: Sharon Clinton – Assistant Director – Housing Services

DECISION:

IC16 **RESOLVED** that

- a) the Social Housing Competency and Conduct Policy at Appendix A of the report be approved;
- b) the implementation and publication of the Social Housing Competency and Conduct Policy be approved following ICMD approval; and
- c) the Senior Leadership Team has endorsed the policy through the full governance route be noted.

REASON FOR THE DECISION:

The Social Housing Competency and Conduct Policy is required to meet the new regulatory Competence & Conduct Standard coming into force in October 2026.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- a) Do nothing - This option was rejected because NBBC must comply with the Competence & Conduct Standard from October 2026. Not adopting the policy would leave the Council at risk of non-compliance and regulatory challenge.
- b) Adopt a reduce version of the policy - This option was rejected because a simplified approach would not meet regulatory expectations or provide sufficient assurance around staff competence, conduct, and training.

Signature:



Democratic Services to complete.

PUBLICATION DATE: 23RD APRIL 2026

DECISION(S) COMES INTO FORCE: 1ST MAY 2026