

NUNEATON AND BEDWORTH BOROUGH COUNCIL

CABINET

17th June 2026

A meeting of Cabinet was held on Wednesday 17th June 2026 in the Council Chamber at the Town Hall.

Present

Councillor G. Finch (Leader) (Chair)
Councillor M. Bannister (Deputy Leader and Finance, Enabling Services and Communities)
Councillor J. Groves (Town Centre Regeneration and Business Development)
Councillor B. Greenwood (Leisure and Health)

CB10 **Apologies**

Councillor J. Bartlett (Housing)
Councillor S. Coates-Jarman (Planning, Enforcement and Public Services)

CB11 **Declarations of Interest**

RESOLVED that the Declarations of Interest for this meeting are as set out in the Schedule published on the website.

CB12 **Minutes**

RESOLVED that the minutes of the Cabinet meeting held on 27th May 2026, be approved, and signed by the Chair

CB13 **Housing Ombudsman Annual Complaint Report**

A report of the Assistant Director – Housing Services submitted a report detailing the social housing Annual Housing Complaint Handling and Service Improvement Report for 2025/26 which incorporated the annual self-assessment. These documents must be submitted to the Housing Ombudsman Service (HOS) by 30th June 2026 and were submitted to Cabinet for noting.

RESOLVED that

- a) The contents of the Annual Housing Complaint Handling and Service Improvement Report 2025/26 be noted;
- b) Cabinet invites comments from the Communities, Corporate Resources and Housing Overview and Scrutiny Panel, as per the requirements of the HOS;
- c) Cabinet make comment upon the report, as per the requirements of the HOS;
and
- d) the Portfolio Holder for Housing be appointed as the Member Responsible for Complaints, as described at paragraph 4.7 of the report.

SPEAKER:

Councillor Keith Kondakor
Councillor Chris Watkins

Options

- Do nothing – Rejected - Housing Ombudsman Complaint Handling Code is a statutory requirement for social housing landlords. This code requires the publication and submission of an annual report, following review by the Council's relevant governance arrangements.

Reasons

Housing Ombudsman Complaint Handling Code is a statutory requirement for social housing landlords. This code requires the publication and submission of an annual report.

CB14 Tenant Satisfaction Measures 2025/26

The Assistant Director for Housing Services submitted the results of the 2025/2026 Tenant Satisfaction Measures (TSM) perception survey and associated management information which must be submitted to the regulator of Social Housing (RSH) by 30th June 2026.

RESOLVED that

- a) The Assistant Director for Housing Services, in consultation with the Portfolio Holder and Strategic Director for Communities and Place, to develop and implement targeted service improvement actions arising from the TSM results;
- b) any resulting service improvements are reported to the Communities, Corporate Resources and Housing Overview and Scrutiny Panel;
- c) the outcome of the Tenant Satisfaction Measures be noted; and
- d) delegated authority be given to the Assistant Director for Housing Services and Strategic Director– Place and Communities to submit the results of the Tenant Satisfaction Measures to the Regulator of Social Housing.

SPEAKERS:

Councillor Keith Kondakor
Councillor Sue Markham

Options:

- Do nothing – rejected - This was rejected because the Council has a statutory duty to publish and submit TSMs to the Regulator of Social Housing. Taking no action would put the Council at risk of non-compliance and prevent service improvements

Reasons:

The Council has a statutory duty to publish and submit TSM's to the Regulator of Social Housing.

CB15 Housing Revenue Account – Housing Stock Acquisition – Manor Park Development

A report of the Assistant Director – Assets and Compliance submitted a report to Cabinet seeking approval to acquire eight properties from Warwickshire Property

Development Group (WPDG) for affordable rent for residents within Nuneaton and Bedworth who are currently on the Council's waiting list for housing.

RESOLVED that

- a) the acquisition of 8 Section 106 properties at the former Manor Park School in Nuneaton be approved;
- b) it be recommended to Full Council that the HRA capital budget be amended to incorporate £774,312 over a three year period as outlined in 5.1 of the report;
- c) it be recommended to Full Council the one off charge for 2027/2028 of £32K be approved and built into the HRA Business Plan and 2027/2028 budget and note the income outlined in section 5.4 of the report; and
- d) delegated authority be given to the Strategic Director for Communities and Place, in consultation with the Portfolio Holder, to acquire the properties.

SPEAKERS:

Councillor Brady Hughes
Councillor Keith Kondakor
Councillor Chris Watkins

Options:

- Do nothing – rejected - There is a 5-year timeframe within which to spend the One for One receipts, meaning that there would be a possibility that some receipts would have to be repaid to Government with interest. The Right to Buy continues to deplete the Council's housing stock. Without this project we will not be able to redress the balance and reduce the waiting times for residents waiting to be housed.
- Build our own housing stock – rejected - There are very few developable sites remaining within the Housing Revenue Account. Most remaining sites are complex and / or constrained which increases the cost to build. The Housing Development and Acquisition Strategy recognises the need to consider acquisition in order to maintain a supply of social/affordable homes to mitigate the loss of homes via the Right to Buy. This project will complement the numbers of new homes that the Council is able to facilitate and relieve some pressure on housing demand and temporary accommodation usage and cost to the General Fund. This option is not discounted over the longer term, as both the acquisition proposal within this business case and the building of new homes within the Housing Revenue Account are complementary and necessary to provide a supply of social/affordable housing.

Reasons:

The acquisition of these 8 affordable homes represents a cost-effective opportunity to increase housing supply, reduce demand pressures, and make full use of available Right to Buy receipts to support residents in need.

CB16 **Warwickshire Health and Wellbeing Strategy**

The Assistant Director – Recreation & Culture updated Cabinet on the recently adopted Warwickshire Joint Local Health and Wellbeing Strategy 2026 – 2032 by Warwickshire Health and Wellbeing Board.

RESOLVED that

- a) the Warwickshire Joint Local Health and Wellbeing Strategy 2026-2031 recently adopted by Warwickshire Health and Wellbeing Board be noted;
- b) the Council continue to support the development of local place-based delivery plans through its involvement in the Warwickshire North Place Health and Wellbeing Place Partnerships.

SPEAKERS:

Councillor Keith Kondakor
Councillor Brady Hughes

Options:

Do nothing – rejected - The Strategy will continue to be adopted by Warwickshire County Council and endorsed by other District and Boroughs.

Reasons:

The new strategy sets out how partners will work together to improve population health, prevent ill-health and reduce health inequalities across the whole of Warwickshire.

CB17 **Commencement of New Local Plan**

The Assistant Director for Planning submitted a report to Cabinet to set out the implications of the Town and Country Planning (Local Planning) (England) Regulations 2026 (the '2026 Regulations'), which came into force on 25th March 2026. The 2026 Regulations bring into effect a new system for plan-making.

RESOLVED that

- a) a new Nuneaton and Bedworth Borough Local Plan (NBBLP) be commenced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2026.
- b) it be recommended to Full Council that the new Local Plan be titled the Nuneaton and Bedworth Borough Local Plan (NBBLP), and that the Council's Constitution will be updated to retitle the Borough Plan Committee to the Local Plan Committee for consistency.
- c) the submission of the Council's formal 'Notice of Intention to Commence' the NBBLP to the Ministry of Housing, Communities and Local Government (MHCLG) and its publication (Regulation 19) be approved;
- d) the updated NBBLP Timetable as set out in Appendix C of the report and authorises the submission of the Timetable to MHCLG and its publication (Regulation 4) be approved;

- e) delegated authority be given to the Assistant Director for Planning, in consultation with the Portfolio Holder for Planning and Enforcement to:
- i.) issue and publish monthly (or as required) updates to the NBBLP Timetable and to ensure an up to date timetable be made publicly available (Regulation 6). Updates to the timetable will be provided to Local Plan Committee;
 - ii) commencement of the Scoping Consultation (Regulation 20) be agreed as set out in Appendix D of this report, publish the notice of the local plan scoping consultation and make any minor amendments prior to commencing consultation;
 - iii) approve, publish and submit the required documents and statements for statutory Gateways 1 self assessment (Regulation 21), Gateway 2 (Regulation 26) and Gateway 3 (Regulation 31) with updates provided to the Local Plan Committee;
 - iv) publish a summary of consultation representations received to the Scoping Consultation (Regulation 22) with updates provided to the Local Plan Committee.
 - v) commence the preparation of the Consultation: Proposed Local Plan content and evidence (Regulation 23), noting the Proposed Local Plan content and evidence will be subject to Cabinet approval prior to commencing consultation.
 - vi) publish a summary of consultation representations received to Proposed Local Plan content and evidence (Regulation 24) with updates provided to the Local Plan Committee.
 - vii) commence the preparation of the Consultation: Proposed Local Plan (Regulation 27), noting the Proposed Local Plan will be subject to Cabinet approval prior to commencing consultation. viii. publish a summary of consultation representations received to Proposed Local Plan (Regulation 30), with updates provided to the Local Plan Committee; and
- f) Cabinet notes that it is anticipated that Council will need to formally approve the submission of the NBBLP for independent examination once Gateway 3 has been completed (Regulation 34). This will be subject to a future report which will be put before Cabinet.

SPEAKERS:

Councillor Keith Kondakor

Options:

- To not proceed with the commencement of a new Local Plan and to reject the recommendations set out in this report - rejected– The Town and Country Planning Regulations (England) 2026 require authorities to commence a new Local Plan. This includes 'backstop dates' which authorities must meet. The opportunity for government funding is linked to the backstop dates outlined in the regulations. There is a risk of not

meeting the 30-month plan period and potential intervention by the Secretary of State

Reasons

The Council has a statutory duty to prepare a new Local Plan in accordance with the requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2026. Breaches of this statutory requirement could result in government intervention and the Council having to pay the full costs.

CB18 **Recommendations from Overview and Scrutiny Panels**

None

CB19 **Any Other Items**

None

Chair

PUBLICATION DATE: 24TH JUNE 2026

DECISIONS COME INTO FORCE: 2ND JULY 2026