

NUNEATON AND BEDWORTH BOROUGH COUNCIL

CABINET

9th September 2026

A meeting of Cabinet was held on Wednesday 9th September 2026 in the Council Chamber at the Town Hall.

Present

Councillor G. Finch (Leader)
Councillor M. Bannister (Deputy Leader and Finance, Enabling Services and Communities) (Chair)
Councillor J. Bartlett (Housing)
Councillor S. Coates-Jarman (Planning, Enforcement and Public Services)
Councillor J. Groves (Town Centre Regeneration and Business Development)
Councillor P. Gilbert (Finance)
Councillor B. Greenwood (Leisure and Health)

CB32 **Apologies**

None

CB33 **Declarations of Interest**

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

CB34 **Minutes**

RESOLVED that the minutes of the Cabinet meeting held on 15th July 2026, be approved, and signed by the Chair

CB35 **Pingles Decarbonisation Closure**

The Assistant Director – Recreation and Culture submitted a report updating Cabinet on the completion of the decarbonisation of the Pingles Leisure Centre and Pingles Stadium.

RESOLVED that the project completion update on the Pingles Decarbonisation Project be noted.

SPEAKER:

Councillor Keith Kondakor

Options

N/A report for noting only.

Reasons

The report provided closure to the project and an update to Cabinet, with all necessary proformas completed and signed off by the Councils 151 officer and agreed with the funders.

CB36 Culture Update

The Assistant Director – Recreation and Culture submitted a report updating Cabinet on actions being delivered following the adoption of the Culture Strategy and to update project delivery timelines.

RESOLVED that the Culture Update be noted.

SPEAKERS:

Councillor Michele Kondakor

Options:

N/A report for noting only.

Reasons:

To update Cabinet on the actions being delivered following the adoption of the Culture Strategy and to update reference project delivery.

CB37 Housing Allocation Policy Amendments

A report of the Assistant Director – Housing Services was submitted to Cabinet seeking approval of proposed amendments to the Council's Housing Allocations Policy.

RESOLVED that

- a) the proposed amendments to the Housing Allocations Policy as detailed within Appendix B of the report be approved;
- b) consultation on the proposed amendments with key stakeholders, including the Homeless Partnership Forum and Tenant Panel be approved, and to consider any feedback received prior to implementation of the revised policy;
- c) subject to the outcome of the consultation, delegated authority be given to the Assistant Director - Housing Services, in consultation with the Portfolio Holder for Housing, to make any minor amendments arising from consultation, legislative updates, operational requirements, or legal advice prior to implementation of the revised policy;
- d) subject to c) approval be given to adopt and implement the revised Housing Allocations Policy following completion of the consultation process and consideration of any feedback received; and
- e) subject to c), if major amendments are required, it be noted that a future report be issued back to Cabinet or considered via an Individual Cabinet Member Decision subject to the criteria in the Constitution, to seek approval to adopt the revised policy.

SPEAKERS:

Councillor Brady Hughes

Councillor Keith Kondakor

Councillor Will Markham

Options:

- Retain existing policy without amendment – rejected - because sections of the policy would remain unclear and may not adequately reflect current legislation, guidance and operational requirements.
- Undertake a full policy rewrite – rejected - because the current policy framework remains fit for purpose. Targeted amendments achieve the desired outcomes more proportionately and efficiently.

Reasons:

The proposed amendments will strengthen the Housing Allocations Policy by improving legal compliance, governance, transparency and consistency in decision-making. The changes provide clearer guidance for applicants, officers and stakeholders whilst ensuring that the Council continues to meet its statutory housing and homelessness responsibilities.

CB38 Community Safety Improvements to Pool Bank Street Car Park

The Assistant Director – Economy & Regeneration submitted to Cabinet an overview of proposed community safety improvements following consultation with local stakeholders and sought authority to carry out changes proposed within the report

RESOLVED that delegated authority be given to the Assistant Director – Economy & Regeneration and Communities & Community Safety Manager to carry out the installation of additional signage and flow plates.

SPEAKERS:

Councillor Bready Hughes
Councillor Keith Kondakor
Councillor Nicky King

Options:

Do nothing – this has been considered but clearly lead to a continuation of issues impacting the quality of life of local residents and so is not a viable option.

Reasons:

To help address the issues impacting local residents via intervention outlined.

CB39 Pride in Place Impact Fund

The Assistant Director – Economy & Regeneration submitted a report to Cabinet to provide information to Members in relation to the progress and proposed projects for investment via the Pride in Place Impact Fund.

RESOLVED that

- a) the proposed projects as detailed at Section 5 of the report be approved;
- b) delegated authority be given to the Strategic Director, Communities and Place, and the Assistant Director for Economy and Communities, in consultation with the Portfolio Holder for Town Centre Regeneration and Business Development, the Leader of the Council, and the Portfolio Holder for Finance, to undertake all necessary procurement and associated

activities required to deliver the projects funded through the Pride in Place Impact Fund.

- c) a further report be presented to Cabinet in October 2026, in relation to project proposals for the remaining fund allocation.

SPEAKERS:

Councillor Keith Kondakor
Councillor Nicky King
Councillor Lubs Cvetkovic
Councillor Brady Hughes

Options:

Do nothing – Rejected - because it would not enable the Council to make use of the external Pride in Place Impact Fund allocation to deliver visible improvements to town centres and community spaces. It would not respond to the public consultation feedback, Member priorities or the funding objectives, and could risk the loss or underuse of grant funding within the required programme timescales.

Reasons

Utilising the Pride in Place Impact Fund will enable the Council to deliver improvements to community assets, public spaces and town centres, generating social, environmental and economic benefits for residents. These investments will help create stronger, more connected communities and more attractive local places, contributing to the borough's long-term prosperity and wellbeing.

CB40 Local Council Tax Reduction Scheme to Banded Scheme Consultation

The Assistant Director for Finance submitted a report seeking approval to undertake a consultation on a proposed change to the Council Tax Reduction Scheme with both the public and the major precepting authorities with effect from 1st April 2027.

RESOLVED that

- a) an eight-week consultation period with the public and major preceptors on introducing an income-banded working-age scheme from 1st April 2027, with a maximum award of 85% be approved;
- b) the consultation proposal will disregard Carer's Allowance, Universal Credit Transitional Protection and Universal Credit Limited Capability for Work and Work Related Activity elements;
- c) the consultation proposal will continue to protect War Pensioners by ignoring any War Pensions or War Disablement pensions in full when calculating the household's income;
- d) the scheme will include Exceptional Hardship support within the Council's working-age reduction scheme under section 13A(1)(a) of the Local Government finance Act 1992;
- e) the consultation will explain the current and proposed scheme costs, the claimant level effects and the proposed income bands;

- f) a further report be presented to Cabinet in December 2026 with the outcomes of the consultation;
- g) the reduction of administrative burden as a result of changing to a banded scheme as detailed in the report be noted; and
- h) the report be marked not for call in due to the timescales for consultation and implementation of the scheme as provided for in paragraph 15(f) of the Overview and Scrutiny Procedure Rules in Part 4 of the Constitution.

SPEAKERS:

Councillor Keith Kondakor
Councillor Lubs Cvetkovic
Councillor Michele Kondakor

Options:

Do nothing – Rejected – The current scheme is inefficient and complicated.

Reasons

The proposed income-banded scheme will retain the Council's existing maximum award of 85% while simplifying administration and providing clearer, more stable support.

CB41 Houses in Multiple Occupation (HMO) – Introduction of additional HMO Licensing and Selective Licensing, current position and next steps regarding introducing an Article 4 direction.

The Assistant Director – Environment & Enforcement and Assistant Director – Planning submitted a report providing an update and sought approval for measure in relation to the management of Houses in Multiple Occupation (HMOs) within the Borough.

RESOLVED that

- a) an Article 4 Direction would apply only to future changes of use and would have no effect on properties already operating as HMOs within the Borough be noted;
- b) the findings of the HMO evidence-based study undertaken by DLP Consultants (Appendix A of the report) be noted. The study concludes that, based on the evidence currently available, there is unlikely to be sufficient justification for the introduction of an Article 4 Direction in accordance with national planning policy;
- c) Cabinet's view that HMO concentrations and associated management issues are causing adverse impacts in parts of the Borough and therefore instructs the following work to be undertaken:
 - i. Consolidation of Council held data relating to HMOs
 - ii. A partner-led data collection and evidence gathering exercise.
 - iii. Ongoing monitoring of HMO numbers, complaints and amenity impacts.
 - iv. Undertaking of a non-statutory public survey by way of a questionnaire, which is separate from and does not form part of the statutory

- consultation required for licensing designation, with delegated authority to the Assistant Director for Environment and Enforcement, in consultation with the Portfolio Holder for Planning, Enforcement and Public Services and the Monitoring Officer, to determine the questions and to approve the final questionnaire prior to launch.
- v. A further report to Cabinet setting out whether sufficient robust evidence exists to justify the introduction of an Article 4 Direction.
 - vi. Delegated authority be given to the Assistant Director for Digital and Business Change to enter into the information sharing agreement and agreed methodology required for the partner led exercise at c(ii).
- d) a capped spend envelope of up to £40,000 for the non-statutory survey and the evidence gathering at recommendation c) from existing budget provisions be approved;
 - e) in principle the introduction of additional HMO licensing under section 56 and selective licensing under section 80 of the Housing Act 2004, subject to the outcome of the statutory consultation and instructs officers to bring forward the designation report accordingly, subject to the required budget provisions being identified be approved;
 - f) the Leader will act as the political lead for the programme of work as a whole, including the introduction of licensing, the further Article 4 evidence work and the representations to Government, supported by the Portfolio Holder for Planning, Enforcement and Public Services, and will act as the Council's spokesperson on it; and
 - g) neither licensing nor an Article 4 Direction gives the Council a presence in the areas concerned before 2028, and asks officers to develop, for consideration alongside the further report at recommendation c(v), an option for a community presence and engagement function in the areas of highest HMO concentration, together with its indicative cost and the funding routes available.

SPEAKERS:

Councillor Keith Kondakor
Councillor Brady Hughes
Councillor Will Markham
Councillor Lubs Cvetkovic

Options:

Option Ref	Option Title	Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected
Article 4 Direction		
A	Abandon evidence gathering exercise	Rejected. The consultants' conclusion rests on the data any district authority holds in isolation and on data held by partners. The gap can be closed through consolidation and partner working. Therefore recommendation 2.3 of the report seeks approval for further evidence base gathering.

Option Ref	Option Title	Reason for rejection or why the option and recommendation proposed in section 2 of the report has been selected
B	Make an Article 4 direction now (immediate or non-immediate)	The evidence currently available does not meet the national policy tests and a Direction would be vulnerable to challenge. An immediate Direction additionally carries compensation liability.
Licensing		
C	Do nothing	Leaves the Council without a record of the multiply occupied stock, without licence conditions bearing on its management, and with a complaint led model that places the burden on tenants.
D	Accreditation or inspection instead of licensing	Accreditation reaches only compliant landlords; inspection without licensing is unfunded and lacks an address list. Both retained as complementary measures.
E	Designate immediately without the statutory process	Unlawful. A consultation of at least ten weeks on the specific designations and a three month commencement period are statutory preconditions, and a designation made without them would be void.
Community presence and engagement		
F	No additional presence; rely on licensing and existing neighbourhood policing	Not selected. Licensing would not take effect before 2028 and gives the Council no presence in the areas concerned in the meantime. Neighbourhood policing resource is not within the Council's control and is directed to crime rather than to the environmental and reassurance matters residents raise.
G	Develop a community warden function alongside partner led activity	Selected for development at recommendation 2.7 of the report. Would provide the Council's own presence, an address level evidence records and a reporting route for conduct concerns and would address the absence of structured activity which drives the presence residents raise. No cost or funding approval is sought at this stage.
H	Purchased police or PCSO hours only	Not selected as a substitute, given operational control, abstraction risk and cost per hour, and because it provides none of the environmental, recording or referral functions. May be used alongside option G for defined periods on the advice of the Community Safety Partnership.

Reasons

Seek approval for measures in relation to the management of Houses in Multiple Occupation (HMOs) within the Borough.

CB42 General Fund Budget Monitoring Quarter 1 2026/27

The Assistant Director – Finance presented the forecast revenue outturn position for the General Fund as at 30th June 2026 unless otherwise stated in the report.

RESOLVED that

- a) the forecast outturn position for the General Fund for 2026/27 be noted, with consideration given to key variances; and
- b) it be recommended to Council an update to the budget for reasons outlined in section 4 of the report.

SPEAKERS:

Councillor Keith Kondakor

Options:

- Do nothing – N/A – The report is to note the forecast position

Reasons

The Council has a duty to report the financial position of its budgets.

CB43 Housing Revenue Account (HRA) Budget Monitoring Update Quarter 1.

The Assistant Director – Finance presented the forecast revenue outturn position for the HRA as at 30th June 2026 unless otherwise stated in the report

RESOLVED that the forecast outturn position for the HRA for 2026/27 be noted, with consideration given to key variances.

SPEAKERS:

Councillor Keith Kondakor

Councillor Paul Smith

Options:

- Do nothing – N/A – The report is to note the forecast position

Reasons

The Council has a duty to report the financial position of its budgets.

CB44 Capital Budget Monitoring Update Quarter 1

The Assistant Director – Finance presented the forecast revenue outturn position for the Capital budget as at 30th June 2026 unless otherwise stated in the report.

RESOLVED that

- a) the forecast outturn position for the Capital outturn position for 2026/27 for the General Fund and HRA for 2026/27 be noted, with consideration given to key variances; and
- b) it be recommended to Council an update to the budget for projects outlined in section 5 of the report.

SPEAKERS:

Councillor Keith Kondakor

Options:

- Do nothing – N/A – The report is to note the forecast position

Reasons

The Council has a duty to report the financial position of its budgets.

CB45 **Recommendations from Overview and Scrutiny Panels**

None

CB46 **Any Other Items**

None

Chair

PUBLICATION DATE: 15TH SEPTEMBER 2026

DECISIONS COME INTO FORCE: 23RD SEPTEMBER 2026