

Enquiries to:
Wendy Bolton

Direct Dial: 024 7637 6000

Direct Email:
committee@nuneatonandbedworth.gov.uk

Date: 15th April, 2019

**INDIVIDUAL CABINET
MEMBER DECISION**

Dear Sir/Madam,

The Cabinet Member for Housing, Health and Communities (Councillor J. Beaumont) is to consider the following report and make a decision on Monday, 23rd April, 2019 at 5.00 p.m. in Committee Room D, Town Hall, Nuneaton.

Yours faithfully,

Brent Davis

Executive Director - Operations

AGENDA

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 the Yorkshire 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.
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 for interests that are declared regularly by members to be appended to the agenda (**Page 4**). Any interest noted in the Schedule at the back of the agenda papers will be deemed to have been declared and will be minuted as such by the Committee 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. TOM ELLIS COURT LOCAL LETTINGS PLAN – report of the Director – Housing, Communities & Economic Development, attached **(Page 5)**

Individual Cabinet Member (Housing, Health and Communities) (Councillor J. Beaumont) Schedule of Declarations of Interests

Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
General dispensations granted to all members under s.33 of the Localism Act 2011			Granted to all members of the Council in the areas of: <ul style="list-style-type: none"> - Housing matters - Statutory sick pay under Part XI of the Social Security Contributions and Benefits Act 1992 - An allowance, payment given to members - An indemnity given to members - Any ceremonial honour given to members - Setting council tax or a precept under the Local Government Finance Act 1992 - Planning and Licensing matters - Allotments
J. Beaumont		Board member of Bulkington Community Library CIC in addition to an unpaid Manager of the library. Board member of Bulkington Village Centre	
		Member of the Police and Crime Panel	

Individual Cabinet Member Decision

Report Summary Sheet

Date: 23 April 2019

Subject: Tom Ellis Local Lettings Plan

Portfolio: Councillor Beaumont

From: Dawn Dawson, Director – Housing, Communities & Economic Development

Summary:

The report is presented to seek approval for Nuneaton and Bedworth Borough Council to implement a new Local Lettings Plan at Tom Ellis Court.

Recommendations:

That the Policy is approved, implemented and operational forthwith.

Options:

- a) To approve the recommendation
- b) To not approve the recommendation

Reasons:

There has been a long history of anti-social behaviour (ASB) at Tom Ellis Court over the years which unfortunately has started to increase in volume and severity. Residents are afraid to come forward to report any issues due to fear or reprisals and will not complete diary sheets. There was a serious incident just recently with one resident causing a riot against the Police. Tenancy turnover has also started to increase.

There are regular reports of individuals using illegal drugs with a constant smell of cannabis communal areas being reported. Sharps in communal areas have also been found by cleaning staff. This is an obvious health and safety risk.

This Local Lettings Plan, will therefore, restrict specific housing applicants from being allocated a property at Tom Ellis Court. Such as:

Anyone with a history of serious anti-social behaviour (anyone who has received an ABC, ASBI, CBO, Civil Injunction or who has been implicated in a previous Closure Order elsewhere in the Borough) and/or criminal behaviour such as; intimidation, drug dealing or discrimination/harassment (due to any of the protected characteristics in the equality section) will be restricted from being offered **ANY** property.

No more than 25% of lettings to these flats will be made to applicants identified by NBBC Homes as being vulnerable or having support needs

No lettings will be made to anyone under the age of 25.

Consultation undertaken with Members/Officers –

The Communities and Equalities Officer has been consulted on this plan who advises that the decision has been taken for the safety of our residents and we have alternative accommodation which should mitigate for any adverse impact on any groups. Therefore, in their opinion the decision is sound.

Subject to call-in: Yes**Ward relevance:** All Wards within the Borough of Nuneaton and Bedworth**Forward plan:** N/A

Corporate Priorities:

Aim 1: To improve the quality of life and social justice for residents so it is much closer to that enjoyed by the rest of Warwickshire.

Priority 1: To provide a choice of housing to meet the needs of the residents of the Borough.

Relevant statutes or policy:

Allocations Policy

Section 87 Housing Act 1985

Localism Act 2011

Housing & Planning Act 2016

Equalities Implications:

There are no significant negative impacts as a result of this policy on any of the protected characteristics

Human resources implications: N/A

Financial Implications: N/A

Health Inequalities Implications: N/A

Risk management implications: N/A

Environmental implications: N/A

Legal implications: N/A

Contact details:

Nicola Topping – Landlord Services Manager – 024 7637 6523

Nicola.topping@nuneatonandbedworth.gov.uk

AGENDA ITEM NO. 4.

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Councillor J Beaumont

From: Director of Housing, Communities & Economic Development (Dawn Dawson)

Date: 23rd April, 2019

Subject: **Tom Ellis Court Local Lettings Plan**

Portfolio: Housing, Communities & Economic Development (Councillor J Beaumont)

1. Purpose of Report

- 1.1 This report seeks approval for Nuneaton and Bedworth Borough Council to adopt a new Local Lettings Plan for forthcoming allocations at Tom Ellis Court.

2. Recommendation

- 2.1 It is recommended that the plan is authorised and approved ready for implementation forthwith.

3. Background

- 3.1 A Local Lettings Plan will operate alongside the Council's Allocations Policy but will allocate vacancies according to the particular circumstances of the estate or area by letting to a household that will contribute to the sustainability of that community. A Local Lettings Plan may be required where there are subsequent issues that have occurred within an established community and action is required to assist that community to become sustainable.
- 3.2 There has been a long history of anti-social behaviour (ASB) at Tom Ellis Court over the years which unfortunately has started to increase in volume and severity. Residents are afraid to come forward to report any issues due to fear or reprisals and will not complete diary sheets. There was a serious incident just recently with one resident causing a riot against the Police. Tenancy turnover has also started to increase.
- 3.3 There are regular reports of individuals using illegal drugs with a constant smell of cannabis communal areas being reported. Sharps in communal areas have also been found by cleaning staff. This is an obvious health and safety risk.

Tom Ellis Court ² Local Lettings Plan Quality Record

Revision	Date	Description	Stage	Agreed
		1 st revision		
		Single Member Decision		
		EqIA		

Landlord	Nuneaton and Bedworth Borough Council
Total number of properties covered by this Local Lettings Plan (LLP)	All potential lettings to Tom Ellis general purpose properties
Breakdown of properties by type	<p style="text-align: center;">52 properties in total:</p> <p style="text-align: center;">29 Bedsits</p> <p style="text-align: center;">23 1 bedroom flats</p>
Reasons for the LLP	<p>There has been a long history of anti-social behaviour (ASB) at Tom Ellis Court over the years which unfortunately has started to increase in volume and severity. Residents are afraid to come forward to report any issues due to fear or reprisals and will not complete diary sheets. There was a serious incident just recently with one resident causing a riot against the Police. Tenancy turnover has also started to increase.</p> <p>There are regular reports of individuals using illegal drugs with a constant smell of cannabis communal areas being reported. Sharps in communal areas have also been found by cleaning staff. This is an obvious health and safety risk.</p>
Proposal on letting	<p>This Lettings Plan will remain in place for all general purpose lettings at Tom Ellis.</p> <p>This Lettings Plan covers:</p> <ul style="list-style-type: none"> • Anyone with a history of serious anti-social behaviour (anyone who has received an ABC, ASBI, CBO, Civil Injunction or who has been implicated in a previous Closure Order elsewhere in the Borough) and/or criminal behaviour such as; intimidation, drug dealing or discrimination/harassment (due to any of the protected characteristics in the equality section) will be restricted from being offered ANY property • No more than 25% of lettings to these flats will be

	made to applicants identified by NBBC Homes as being vulnerable or having support needs
How long is the LLP being requested for?	<p>The impact of this Lettings Plan will be monitored every 3 months.</p> <p>The plan will be reviewed on a quarterly basis, in partnership with Warwickshire Police within the Partner Problem Solving Tasking meeting, unless there are strong reasons for doing so earlier. Following review, the plan may be amended with the agreement of the Director of Housing, Communities and Economic Development.</p> <p>It is expected that over time the balance of the immediate community will be improved and it is anticipated that reductions in crime and ASB will follow as a consequence of this local lettings plan.</p>
Approved by	Dawn Dawson – Director, Housing & Communities Nicola Topping – Landlord Services Manager
Date of plan	28 March 2019