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Date: 2nd July, 2019

**INDIVIDUAL CABINET
MEMBER DECISION**

Dear Sir/Madam,

The Cabinet Member for Housing and Communities (Councillor C.M. Watkins) is to consider the following report and make a decision on Wednesday, 10th July, 2019 at 5.00 p.m. in Committee Room A, Town Hall, Nuneaton.

Yours faithfully,

BRENT DAVIS

Executive Director - Operations

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 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. LOCAL LETTING PLAN - NEW BUILD SOCIAL AND AFFORDABLE HOUSING – a report of the Director – Housing, Communities and Economic Development, attached (**Page 5**).

Cabinet – Schedule of Declarations of Interests

	Name of Councillor	Disclosable Pecuniary Interest	Other Personal Interest	Dispensation
	<p>General dispensations granted to all members under s.33 of the Localism Act 2011</p>			<p>Granted to all members of the Council in the areas of:</p> <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 - Local Enterprise Partnership
	<p>C.M Watkins</p>	<p>Landlord of privately rented accommodation</p>	<p>Representative on the following outside bodies:</p> <ul style="list-style-type: none"> • Nuneaton and Bedworth Home Improvement Agency. • Nuneaton and Bedworth Safer and Stronger Communities Partnership. • Safer Warwickshire Partnership Board. • Warwickshire Housing Support Partnership. • Warwickshire Police and Crime Panel. 	

Individual Cabinet Member Decision

Report Summary Sheet

Date: 10 th July, 2019
Subject: Local Letting Plan for Social and Affordable New Build
Portfolio: Housing and Communities
From: Director- Housing, Communities & Economic Development

<p>Summary:</p> <p>To seek approval for Nuneaton and Bedworth Council to adopt a Local Letting Plan (LLP), for the allocation of new build social and affordable rented properties.</p>
<p>Recommendations:-</p> <ol style="list-style-type: none">1. That the LLP, attached at Appendix A, be approved for immediate implementation.2. That subject to approval, the LLP be appended to the Council's Allocation Policy.2. That the Strategic Housing Services Manager , in consultation with the Director- Housing, Communities and Economic Development, be given Delegated Authority to vary that LLP ratio's if appropriate.

Options:

1. Approve the recommendation and append the LLP to the Councils Allocation Policy for immediate implementation
2. Reject the proposed LLP and continue to Allocate new build properties according to the Allocation Policy
3. Amend the proposed LLP ratios and approve the amended LLP

Reasons:

The recommendation for approval of the attached LLP will promote sustainable communities on new developments across the borough. The LLP will also give existing tenants a greater opportunity to access new build properties.

Consultation undertaken with Members/Officers/Stakeholders Yes

Portfolio Holder- Housing & Communities, Registered Providers, Development Manager, Housing Solutions Manager, Landlord Services Manager, Director- Housing, Communities and Economic Development

Subject to call-in: Yes

Ward relevance: Borough wide

Forward plan: Yes

Delivering Our Future Theme:- 1
Priority 3

Relevant statutes or policy: Housing Act 1996
NBBC Housing Allocation Policy

Equalities Implications: None

Human resources implications: None

Financial implications: There may potentially be a higher cost for the Council in terms of households remaining in temporary accommodation for longer periods of time, due to not being able to express an interest on all new build properties.

Currently they can do so on 100% of units, this LLP means that they can only do so on 40% of units.

This may be mitigated to some extent by the potential increase in transfers, which will release council stock for re-letting.

Health Inequalities Implications: None

Section 17 Crime & Disorder Implications: The LLP will ensure

Risk management implications: Only the financial risk in respect of the costs to the Council of temporary accommodation, as mentioned above.

SME (Small/Medium Enterprises) & Local Economy Implications:
None

Environmental implications:

None

Legal implications: none

Contact details:

Jane Grant- Strategic Housing Services Manager 02476376483

all moving in to this new development within days and weeks of each other, it was considered appropriate to use a LLP with which to allocate the homes, in a manner that supported the establishment of a sustainable mini-community, which is situated on the edge of a much larger, mixed tenure estate.

- 3.3 Where new build developments are allocated, largely to households that are homeless, possibly occupying temporary hostel accommodation, this can place additional pressures on the Landlord, and indeed, the families themselves, in terms of settling in, and in being able to address issues that may have contributed to their becoming homeless. This may also impact on neighbours who are also moving in to new build properties in the immediate area.

4. Body of Report

- 4.1 With this background in mind, and following approaches from our Registered Provider partners seeking a LLP for their new build acquisitions, it is considered reasonable, and an appropriate time to establish a generic 'New Build Local Letting Plan'.
- 4.2 The LLP will enable existing tenants of social or affordable housing, to be able to access a new build property, for example when they need to downsize or upsize due to changes in the household size. This will be beneficial in terms of having experienced tenants, among first time tenants, in close proximity within new build developments.
- 4.3 The LLP will allow existing tenants a greater opportunity to secure a new build property, than is currently possible. This being due to the high numbers of homeless households, in the highest positions, on the Housing Register. This same opportunity will also apply to, and benefit new housing applicants- first time tenants.

5. Conclusion

- 5.1 The approval of this proposed LLP, specifically, and only, for the first Let of a new build property, will ensure an appropriate allocation of social and affordable rented units in the borough, that is still housing housing those in most need, whilst providing a mechanism for enabling sustainable communities within new housing developments across the borough.

6. Appendices

The Local Letting Plan- New Build Social & Affordable Housing is APPENDIX A attached.

7. Background Papers

None

Dawn Dawson

APPENDIX A

Local Letting Plan- New Build Social and Affordable Rented units

Principles of the Local Lettings Plan

The purpose of this plan is to confirm the process by which the Council's new build properties, and those of partner Registered Providers will be allocated. Applicants will be able to use the Council's Choice Based Lettings system to register as normal and become LIVE applicants, banded according to their housing need in line with the current Allocations Policy.

At the point of advert, however reference to this Local Letting Plan will come into play and a percentage of the properties advertised as follows:

- 1) 40% of units will be advertised for those applicants that are currently Council or Housing Association tenants needing to upsize, or downsize, according to their housing needs. (Transferring tenants)
- 2) 30% of units will be advertised for those applicants registered in Band 1+
- 3) 30% of units will be advertised for those in bands 1 to 3 (inclusive)

Please refer to ICMD dated **xxxxxx** for Background and information pertaining to this Plan.

Equality and Diversity

This Local Letting Plan has no adverse implications for the Council's Policy on Equality and Diversity, indeed it seeks to support it in terms of the manner in which the properties are to be allocated fairly.

Consultation

Director- Housing, Communities & Economic Development

Portfolio Holder- Housing & Communities

Stakeholders- Registered Providers