

MINUTES – Asset Panel 2nd March 2026

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Housing – Involved Tenant Scrutiny Panel

Date of Meeting: 2nd March 2026

Subject: Asset Panel

Staff Attendees: Lynn Joy (Assistant Director), Thomas Venus (Tenancy Services and Engagement Team Leader), Emma Neale (Engagement Officer)

Involved Tenants: 5 x Involved Tenants invited. 4 attended (1 apologies due to illness)

1. Introductions – 10:30am

- Thomas Venus, Lynn Joy, Emma Neale – role introductions

2. Purpose of Panel – 10:45am

- Discussed the purpose of the panels and the Regulator of Social Housing Consumer Standards.

3. Policy Discussions – 11am

Tenant Alteration and Home Improvement Policy:

- Tenant Alteration and Home Improvement Policy discussed to start with.
- Active discussion around Tenant Improvements.
- Tom asked for the tenant's views on the policy.
- Lynn Joy discussed recharges and the involved tenants understood this.
- Involved Tenants approved the policy with no changes.

Right to Buy Policy:

- Involved Tenant raised an individual circumstance around Right to Buy to raise questions around legislation for family members.
- 9.0 – wording around it and clarity required.
- Policy approved by Involved Tenants if point 9 can be clarified.

Damp and Mould Policy:

- Lynn gave an overview of the policy and reasons behind it.
- Discussion around this.
- Involved Tenants Approved the policy.

4. Any Other Business 11:30am-12pm

- **B:** Raised the issue of quality of work being checked. Both alterations and repairs work.
- **B:** Communication with new regulations, tenancy agreements, etc – long standing tenants could do with reminders or reviews and
- **A:** Cupboard door quality issues with installed kitchens.
- **D:** Raised issues with the Stairwell mesh in her block of flats. Wide gaps and plywood panelling. Lynn advised fire risk assessor has reviewed it and alternatives being looked into. Mesh wrong way round raised by D.
- **Lynn:** Raised the issues around Access for the next Assets Panel.

5. Recommendations:

- The Involved Tenants recommended the 3 policies to proceed to Single Member Decision and any further consultation required. Only change required was clarity around point 9 on the Right to Buy policy.

Assets Panel (Involved Tenants) Meeting Ended – 12pm

Date: 2nd March 2026.