

Minutes – Asset Panel April 2026

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Housing – Involved Tenant Scrutiny Panel

Date of Meeting: 16th April 2026

Subject: Assets Panel

Staff Attendees: Thomas Venus (Tenancy Services and Engagement Team Leader), Emma Neale (Tenant Engagement Officer), Lynette Sparrow (Tenant Engagement Officer), Lynn Joy (Assistant Director for Assets and Compliance, Social Housing and Community Safety), Jen Hawkins (Senior Housing Safety and Compliance Officer), Sharon Clinton (Assistant Director for Strategic Housing)

Involved Tenants: WS, AB, BC, AB, and AP NBBC tenants / leaseholders

1. Introductions & House Keeping – 10:30am

Staff introductions and housekeeping information.

- Dawn Dawson attended at the start to talk to the group.
- Sharon Clinton introduced herself to the Involved Tenants & Leaseholders
- Jen Hawkins introduced herself to the Involved Tenants & Leaseholders
- Lynn Joy introduced herself to the Involved Tenants & Leaseholders

2. Minutes and updates from last meeting 10.40am

- Not covered on this occasion due to the volume of policies to consider and time constraints.

3. Purpose of Panel – 10:50am

Discuss the purpose of today's Assets panel.

- Confirmed everybody had a copy of the policies prior to the meeting taking place.
- Briefly reviewed the Safety and Quality Consumer Standard.

4. Discuss the Fire Safety Policy- 11.00am

- **Lynn Joy** explained the reasoning behind the Fire Safety Policy
- Thomas Venus asked for any feedback, comments, concerns.
- **WS:** Raised some questions with Fire Safety around the bin store area at Park Road.
- **Lynn Joy** discussed spending on Fire Safety Capital programme. Budget is £2.6million for fire for 2026/2027. Discussed compartmentalisation of flats and the stay put policy. Also discussed how high-risk areas such as the bin stores should have adequate security.
- **Lynn Joy** discussed Fire Risk Assessments (FRA's) and the annual checks being at 100% of completion for the checks.
- **WS:** Would like more money allocated to visible Housing inspections by Housing Officers.
- **AB:** Raised Fire Alarm testing around Templar Court. Concerns around Alarm Testing.
- **Lynn Joy** raised the Fire Alarm testing and needs to review the process. However, the panel will automatically generate faults if it's not active.
- **POLICY RECOMMENDED/APPROVED – No objections**

5. Discuss the Housing Fire Strategy-11.20am

- **Lynn Joy** discussed the overall Housing Fire Strategy.
- **LJ/TV:** Raised around visibility of Housing Officers and enforcement.
- **BC:** Raised around Fire Inspections not seeing any inspections take place and around Cleaners within blocks. ILO/WBO reporting of fire safety concerns was raised including whether proactive patrols or inspections are done of the buildings.
- **POLICY RECOMMENDED/APPROVED – No objections**

6. Discuss Asbestos survey and how to provide this information to tenants -11:45pm

- **Lynn Joy** discussed the Asbestos procedure and what actions the Council takes.
- Communications panel to discuss what tenants would like for Asbestos Communication about their property. **Referral to Comms Panel to determine how the tenants receive Asbestos safety information.**

7. Discuss the Asset Management Strategy-11.50am

- **Lynn Joy** discussed the overview of the Asset Management Strategy.
- **Lynn Joy** discussed Awaab's Law. All tenants and leaseholders in attendance understood and were aware of this law.

BREAK – 12:10

8. Discuss the Difficult to Access Policy-12.30pm

- **Sharon Clinton** discussed the Access Policy and why it was required.
- **WS, AB, AB:** Raised various questions around Access and concerns that the Council try all avenues to gain access first and consider safeguarding and vulnerabilities.
- **POLICY RECOMMENDED/APPROVED – No objections**

9. Discuss the Competence and conduct policy-12.30pm

- **Sharon Clinton** discussed the policy and requirements under the upcoming Competence and Conduct Standard
- **BC:** Raised concerns around Contractor Competence.
- **POLICY RECOMMENDED/APPROVED – No objections**

10. Any other business 1.10pm-1.30pm

Opportunity to raise any issues or comments with staff.

- **WS:** Raised a concern about a Complaint for Lynn. E-mail to go over to Lynn to review.
- **BC:** Photos to come through via e-mail or WhatsApp of metal mesh on Carisbrook Road. Tom to send through to Lynn to review.

END – 1.30PM

Approved: Thomas Venus – Tenancy Services and Engagement Team Leader

Date: 16th April 2026

Signature:

