

NUNEATON AND BEDWORTH BOROUGH COUNCIL

INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
Cabinet Member for: Housing
Report by: Assistant Director – Social Housing & Community Safety
SUBJECT: Succession Policy
Date Decision made: Thursday 28th November, 2024
Place: Committee Room D, Town Hall, Nuneaton
Officer Present: Nicola Botterill – Assistant Director – Social Housing & Community Safety

DECISION:

IC15 **RESOLVED** that the revised Succession Policy be authorised and approved.

REASON FOR THE DECISION:

- The initial policy was reviewed in 2022 and the revised Policy is required to ensure that the Housing & Communities team adopts a consistent, fair and transparent approach; in the way it deals with cases for Succession

The policy is required to ensure that:

- the succession and assignment of council owned properties complies with legislation, statutory guidance, and good practice
- that all applicants for housing are treated fairly, whilst being sensitive to their particular circumstances.
- NBBC makes the best use of housing stock
- NBBC provide high quality services which are clear and understandable to those who use them and help applicants/tenants understand the operation of the Succession Policy

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- Do not approve the recommendation.

Signature: *C. Watkins 28/11/24*

Democratic Services to complete.

PUBLICATION DATE: ~~29th November~~ 2024
2nd December

DECISION(S) COMES INTO FORCE: ~~9th December~~ 2024
10th December

NUNEATON AND BEDWORTH BOROUGH COUNCIL

INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
Cabinet Member for: Housing
Report by: Assistant Director – Social Housing & Community Safety
SUBJECT: Void Management Policy
Date Decision made: Thursday 28th November, 2024
Place: Committee Room D, Town Hall, Nuneaton
Officer Present: Nicola Botterill – Assistant Director – Social Housing & Community Safety

DECISION:

IC16 **RESOLVED** that the revised Void Management Policy be authorised and approved.

REASON FOR THE DECISION:

The current Policy has been in force since 2017 and one is still is required to ensure that Nuneaton and Bedworth Council adopt a consistent, fair and transparent approach in the way it deals with Void Management.

It is important to implement a Void Management policy for the following reasons:

- ensure that Nuneaton and Bedworth Council Housing & Communities team provide good management of void properties, in order to maximise rental income and to provide a quality service which meets housing need.
- ensure that properties allocated by the Council meet acceptable standards
- maximise rental income by minimising the amount of time properties are empty
- ensure the effective and efficient management of properties
- enable the effective monitoring of void management
- ensure that the Council makes best use of housing stock to meet housing need.
- minimise the time taken to relet properties once they become vacant.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- Do not approve the recommendation.

Signature:

C. Watkins 28/11/24.

Democratic Services to complete.

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INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
Cabinet Member for: Housing
Report by: Assistant Director – Social Housing & Community Safety
SUBJECT: Recharge Policy
Date Decision made: Thursday 28th November, 2024
Place: Committee Room D, Town Hall, Nuneaton
Officer Present: Nicola Botterill – Assistant Director – Social Housing & Community Safety

DECISION:

IC17 **RESOLVED** that the revised Recharge Policy be authorised and approved.

REASON FOR THE DECISION:

The purpose of this policy is to ensure that the Housing & Communities team adopts a consistent, fair and transparent approach; in the way it deals with the management of chargeable repairs.

The aims of the Policy are to:

- ❖ To ensure that rechargeable repairs are dealt with transparently and efficiently
- ❖ To recover the cost of rechargeable repairs from current and former tenants
- ❖ To ensure that associated costs are pursued from those tenants who neglect their property or deliberately cause damage.
- ❖ To maximise income by the recovery of debts in relation to rechargeable repairs
- The Policy will also set out the rechargeable items that current or former tenants may be charged for and the estimated associated cost of those items. These are detailed within the 'Schedule of Charges and Repairs' document.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- Do not approve the recommendation.

Signature: C. Watkins 28/11/24.

Democratic Services to complete.

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INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
Cabinet Member for: Housing
Report by: Assistant Director – Social Housing & Community Safety
SUBJECT: Garden Assistance Scheme Policy
Date Decision made: Thursday 28th November, 2024
Place: Committee Room D, Town Hall, Nuneaton
Officer Present: Nicola Botterill – Assistant Director – Social Housing & Community Safety

DECISION:

IC18 **RESOLVED** that the revised Garden Assistance Scheme Policy be authorised and approved.

REASON FOR THE DECISION:

- This policy will ensure that the Housing & Community Safety team adopts a consistent, fair and transparent approach when assessing an applicant's qualifying criteria to the Garden Assistance Scheme, how referrals are received and what remedial work is going to be carried out.
- The Garden Assistance Scheme provides a basic 'one off' garden service to council tenants who are not able to maintain their gardens themselves.
- The scheme will assist customers who are unable to maintain their gardens due to physical or mental health issues, a disability, long term illness or financial issues.
- The scheme will assist customers to maintain their gardens and will subsequently enhance the Borough's neighbourhood's

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- Do not approve the recommendation.

Signature:

C. Watkins 28/11/24

Democratic Services to complete.

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INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
 Cabinet Member for: Housing
 Report by: Assistant Director – Social Housing & Community Safety
SUBJECT: Dementia and Complex Needs Policy
 Date Decision made: Thursday 28th November, 2024
 Place: Committee Room D, Town Hall, Nuneaton
 Officer Present: Nicola Botterill – Assistant Director – Social Housing & Community Safety

DECISION:

IC19 **RESOLVED** that the revised Dementia and Complex Needs Policy be authorised and approved.

REASON FOR THE DECISION:

- The previous policy was implemented in 2021 and the revised Policy is required to ensure that the Housing & Communities team adopts a consistent, fair and transparent approach; in the way it deals with dementia and dealing with complex needs of all customers living in a council owned property.
- This Policy will support staff to assist people with dementia, mental health issues and/or challenging behaviour and other complex needs, as well as to identify how to support those customers.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- Do not approve the recommendation.

Signature: *C Watkins 28/11/24*

Democratic Services to complete.

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NUNEATON AND BEDWORTH BOROUGH COUNCIL

INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
Cabinet Member for: Housing
Report by: Assistant Director – Social Housing & Community Safety
SUBJECT: Remedy/Compensation Policy (for tenants and leaseholders)
Date Decision made: Thursday 28th November, 2024
Place: Committee Room D, Town Hall, Nuneaton
Officer Present: Nicola Botterill – Assistant Director – Social Housing & Community Safety

DECISION:

IC20 **RESOLVED** that the revised Remedy/Compensation Policy (for tenants and leaseholders) be authorised and approved.

REASON FOR THE DECISION:

NBBC is committed to consistently provide an excellent service to all our customers. However, we recognise that there are times when our service fails to meet the high standards we have set. If we fail to meet our own service standards or provide a poor service, we aim to put things right. At times this may involve paying compensation. The aim of this policy is to assist staff in ensuring that a standardised approach is taken in considering compensation requests, fairly, consistently and impartially, by balancing the needs of the tenant or leaseholder with a recognition that all compensation paid is funded from public money, in particular rent and service charges from all tenants and leaseholders.

The Housing Ombudsman Service also recommends that landlords implement a separate compensation and remedy policy in addition to their complaints policy. This will help ensure payments are fair and consistent.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- Do not approve the recommendation.

Signature:  28/11/24.

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INDIVIDUAL CABINET MEMBER DECISION

Councillor: Councillor C. Watkins
Cabinet Member for: Housing
Report by: Assistant Director – Social Housing & Community Safety
SUBJECT: Administering Medication Policy
Date Decision made: Thursday 28th November, 2024
Place: Committee Room D, Town Hall, Nuneaton
Officer Present: Nicola Botterill – Assistant Director – Social Housing & Community Safety

DECISION:

IC21 **RESOLVED** that the revised Administering Medication Policy be authorised and approved.

REASON FOR THE DECISION:

- The current Policy in place has been reviewed and one is still required to ensure that Nuneaton and Bedworth Council's Independent Living Service adopt a consistent, fair and transparent approach in the way it deals with the administration of medication.
- This policy also aims to protect residents and staff from potential mistakes leading to significant risks to a resident's well-being.
- Importantly, the Policy states that staff may not administer medication except under the supervision of a qualified medical practitioner in the event of a serious emergency.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- Do not approve the recommendation.

Signature:

C. Watkins

28/11/24

Democratic Services to complete.

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