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Date: 1st September, 2023

<p>INDIVIDUAL CABINET MEMBER DECISION</p>
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Dear Sir/Madam,

The Cabinet Member for Housing and Communities (Councillor C. Golby) is to consider the following reports and make a decision on **Tuesday, 12 September 2023** at **5.00pm** in Committee Room D, Town Hall, Nuneaton.

Yours faithfully,

BRENT DAVIS
Chief Executive

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 Lloyds 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.

Members of the public will be given three minutes to speak on a particular item and this is strictly timed. The chair will inform all public speakers that: their comments must be limited to addressing issues raised in the agenda item under consideration: and that any departure from the item will not be tolerated.

The chair may interrupt the speaker if they start discussing other matters which are not related to the item, or the speaker uses threatening or inappropriate language towards Councillors or officers and if after a warning issued by the chair, the speaker persists, they will be asked to stop speaking by the chair. The chair will advise the speaker that, having ignored the warning, the speaker's opportunity to speak to the current or other items on the agenda may not be allowed. In this eventuality, the chair has discretion to exclude the speaker from speaking further on the item under consideration or other items of the agenda.

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. PARK LANE LOCAL LETTINGS PLAN – report of the Assistant Director of Social Housing and Community Safety, attached (**Page 5**).

Councillor Golby - Schedule of Declarations of Interests – 2023/2024

	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 - Local Enterprise Partnership
	C. Golby		Member of Warwickshire County Council Membership of Other Bodies: <ul style="list-style-type: none"> • Nuneaton and Bedworth Safer and Stronger Communities Partnership • Nuneaton and Bedworth Community Enterprises Ltd. • Nuneaton and Bedworth Home Improvement Agency • Safer Warwickshire Partnership Board • Warwickshire Housing and Support Partnership • Warwickshire Police and Crime Panel • George Eliot Hospital NHS Trust – Public/User Board • George Eliot Hospital NHS Foundation Trust Governors • District Leaders (substitute) • Local Enterprise Partnership (substitute) • Coventry, Warwickshire and Hinckley and Bosworth Joint Committee (substitute) 	

Individual Cabinet Member Decision

Report Summary Sheet

Date: 30 August 2023

Subject: Park Lane Local Lettings Plan

Portfolio: Councillor Clare Golby

From: Nicola Botterill, Assistant Director – Social Housing & Community Safety

Summary:

The report is presented to seek approval for Nuneaton and Bedworth Borough Council to implement a new Local Lettings Plan at Park Lane, Nuneaton.

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 an increase in ASB and the impact of crime occurring from Park Lane, Nuneaton since the 1 January 2023.

Warwickshire Police have collated all the incidents relating to several addresses at Park Lane flats from 1 January 2023 and in total there have been 36 incident reports to the police.

These reports vary in response categories; however, all required police attendance, which places strain on police resources due to the repeated nature.

The anti-social behaviour (ASB) perpetuated from within Park Lane, Nuneaton, specifically relates to:

- Criminal damage, including damage to NBBC property on several occasions.
- Physical violence with the use of weapons
- Assault of Police Officers
- Domestic incidents that include criminal damage, verbal abuse, and suspected physical violence
- Threatening and abusive behaviour towards residents
- Hate crime.
- Drug dealing
- Excessively loud music
- Shouting

A large majority of these incidents appear to have occurred whilst residents are intoxicated or have taken illegal substances, or both. This has also been the case even when perpetrators are being supported by substance abuse specialist organisations.

Incidents of crime and ASB are occurring almost daily causing significant impact to Council resources as well as resources for Warwickshire Police's response and Safer Neighbourhood Teams.

NBBC has recently had to submit three Without Notice Emergency Injunction applications to the County Court within a very short space of time. The criteria to meet a Without Notice Injunction is serious and being successful in achieving the Order goes to show the seriousness of incidents occurring. One of the Injunction orders has been breached that requires a pre-committal application and will likely lead to possession proceedings.

NBBC have also issued three Acceptable Behaviour Contracts in partnership with Warwickshire Police, as well as issuing multiple warning letters.

A nomad camera has been in situ in Park Lane since October 2022 and remains in place due to ongoing issues. It is also having to be relocated to cover more of Park Lane than it did previously.

This Local Lettings Plan will restrict specific housing applicants from being allocated a property at Park Lane, Nuneaton 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 Monitoring 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
Priority 1**

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:

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AGENDA ITEM NO. 4

NUNEATON AND BEDWORTH BOROUGH COUNCIL

Report to: Councillor C Golby

From: Assistant Director of Social Housing & Community Safety

Date: 8 August 2023

Subject: **Park Lane, Nuneaton Local Lettings Plan**

Portfolio: Housing & Community Safety (Councillor C Golby)

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 Park Lane, Nuneaton.

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 an increasing number of ASB reports at Park Lane, Nuneaton and the impact of crime occurring from Park Lane, Nuneaton since the 01 January 2023.
- 3.3 Warwickshire Police collated all the incidents regarding several addresses at Park Lane flats from 01 January 2023 and in total there have been 36 incident reports to the police.
- 3.4 These reports vary in response categories; however, all required police attendance therefore placing strain on police resources due to the repeated nature.

- 3.5 The anti-social behaviour (ASB) perpetuated from within Park Lane, Nuneaton, specifically relates to:
- Criminal damage, including damage to NBBC property on several occasions.
 - Physical violence with the use of weapons
 - Assault of Police Officers
 - Domestic incidents that include criminal damage, verbal abuse, and suspected physical violence
 - Threatening and abusive behaviour towards residents
 - Hate crime.
 - Drug dealing
 - Excessively loud music
 - Shouting
- 3.6 Incidents of crime and ASB are occurring almost daily causing significant impact to Council resources as well as resources for Warwickshire Police's response and Safer Neighbourhood Teams.
- 3.7 NBBC has recently had to submit three Without Notice Emergency Injunction applications to the County Court within a very short space of time. The criteria to meet a Without Notice Injunction is serious and being successful in achieving the Order goes to show the seriousness of incidents occurring. One of the Injunction orders has been breached that requires a pre-committal application and will likely lead to possession proceedings. The Council has also issued three Acceptable Behaviour Contracts in partnership with Warwickshire Police, as well as issuing multiple warning letters.

4.0 Proposal

- 4.1 The Lettings Plan will remain in place for all general purpose lettings at Park Lane, Nuneaton.

This Lettings Plan covers:

1 x 3 bedroom house
41 x 1 bedroom flats

Total dwellings: 42

- 4.2 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.

4.3 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

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

4. Consultation

4.1 The Monitoring 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.

Nicola Botterill
Assistant Director – Social Housing and Community Safety



Local Lettings Plan Park Lane, Nuneaton

Issued by Landlord Services – Social Housing & Community Safety

July 2023

Park Lane – Local Lettings Plan Quality Record

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

Landlord	Nuneaton and Bedworth Borough Council (NBBC)
Total number of properties covered by this Local Lettings Plan (LLP)	All lettings to general purpose properties in Park Lane, Nuneaton. 49 Properties in total.
Breakdown of properties by type	1 x 3 bedroom house 48 x 1 bedroom flats, 7 of which are Leasehold properties. Total dwellings: 49
Reasons for the LLP	<p>Nuneaton and Bedworth Borough Council (NBBC) wish to apply for a Local Lettings Plan (LLP) with the support of Warwickshire Police who have provided supporting information with regards to the impact of crime occurring from Park Lane, Nuneaton since the 01 January 2023.</p> <p>Warwickshire Police collated all the incidents regarding several addresses at Park Lane flats from 01 January 2023 and in total there have been 36 incident reports to the police.</p> <p>These reports vary in response categories; however, all required police attendance therefore placing strain on police resources due to the repeated nature. Often the reports surround complaints and incidents with one another, which again causes a risk to the community inside of Park Lane, but also impacts the livelihood of those inside of Park Lane who are not involved.</p> <p>The anti-social behaviour (ASB) perpetuated from within Park Lane, Nuneaton, specifically relates to:</p> <ul style="list-style-type: none"> • Criminal damage, including damage to NBBC property on several occasions. • Physical violence with the use of weapons • Assault of Police Officers • Domestic incidents that include criminal damage, verbal abuse, and suspected physical violence • Threatening and abusive behaviour towards residents • Hate crime. • Drug dealing • Excessively loud music

- Shouting

A large majority of these incidents appear to have occurred whilst residents are intoxicated or have taken illegal substances, or both. This has also been the case even when perpetrators are being supported by substance abuse specialist organisations.

Incidents of crime and ASB are occurring almost daily causing significant impact to Council resources as well as resources for Warwickshire Police's response and Safer Neighbourhood Teams.

NBBC has recently had to submit three Without Notice Emergency Injunction applications to the County Court within a very short space of time. The criteria to meet a Without Notice Injunction is serious and being successful in achieving the Order goes to show the seriousness of incidents occurring. One of the Injunction orders has been breached that requires a pre-committal application and will likely lead to possession proceedings.

NBBC have also issued three Acceptable Behaviour Contracts in partnership with Warwickshire Police, as well as issuing multiple warning letters.

A nomad camera has been in situ in Park Lane since October 2022 and remains in place due to ongoing issues. It is also having to be relocated to cover more of Park Lane than it did previously.

To tackle this behaviour, Warwickshire Police and NBBC's Neighbourhood's team have increased their visible presence in the area, carried out multiple visits to all resident's properties and door knocking to collect intel/information. We have also held day surgeries at the local community centre situated on Kingswood Road, Nuneaton.

Overall, there has been a significant number of hours been invested into the area to try to bring the community some respite, as well as a significant amount of money spent by NBBC in legal proceedings.

NBBC and Warwickshire Police have held discussions on whether a Problem-Solving Plan (PSP) would be suitable but concluded that the crime and ASB perpetuated in the area is not related to the design or layout of Park Lane, Nuneaton, but due to the behaviour of residents, meaning a PSP would be unlikely to be beneficial.

	<p>Warwickshire Police supports NBBC to implement an LLP for new residents at Park Lane because this would help in the reduction of ASB and work towards safeguarding the existing community in and around Park Lane.</p> <p>NBBC believes an LLP will bring existing residents' peace of mind from new tenants being allocated properties that have a history of ASB, which in turn means that ASB will more likely phase out in time due to restrictions placed on allocations in the Park Lane area, therefore protecting the community and NBBC housing stock.</p>
<p>Proposal on letting</p>	<p>This Local Lettings Plan will remain in place for all general-purpose lettings at Park Lane.</p> <p>This Lettings Plan will exclude:</p> <ul style="list-style-type: none"> • Anyone who has received a punishment for ASB, including but not limited to: <ul style="list-style-type: none"> ○ Acceptable Behaviour Contract (ABC) ○ Criminal Behaviour Order (CBO) ○ Civil Injunction ○ Community Protection Notice (CPN) ○ Closure/Partial Closure Order ○ Noise Abatement Notice • Anyone with a history of anti-social behaviour (ASB) • Anyone who has been involved in criminal behaviour, including but not limited to: <ul style="list-style-type: none"> ○ Intimidation ○ Harassment ○ Abuse, including Domestic Abuse ○ Violence, with or without weapons ○ Drug dealing ○ Drug use <p>Any applicant who has a history of the above will be restricted from being offered ANY property in Park Lane, Nuneaton.</p> <p>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.</p>

<p>How long is the LLP being requested for?</p>	<p>The impact of this Local Lettings Plan will be monitored every three months. Next review date if approved will be December 2023.</p> <p>For as long as the plan remains in place, it 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.</p> <p>Following any review, the plan may be amended with the agreement of the Director and/or Assistant Director for Social Housing & Community Safety.</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 because of this Local Lettings Plan.</p>
<p>Approved by</p>	<p>Dawn Dawson – Director, Housing & Community Safety</p> <p>Nicola Botterill – Assistant Director for Social Housing and Community Safety</p>
<p>Date of plan</p>	<p>21 July 2023</p>