

# **BIRMINGHAM CITY COUNCIL**

## **HOMES OVERVIEW AND SCRUTINY COMMITTEE**

**THURSDAY, 14 MARCH 2024 AT 14:00 HOURS**  
**IN COMMITTEE ROOM 6, COUNCIL HOUSE, VICTORIA SQUARE,**  
**BIRMINGHAM, B1 1BB**

### **A G E N D A**

#### **1 NOTICE OF RECORDING/WEBCAST**

The Chair to advise/meeting to note that this meeting will be webcast for live or subsequent broadcast via the Council's Public-I microsite ([please click this link](#)) and that members of the press/public may record and take photographs except where there are confidential or exempt items.

#### **2 APOLOGIES**

To receive any apologies.

#### **3 DECLARATIONS OF INTERESTS**

Members are reminded they must declare all relevant pecuniary and other registerable interests arising from any business to be discussed at this meeting.

If a disclosable pecuniary interest is declared a Member must not participate in any discussion or vote on the matter and must not remain in the room unless they have been granted a dispensation.

If other registerable interests are declared a Member may speak on the matter only if members of the public are allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless they have been granted a dispensation.

If it is a 'sensitive interest', Members do not have to disclose the nature of the interest, just that they have an interest.

Information on the Local Government Association's Model Councillor Code of Conduct is set out via <http://bit.ly/3WtGQnN>. This includes, at Appendix 1, an interests flowchart which provides a simple guide to declaring interests at meetings.

**3 - 8**

4 **MINUTES**

To confirm the minutes of the meeting held on 22 February 2024.

**9 - 10**

5 **ACTION TRACKER**

To note the action tracker.

6 **COMMISSIONER'S REVIEW AND COMMENTS ON THE AGENDA**

For the Committee to note there were no comments on this agenda from the Commissioner.

**11 - 20**

7 **AFFORDABLE HOUSING**

To provide the Committee with a more detailed understanding of the strategy for Affordable Housing and to consider future areas for Overview and Scrutiny to explore.

Claire Flowers, Assistant Director, Housing Development; Colette McCann, Head of Housing Development; and Naomi Morris, Head of Strategic Housing and Enabling, in attendance.

**21 - 36**

8 **WORK PROGRAMME**

To consider the Committee's work programme and agree any updates/amendments.

9 **DATE OF THE NEXT MEETING**

To note the date of the next meeting on Thursday 18 April at 1400 hours in Committee Room 6.

10 **REQUEST(S) FOR CALL IN/COUNCILLOR CALL FOR ACTION/PETITIONS RECEIVED (IF ANY)**

To consider any request for call in/councillor call for action/petitions (if received).

11 **OTHER URGENT BUSINESS**

To consider any items of business by reason of special circumstances (to be specified) that in the opinion of the Chair are matters of urgency.

## BIRMINGHAM CITY COUNCIL

**HOMES O&S COMMITTEE – PUBLIC MEETING**

**1400 hours on Thursday 22 February 2024, Committee Room 6, Council House**

**Minutes**

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**Present:**

Councillor Lauren Rainbow (Deputy Chair)

Councillors: Ziaul Islam, Rinkal Shergill, Ron Storer and Ken Wood

**Also Present:**

Collette Campbell, Acting Strategic Lead, Strategy and Enabling Service

Guy Chaundy, Assistant Director, Housing Strategy and Enabling

Jayne Bowles, Scrutiny Officer

Amelia Wiltshire, Overview and Scrutiny Manager

**1. NOTICE OF RECORDING/WEBCAST**

The Chair advised that this meeting would be webcast for live or subsequent broadcast via the Council's Public-I microsite and that members of the press/public may record and take photographs except where there are confidential or exempt items.

**2. APOLOGIES**

Apologies were received from Councillors Mohammed Idrees, Saqib Khan and Penny Wagg.

**3. DECLARATIONS OF INTERESTS**

Members were reminded they must declare all relevant pecuniary and other registerable interests arising from any business to be discussed at this meeting.

The following interests were declared:

Councillor Ziaul Islam owns a property which is privately let.

Councillor Rinkal Shergill owns a property which is privately let.

#### **4. MINUTES**

There were no matters arising from the minutes.

##### **RESOLVED:**

That the minutes of the meeting held on 25 January 2024 be confirmed as correct and signed by the Chair.

#### **5. ACTION TRACKER**

The Chair advised Committee that the contractor performance information had not yet been received and would be followed up.

##### **RESOLVED:**

That the action tracker be noted.

#### **6. COMMISSIONER'S REVIEW AND COMMENTS ON THE AGENDA**

##### **RESOLVED:**

That the Committee noted there were no comments on the agenda from the Commissioner.

#### **7. EXEMPT ACCOMMODATION INQUIRY RECOMMENDATIONS TRACKING UPDATE**

Guy Chaundy, Assistant Director, Housing Strategy and Enabling; and Collette Campbell, Acting Strategic Lead, Strategy and Enabling Service, were in attendance for this item.

The Committee was advised that Councillor Jayne Francis, Cabinet Member for Housing and Homelessness, had given her apologies.

The Assistant Director, Strategy and Enabling, introduced the report and provided the background to the work on Exempt Accommodation. The main points included:

- In 2020/21 Birmingham was invited to be part of the supported housing pilot which came with funding to allow the establishment of a multi-discipline team. This included putting in place a dedicated housing benefit team to look at supported exempt accommodation claims and introduced a housing benefit review process.
- The Birmingham Quality Standard was also developed, and an Accreditation Scheme was introduced.
- A Supported Housing Needs Assessment was undertaken which resulted in a new Supported Housing Strategy.
- The initial funding ended in 2021/22 and the Council allocated £1.9m through the Invest 2 Deliver programme to allow the work within the multi-disciplinary team and accreditation to continue.
- Following the end of the Invest 2 Deliver funding, there was a further round of Government funded activity through the Supported Housing Improvement Programme (SHIP). This is currently in place and available until March 2025.

- There is a lack of regulation for this sector. The Council has undertaken considerable lobbying to Government for greater powers to control both the rate of growth and the issues around quality.
- Following the lobbying work, feeding into parliamentary select committees, working with pilot authorities and raising the issues and concerns around the lack of regulation, a draft Supported Housing Bill was consulted on and the Supported Housing (Regulatory Oversight) Act came into force in mid-2023.
- The Act seeks to provide additional regulation and control for local authorities. It includes the introduction of a licensing scheme, the introduction of a suite of national standards, the establishment of a national advisory panel and the option for the Secretary of State to look at introducing further planning controls. It did not go as far as having similar planning controls as those for Houses in Multiple Occupation.
- The Act cannot be put into practice without the regulations being in place and they are currently being developed by the Government. It had initially been hoped they would be in place by March 2025, which is when the current funding ends, however there is not 100% certainty that will be the case. Discussions are taking place with the Department for Levelling Up, Housing and Communities in terms of the continuation of funding and the Committee will be updated on progress.

The Acting Strategic Lead, Strategy and Enabling Service, referred to the tracking report and highlighted the following key points:

- It had not been possible to achieve some of the actions due to the size of the team, for example inspecting all 20,000 units. In the term of the project, just under 3,000 units had been inspected.
- Inspections are an ongoing operational requirement as a partnership and will continue, as well as responding to complaints; looking at trends, for example issues around anti-social behaviour; and undertaking sample tests of properties belonging to a particular managing agent.
- Another action not yet achieved relates to increased resident engagement. However, the Committee was advised that the Council website had been updated. This now includes specific information on exempt accommodation, and contact details and individual officers responsible for particular wards within the city. In addition to this, monthly meetings were being held with members of the city-wide Exempt Forum to update them on SHIP progress and activities.

During the discussion, and in response to Members' questions, the main points included:

- The Committee noted the hard work that had been done addressing what is a serious issue across the city but raised concerns regarding the underspend on the Invest 2 Deliver funding. The Assistant Director, Strategy and Enabling, advised that the underspend had been due to budget monitoring issues and also problems with the recruitment and retention of staff. The grant funding arrangements allowed for funding to be carried over and included in this year's budget allocation and every effort will be made to ensure that underspend does not happen again.

- Members sought reassurance that the Council was continuing to lobby on further planning controls and that local MPs were included in that lobbying.
- The Committee was advised that Jackie Belton, the Commissioner with responsibility for supporting housing, had been briefed on the issues around exempt accommodation and the work that had been done. She subsequently met with MPs and lobbying will continue, specifically in relation to funding post-March 2025, accelerating work to get the regulations in place, and those areas not in the Act, such as planning.
- With regard to the Accreditation Scheme, there are 30 providers on the preferred provider list – 22 with awards ranging from gold to bronze (a score of 70% in the assessment is needed to achieve bronze) and eight currently under assessment, but on the preferred provider list having been vetted by the team.
- The five largest providers make up the vast majority of provision in the city and so the focus has to be on working with them. Not all of them have engaged in the accreditation process. The Committee was advised that the Assistant Director, Strategy and Enabling would shortly be meeting with the Chief Executive of one of the providers, and another was working on de-conversion strategies to introduce more family housing.
- These were small steps but the regulations need to be in place to enable enforcement, as it is all voluntary at the moment.
- The number of properties the providers on the approved list were operating in the city, and how many properties were being operated by providers who had not been assessed or had failed the assessment (especially large providers) was queried. The Acting Strategic Lead advised that those numbers were not available in the meeting but a response would be provided. The Committee was advised that one of the largest providers had around 25% of the market.
- When officers respond to complaints in relation to providers who have awards, they do highlight specific areas of improvement needed to maintain those awards.
- In instances where there are concerns with managing agents, the team chooses which properties to visit and entry is gained under the Housing Act 2004.

The Committee agreed the Cabinet Member assessments for each of the outstanding recommendations, with the exception of Recommendation 07 in relation to lobbying for change, which had been assessed previously as 'Achieved (Fully)'. It was agreed that recommendation would be amended to reflect that the initial target had been achieved but there was ongoing activity.

**RESOLVED:**

- That a response be provided to Committee on the number of properties operated by the providers on the preferred provider list and how many properties were operated by providers who had not been assessed or had failed the assessment.
- That the Cabinet Member's assessments for each of the outstanding recommendations were agreed, but with an amendment to the assessment for Recommendation 07 to reflect the ongoing activity.
- That the next tracking report be scheduled for September 2024.

- That the report be noted.

## **8. WORK PROGRAMME**

The following items were agreed for the March and April meetings:

March – Affordable Housing; Invite to Birmingham Social Housing Partnership – to be confirmed.

April – Regulatory Compliance; Budget Savings 2023/24 and 2024/25.

The Overview and Scrutiny Manager updated the Committee on the evidence-gathering for the Improving Standards of Re-let Properties Inquiry and the revised Terms of Reference were noted.

### **RESOLVED:**

- That the work programme be agreed.
- That the revised Terms of Reference for the Improving Standards of Re-let Properties Inquiry be noted.

## **9. DATE OF THE NEXT MEETING**

### **RESOLVED:**

That the Committee noted the date of the next meeting on Thursday 14 March at 1400 hours in Committee Room 6.

## **10. REQUEST(S) FOR CALL IN/COUNCILLOR CALL FOR ACTION/PETITIONS RECEIVED (IF ANY)**

None.

## **11. OTHER URGENT BUSINESS**

Councillor Ziaul Islam referred to the communication sent to all Councillors in relation to the recruitment of new officers in Housing Management and put on record that this was welcome news for the City's council tenants.

## **12. AUTHORITY TO CHAIR AND OFFICERS**

### **RESOLVED:**

That in an urgent situation between meetings, the Chair jointly with the relevant Chief Officer, has authority to act on behalf of the Committee.

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The meeting ended at 1430 hours.



**HOMES O&S COMMITTEE  
ACTION TRACKER 2023/24**

<b>Date</b>	<b>Agenda Item</b>	<b>Action</b>	<b>Notes</b>
22 February 2024	Exempt Accommodation Inquiry Recommendations Tracking Update	Response to be provided to Committee on the number of properties operated by the providers on the preferred provider list and how many properties were operated by providers who had not been assessed or had failed the assessment	
25 January 2024	Regulatory Compliance	Information on Contractor Performance to be circulated to the Committee.	
19 October 2023	Scrutiny of Delivery of 2023/24 Budget Savings and Update on Council's Response to Section 114 Notice and Financial Recovery Plan	HRA and Temporary Accommodation rent collection figures to be provided to the Committee.	Emailed to Members on 22 <sup>nd</sup> November.
	Exempt Accommodation Inquiry Recommendations Tracking Update	Next tracking report to be scheduled for three months' time.	Work Programme updated – report scheduled for February.
21 September 2023	Financial Challenges – Scrutiny Contribution to the Budget Savings and Recovery Plan	Scrutiny of Delivery of 2023/24 Budget Savings to be a standing item on the Committee's agenda.	Work Programme updated.

**HOMES O&S COMMITTEE  
ACTION TRACKER 2023/24**

<b>Date</b>	<b>Agenda Item</b>	<b>Action</b>	<b>Notes</b>
	Regulatory Compliance	Committee agreed to engage in quarterly meetings specifically on the subject of Landlord Compliance.	Work Programme updated.
20 July 2023	Work Programme	Task & Finish Group to re-visit the Voids Terms of Reference	Task & Finish group established. Outline Terms of Reference for an inquiry on Improving Standards of Council Homes agreed at the September meeting.
		Scrutiny Officers to seek clarification on the following matters raised on behalf of Cllr Wood: <ul style="list-style-type: none"> <li>• Backlog of inspections</li> <li>• Contractor Performance</li> </ul>	Backlog of inspections to be picked up as part of the Regulatory Compliance agenda item at the September meeting.  The quarterly HLB performance reports will be shared with committee members – the Q1 2023/24 report was emailed on 13 <sup>th</sup> September.
22 June 2023	Developing the Homes O&S Committee's Work Programme 2023/24	City Housing management structure chart and responsibilities to be shared with Members.	Emailed to Members on 27 <sup>th</sup> June.

# Birmingham City Council

## Homes Overview and Scrutiny Committee

14 March 2024



**Subject:** Affordable Housing  
**Report of:** Claire Flowers, Assistant Director, Housing Development  
**Report author:** Colette McCann, Head of Housing Development

### 1 Purpose

- 1.1 The report at Appendix 1 provides the Homes Overview and Scrutiny Committee with an update on affordable housing delivery within the context of housing need in Birmingham, current supply and challenges within the sector.
- 1.2 The report outlines the Council's approach to delivering affordable housing on sites it owns and follows the approval at Cabinet in January 2024 of the HRA Business plan and the Building Birmingham: Development strategy for Various Housing Sites Report
- 1.3 The report identifies the range of delivery options to deliver affordable housing and the benefits to broadening our approach to work with key partner and stakeholders in the city to accelerate affordable housing delivery and secure further funding an inward investment.

### 2 Recommendations

- 2.1 That the Homes Overview and Scrutiny Committee note the content of the report
- 2.2 That the Homes Overview and Scrutiny Committee considers the future oversight and reporting arrangements it requires in reference to section 4 of Appendix 1.

### 3 Any Finance Implications

- 3.1 Where BCC budgets are referred to in this paper, they relate to those factored into the HRA Business Plan, at an average of £50m a year for the next 8 years. This budget is set at a more summarised level than scheme by scheme, allowing the delivery method to be flexible, as detailed in this report.

- 3.2 The strategic approach to development will ensure a best value approach is taken to provision of affordable housing in Birmingham.

#### **4 Any Legal Implications**

- 4.1 Section 1 of the Localism Act 2011 contains the Council's general power of competence, which is circumscribed only to the extent of any applicable pre-commencement restrictions and any specific post-commencement statutory restriction of the power, and Section 111 of the Local Government Act 1972 contains the Council's ancillary powers in relation to the discharge of its functions including the disposal and acquisition of property and incurring of expenditure.
- 4.2 Sections 120 - 123 of the Local Government Act 1972 authorise the Council to acquire, appropriate and dispose of land. The disposal power in Section 123 of the Local Government Act 1972 is subject to the best consideration test.
- 4.3 Section 9 of the Housing Act 1985 authorises the Council to provide housing accommodation by erecting houses or converting buildings into houses on land acquired by the Council for the purposes of Part II of that Act or by acquiring houses. It also authorises the Council to alter, enlarge, repair or improve a house so erected, converted or acquired. It equally authorises the Council to exercise these powers in relation to land acquired for the purpose of disposing of houses provided or to be provided on the land or of disposing of the land to a person who intends to provide housing accommodation on it.
- 4.4 Section 17 of the Housing Act 1985 authorises the Council to acquire land for any of the above purposes and it may do so by agreement or compulsorily, with the authority of the Secretary of State. The Council may, subject to any conditions imposed by the Secretary of State, acquire such land notwithstanding that it is not immediately required but may only do so compulsorily provided the Secretary of State is of the opinion that it will be so required within 10 years of the confirmation of the Compulsory Purchase Order.
- 4.5 Section 19 of the Housing Act 1985 authorises the Council to appropriate any land vested in them or at their disposal for the above purposes, but it may not appropriate any land consisting of a house or part of a house without the consent of the Secretary of State.
- 4.6 Section 32 of the Housing Act 1985 authorises the Council to dispose of any land held for the purposes of Part II of the Housing Act 1985 in any manner but only with the consent of the Secretary of State. The Secretary of State has issued the General Housing Consents 2013 (issued March 2013 and corrected July 2013) which set out the circumstances where such disposals can take place without the need for specific consent from the Secretary of State, including circumstances such as disposals of vacant land, disposals at market value and disposals of reversionary interests in houses and flats.

## **5 Any Equalities Implications**

- 5.1 Equality implications relating to the delivery of affordable housing on council owned sites identified in the Building Birmingham: Development Strategy for Various Housing Sites – Cabinet Report 16 January 2024 will be considered within each individual site options appraisal.

## **6 Appendices**

- 6.1 Affordable Housing Report to Homes Overview and Scrutiny Committee



# Appendix 1

## Birmingham City Council

### Homes Overview and Scrutiny Committee

14 March 2024



**Subject:** Affordable Housing  
**Report of:** Claire Flowers, Assistant Director Housing Development  
**Report author:** Colette McCann, Head of Housing Development

## 1 Affordable Housing Need & Strategic Context

- 1.1 From a housing perspective, Birmingham is a unique environment. Birmingham City Council is one of the largest landlords in Europe, with a stock profile of just under 60,000 properties. Whilst this seems like a substantial supply, the reliance on social housing outweighs the demand.
- 1.2 The demand for affordable housing across the local authority area is extremely high. With a higher-than-average waiting list and families in temporary accommodation, it is a key priority and aim to accelerate affordable housing delivery.
- 1.3 The number of families with dependent children is more significant in Birmingham than other core cities which means there is a need for more accommodation options for large families.
- 1.4 This is against a backdrop of losing circa 600 homes annually through the Right to Buy from the Council's own social rented stock.
- 1.5 The Birmingham Development Plan (BDP) identifies the shortfall in current affordable homes within the city, setting out a challenging delivery target of 19,400 new affordable homes by 2031.
- 1.6 The Housing Strategy 2023-28 identifies as Priority 1 the requirement to deliver a strong supply of genuinely affordable new homes in the city, with key commitments to:
  - 1.6.1 accelerate the delivery of affordable housing across the city.
  - 1.6.2 invest in partnerships to increase innovation.
  - 1.6.3 play a key role in re-shaping the market, making best use of stock.

- 1.7 The strategy provides a commitment to accelerating the delivery of new affordable homes in the city and recognises that there is a need for a collective effort from all small and large RPs, including direct delivery by the Council to bolster the supply of affordable housing, moving away from having just one major player delivering one tenure type.
- 1.8 This strategy is a platform and an opportunity for providers and developers with different expertise and specialisms to work together to meet the varied needs of our communities.

## **2 Affordable Housing Supply and challenges**

- 2.1 Affordable housing covers a range of cross-tenure products including discount market sale and shared ownerships homes as well as rented products like social and affordable rent homes which tend to be those that traditionally come to mind when considering affordable housing.
- 2.2 In order to deliver a truly affordable housing market in Birmingham we need to utilise the full spectrum of affordable options that best meets the needs and aspirations of those people on low incomes and helps to achieve sustainable communities.
- 2.3 Affordable homes are funded through several sources, outlined below are those which the council has deployed, the financial viability of schemes remains one of the key challenges to the delivery of affordable homes.
  - 2.3.1 Right to Buy receipts
  - 2.3.2 HRA funding including borrowing
  - 2.3.3 Cross-subsidy through market sale products
  - 2.3.4 S106 off-site contributions
  - 2.3.5 Affordable Housing Grant (Homes England)
  - 2.3.6 Other public body funding, for example Brownfield Land Release Fund, West Midlands Combined Authority and City Deal Homes England
- 2.4 The supply of new affordable homes comes from a variety of sources in the UK. No single delivery route can meet the housing need of an Authority. Areas where delivery output is highest are those that have a diversity of delivery working in partnership with each other to address need.
- 2.5 A recent survey of Local Authorities undertaken by The Bartlett School of Planning UCL was published in their January 2024 Local Authority Direct Provision of Housing: Fourth Research Report which evidenced the broad range of delivery approaches that local authorities are utilising to support new affordable provision



- 2.5.1 having housing strategies with multiple actions planned or specific housing delivery action plans.
  - 2.5.2 actively supporting housing association or other registered provider partners, developments planned on council-owned sites (including small sites and garage sites)
  - 2.5.3 buying back former RTB properties
  - 2.5.4 taking on S.106 properties where Registered Providers are not interested.
  - 2.5.5 use of the council's housing company
  - 2.5.6 having a housing company which is a Registered Provider and can access Homes England grants.
  - 2.5.7 use of council-owned sites in partnership (for example working with registered providers on vacant land)
  - 2.5.8 an empty homes purchase scheme and direct purchase of existing housing
  - 2.5.9 building under the Housing Revenue Account (HRA)
  - 2.5.10 using the Public Works Loans Board
  - 2.5.11 building out rural exception sites
  - 2.5.12 proactively targeting stalled sites
  - 2.5.13 working directly as an authority on land purchase and assembly.
- 2.6 The report highlighted that whilst some local authorities are delivering directly through their general fund and/or HRA and through their wholly owned companies, many were in fact delivering through partnerships and joint ventures with Registered Providers and private developers and with other public sector organisations, in particular Homes England.

Detailed below are the approaches in Birmingham.

## **2.7 Direct Delivery**

- 2.7.1 BCC has been building new council homes under the brand name Birmingham Municipal Housing Trust (BMHT) since 2009 and has delivered 3600+ new homes during this time.
- 2.7.2 This accounts for 45% of all affordable housing completions since its inception in 2009
- 2.7.3 Approximately 60% of these new homes have been for social rent for council tenants, with the remaining 40% for market sale to help scheme viability and provide balanced tenure mixes on larger developments.
- 2.7.4 Whilst the Council has an established programme of direct delivery by the Housing Revenue Account, the delivery through this route alone cannot meet

the city's need. This is recognised in the Housing strategy and the level of housing the Council can afford to deliver in its HRA has been considered through the business plan presented to Cabinet in January 2024.

## **2.8 Registered Providers & Housing Associations**

- 2.8.1 The Council have been successful in the delivery of social rented homes, however, this has an impact on other registered providers (RPs) and developers who have been unable to benefit from initiatives such as discounted land sales and has subsequently seen fewer alternative affordable tenures delivered compared to other cities.
- 2.8.2 RPs do continue to have a presence across the city, making up just over 40,000 units. The RP portfolio ranges from small community based providers like Bournville Village Trust to large scale providers like Midland Heart and Clarion etc. Historically, the Council and RPs have worked in isolation to deliver their respective targets, encouraging growth wherever possible.
- 2.8.3 it is recognised that there is a need to consider Council and RP stock together as a total portfolio, making up just over 100,000 units across the city. Failure to do this means development across the city suffers.

## **2.9 Planning Policy & Section 106**

- 2.9.1 A Planning Obligation (known as a S106 agreement) is sometimes attached to a planning application in order to meet the City's overall requirement for affordable housing, an element of affordable housing is required on sites of 25 dwellings or more.
- 2.9.2 BCC's current Planning Policy seeks to achieve 35% affordable homes on these sites.
- 2.9.3 The delivery of a policy compliant 35% affordable housing on developer-led s106 sites is often not achieved, with historical averages around 10%. This is being addressed by the Planning Service and will be increased, but viability challenges will always remain, especially due to external commercial factors such as the cost of development.

## **3 Our Approach**

- 3.1 Set within the context of increasing demand for affordable housing, the need to accelerate delivery and the new HRA business plan a report was approved at Cabinet in January 2024 which outlined the approach of BCC to progress development of affordable housing on sites it currently owns that are identified for affordable housing.
- 3.2 The sites included in the report range from larger regeneration schemes, to standalone housing developments and smaller infill sites.

- 3.3 The Building Birmingham Report follows an earlier report from May 2023 which sought to approve the disposal of eight sites for affordable housing and establish the principle for the sale of the Council's freehold interest in identified surplus land to Registered Housing Providers and / or Developer Partners
- 3.4 The approach builds on that approval and identifies the next sites for disposal and delivery. It identifies routes for delivery of affordable housing on Council owned land supported through partnership and investment from other parties. Land for housing development has already been identified below comprising land that can accommodate over 1,000 new homes.
- 3.5 Considering a range of delivery routes will enable stakeholders to secure additional inward private investment and Homes England grant into the city. It will also facilitate the ability to offer different tenure types such as Shared Ownership and Rent to Buy. Registered Providers and their contractor partners have large development portfolios and a variety of different specialisms from sheltered housing to supported accommodation.
- 3.6 There are also private RPs/ pension fund investment models that can be explored within this option, again bringing investment into the city and builds on the Council's commitment to be 'Open for Business' and has welcomed several partners and investors into the city.
- 3.7 The report identifies alternative routes for the delivery of affordable housing on these sites which could be one of the following four options:
- 3.7.1 to dispose of sites/land for affordable housing/work in partnership to Registered Providers of Social Housing (RPs) with nominations agreement back to the Council. On larger sites, this is likely to generate land receipts.
  - 3.7.2 Identify opportunities for other routes (private finance) to fund affordable housing which may include new innovative ways of working.
  - 3.7.3 Enter into Development Agreements (following a compliant procurement process) with developer/ contractor partner.
  - 3.7.4 Dispose of sites where suitable to other public sector bodies such as Homes England or West Midlands Combined Authority particularly where additional benefits can be gained (such as grant funding, enhanced standards, wider master-planned area etc) on the basis of affordable housing delivery.
- 3.8 Diversifying and broadening our approach will allow the Council to accelerate the delivery of affordable homes on the identified sites and assist the city in meeting its housing target without immediate impact on HRA finances and Council resources.
- 3.9 This change in direction from a reliance on direct delivery also strengthens our partnership approach with key stakeholders in the RP, public and private sector with BCC playing a key enabling role in the acceleration of affordable housing delivery.

#### **4 Next steps**

- 4.1 Each of the sites identified within the Building Birmingham report will undergo an options appraisal which will recommend the most appropriate route for delivery focusing on maximising, where possible, the affordable outputs for each site.
- 4.2 Further approvals relating to each site will come forward either via Delegated Authority Reports or to the Cabinet Committee – Property
- 4.3 Noting the comments provided by the Commissioners there is further work required to ensure there are key robust gateways in place in the disposal/commercial processes.
- 4.4 The future governance arrangements must also include regular reporting on a quarterly basis on progress as sites come forward for delivery, as well as the management of risks identified to the programme.
- 4.5 Performance monitoring measures for the revenue targets & development agreements will be required to ensure that the Council achieves the financial outcomes and housing outputs identified for each site.

#### **5 Background Documents**

- 5.1 The Housing Strategy 2023-2028
- 5.2 Affordable Housing – Sites for Disposal Report to Cabinet May 2023
- 5.3 HRA Business Plan – Cabinet report 16 January 2024
- 5.4 Building Birmingham: Development Strategy for Various Housing Sites – Cabinet Report 16 January 2024

# Birmingham City Council

## Homes Overview and Scrutiny Committee

14 March 2024



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**Subject:** Homes Overview and Scrutiny Committee's Work Programme

**Report of:** Christian Scade, Head of Scrutiny and Committee Services

**Report author:** Amelia Wiltshire, Overview and Scrutiny Manager  
amelia.murray@birmingham.gov.uk  
07825 979253

### 1 Purpose

- 1.1 This report sets out the proposed work programme for the Homes Overview and Scrutiny Committee for 2023-24. Following the findings and recommendations from the independent Governance Review of the Council, and specifically recommendation 5, the Committee has reframed its work programme to be aligned to the Council's improvement and recovery priorities. Appendix 1 outlines the topics identified, aims and objectives as well as the preferred method of scrutiny to achieve these objectives.
- 1.2 Appendix 1 also provides information on other topics, which had previously been identified by the Committee for future consideration.
- 1.3 The report also provides a progress update on its inquiries: Improving Standards of Re-let Council Properties.

### 2 Recommendations

- 2.1 That the Committee:
  - Notes the information set out in Appendix 1 and identifies if any further topics need to be added aligned to the Council's improvement and recovery priorities.
  - Agrees, subject to further input from the Chair and Deputy Chair, the issues that the Committee will consider in April 2024, the proposed aims and objectives and the preferred method of scrutiny.

- Notes, subject to further input from the Chair and Deputy Chair outside of the meeting, its proposed work programme will be submitted to Co-ordinating Overview and Scrutiny Committee to enable work to be planned and co-ordinated throughout the year.

### 3 Background

- 3.1 The [statutory guidance for local government overview and scrutiny](#) sets out the role it can play in holding an authority's decision makers to account. This makes it fundamentally important to the successful functioning of local democracy.
- 3.2 Effective Overview and Scrutiny should:
- Provide constructive 'critical friend' challenge.
  - Amplify the voices and concerns of the public.
  - Be led by independent people who take responsibility for their role.
  - Drive improvements in public services.
- 3.3 The role and functions of Overview and Scrutiny Committees are outlined in [The City Council's Constitution | Birmingham City Council](#) They will:
- Make reports and/or recommendations to the full Council, the Executive and/or other organisations in connection with the discharge of the functions specified in their terms of reference.
  - Consider any matter covered in their terms of reference that may affect or be likely to have an effect on the citizens of Birmingham; relevant to the Council's strategic objectives; relevant to major issues faced by officers in managing a function of the Council; and likely to make contribution to moving the Council forward and achieving key performance targets.
- 3.4 Effective scrutiny needs to add value. A well planned and timely work programme enables Overview and Scrutiny Committees to be involved at the right time and in the right way, and ensure their involvement is meaningful and can influence the outcome.
- 3.5 Members often have a number of topics suggested to them and are therefore required to **prioritise** matters for consideration. The Scrutiny Framework sets out the following factors to be considered:
- Public interest: concerns of local people should influence the issues chosen.
  - Ability to change: priority should be given to issues that the Committee can realistically influence.
  - Performance: priority should be given to areas in which the Council and Partners are not performing well.
  - Extent: priority should be given to issues that are relevant to all or a large part of the city.

- Replication: work programme must take account of what else is happening to avoid duplication.

### ***Looking Ahead***

- 3.6 Since June 2023, Overview and Scrutiny Committees have identified a 'menu' of issues (including policy development, policy review, issues of accountability and statutory functions). Each Committee has then regularly reviewed their 'menu' and decided which issues needed to be examined further, and how that work would be undertaken.

### ***Scrutiny Methods***

- 3.7 There are a range of ways to undertake scrutiny. The approach for 2023-24 enables flexible scrutiny and outlines a shift from monthly formal meetings to a combination of approaches. The Committee will choose the most effective scrutiny method to achieve the desired aims and objectives for each topic.
- 3.8 Scrutiny activities should be thorough and undertaken in a timely manner.
- 3.9 Based on Statutory Guidance published in 2019, different scrutiny methods include (but are not limited to):
- A single item, or items, on a committee agenda – this method fits more closely with the "overview" aspect of the Scrutiny function and provides limited opportunity for effective scrutiny. It is most appropriate for specific issues where the committee wants to maintain a watching brief.
  - A single item meeting, either as the committee or a more limited number of Members. It has the capacity to enhance the previous option by taking evidence from a number of witnesses.
  - A task and finish day - provided that these are properly focused, they ensure Councillors can swiftly reach conclusions and make recommendations and are effective even for complex topics.
  - A task and finish review – this is an enhancement of the previous option being held over four or six meetings spread over a limited number of months.

### ***Homes Overview and Scrutiny Committee***

- 3.10 The Committee's Terms of Reference is to fulfil its functions as they relate to any policies, services and activities concerning:
- Council Housing management services, repairs and maintenance programmes.
  - Best use of housing stock across all housing providers.
  - Neighbourhood management initiatives and the housing growth agenda (Birmingham Social Housing Partnership).
  - Private rented sector, licensing and regulation.

- Tenancy engagement in the management and development of social housing and Housing Liaison Boards.
- Exempt accommodation.
- Housing Options for vulnerable adults, children, young people and offenders.
- Temporary accommodation provision.
- Homelessness and rough sleeping.
- Supply of homes to meet housing need.

3.11 The Committee is chaired by Cllr Mohammed Idrees, and its membership comprises Cllrs Ziaul Islam, Saqib Khan, Lauren Rainbow, Rinkal Shergill, Ron Storer, Penny Wagg and Ken Wood.

#### **4 The Governance Review – Reframing the Work Programme 2023-24**

4.1 The Co-ordinating Overview and Scrutiny Committee on 15 December 2023 acknowledged the recommendations in the Governance Review of Birmingham City Council agreed by Cabinet on 12 December 2023. Recommendation 5 stated the need to reframe scrutiny work programmes on the Council's improvement and recovery priorities, and that alignment of work programmes should focus on:

- a) Having an active part in the 2024/25 budget development process.
- b) The safe and effective delivery of key services supporting vulnerable people.
- c) Critical performance issues emerging "by exception".
- d) Equality and equity issues arising from the development of the 24/25 Budget, the Emergency Budget (to be identified by exception), and other priority scrutiny activity relating to the Budget.
- e) Culture, behaviour change and organisational development.

4.2 On 15 February 2024, the Homes Overview and Scrutiny Committee met informally to consider the developing Improvement and Recovery Plan and the findings and recommendations of the Governance Review. The Committee reconsidered its work programme for March – May and reframed it to ensure it aligns with the issues set out above.

4.3 Appendix 1 sets out the current agreed work programme.

4.4 The Committee may decide to add further items to the work programme during the remainder of the year. When considering this, the Committee is advised to consider where it can best add value through scrutiny aligning to the Council's priorities and improvement journey, and how it can prioritise topics for consideration based on the Scrutiny Framework referred to in paragraph 3.5 above.



- 4.5 The Council's latest [Forward Plan February 2024](#) may assist Members in identifying future topics. The following reports are of particular relevance to this Overview and Scrutiny Committee:

Reference	Title	Portfolio	Proposed Date of Decision
012520/2024	Improvement and Recovery Plan	Deputy Leader	19 Mar 24
012549/2024	Shelforce Machinery Replacement	Housing and Homelessness	19 Mar 24
012445/2024	Disposal of 8 no. sites to Registered Providers	Housing and Homelessness	28 Mar 24
012121/2024	Perry Barr Residential Scheme – Disposal of Plots 2, 3, 4 & 5	Leader	28 Mar 24
012562/2024	Local Authority Housing Fund Additional Grant	Housing and Homelessness	23 Apr 24
012205/2024	Homelessness Prevention Strategy 2024-2029	Housing and Homelessness	14 May 24
012620/2024	Implementation of Updated Conditions of Tenancy	Housing and Homelessness	25 Jun 24

- 4.6 Overview and Scrutiny Chairs are advised to maintain regular engagement with Cabinet Members to enable flexibility to be built into the Overview and Scrutiny work programme, so as to respond to the Council's policy priorities in a timely way.

## 5 Improving Standards of Re-let Properties Inquiry

- 5.1 On 23 November, the Committee agreed the inquiry refocused on improving standards for void properties only. This follows reassurance to the inquiry Task and Finish Group on the wider City Housing programme to address the concerns raised by the Housing Ombudsman and Regulator for Social Housing. On 22 February, the updated Terms of Reference was formally agreed.
- 5.2 Evidence gathering for this inquiry has commenced and will continue until April 2024 at the earliest. The Committee has carried out site visits to Birmingham City Council and Pioneer properties. An evidence session with Pioneer is scheduled for 14 March. An evidence gathering session with Birmingham City Council City Housing is scheduled for 18 April.
- 5.3 The inquiry will confirm a date to report to Council on its key findings and recommendations in the new municipal year.

## 6 Any Finance Implications

- 6.1 There are no financial implications arising from the recommendations set out in this report.

## **7 Any Legal Implications**

- 7.1 There are no legal implications arising from the recommendations set out in this report.

## **8 Any Equalities Implications**

- 8.1 The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act.
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.
  - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2 The protected characteristics and groups outlined in the Equality Act are Age; Disability; Gender Reassignment; Marriage and Civil Partnership; Pregnancy and Maternity; Race; Religion and Belief; Sex, and Sexual Orientation.
- 8.3 The Committee should ensure that it addresses these duties by considering them during work programme development, the scoping of work, evidence gathering and making recommendations. This should include considering how policy issues impact on different groups within the community, particularly those that share a relevant protected characteristic; whether the impact on particular groups is fair and proportionate; whether there is equality of access to services and fair representation of all groups within Birmingham; and whether any positive opportunities to advance equality of opportunity and/or good relations between people are being realised.
- 8.4 The Committee should ensure that equalities comments, and any recommendations, are based on evidence. This should include demographic and service level data and evidence of residents/service-users views gathered through consultation.

## **9 Appendices**

- 9.1 Appendix 1: Work Programme 2023-24 - March

## **10 Background Papers**

- 10.1 [Birmingham City Council Constitution](#)

- 10.2 Birmingham City Council Overview and Scrutiny Framework April 2021

## Homes Overview and Scrutiny Committee Work Programme 2023/24

Month	Item/Topic	Aims and Objectives	Scrutiny Method	Cabinet Member/ Lead Officer	Other Witnesses	Additional Information and Outcome*
July	Voids – Improving Standards  <b>Corporate Priority:</b> 11	To be confirmed by Task and Finish Group	Task and Finish Group meetings	Director, Housing Management – Stephen Gabriel		<p>The Housing and Neighbourhoods O&amp;S Committee in 2022-23 agreed to review Voids – Improving Standards. A <a href="#">Terms of Reference</a> was approved in February 2023, and the <a href="#">Council's City Housing service presented</a> in March 2023. Committee members also took part in visits to City Housing void properties. The intention had been to continue into 2023-24.</p> <p>As there is now a dedicated Homes O&amp;S Committee for 2023-24, the scope of these Terms of Reference will be reviewed at the first Task and Finish Group meeting.</p>
September	Social Housing Regulation Bill  <b>Corporate Priority:</b> 11	<p>Provide information on what the Social Housing Regulation Bill means for the Council's City Housing service.</p> <p>Understand how City Housing will achieve compliance with the Social Housing Regulation Bill, and preparation for inspection from the Regulator for Social Housing in April 2024</p>	<p>Committee meeting - single item: 21 September 2023, 2pm.</p> <p>Venue: Room 6, Council House</p>	Head of Service, Strategic Enabling – Naomi Morris		<p>This Bill intends to deliver the reforms outlined in <a href="#">the Social Housing White Paper</a> and address the concerns following the Grenfell Tower fire in 2017. It will introduce a stronger and more proactive regulatory regime to improve standards and accountability for landlords for the services they provide.</p>

Month	Item/Topic	Aims and Objectives	Scrutiny Method	Cabinet Member/ Lead Officer	Other Witnesses	Additional Information and Outcome*
		Consider how Member insight can inform and drive improved services	<b>Deadline for Papers: 12 September 2023</b>			The agenda item will also outline progress toward inspections following the Regulatory Notice in May 2023.  <b>Outcome:</b> Approved quarterly compliance meetings
September	Housing Ombudsman – Paragraph 49  <b>Corporate Priority: 11</b>	Outline the background to, and the key recommendations from, the Housing Ombudsman special report on Birmingham City Council  Provide information on the progress made towards delivering on the recommendations from the Housing Ombudsman, Paragraph 49 report.  Consider how Member insight can inform and drive improved services	Committee meeting - single item: 21 September 2023, 2pm.  Venue: Room 6, Council House  <b>Deadline for Papers: 12 September 2023</b>	Head of Service, Strategic Enabling – Naomi Morris		In January, the Housing Ombudsman published a <a href="#">special report</a> on Birmingham City Council. The report made recommendations relating to repair handling; complaint handling; record keeping and compensation policy.  <b>Outcome:</b> Approved quarterly compliance meetings
September	Scrutiny Contribution to Budget Savings and Recovery Plan	For the Committee to consider a report on current and future Budget Savings and Recovery Plans and implications for Homes Overview and Scrutiny Committee	Committee meeting - single item: 21 September 2023, 2pm.	Cllr Jayne Francis, Cabinet Member for Housing and Homelessness	Paul Langford, Strategic Director, City Housing	It was agreed at Co-ordinating Overview and Scrutiny Committee in July that all Scrutiny Committees will consider the implications of the Medium-Term Financial Plan at the September Committee meetings.

Month	Item/Topic	Aims and Objectives	Scrutiny Method	Cabinet Member/ Lead Officer	Other Witnesses	Additional Information and Outcome*
			Venue: Room 6, Council House  <b>Deadline for Papers: 12 September 2023</b>			
October	Exempt Accommodation  <b>Corporate Priority:</b> 9, 10 and 11	Provide update on progress of outstanding recommendations from Exempt Accommodation inquiry.  Consider the impact of the recommendations from the Inquiry	Committee meeting - single item: 19 October 2023, 2pm.  Venue: Room 6, Council House  <b>Deadline for Papers: 10 October 2023</b>	Cabinet Member for Housing and Homelessness, Cllr Jayne Francis  Assistant Director, Housing Strategy and Enabling – Guy Chaundy		<a href="#">Exempt Accommodation Inquiry 2021</a>  <a href="#">Latest update to Co-ordinating O&amp;S Committee</a> (March 2023)  <b>Outcome:</b> The Committee reviewed the update on progress and agreed the Cabinet Member assessments for each of the outstanding recommendations.
October	Scrutiny of Delivery of 2023/24 Budget Savings and Update on Council's Response to Section 114 Notice and Financial Recovery Plan	Continue to scrutinise the existing 2023/24 savings.  Consider the implications of recent events on the Committee's work programme.	Committee meeting – standing item: 19 October 2023, 2pm  Venue: Room 6, Council House  <b>Deadline for Papers: 10 October 2023</b>	Interim Strategic Director, City Housing - Paul Langford	TBC	Co-ordinating O&S Committee on 15.09.23 agreed that all committees should have a standing item on the delivery of existing savings for 2023/24 particular to the remit of the Committee.

Month	Item/Topic	Aims and Objectives	Scrutiny Method	Cabinet Member/ Lead Officer	Other Witnesses	Additional Information and Outcome*
November	Scrutiny of Delivery of 2023/24 Budget Savings and Update on Council's Response to Section 114 Notice and Financial Recovery Plan	Continue to scrutinise the existing 2023/24 savings.  Consider the implications of recent events on the Committee's work programme.	Committee meeting – standing item: 23 November 2023, 2pm  Venue: Room 6, Council House  <b>Deadline for Papers: 9 November 2023</b>	Strategic Director, City Housing - Paul Langford		
November	Regulatory Compliance  <b>Corporate Priority: 11 and 12</b>	Provide Committee members with skills and knowledge to prepare for, and engage with, the first Regulatory Compliance session in January.	Other – Training session	Head of Strategic Enabling – Naomi Morris		This is a training session to be delivered by Campbell Tickell as part of their existing work with Birmingham City Council. This session will not be livestreamed.
December	Improving Standards of Re-let properties Inquiry	Evidence gathering session – City Housing properties	Site Visit	Amelia Wiltshire, Overview and Scrutiny Manager		Terms of Reference for this Inquiry have been revised (see November Committee). The Inquiry directly responds to challenges outlined in the Regulatory Notice.  Evidence gathering programme agreed by the Task and Finish Group.
January	Regulatory Compliance  <b>Corporate Priority: 11 and 12</b>	Provide oversight, scrutiny and productive challenge to City Housing while moving towards compliance with the requirements under the Social	Committee meeting – single theme: 25 January 2024, 2pm	Cabinet Member for Housing and Homelessness, Cllr Jayne Francis		Following agreement in September 2023 to hold quarterly landlord compliance meetings, the cycle of meetings will commence in January 2023. This will enable Members of

Month	Item/Topic	Aims and Objectives	Scrutiny Method	Cabinet Member/ Lead Officer	Other Witnesses	Additional Information and Outcome*
		Housing Regulation Bill and the recommendations from the Housing Ombudsman special report.	Venue: Room 6, Council House  Deadline for Papers: 10 January 2024	Strategic Director, City Housing – Paul Langford		the Committee to receive bespoke training in advance of this first session.  <b>Outcome:</b> Agreed that the Committee would continue to take a proactive role in providing oversight, scrutiny and productive challenge to the directorate whilst moving towards a position of regulatory compliance.
January	Request for Call-In: Contract Award for the Provision of Repairs and Maintenance 2024-2026	To consider whether the decision should be called in and referred back to Cabinet.	Committee meeting – single item: 25 January 2024, 2pm  Venue: Room 6, Council House	Cabinet Member for Housing and Homelessness – Cllr Jayne Francis  Strategic Director, City Housing – Paul Langford	Director, Asset Management – Wayne Davies	<b>Outcome:</b> The decision was not called in.
February	Review work programme in response to Governance Stabilisation Plan	To review the Committee's work programme to respond to Recommendation 5 of the Governance Review Stabilisation Action Plan	Informal Meeting: 15 February 2024  Venue: Ellen Pinsent Room, Council House	Paul Clarke, Director Programmes, Performance and Improvement		Governance Review Report available from: <a href="https://document.ashx(cmis.uk.com)"><u>Document.ashx (cmis.uk.com)</u></a>
February	Affordable Housing *Item Deferred*	To provide the Committee with a more detailed understanding of the strategy for Affordable Housing.	Committee meeting – single item: 22 February 2024, 2pm	Assistant Director, Housing Development – Claire Flowers	Assistant Director, Housing Strategy &	Affordable Housing is a workstream under the proposed Improvement Recovery Plan.

Month	Item/Topic	Aims and Objectives	Scrutiny Method	Cabinet Member/ Lead Officer	Other Witnesses	Additional Information and Outcome*
	<b>Corporate Priority:</b> 11 and 12	Consider future areas Overview and Scrutiny to explore.	Venue: Room 6, Council House  Deadline for papers: 7 February 2024		Enabling - Guy Chaundy  Head of Strategic Enabling – Naomi Morris	This item was deferred to the March meeting.
February	Exempt Accommodation  <b>Corporate Priority:</b> 9, 10 and 11	Provide update on progress of outstanding recommendations from Exempt Accommodation inquiry.  Consider the impact of the recommendations from the Inquiry	Committee meeting – single item: 22 February 2024, 2pm  Venue: Room 6, Council House  Deadline for papers: 7 February 2024	Cabinet Member for Housing and Homelessness, Cllr Jayne Francis  Assistant Director, Housing Strategy and Enabling – Guy Chaundy		<a href="#">Exempt Accommodation Inquiry 2021</a>  <a href="#">Previous tracking report October 2023</a>  <b>Outcome:</b> The Committee agreed the Cabinet Member assessments, with the exception of Recommendation 07 which it was agreed should be ongoing. The next tracking report to be scheduled for September 2024.
February	Improving Standards of Re-let properties Inquiry	Evidence gathering session	Informal meeting	Amelia Wiltshire, Overview and Scrutiny Manager		Terms of Reference for this Inquiry have been revised (see November Committee). The Inquiry directly responds to challenges outlined in the Regulatory Notice.  Evidence gathering programme agreed by the Task and Finish Group.



Month	Item/Topic	Aims and Objectives	Scrutiny Method	Cabinet Member/ Lead Officer	Other Witnesses	Additional Information and Outcome*
March	Affordable Housing  <b>Corporate Priority:</b> 11 and 12	To provide the Committee with a more detailed understanding of the strategy for Affordable Housing. Consider future areas for Overview and Scrutiny to explore.	Committee meeting – single item: 14 March 2024, 2pm  Venue: Room 6, Council House  Deadline for papers: 28 February 2024	Assistant Director, Housing Development – Claire Flowers	Assistant Director, Housing Strategy & Enabling - Guy Chaundy  Head of Strategic Enabling – Naomi Morris	Affordable Housing is a workstream under the proposed Improvement Recovery Plan.
March	Improving Standards of Re-let properties Inquiry	Evidence gathering session – Other Social Housing providers	Informal meeting	Amelia Wiltshire, Overview and Scrutiny Manager		Terms of Reference for this Inquiry have been revised (see November Committee). The Inquiry directly responds to challenges outlined in the Regulatory Notice.  Evidence gathering programme agreed by the Task and Finish Group.
April	Regulatory Compliance  <b>Corporate Priority:</b> 11 and 12	Provide oversight, scrutiny and productive challenge to City Housing while moving towards compliance with the requirements under the Social Housing Regulation Bill and the recommendations from the Housing Ombudsman special report.	Committee meeting – single theme: 18 April 2024, 2pm  Venue: Room 6, Council House  Deadline for Papers: 3 April 2024	Cabinet Member for Housing and Homelessness, Cllr Jayne Francis  Interim Strategic Director, City Housing – Paul Langford		Following agreement in September 2023 to hold quarterly landlord compliance meetings, the cycle of meetings will commence in January 2023. This will be the second time that this item will take place.

Month	Item/Topic	Aims and Objectives	Scrutiny Method	Cabinet Member/ Lead Officer	Other Witnesses	Additional Information and Outcome*
April	Budget Challenge and Financial Recovery  <b>CfGS Governance Review Criteria 5:</b> Equality and equity issues arising from the development of the 24/25 budget; the Emergency budget (to be identified by exception) and other priority scrutiny activity relating to the budget.	Track the progress on savings made to date.  Consider the impact of savings on policy and service delivery.  Consider how relevant services are mobilising to delivery budget savings for 24-25 and agree how the Committee will monitor these savings.	Committee meeting – single item: 18 April 2024, 2pm  Venue: Room 6, Council House  Deadline for papers: 3 April 2024	TBC	TBC	This will be specific to the remit of this Committee.  This will be a standard agenda item across all Overview and Scrutiny Committees.  The Committee has also requested a report on recovery of outstanding rent owed for Temporary Accommodation.
April	Improving Standards of Re-let properties Inquiry	Evidence gathering session – Other Social Housing providers	Informal meeting	Amelia Wiltshire, Overview and Scrutiny Manager		Terms of Reference for this Inquiry have been revised (see November Committee). The Inquiry directly responds to challenges outlined in the Regulatory Notice.  Evidence gathering programme agreed by the Task and Finish Group.

\*Outcome: This will be populated once the item/topic has been completed. It will highlight the added value and impact.

### Menu of Options for Future Consideration

The following items had been identified as potential topics for future consideration. This approach enables the Overview and Scrutiny Committee to remain flexible and respond in a timely manner to emerging issues.

This is a live work programme. New items may be added, or items removed during the course of the year. Proposed aims and objectives as well as scrutiny methodology may also be subject to change.

Item/ Topic	Proposed Aims and Objectives	Proposed Scrutiny Method	Additional Information
Birmingham Social Housing Partnership	To be confirmed	Committee meeting – single item	Requested at informal meeting on 15 February 2024.
Exempt Accommodation	Provide update on progress of outstanding recommendations from Exempt Accommodation inquiry.  Consider the impact of the recommendations from the Inquiry	Committee meeting – single item	To be scheduled for September 2024.  Last tracking report: February 2024
Customer Services – Housing Repairs	To be confirmed following July's Co-ordinating O&S Committee. Currently: Monitor the progress and impact of the recommendations from the Customers Services O&S programme	To be confirmed	Co-ordinating O&S Committee convened Task and Finish groups to identify, and monitor progress of, recommendations to improve customer services in 4 areas including Housing Repairs.  A final Task and Finish group took place on 14 June 2023, and a report presented to Co-ordinating O&S in July. It was agreed that Homes O&S Committee takes forward this work for Housing Repairs in the future.
Tenant Engagement	This will be confirmed following further discussions by the O&S Committee.	This will be confirmed following further discussions by the O&S Committee	This will be confirmed following further discussions by the O&S Committee.

**Scrutiny Method Options:**

Committee meeting - single item

Committee meeting - single theme

Task and Finish Group (outline number of meetings)

On location

Other - (describe)

**Corporate Priorities, Performance and Outcomes****Corporate Priorities 2022 – 26:**

- |  |   |
|--|---|
| 1 Support inclusive economic growth                          | 11 Increase affordable, safe, green housing                       |
| 2 Tackle unemployment  | 12 Tackle homelessness  |
| 3 Attract inward investment and infrastructure               | 13 Tackle health inequalities                                     |
| 4 Maximise the benefits of the Commonwealth Games            | 14 Encourage and enable physical activity and healthy living      |
| 5 Tackle poverty and inequalities                            | 15 Champion mental health   |
| 6 Empower citizens and enable citizen voice                  | 16 Improve outcomes for adults with disabilities and older people |
| 7 Promote and champion diversity, civic pride and culture    | 17 Improve street cleanliness                                     |
| 8 Support and enable all children and young people to thrive | 18 Improve air quality  |
| 9 Make the city safer  | 19 Continue on the Route to Zero                                  |
| 10 Protect and safeguard vulnerable citizens                 | 20 Be a City of Nature  |
|  | 21 Delivering a Bold Best in Class Council                        |

Information on the Corporate Priorities, Performance and City Outcomes was reported to the Homes Overview and Scrutiny Committee OSC in June 2023:

[Decision Details: Homes Overview and Scrutiny Committee Work Programme 2023/24 \(15.00 - 15.45\) \(cmis.uk.com\)](#)