

Members are reminded that they must declare all relevant pecuniary and non-pecuniary interests relating to any items of business to be discussed at this meeting

BIRMINGHAM CITY COUNCIL

HOUSING AND HOMES OVERVIEW AND SCRUTINY COMMITTEE

WEDNESDAY, 20 SEPTEMBER 2017 AT 14:00 HOURS
IN COMMITTEE ROOMS 3 & 4, COUNCIL HOUSE, VICTORIA
SQUARE, BIRMINGHAM, B1 1BB

A G E N D A

1 **NOTICE OF RECORDING/WEBCAST**

The Chairman to advise/meeting to note that this meeting will be webcast for live or subsequent broadcast via the Council's Internet site (www.birminghamnewsroom.com) 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 - 8

3 **HOUSING AND HOMES ACTION NOTES - 25 JULY 2017**

To confirm the action notes of the meeting held on 25 July 2017

4 **WASTE UPDATE**

Jacqui Kennedy, Corporate Director, Place, to give a verbal update

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5 **SELECTIVE LICENSING**

Pete Hobbs, Service Head, Private Rented Services and Tenant Engagement (Cabinet Member report of 4 August 2017 attached)

6 **TENANT ENGAGEMENT**

Tracey Radford, Service Integration Head - Landlord

7 **HOUSING AND HOMES O&S COMMITTEE WORK PROGRAMME 2017-18**

For discussion

8 **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).

9 **OTHER URGENT BUSINESS**

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

10 **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday, 17 October 2017 at 1400 hours in Committee Rooms 3 & 4.

11 **AUTHORITY TO CHAIRMAN AND OFFICERS**

Chairman to move:-

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

BIRMINGHAM CITY COUNCIL

HOUSING AND HOMES O&S COMMITTEE – PUBLIC MEETING

1400 hours on Tuesday 25 July 2017, Committee Rooms 3&4

Present:

Councillor Victoria Quinn

Councillors Roger Harmer, Penny Holbrook, Des Hughes, Mary Locke, Gary Sambrook and Margaret Waddington

Also Present:

Councillor Peter Griffiths, Cabinet Member for Housing and Homes

Rob James, Service Director, Housing Transformation

Jacqui Kennedy, Corporate Director, Place

Michael Walsh, Service Lead, Commissioning Centre of Excellence

Jayne Power, Research & Policy Officer, Scrutiny Office

Emma Williamson, Head of Scrutiny Services

1. NOTICE OF RECORDING/WEBCAST

The Chairman advised the meeting to note that this meeting will be webcast for live and subsequent broadcast via the Council's Internet site (www.birminghamnewsroom.com) and that members of the press/public may record and take photographs.

2. APPOINTMENT OF HOUSING AND HOMES OVERVIEW AND SCRUTINY COMMITTEE CHAIR, DEPUTY CHAIR AND MEMBERS

RESOLVED:-

- (i) To note the resolution of the City Council appointing the Committee, Chair and Members to serve on the Committee for the period ending with the Annual Meeting of the Council in 2018:-

Labour Group

Councillors Atwal, Cartwright, Gregson, Holbrook, Hughes, Idrees, Locke and Quinn (Chair)

Conservative Group

Councillors Sambrook, Storer and Waddington

Liberal Democrat Group

Councillor Harmer

- (ii) To elect Councillor Penny Holbrook as Deputy Chair of the Committee.

3. APOLOGIES

Apologies were received from Councillors Andy Cartwright, Matthew Gregson, Mohammed Idrees and Ron Storer.

4. DECLARATIONS OF INTEREST

None.

5. TERMS OF REFERENCE

(See document No 1)

RESOLVED:-

To note the Committee's Terms of Reference.

6. SCHEDULE OF MEETINGS FOR 2017/18

RESOLVED:-

That the Committee meets on the following dates at 1400 hours in the Council House:

2017	2018
20 September	23 January
17 October	20 February
14 November	28 March
12 December	17 April

7. ACTION NOTES – 16 MAY 2017

(See document No 2)

RESOLVED:-

- The Action Notes were noted.

8. CABINET MEMBER FOR HOUSING AND HOMES

(See document No 3)

Councillor Peter Griffiths, Cabinet Member for Housing and Homes, presented his update report.

In response to questions from Members, the following were among the main points raised:

- Registered Providers - Meetings had been held with Home Office representatives around developing an adult pathway scheme for provision of accommodation for people in need of supported accommodation and a further meeting was being arranged;
- Post-Grenfell safety - Conversations had been held with Registered Social Landlords (through the Birmingham Social Housing Partnership) regarding safety and RSLs had been asked to provide a list of materials used on their properties, as BCC had done;
- Selective Licensing – Report on consultation due in August;
- Homelessness Prevention Strategy – Members invited to contribute to the Task & Finish Groups set up to develop the strategy; it is important to understand how all the various bodies and groups involved with homelessness/rough sleeping fit together and also to have details of the outreach service;
- Energy Scheme – A report will go to Cabinet in September;
- Voids/allocation times – A note to be provided so Members can understand the report;
- Allocations Scheme – Update to be programmed for later in the year; Members also requested a ward-by-ward breakdown of those who did not re-register;
- Further information was requested what is being spent on new housing provision and investment in properties;
- Members also requested a note on the 35% affordable homes target.

RESOLVED:-

- That the following information be provided to Members:
 - Details of the Homeless Outreach Service (in particular, opening times);
 - Extract from the HRA Business Plan showing what is being spent on (a) new provision and (b) investment in properties;
 - Diagram showing all homelessness/rough sleeping bodies and groups;
 - Note on the 35% affordable homes target, explaining the difference between the aspiration and what has actually been delivered;
 - Note on average days taken to turn around a void in terms of allocation time;
 - Allocations Scheme – ward by ward breakdown of those who did not re-register.
- That an update on the Allocations Scheme be scheduled into the work programme;
- That Members be invited to participate in the Homelessness Positive Pathway Task & Finish Groups.

9. RESPONDING TO HOUSING NEED AND DEMAND

(See document No 4)

This item was discussed under agenda item 8, Cabinet Member for Housing and Homes, as above.

10. WASTE UPDATE

Jacqui Kennedy, Corporate Director, Place, attended to give Members a verbal update on the industrial action.

In response to questions from Members, the following were among the main points raised:

- In terms of the amount of waste being collected , it would find it helpful to know what the average tonnage figures are for July compared to current tonnage during the industrial action;
- In terms of priority, a new approach had been introduced that week , directing activity going forward, and priority was being given to blocks of flats, schools, sacks, residual waste and recycling;
- Crews had been instructed to take all side waste;
- A weekly update would be sent to all elected Members at the end of the week;
- There had been some issues in the first few days in terms of missed roads. Hotspot mapping from reports of missed collections was now being used, as well as feedback from crews and the advice to residents is to leave bins out;
- With regard to green waste, the policy is that a refund will be given if there are three completely missed collections;
- The Cabinet Member had given assurance that contingency plans were in place to deal with refuse collection during the industrial action, but that the effectiveness of this could not be challenged without knowing what those contingency plans were.

RESOLVED:-

- Members to be provided with average tonnage figures compared to tonnage figures during the period of industrial action;
- Members to be provided with a note on what contingency plans were put in place.

11. WORK PROGRAMME 2017-18

(See document No 5)

RESOLVED:-

- The Work Programme was noted.

12. REQUEST(S) FOR CALL IN/COUNCILLOR CALL FOR ACTION/PETITIONS RECEIVED (IF ANY)

None.

13. OTHER URGENT BUSINESS

None.

14. AUTHORITY TO CHAIRMAN AND OFFICERS

Agreed.

The meeting ended at 1640 hours.

BIRMINGHAM CITY COUNCIL**PUBLIC REPORT**

Report to:	JOINT CABINET MEMBER FOR HOUSING AND HOMES AND CORPORATE DIRECTOR - PLACE
Report of:	Service Director - Housing
Date of Decision:	4 August 2017
SUBJECT:	SELECTIVE LICENSING – PROPOSED CONSULTATION IN TARGET WARDS
Key Decision: No	Relevant Forward Plan Ref: N/A
If not in the Forward Plan: (please "X" box)	Chief Executive approved <input type="checkbox"/> O&S Chairman approved <input type="checkbox"/>
Relevant Cabinet Member(s)	Councillor Peter Griffiths, Housing and Homes
Relevant O&S Chairman:	Councillor Victoria Quinn, Housing and Homes
Wards affected:	Stockland Green, Soho,

1. Purpose of report:
1.1 To seek approval to commence consultation on proposals to introduce Selective Licensing for private rented properties in first phase target wards, Stockland Green and Soho, as part of the Council's approach to improving standards in the private rented sector (PRS).

2. Decision(s) recommended:
That the Cabinet Member for Housing and Homes and Corporate Director - Place:-
2.1 Agree to commence local consultation in Stockland Green and Soho Wards on proposals to designate areas, subject to Selective Licensing under the Housing Act 2004
2.2 Agree to receive a subsequent report on the outcome of the consultation to determine whether the Council will implement a Selective Licensing scheme in the target areas

Lead Contact Officer(s):	Rob James, Service Director – Housing
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E-mail address:	Pete.hobbs@birmingham.gov.uk

3. Consultation

3.1 Internal

The proposal to consult on Selective licensing was included in the Council's budget statement for 2017/18 and reported to Full Council on 28 February 2017 in the Council Financial Plan 2017+. It was also considered as part of a Housing and Homes Overview and Scrutiny review of the PRS in early 2017. The Cabinet approved the Housing Birmingham Strategy Statement at the meeting on 25 July 2017 which included the proposal to use licensing to improve standards in the PRS. The proposal to commence consultation in the first phase target wards has been notified to the local Ward Committee Councillors.

3.2 External

The proposal to consult on the introduction of Selective Licensing was included in the Housing Birmingham – Housing Strategy Statement launched on 25 July 2017 by the Housing Birmingham partnership which includes the Council, social housing providers, third sector organisations and representatives from the private rented sector Landlord Forum Steering Group. Officers have discussed issues of the impact from a growing PRS and proposal for licensing with the Stockland Green Ward Committee, Stockland Green Ward Advisory Board and Soho Ward Committee, who were in favour of the use of licensing to improve standards in the PRS in their area. The Council has discussed the proposal with partners at the Birmingham Landlord Forum Steering Group which is made up of private landlords from a range of market areas as well as the regional representative of the National Landlords Association. The LFSG is opposed to the use of licensing and feels the Council has sufficient powers to target irresponsible landlords.

4. Compliance Issues:

4.1 Are the recommended decisions consistent with the Council's policies, plans and strategies?

The decision to consult on the proposal to introduce Selective Licensing is consistent with the Council's priority to improve standards in the private rented sector through enabling, education and enforcement. The Council has followed the requirements in the Housing Act 2004 on the criteria to consider whether Selective licensing is appropriate and will ensure it has consulted in accordance with the standard set out in the Act.

The proposal is consistent with the recommendations from the Birmingham Child Poverty Commission and the action plan agreed by the Council.

4.2 Financial Implications (Will decisions be carried out within existing finance and Resources?)

There are no specific financial implications involved at this stage. Should the consultation recommend that licensing should proceed a further report will be presented to Cabinet which will set out the financial implications. It is worth noting that the Council can charge a fee for the administration of the licence and so any scheme will be cost neutral and will not impact on the Council's finances.

4.3 Legal Implications

The Council has the power to designate an area of their district as subject to selective licensing under Part 3, Section 80 Housing Act 2004, subject to the conditions being met as set out in Section 80 subsection 3 -8. The Government has issued guidance on the use of Selective Licensing

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418551/150327_Guidance_on_selective_licensing_applications_FINAL_updated_isbn.pdf

The guidance sets out the criteria for licensing and applies a restriction of 20% of the area or PRS stock that the local authority can declare under Selective licensing.

This report does not involve processing personal data or sharing information with 3rd party providers and therefore there are no Data Protection Act implications

Consultation on the Council's website Be Heard will be done in accordance with policies on Data Protection

4.4 Public Sector Equality Duty

A copy of the Equality Act 2010 – Public Sector Duty statement is appended – Appendix 4. The Council is proposing to consult on the use of legal powers and therefore at the time of the decision report to Cabinet on the outcome of the consultation a full impact assessment would be required.

5. Relevant background/chronology of key events:

- 5.1 The Council currently operates a statutory licensing scheme for certain types of House in Multiple Occupation where a property is
- rented to 5 or more people who form more than 1 household
 - at least 3 storeys high and tenants share toilet, bathroom or kitchen facilities

The Council has received an increasing number of representations from some Ward Members and residents across the city, including the Stockland Green and Soho Wards, who are concerned at the growth of the private rented sector and associated issues that impact on local communities and tenants. The concerns are about issues such as anti-social behaviour (ASB) of tenants, landlords failing to tackle the behaviour of their tenants, failing to repair properties or letting unsafe homes, increased fly tipping and household litter. This also impacts on local services such as Waste Collection, Fly Tipping, Planning, Housing Enforcement, and Local Community Safety partners especially the Police and Fire Service.

5.2 Housing Birmingham Strategy Statement

The Council has been working with partners in the social and private housing field to develop a joint approach to meeting the future housing needs of the city. Cabinet approved the Housing Birmingham Strategy Statement at their meeting in 25 July 2017. This stated that the approach to the private rented sector would be:-

Private Rented Sector

We will focus the resources we have to tackle issues in the worst parts of the market; to ensure that private tenants can live in good homes and neighbourhoods. We will make use of licensing and other powers to target rogue landlords across the city. In particular we will;

Promote greater self-regulation of the sector to secure a professionally managed rental market, by:

- ***Developing a more strategic, professional Landlord/Agent partnership;***
- ***Developing with partners a Rental Charter/Code for Birmingham or across the West Midlands;***
- ***Increasing the capacity of Landlord Accreditation in the City to act as a positive force within the market.***

Use enforcement powers to target the worst landlords, agents, properties and neighbourhoods:

- ***Introduce selective licensing in target areas;***
- ***Enforce standards in HMOs where licensing applies;***
- ***Joint working/delegations with West Midlands Police and West Midlands Fire Service (WMFS) on enforcing standards in the Private Rented Sector.***

5.3 Birmingham Child Poverty Commission – A fairer start for all children and young people

In June 2016 an independent review was published on child poverty in the city. The report considered the causes of poverty and the impact on children and amongst the key issues was poor housing. The report made a specific recommendation in relation to the private rented sector as part of mitigating the impact of existing poverty.

Recommendations

B. Mitigate the impact of existing poverty

While we can seek to reduce child poverty and even, ultimately, eradicate it, we must also support those currently facing it. With an average of almost 30% of children and young people in Birmingham living in poverty, families need to be supported with the day-to-day challenges poverty brings.

8. By January 2018, Birmingham City Council should adopt to undertake a formal review of their housing standards enforcement, with a view to introducing a landlord accreditation scheme such as that in operation in Newham.

(Note: the scheme in operation in London Borough of Newham is actually a borough wide Selective Licensing Scheme and not a voluntary accreditation scheme).

5.4 In response the Council has agreed the following action plan:

- The Council is reviewing its housing standards enforcement by consulting with communities and business over Selective Licensing in target wards with high levels of PRS (over 19%) and affected by issues of low demand, poor property conditions, or anti-social behaviour. The Council budget plan highlights the proposal to consult in the following 11 target wards, which meet the 19%+ threshold (see Appendix 2) : Edgbaston, Handsworth Wood, Harborne, Ladywood, Moseley and Kings Heath, Nechells, Selly Oak, Sparkbrook, Springfield, Soho, Stockland Green.
- The Council is working with relevant partners through HOMESTAMP, a West Midlands consortia of local authorities, Fire Service and National Landlords Association, to ensure decent housing standards framework for all PRS properties. The Council supports the Midlands Landlords Accreditation Scheme (MLAS) to ensure tenants can identify responsible landlords who provide decent homes. BCC will review this framework to determine how the standards can be enforced.
- The Council has identified the potential risk of displacement to other areas if Selective Licensing is introduced in certain wards. The Council will be evaluating the licensing approach and improving data sharing with partner agencies to determine if this risk factor actually occurs. This could lead to further licensing consultation in newly affected areas. Discussions will be held with Planning and Regeneration as part of the initial consultation to consider how use of powers under Article 4 may be appropriate to protect potentially vulnerable housing areas from this possibility.
- The Council has responded to support Government proposals to extend mandatory licensing to all Houses in Multiple Occupation with five or more people sharing. This proposal will substantially increase the scope of control over poor quality housing.

5.5 The Council is a key partner in Birmingham Community Safety Partnership and it has worked hard to support action against ASB in local communities. It has also adopted neighbourhood management and created Place Managers to focus services on priority areas, alongside the Police Neighbourhood Tasking.

5.6 In January 2017 the Council was successful in obtaining £110,250 of Rogue Landlord Funding to target the worst landlords who put tenants at risk. This scheme ran until the end of June 2017 and resulted in:

- 230 visits made to PRS properties to check if standards were being
- Over 10 visits were combined visits with the Police or Fire Service

- 29 cases were deemed serious enough for investigation for legal action
- By June 2017, 7 cases were successfully prosecuted for offences under Housing Act with fines and charges totalling £35,000 (does not include costs awarded to the Council), with one case involving a fine of £22,000.

5.7 The Rogue Landlord Fund demonstrated that given resources to proactively target improving standards in the PRS, the Council is able to find a significant proportion of properties (over 10%) that are unsafe or a risk to the health of the tenants.

5.8 Other services such the Housing Options Service face significant demand from homeless households from the PRS. The largest proportion of homeless enquiries is as a result of the ending of an assured short-hold tenancy in the PRS. The Council has been successful in obtaining 'Trailblazer' funding to take new approaches to preventing homelessness. Part of this is to look at how to stop tenants having to come to the Council where disrepair and poor living conditions mean they want or have to move or the landlord wants the tenants out rather than carry out repairs. A stronger enforcement framework using licensing may assist some tenants to remain in their homes.

5.9 **Continued Demand**

Despite these combined efforts the Council and its partners continue to receive complaints from tenants about lack of security, poor living conditions, rats and rubbish on private rented land as well as complaints from residents about the lack of effective management of PRS properties, which impacts on the local neighbourhood.

5.10 **Taking a new approach**

It is considered that a new approach utilising licensing powers alongside existing approaches and initiatives is required to address the level of demand. In accordance with the Government's guidance this new approach using Selective Licensing powers has to target the areas where there are high concentrations of PRS (defined by the Government as above 19%). At present the 2011 Census data shows 11 Wards in the city where there is a high proportion of PRS : Edgbaston, Handsworth Wood, Harborne, Ladywood, Moseley and Kings Heath, Nechells, Selly Oak, Sparkbrook, Springfield, Soho, Stockland Green. This data is therefore being used to initially focus activity in some of these wards to help develop a future model for the city.

5.11 **Public Health Index**

To support this targeted approach, the Council's Public Health Service has developed a public health index for the factors set out in the guidance to help highlight areas for intervention. This has been compared with information on locations of private rented properties to produce "heat maps". (See Appendix 3). This shows that traditional areas of private renting in particular where larger Victorian houses have been converted over the years to multi-occupied dwellings, continue to show higher levels of fuel poverty, ASB, crime, homeless presentations, deprivation and migration. This evidence supports the need to target areas and that Stockland Green and Soho wards would be appropriate areas to consider in the first phase. Further work is being undertaken to improve this toolkit of indices for the future phases of targeted consultation.

5.12 From this initial phase the Council will review feedback from the consultation and determine the best way forward. With effect from 1 April 2015 a local housing authority will now need to apply to the Secretary of State for Communities and Local Government for confirmation of any scheme which would cover more than 20% of their geographical area or that would affect more than 20% of privately rented homes in the local authority area. These proposals to target Stockland Green and Soho Wards will not exceed the 20% criteria but may provide evidence to allow the Council to take forward proposals to the Secretary of State on improving standards in the private rented sector.

5.13 The use of the indices is to focus on priority areas. During the consultation the Council and its partners will need to explore which particular factor is driving the issue as this may help the development of specific licence conditions for private rented properties in an area.

5.14 **Government Proposals to extend mandatory HMO Licensing**

In December 2016 the Government completed its own consultation on proposals to extend existing HMO licensing for any property with 5 or more tenants. If introduced this will increase the number of multi occupied properties in scope for licensing, possibly by another 4,000. Although this would assist the city in improving standards in higher risk premises it is still a relatively small proportion of the PRS and would not significantly impact large neighbourhoods or Wards of the city other than possibly Selly Oak Ward where there is a large concentration of shared student housing. At present it is anticipated that the new measures will be introduced in October 2017 at the earliest, however due to the recent election there is no guarantee this will go ahead soon. The Council will be working to be able to integrate this possible extension to HMO licensing into the targeted Selective Licensing proposals to ensure clarity for landlords, agents and tenants as well as partner agencies.

5.15 **Conclusion**

The evidence shows that the Council and its partners continue to receive demand from tenants who live in the PRS concerned about safety and security and from communities concerned about the growth of the PRS in their area and the lack of management by some landlords. The Council has discretionary powers to use Selective Licensing for all PRS properties where certain criteria are met and it is therefore proposed to commence formal consultation in Stockland Green and Soho Wards where the data shows the Government's criteria are met.

5.16 **Recommendations**

It is recommended to commence formal consultation on proposals to introduce Selective Licensing in Stockland Green and Soho Ward in accordance with the Housing Strategy and to report back on the outcome of the consultation and set out proposals to respond to the feedback.

6. Evaluation of alternative option(s):
6.1 The Council could decide not to undertake this consultation and rely on existing legal powers. Given the resources available to the PRS Service this will not significantly impact on rogue landlords and protect vulnerable tenants in unsafe housing.
6.2 Should the Government introduce extended powers under mandatory HMO licensing the Council should ensure these provisions are enforced across the city but there is no indication yet where and how this extension is to be introduced. The likely scale of the increase number of licensable properties would not be sufficient to impact at neighbourhood level in most parts of the city.
6.3 The Council could work with the Midland Landlord Accreditation scheme as an alternative mechanism to improve standards in the city and to strengthen the understanding and enforcement of responsibilities of tenants, landlords and agents but this approach is voluntary and is unlikely to involve the worst landlords. The MLAS scheme at present does not routinely verify property and management standards and relies on self-regulation until there is a dispute over the management of a tenant's complaint to the landlord or agent.

7. Reasons for Decision(s):
7.1 This decision is part of the strategy to improve standards in the private rented sector.

Signatures	<u>Date</u>
Cabinet Member	
..... Cllr Peter Griffiths Cabinet Member for Housing and Homes
Chief Officer	
..... Jacqui Kennedy Corporate Director - Place

List of Background Documents used to compile this Report:
1. Department for Communities and Local Government: Selective licensing in the private rented sector - A Guide for local authorities. March 2015

List of Appendices accompanying this Report (if any):
1. Distribution of private rented housing by Ward
2. Birmingham City Council Public Health Index mapping
3. Map of density of PRS in Stockland Green and Soho Wards
4. Public Sector Duty

Report Version		Dated	
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Appendix 1

Distribution of private rented housing in Birmingham Wards above 19% i.e. a high proportion

- 45.6% of households in **Ladywood** rented their home from a private landlord or letting agent, the only Ward where it was the predominant household tenure type.
- Although **Selly Oak** had a similar level of private renting (42.6%), this was smaller in size when compared to owner occupied housing (44.6%).
- Over a quarter of all households within **Edgbaston** (31%), **Harborne** (28.1%), and **Moseley & Kings Heath** (25.8%) Wards rented their home privately.
- Private renting is also above the city average and 19% threshold in **Stockland, Green** (23.9%); **Soho** (23.8%), **Springfield** (22.5%); **Handsworth Wood** (20.5%) **Nechells** (20.4%) and **Sparkbrook** (19.3)

Table 1.

Wards over 19% PRS stock			
Ward	No. All households	% PRS	Total PRS
Edgbaston	9004	31.00	2791
Handsworth Wood	9296	20.50	1906
Harborne	9939	28.10	2793
Ladywood	15661	45.60	7141
Moseley and Kings Heath	11010	25.80	2841
Nechells	12045	20.40	2457
Selly Oak	8194	42.60	3491
Sparkbrook	9406	19.30	1815
Springfield	9309	25.50	2374
Soho	10300	23.80	2451
Stockland Green	10328	23.90	2468
TOTAL	114492		32529
TOTAL PRS STOCK 16.7%	68592		
20% for Selective Licensing	13718		

Birmingham Public Health

An index to support the case for Selective Licensing within the Private Rented Sector

The index consolidates a series of related indicators that represent the conditions that Local Authorities (LAs) need to consider when consulting on the case for selective licenses within the Private Rented Sector (PRS)

The purpose of the index is to aid the consultation process, and the case for pursuing selective licensing in Birmingham. It serves to identify those areas where action could be considered

June 2017 (v0.2)

1) Introduction

The index consolidates a series of related indicators that represent the conditions that Local Authorities (LAs) need to consider when consulting on the case for selective licenses within the Private Rented Sector (PRS).

The purpose of the index is to aid the consultation process, and the case for pursuing selective licensing in Birmingham. It serves to identify those areas where action could be considered.

2) Methodology

Table 1 shows the indicators that we have used, against the conditions outlined in the DCLG guidelines for Selective Licensing.

The method used produced a composite index that can be used to:

- Stimulate discussion, and aid consultation with reference to the current indicators used, and the potential for using other contributory indicators, this includes whether the original indicators are best fit, and best represent local knowledge and intelligence.
- Identifies areas for consideration with reference to piloting selective licensing, and provides the evidence to support this.
- Provides information of cumulative need at a sub ward level (LSOA), which allows for more localised targeting and selection of areas of need and intervention.

Using statistical techniques we converted the available data into a dimensionless score that adjusted for national averages, we did this using a Z score formula. By doing this, we can show how far away from the mean a score is. This enables us to offer an index of all LSOAs for Birmingham, compared to national averages, in a way that can be used to identify areas of highest need with reference to the opportunities that selective licensing can bring.

This gave us a consolidated non-weighted index for all *LSOAs in Birmingham (*LSOA: Lower Layer Super Output Areas are built from groups of contiguous Output Areas and have been automatically generated to be as consistent in population size as possible, and typically contain from four to six Output Areas. The Minimum population is 1000 and the mean is 1500.)

We're interested in a cumulative z score of more than 2.56, which is equivalent to 3 standard deviations (SD) from the national mean. This is significant because 99% of LSOAs should have fallen within 3 SD, this would show that it sits within the top 1 percentile of LSOAs nationally on the scale that we have created; it shows an area of cumulative need for the indicators that we've utilised for this index. Ultimately this information can be used to identify and then further stratify areas where we may consider utilising selective licensing in the private sector for prevention and intervention.

Where full national data was not available at an LSOA level, Birmingham level data was analysed, weighted against suitable national averages that were taken from a variety of sources. This information is available upon request. Additionally, a normal distribution was assumed for the purposes of the statistical tests undertaken.

Where national data was available, this was analysed as a whole and national averages calculated. Whilst we could have transformed the data to a normal distribution, local knowledge indicated that this would not provide an accurate picture of Birmingham compared to the national average.

Table 1**Source Data for the index, against Selective Licensing Categories**

Selective Licensing Category	Data Type	Local Data Source
ASB	ASB	West Midlands Police
Crime	Crime	West Midlands Police
Proxy Indicator	Homelessness	Birmingham City Council
Low Housing Demand	Empty Properties	Birmingham City Council
Poor Property Conditions	Fuel Poverty	Fuel Poverty Index (https://www.gov.uk/government/collections/fuel-poverty-sub-regional-statistics)
Migration	Flag 4 Migration	Exeter Flag 4 Data
Deprivation	% of Children in low-income families	HMRC

Table 2

National Data Source	Notes
https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/2015-10-15#anti-social-behaviour	ASB categories Environmental, Personal, Nuisance
https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/policeforceareadatatables	Crime Types are: Homicide Violence with injury Violence without injury Possession of weapon Robbery (business) Robbery (person) Residential Burglary Commercial and Business Burglary Theft of Motor Vehicle Theft from Motor Vehicle Other Vehicle theft Theft from Person Theft from Shop/Stall Theft other Criminal Damage (dwelling) Criminal Damage (non dwelling) Criminal Damage Vehicle Criminal Damage (other) Arson Public Order Drugs trafficking Drugs other offences Other crimes
https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	Indicative of high levels of demand. The specific data used was “Homeless reason -8a. Termination of assured shorthold tenancy”.
https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants#live-tables	Housing demand.
National data available. No need for cited national mean as this was calculated	In the UK, fuel poverty is defined by the Warm Homes and Energy Conservation Act as: “a person is to be regarded as living “in fuel poverty” if he is a member of a household living on a lower income in a home which cannot be kept warm at reasonable cost”.
GP Links stats estimated 2013-2016 across the whole of England	Migration data(Exeter Flag 4)
National data available. No need for cited national mean as this was calculated	The Children in Low-Income Families Local Measure shows the proportion of children living in families in receipt of out-of-work (means-tested) benefits or in receipt of tax credits where their reported income is less than 60 per cent of UK median income.

Presenting the data

There are 639 LSOAs in Birmingham. 227 have a significantly higher cumulative score than the national average (by 3sd or more), with reference to the indicators used for this study. We have further stratified these scores to enable identification, selection and prioritisation for local decision makers with reference to implementing selective licensing conditions.

The Government has issued guidance on selective licensing, meaning that the council has discretion to use selective licensing (which covers all PRS stock in an area), in areas where PRS is over 19% of the stock.

Figure 1 displays all 639 LSOAs in Birmingham, and rates them via a colour coded key with reference to how far away from the national average they are against the consolidated indicators that relate to the conditions outlined in the Selective Licensing DCLG guidance for LAs.

Although there are 11 wards within Birmingham that are over the 19% threshold, within those wards there are significant pockets of high and low cumulative need, based on the information that we have provided within this index. We have provided ward level maps for those selected Wards. In summary, the index shows that there is scope for not just targeting wards, but areas within wards, and not necessarily just those wards that breach the 19% threshold.

There is an opportunity for further analysis to be conducted if necessary; this is in reference to weighting. For example, if it is felt that child poverty is a particular issue in Birmingham with reference to the case for implementing selective licensing, then greater emphasis can be placed on this within the index. In other words, we can be advised by our partners that certain indicators are more important than others, and we can adjust our calculations accordingly to reflect and support the significance of the indicators in question.

Figure 1

Cumulative Need Selective Licensing Index

All above 2.57 are significantly higher than England Average

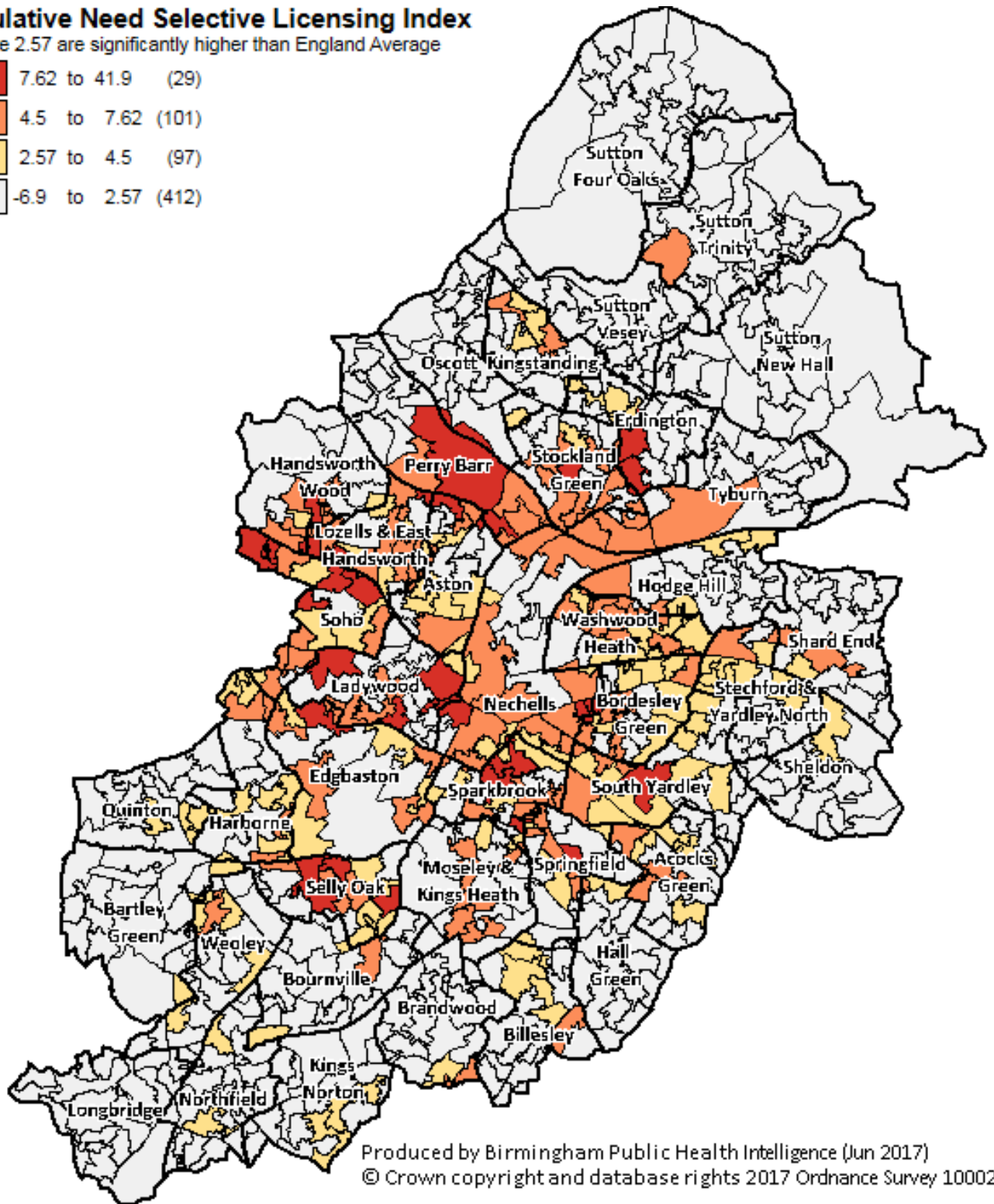
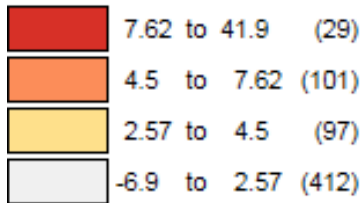
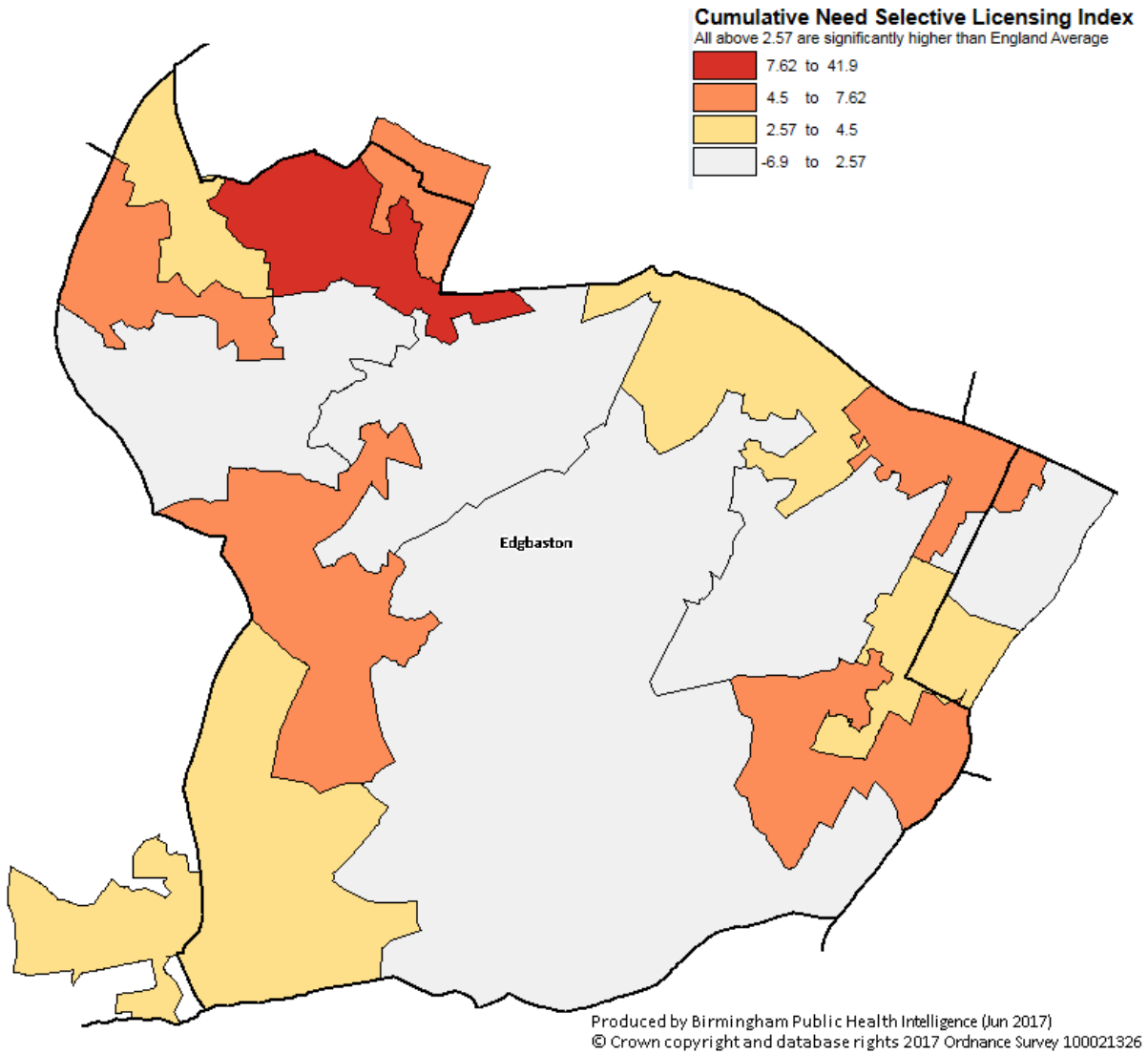


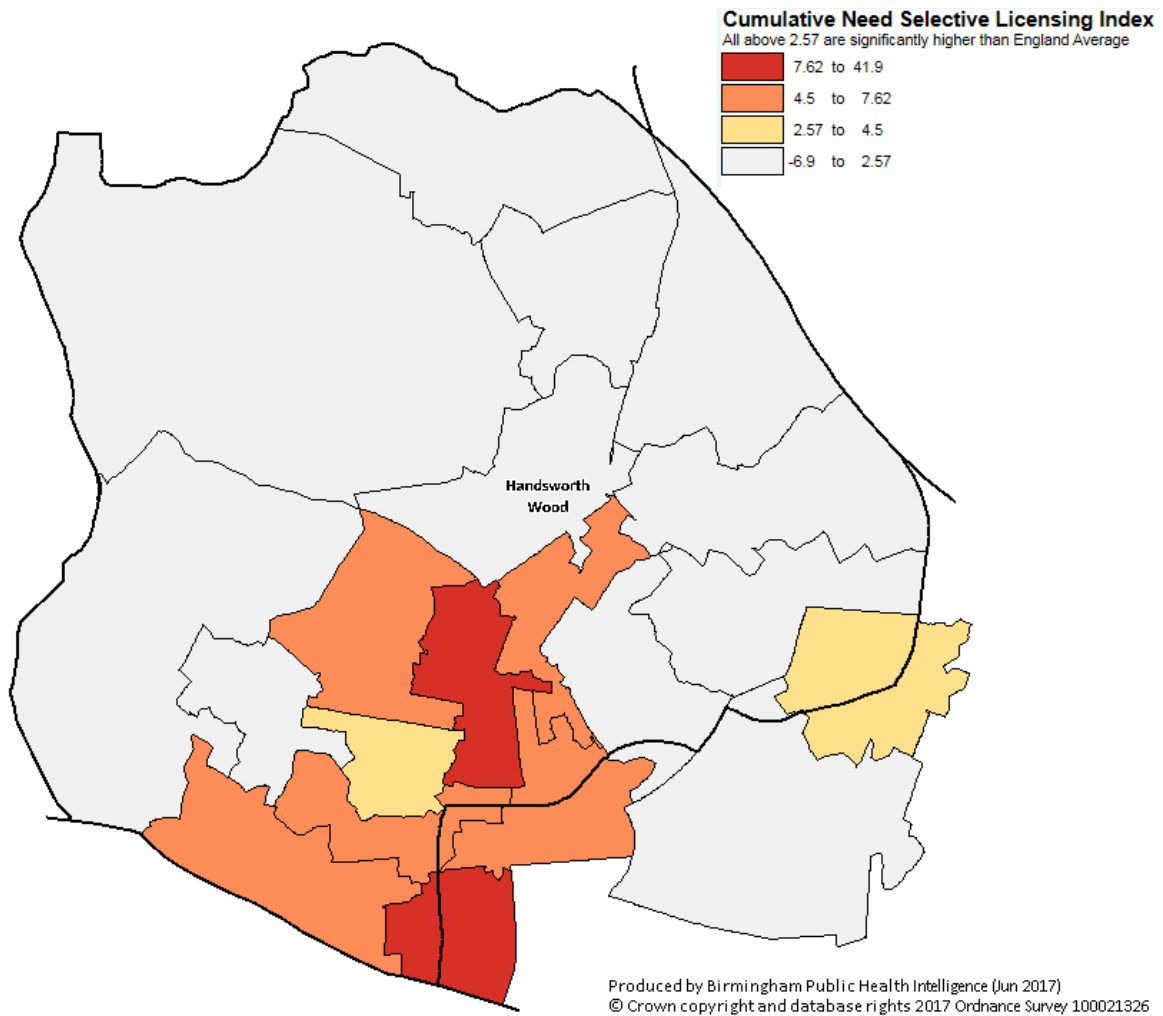
Table 3

<p>11 Wards identified for possible Selective Licensing in Birmingham</p> <p>4 wards have been identified for possible 1st round selective licensing intervention:</p> <p>Handsworth Wood</p> <p>Soho</p> <p>Sparkbrook</p> <p>Stockland Green</p>	Edgbaston
	Handsworth Wood
	Harborne
	Ladywood
	Moseley and Kings Heath
	Nechells
	Selly Oak
	Soho
	Sparkbrook
	Springfield
	Stockland Green

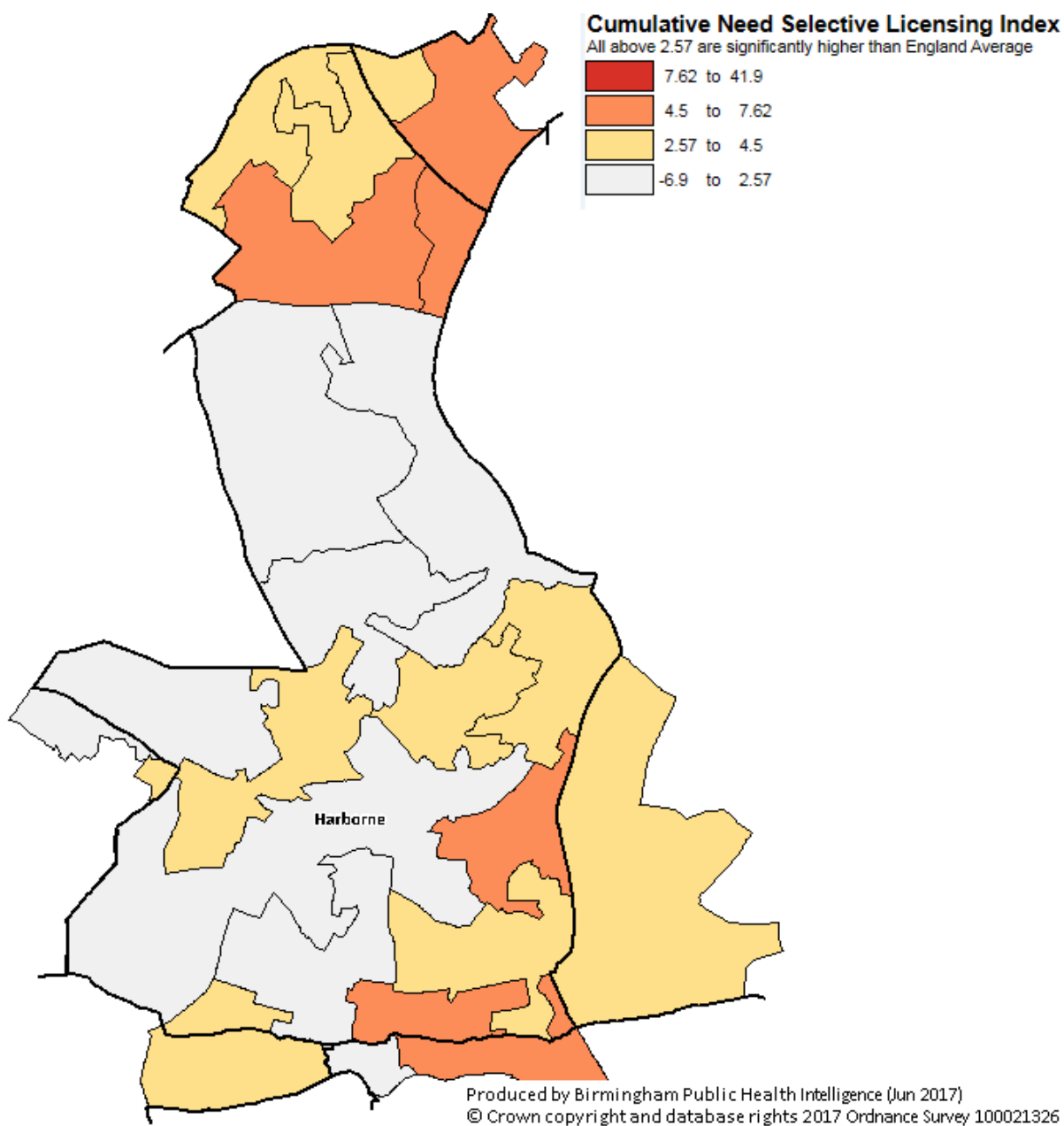
Edgbaston ward



Handsworth Wood - highlighted for 1st round intervention

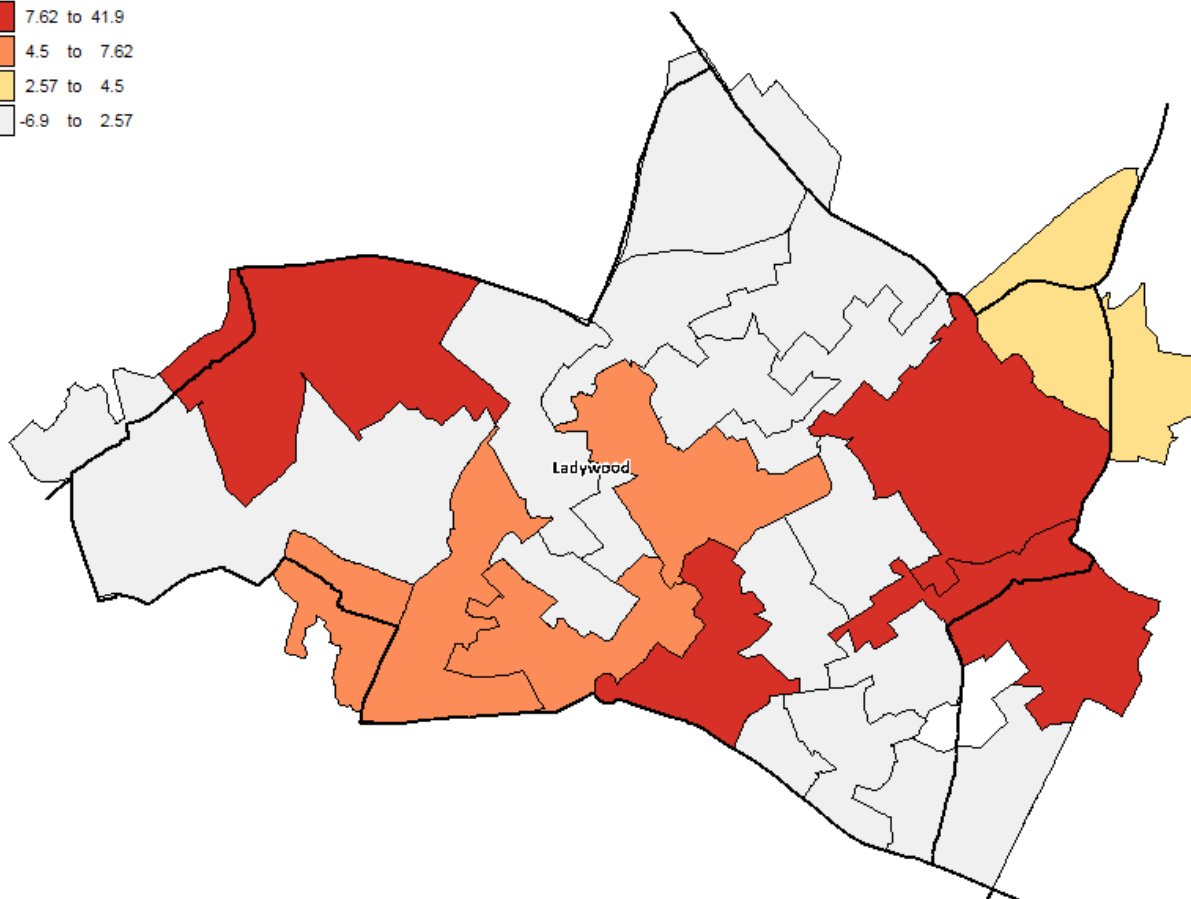
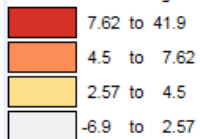


Harborne



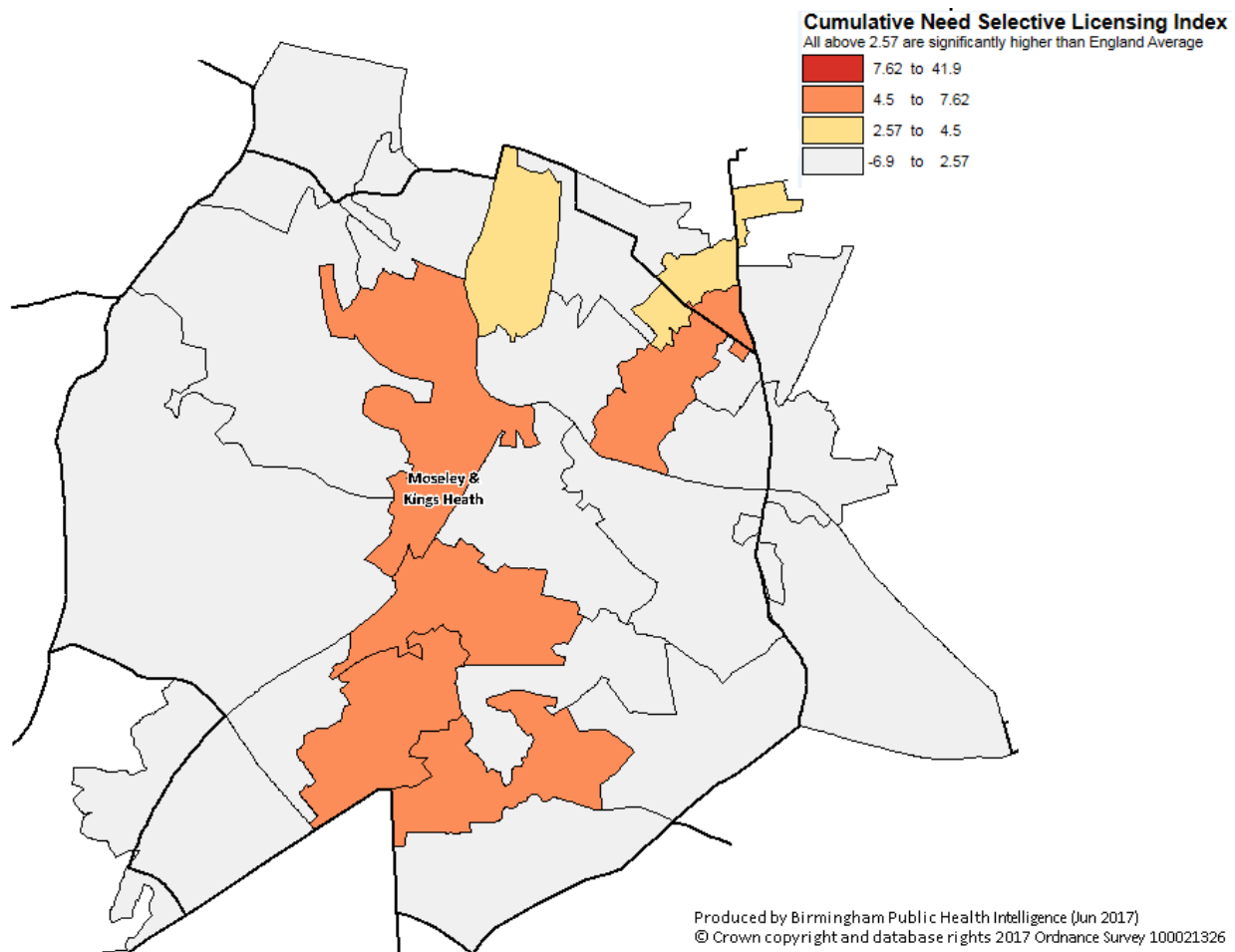
Ladywood

Cumulative Need Selective Licensing Index
All above 2.57 are significantly higher than England Average

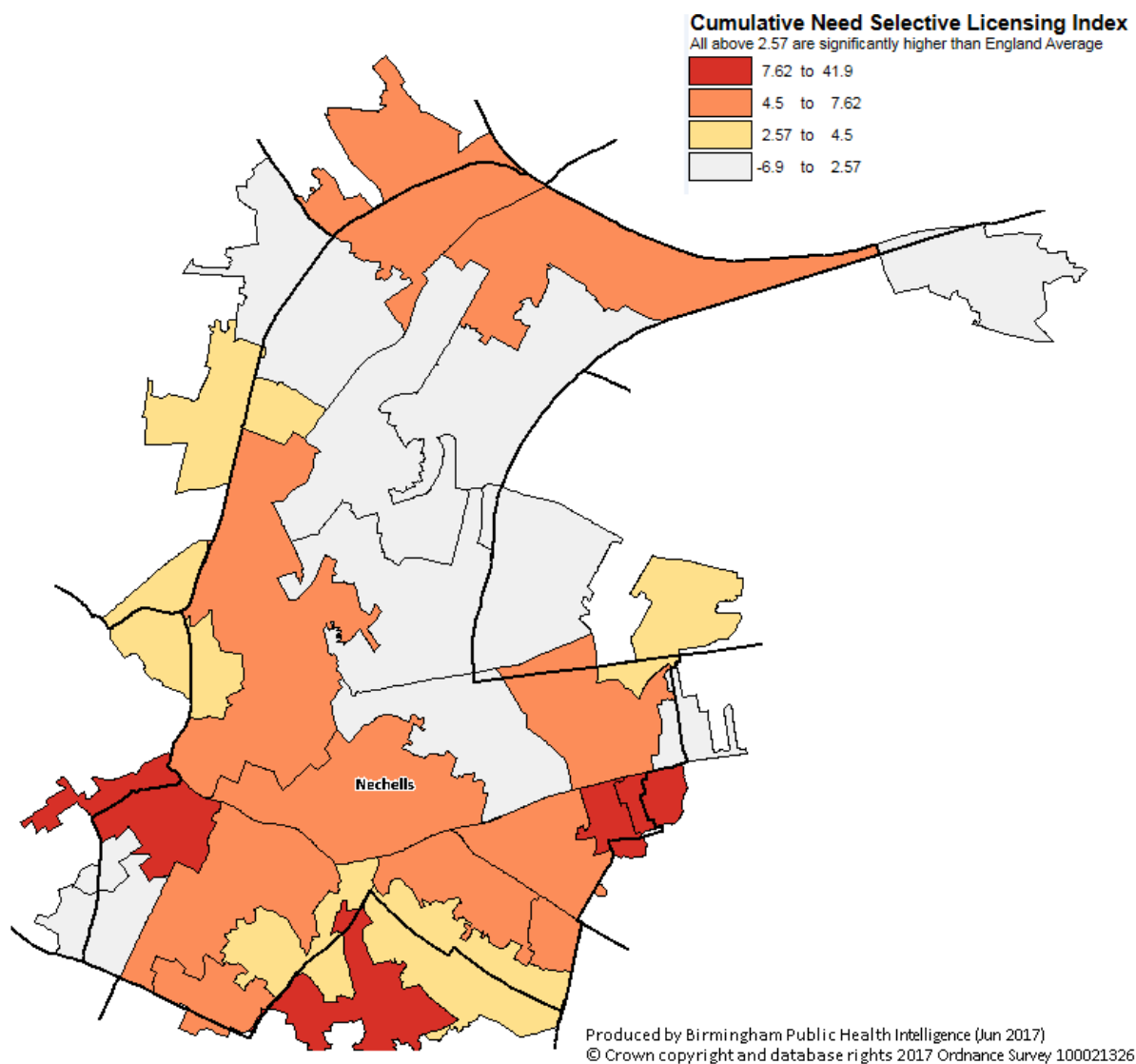


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Moseley and Kings Heath



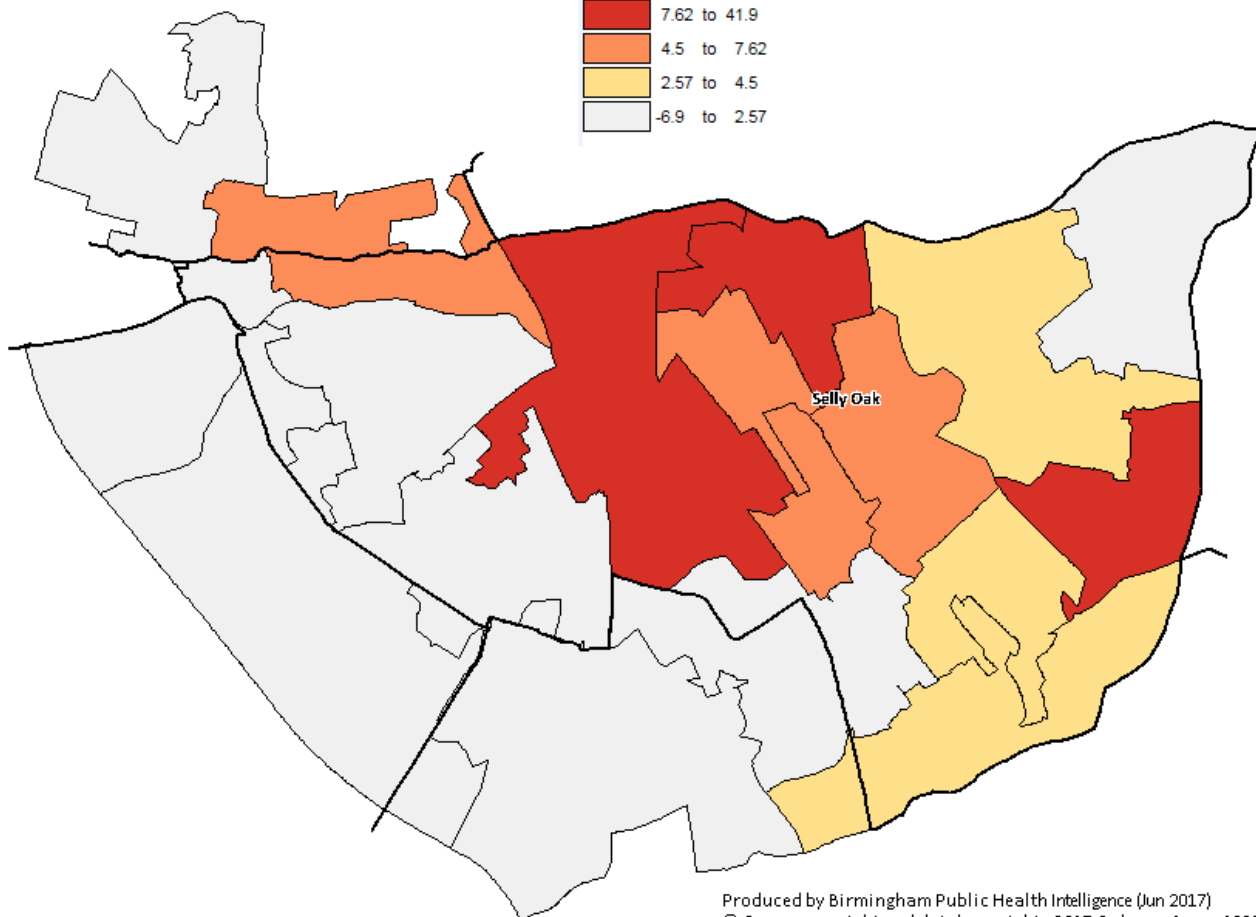
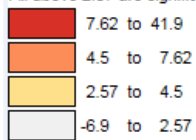
Nechells



Selly Oak

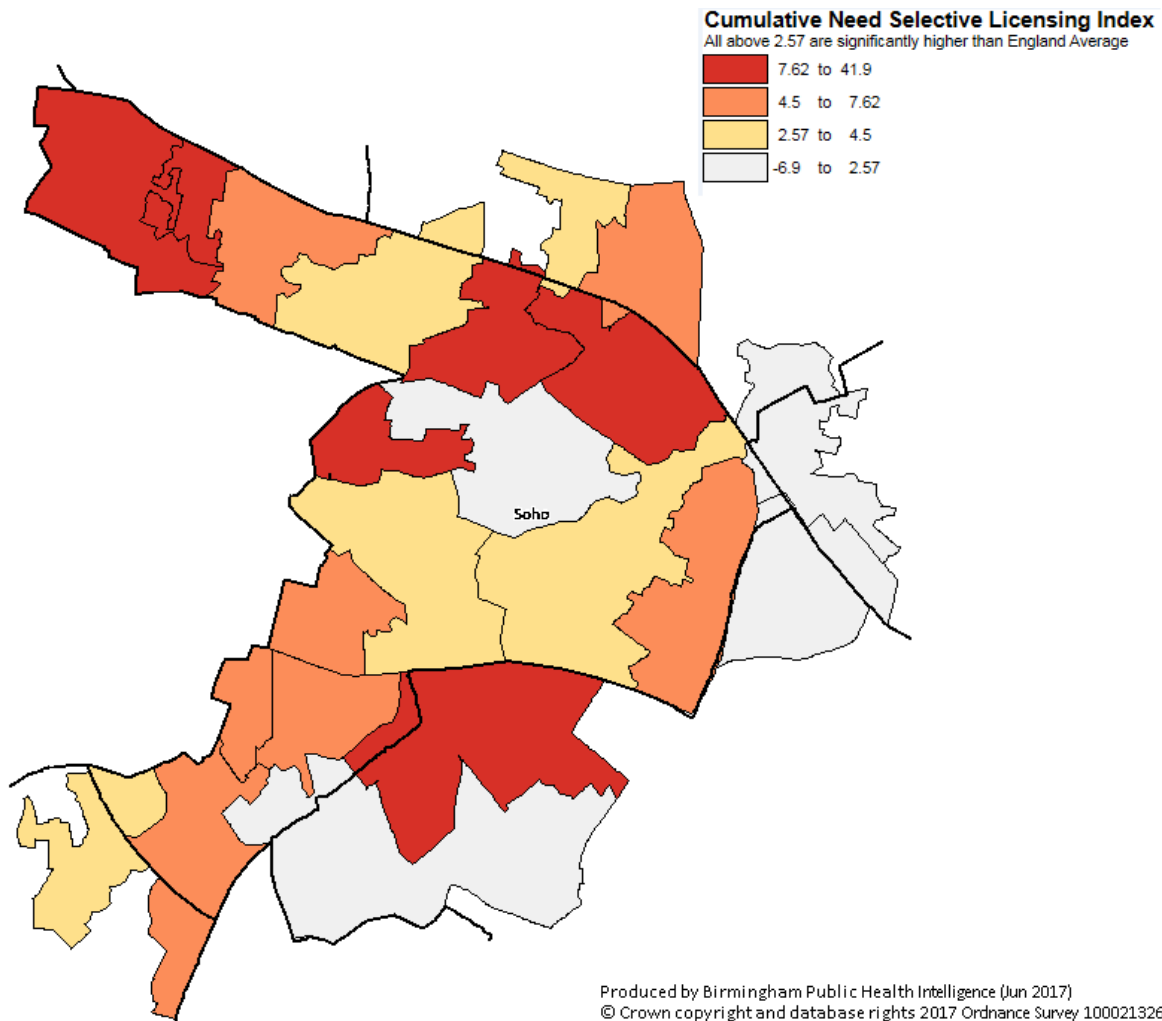
Cumulative Need Selective Licensing Index

All above 2.57 are significantly higher than England Average



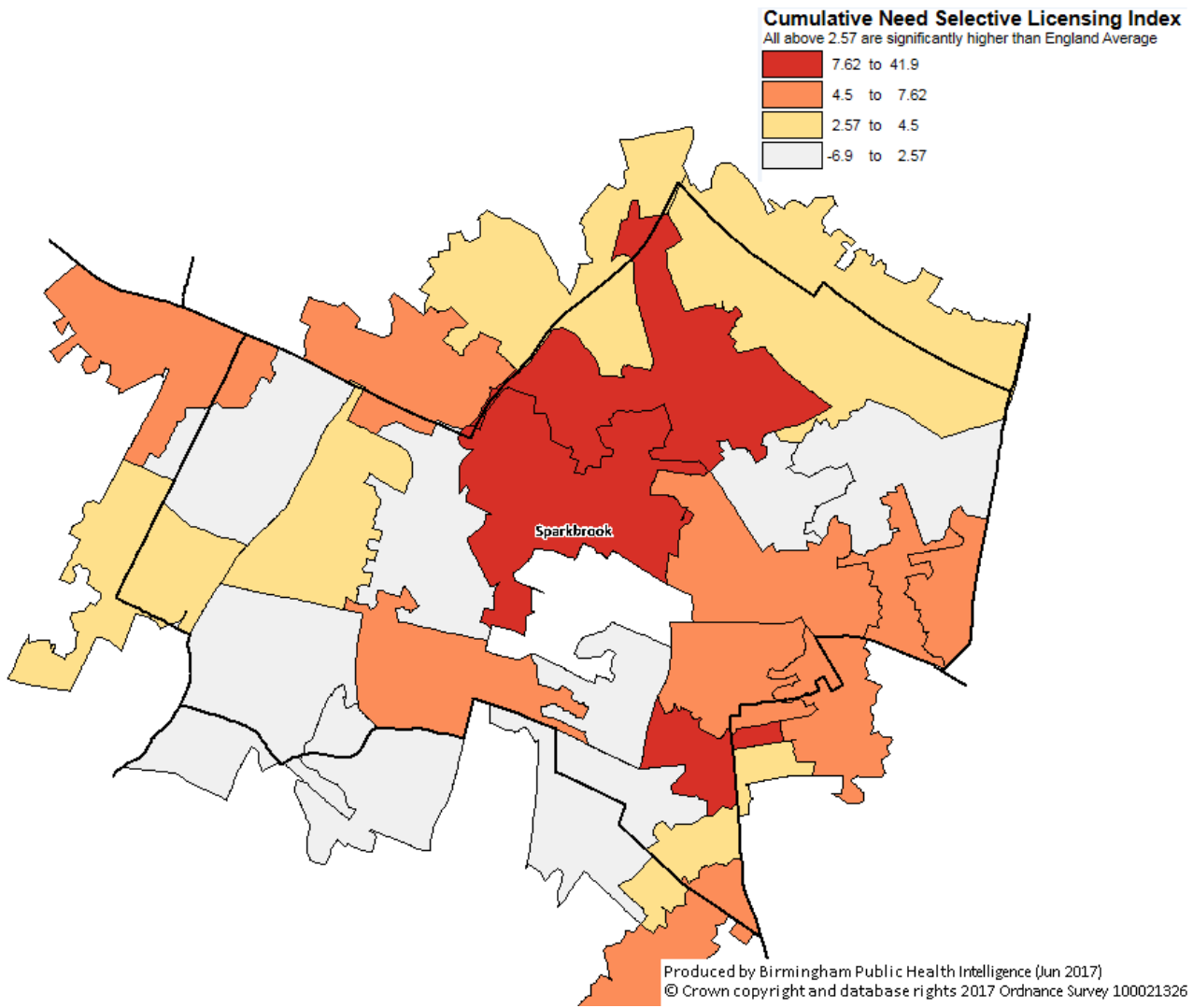
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Soho – highlighted for 1st round intervention

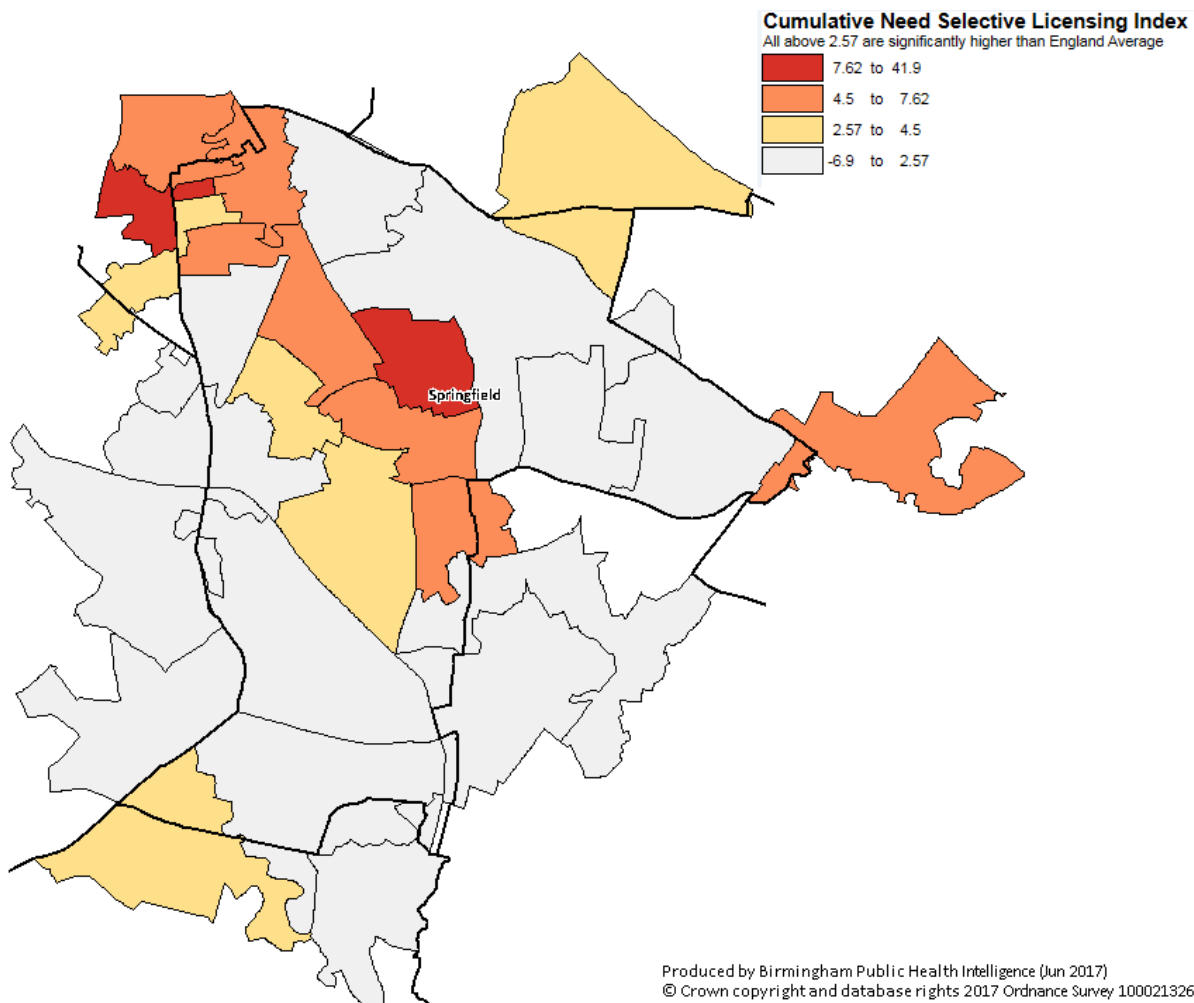


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Sparkbrook – highlighted for 1st round intervention

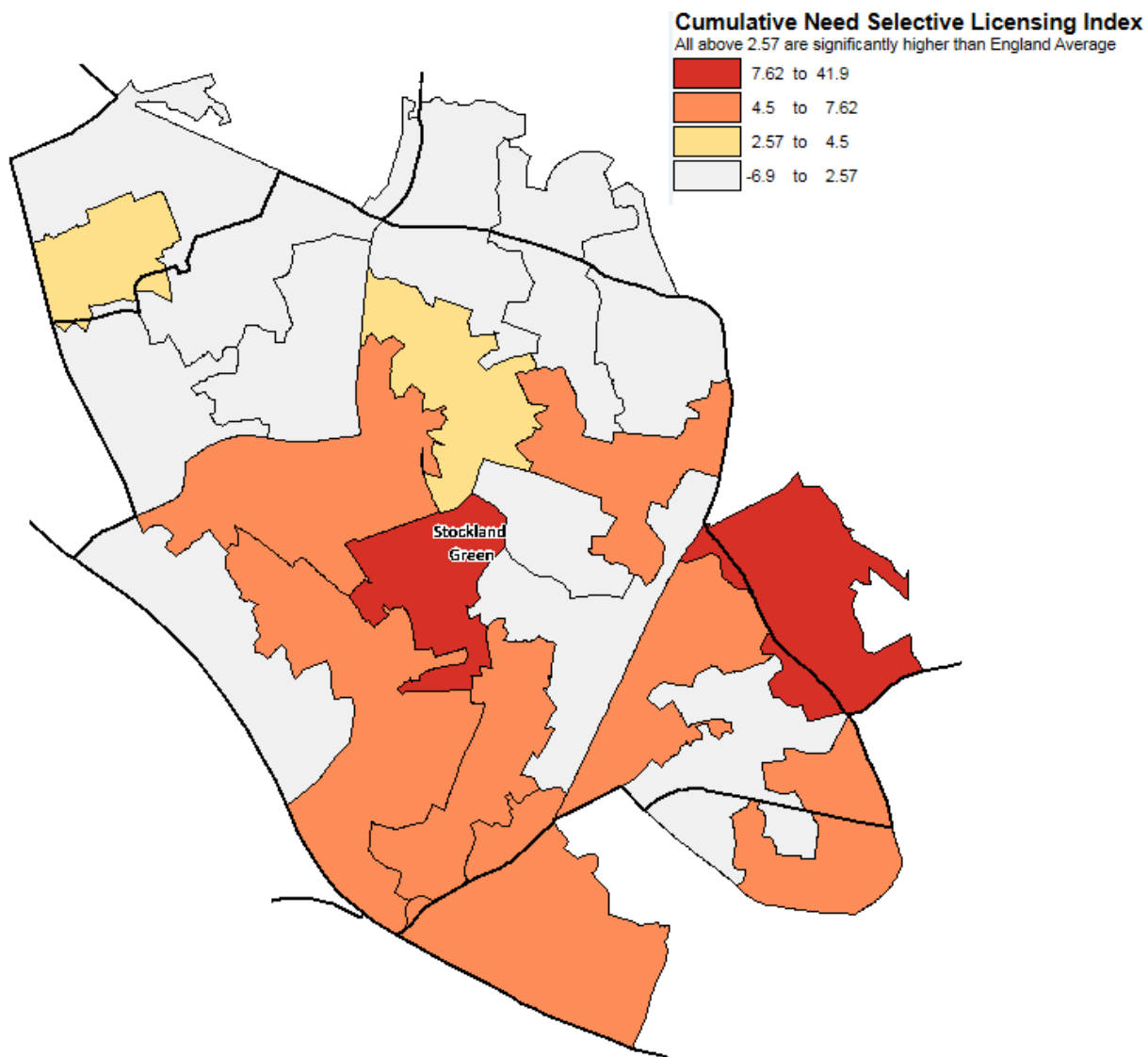


Springfield



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Stockland Green – highlighted for 1st round intervention



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Summary and Recommendations

- To use the index and its components to inform, advise and guide conversation and the case for implementing selective licensing in Birmingham. When we say ‘components’, the index isn’t just a stratified map indicating areas of most need, but the data that underpins the index can be further interrogated, and presented in other formats to complement and aid discussion and further consultation.
- We feel that the systematic way in which this index has been constructed and produced, it can be used as a robust and ‘defensible’ tool to support the case for selective licensing in Birmingham – it provides a reasonably objective measurement that we feel can stand up to scrutiny and to challenges to the case for adopting selective licensing in Birmingham.
- The index offers a completely transparent process for collating, analysing and presenting data relating to the indicators and conditions that underpin the Local Authority DCLG guidance for selective licensing.
- After consultation with other officers in other fields of intelligence within Birmingham City Council, we are confident that the indicators that we have used are the best fit and most appropriate for this piece of work.
- However, we are open to further recommendations and insight that could complement the ability of the index to be able to support the case for selective licensing.

For further information please contact:

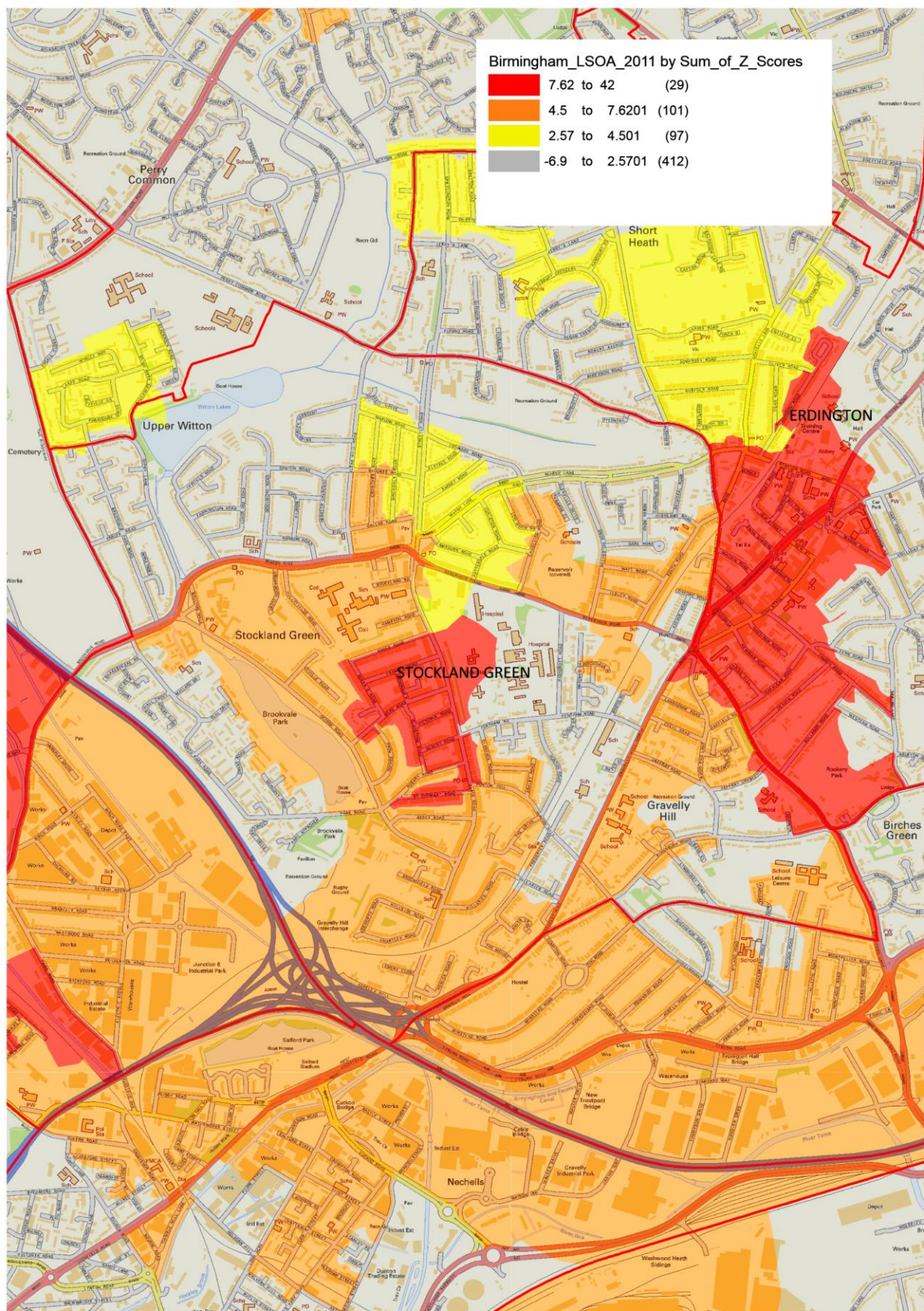
Kyle Stott

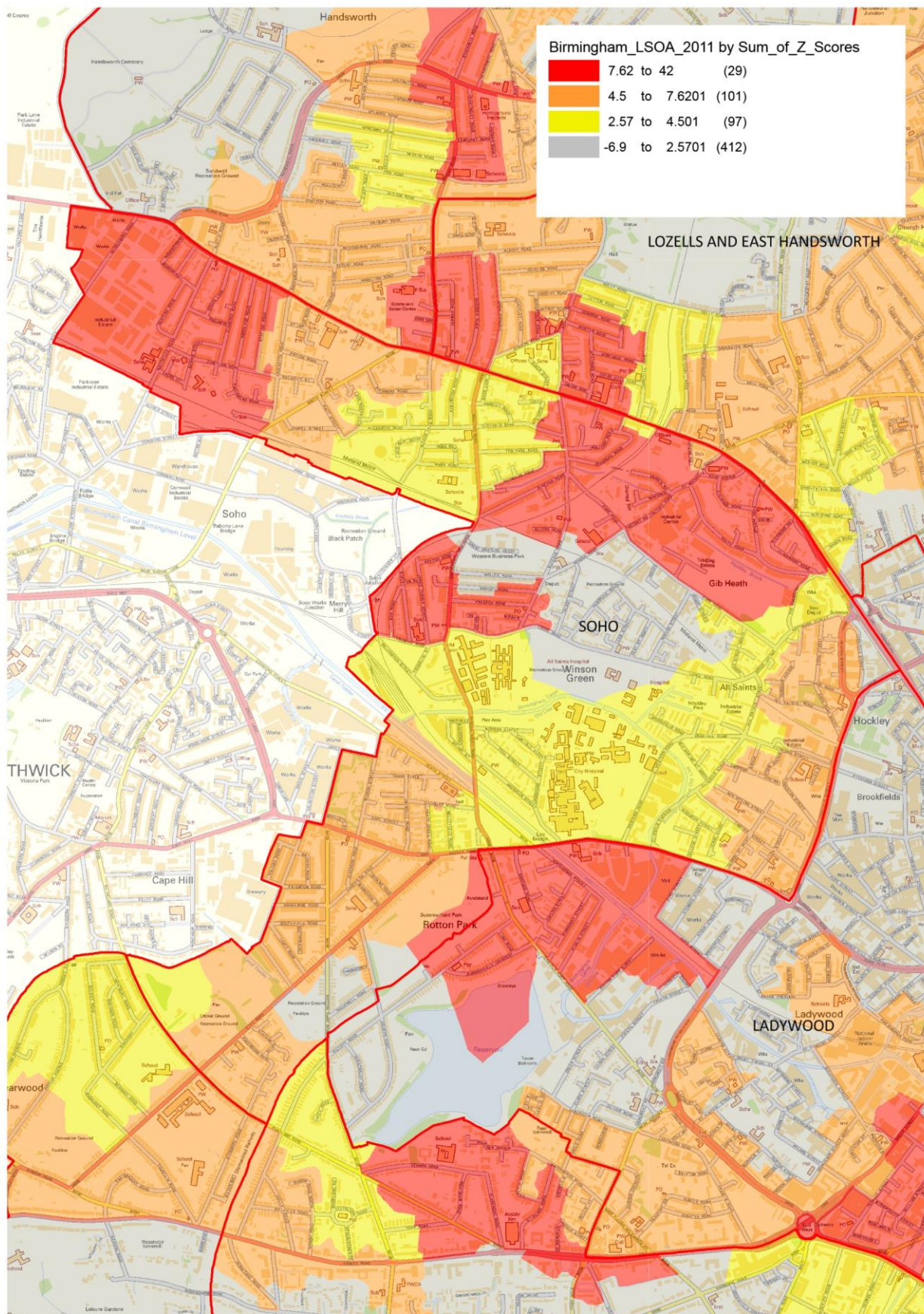
Birmingham Public Health

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Housing and Homes O&S Committee: Work Programme 2017/18

Chair: Councillor Victoria Quinn

Committee Members: Councillors Gurdial Singh Atwal, Andy Cartwright, Matthew Gregson, Roger Harmer, Penny Holbrook, Des Hughes, Mohammed Idrees, Mary Locke, Gary Sambrook, Ron Storer, Margaret Waddington

Officer Support: Scrutiny Team: Emma Williamson (464 6870) and Jayne Power (303 4810)
Committee Manager: Marie Reynolds (464 4104)

1 Meeting Schedule

Date	Item	Officer Contact / Attendees
20 June 2017	Informal Meeting: <ul style="list-style-type: none"> Work Programme Discussion Briefing on Housing Strategy 	Emma Williamson/Jayne Power Rob James/Mike Walsh
25 July 2017	Cabinet Member for Housing and Homes <ul style="list-style-type: none"> To set out key priorities, including key performance indicators 	Marcia Wynter, Cabinet Support Officer
	Responding to Housing Need and Demand	Mike Walsh
	Waste Update	Jacqui Kennedy
20 September 2017	Selective Licensing	Pete Hobbs
	Tenant Engagement	Tracey Radford
	Waste Update	Jacqui Kennedy
17 October 2017	Affordable and Social Housing	
	Neighbourhood Management/New Devolution Model	
	Waste – Street Cleansing/Collection – New Operating Model	
14 November 2017	Housing Liaison Boards	
	Housing Revenue Account	Sukvinder Kalsi?
12 December 2017	Tracking: Rough Sleeping & Prevention	
	Housing Allocations Scheme	



23 January 2018	Repairs and Maintenance Contracts	
	Investment in Refurbishment of Existing Council Homes	
20 February 2018	Cabinet Member for Housing and Homes <ul style="list-style-type: none"> To provide an update on key priorities 	Marcia Wynter, Cabinet Support Officer
	<i>Implementation of Homelessness Reduction Act?</i>	
28 March 2018	<i>Annual Report of the Community Safety Partnership (a statutory responsibility).</i>	<i>Jacqui Kennedy, Corporate Director, Place</i>
	<i>Cabinet Member for Transparency, Openness and Equality</i>	<i>Marcia Wynter, Cabinet Support Officer</i>
17 April 2018		

2 Summary of Work Programme Discussion

2.1 Members of the committee met in June to discuss potential items for the work programme, and a summary is set out below.

1. **Responding to housing need and demand:** to get a better understanding of housing need and demand in Birmingham and then to identify areas of Housing Strategy based on that; likely to include
 - Homelessness
 - Alternative housing models
 - Focusing on the local level (ie how ensure right housing in right areas)
 - Links to HRA business plan
 - Land use: prioritise surplus / use of poor quality / New Homes Bonus
 - Strategic Tenancy Policy
 - Young Persons Policy
 - Supported housing

2. **Neighbourhood Management and Tenant Engagement:** to include matters arising following the Grenfell Tower tragedy to provide assurance on safety levels and the robustness of neighbourhood management



- What is the Council's overall responsibility; what is the scope of our due diligence and assessing where we might want higher standards (including the role of our contractors; Council Emergency response; how should future capital programmes be influenced?)
- Information for tenants and tenant routes to feed in issues to Council and be listened to;
- Neighbourhood management and links to work of Assistant Leaders.

3 Outstanding Tracking

Inquiry	Outstanding Recommendations
Working With Communities to Prevent Relationship Violence	R02 - That the City Council strengthens its leadership role for the city by reviewing the domestic violence strategy and enabling: <ul style="list-style-type: none">a) coherent pathways for victims and children, across sectors, to access the support and protection they need;b) strengthening the engagement of schools and other educational establishments, including academies, committing to participating;c) integrated working between Birmingham Youth Services and Think Family Team and Children's Services and homelessness;d) youth service providers from both statutory and third sector involvement in the delivery of informal education programmes with young people.

4 Other Meetings

Call in Meetings

None scheduled

Petitions

None scheduled

Councillor Call for Action requests

None scheduled

It is suggested that the Committee approves Tuesday at 2.00pm as a suitable day and time each week for any additional meetings required to consider 'requests for call in' which may be lodged in respect of Executive decisions.



5 Forward Plan for Cabinet Decisions

The following decisions, extracted from the Cabinet Office Forward Plan of Decisions, are likely to be relevant to the Housing and Homes O&S Committee's remit.

Reference	Title	Portfolio	Proposed Date of Decision
003157/2017	Building Birmingham: Approval of BMHT housing development programme for 2017-9 with support to SME house-builders	Housing and Homes	13 Sept 2017
004109/2017	Review of House in Multiple Occupation Licence Fee and Proposals for Selective Licensing Fee Structure	Housing and Homes	13 Sept 2017
001429/2016	Disposal of Surplus Properties	Leader	24 Oct 2017
003385/2017	BCC Energy Company – FBC	Clean Streets, Recycling and the Environment	24 Oct 2017
001895/2016	Yardley Brook Full Business Case (FBC) for Remediation and Development	Housing and Homes	12 Dec 2017
003259/2017	Birmingham Domestic Abuse Prevention Strategy 2017-2020	Health and Social Care	12 Dec 2017