

**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**

**MONDAY, 12 DECEMBER 2016 AT 14:00 HOURS**  
**IN COMMITTEE ROOM 2, COUNCIL HOUSE, VICTORIA SQUARE,**  
**BIRMINGHAM, B1 1BB**

**A G E N D A**

**1 NOTICE OF RECORDING/WEBCAST**

The Chairman to advise 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. The whole of the meeting will be filmed except where there are confidential or exempt items.

**2 APOLOGIES**

To receive any apologies.

**3 DECLARATIONS OF INTERESTS**

Members are reminded that they must declare all relevant pecuniary interests and non-pecuniary interests relating to any items of business to be discussed at this meeting. If a pecuniary interest is declared a Member must not speak or take part in that agenda item. Any declarations will be recorded in the minutes of the meeting.

**3 - 8**

**4 HOUSING AND HOMES ACTION NOTES - 8 NOVEMBER 2016**

To confirm the action notes of the meeting held on 8 November 2016

**9 - 52**

**5 PROPOSED BUDGET 2017-18**

Item Description

**53 - 104**

**6 PRIVATE RENTED SECTOR**

Rob James (Service Director, Housing Transformation), Pete Hobbs (Service Integration Head, Private Rented Sector), Chris Gibbs (Service Director, Customer Services), Mary Latham (West Midlands Representative, National Landlord

**105 - 110**

7 **HOUSING AND HOMES O&S COMMITTEE WORK PROGRAMME 2016-17**

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 **DATE OF NEXT MEETING**

The next meeting is scheduled for Tuesday, 17 January 2017 at 1400 hours in Committee Room 2, Council House, Victoria Square, Birmingham.

10 **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.

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 8 November 2016, Committee Room 2**

---

### **Present:**

Councillor Victoria Quinn

Councillors Andy Cartwright, Matthew Gregson, Des Hughes, Mahmood Hussain, Mary Locke, Gary Sambrook, Sybil Spence and Margaret Waddington

### **Also Present:**

Hyacinth Blackburn, Housing Service Director, YMCA Birmingham

Jim Crawshaw, Head of Housing Options

Edward Dixon, Service Manager, Birmingham Homelessness Services, Salvation Army

Cath Gilliver, Chief Executive, SIFA Fireside

Alana Gooden, Network Co-ordinator, No Wrong Door Network

Matt Green, Director of Skylight Birmingham and Coventry, Crisis

John Hardy, Commissioning Manager – Prevention, Commissioning Centre of Excellence

Pam Higginson, Have a Heart Help the Homeless

Vicky Hines, Shelter Hub Manager, Shelter

Fuad Mahamed, Chief Executive Officer, Ashley Community Housing

Shirley Mallon, Secretary, Birmingham Christmas Shelter

Amanda Nicklin, Homeless Services Centre Manager, Midland Heart

Jayne Power, Research & Policy Officer, Scrutiny Office

Petra Salva, Director of Outreach Services, St Mungo's

Yassar Taj, As Suffa

Benita Wishart, Overview & Scrutiny Manager, Scrutiny Office

---

### **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](http://www.birminghamnewsroom.com)) and that members of the press/public may record and take photographs.

### **2. APOLOGIES**

Apologies were received from Councillors Gurdial Singh Atwal, Roger Harmer and Ron Storer.

### **3. DECLARATIONS OF INTEREST**

Councillor Gary Sambrook declared that he is a Trustee of the Birmingham YMCA.

### **4. ACTION NOTES – 11 OCTOBER 2016**

(See document No 1)

The following matters were raised regarding the Gateway Service:

- The Chair made reference to the Decision Note issued by the Acting City Solicitor and Monitoring Officer;
- The consultation meeting with providers arranged for 17<sup>th</sup> October had subsequently been cancelled and Members had been notified;
- The officer decision requested at the 11th October meeting had not yet been received;
- The Chair drew Members' attention to a pack of information she had obtained relating to the Gateway launch event and undertook to circulate an electronic copy to Members;

The following matters were raised with regard to the transfer of homelessness services from People to Place Directorate:

- Councillor Gary Sambrook referred to Members having been informed at the last meeting that the transfer took place on 3<sup>rd</sup> October, however the decision was not formally made by Cabinet until 18<sup>th</sup> October. Councillor Sambrook advised Members that the Deputy Leader had said he would report back either directly to Councillor Sambrook or to the Committee on this matter. At the time of the meeting neither Councillor Sambrook nor the Chair had heard back from the Deputy Leader.
- The Chair referred to the request she had made for clarification on which particular parts had moved where and the Acting Strategic Director of Place had responded that the Supporting People aspect of Housing remains in People Directorate, as does the Commissioning Centre of Excellence.

#### **RESOLVED:-**

To note the action notes and matters arising.

### **5. EVIDENCE GATHERING FOR TACKLING ROUGH SLEEPING**

(See document No 2)

The Chair drew Members' and attendees' attention to the background information pack, with particular reference to the slides indicating an increase in the number of rough sleepers in the city (an 80% rise from 20 in 2014 to 36 in 2015, and a 350% rise since 2012) and the challenge in Birmingham to reverse this trend.



John Hardy, Commissioning Manager – Prevention, Commissioning Centre of Excellence, gave a brief introduction to the background and the anticipated outcomes from the session and witnesses were then invited around the table to contribute to the discussion.

During the course of the discussion, and in response to questions from Members, the following were among the points raised and key themes identified:

- Rough sleeping numbers have been rapidly rising over the last few years and it is anticipated that they will rise again this year;
- The other Core Cities are also seeing huge increases with similar issues and some shared learning around approaches to tackling rough sleeping could prove useful;
- The figures are obtained from the annual count with Local Authorities are required to undertake by DCLG and DCLG sets the definition of who is to be included in the count;
- It is difficult to get a full picture because people are so transitory and the count is carried out in the winter when less people will be sleeping rough. BCC is currently looking at whether we do a quarterly count;
- It was noted that there are a lot of organisations and volunteers providing services to rough sleepers but concern was expressed about the lack of co-ordination of these services. Reference was made to the accreditation scheme launched last year and the fact that bureaucracy had prevented the scheme from achieving its aims. It was, however, acknowledged that there has to be a certain amount of bureaucracy around safeguarding issues;
- One of the things that needs to be explored is the issue of getting people into accommodation. There are some individuals who are not in accommodation and are not presenting. Some people will refuse the offer of support and some do not want to go into shared hostels, but there is an affordability issue here;
- The Midland Heart Outreach Service approaches every person they believe is sleeping rough. They are aware of issues such as substance misuse and mental health and will repeat their offer multiple times if necessary. There are different reasons why individuals do not engage – many have been through complex traumas and can be re-traumatised by repeating their story many times;
- It is important to try to look at the circumstances which have led to an individual sleeping rough so that we can try to prevent people from becoming homeless by intervening at an earlier stage;
- Co-ordination of all the agencies involved is key and it is important to know who is coming onto the street – to know them by name and understand what support they need so that systems can be put in place;
- Officers are keen to explore that we have a supported housing solution in Birmingham and acknowledged that one thing we do not have in Birmingham is an emergency night shelter.

- Reference was made to the No Second Night Out project in London and the fact that it is widely recognised that assessment has to be taken away from the street and there needs to be a clear pathway;
- The Housing First model – where an individual is given accommodation and then receives the wraparound support which is needed – was acknowledged as having huge successes but is very expensive. However, there are variations of the model if the pure model cannot be used and funding opportunities would need to be explored;
- The use of Streetlink, a national reporting line set up with Homeless Link, was discussed. This is a means for members of the public to report rough sleepers and in Birmingham Midland Heart receive referrals from Streetlink. This has proved effective outside of the city centre but in the city centre Midland Heart are usually aware of rough sleepers as they are out there every day;
- Midland Heart reported that they have seen an increase in female rough sleepers – four years ago they had 27 contacts with females, increasing to 137 in the first 10 months of this year. There are more Eastern Europeans on the streets and also couples are increasing, which can be a barrier to housing as they would not want to be split up. Similarly, for individuals with dogs, and there is a need to be more creative about finding accommodation in these situations;
- One of the key issues is flexibility of commissioning to respond to changing needs;
- The City Council picks up intelligence from partner organisations such as SIFA, Shelter and BVSC, but there is a need to explore which other agencies have information and how that information can be drawn together;
- Members heard about the Big Lottery funded Birmingham Changing Futures Together project, which caters for people with multiple and complex needs. It is an 8 year project and it is currently 18 months in.;
- There is a need to have a map of services in the city - what agencies we have, what services they offer, how many bed spaces, etc – and it was suggested that a template be sent out to partners to begin this mapping;
- Members were advised that we have 628 single homeless bed spaces across three providers – Midland Heart, Salvation Army and Trident Reach, but it was stressed that these are for single homeless need, not just for rough sleepers, although a lot of the immediate access beds will be used for rough sleepers;
- Members heard about the Birmingham Christmas Shelter, which operates during Christmas week and which sees a lot of rough sleepers coming in from the suburbs;
- Midland Heart told Members that there is a lot of work going on that people are probably not aware of and they have identified several examples of partnership work, for example joint outreach.

- DCLG have announced a rough sleeping bidding round for which the deadline is 28<sup>th</sup> November.

The Chair advised Members and attendees that:

- a Be Heard consultation was being launched to gather further information and a report would be taken to City Council in January;
- the annual rough sleeper count would take place on 10<sup>th</sup> November and at least 12 Councillors were taking part.

The Vice Chair stressed the importance of agencies and the City Council working effectively together and, on behalf of the Committee, thanked all those agencies who had contributed to the session. He also asked for the Committee's thanks to all the agencies working hard on behalf of the citizens of Birmingham to be placed on record.

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

None.

#### **7. WORK PROGRAMME 2016-17**

(See document No 3)

The Work Programme was noted.

#### **8. OTHER URGENT BUSINESS**

None.

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

Noted.

#### **10. AUTHORITY TO CHAIRMAN AND OFFICERS**

Agreed.

---

The meeting ended at 1725 hours.



# Budget Consultation 2017+

December 2016



# CONTENTS

<b>Foreword</b>	<b>2</b>
<b>Purpose of the document</b>	<b>4</b>
<b>Section 1: Feedback from previous consultations</b>	<b>5</b>
<b>Section 2: Current financial position</b>	<b>9</b>
<b>Section 3: Our journey so far</b>	<b>12</b>
<b>Section 4: Savings proposals</b>	<b>18</b>
<b>Section 5: Have your say</b>	<b>42</b>

## FOREWORD

In setting the budget for this year we are guided by our present situation – including rising demand for services, the need to invest in our children’s services and the financial pressures facing the Council. We have also taken into account the challenges laid down to us by the independent improvement panel, which we are addressing [systematically](#).

We have:

- New political leadership with a strong focus on resetting the relationship between members and officers and inviting a fresh start with city partners. We have reorganised district and committee functions and introduced new roles of assistant leaders with a local focus to make a difference throughout all of Birmingham’s neighbourhoods.
- Carried out a strengthening of the senior management team, providing better support to the Chief Executive and enabling greater expertise and capability to drive change. We have also introduced new values and behaviours giving staff a clear understanding of requirements and expectations.
- Continued to focus on children’s safeguarding, developing our understanding of the issues highlighted and delivering improvement. We have a three year improvement plan which includes significant additional investment and are working towards the introduction of a Children’s Trust.

The years ahead will see profound change in local government, not least in Birmingham and the West Midlands. The Government intends to phase out the main grant funding to local authorities completely by 2020 but will allow us to retain all the income from business rates at a local level. We will have more independence, but there are also big questions about how this will impact on the resources available in Birmingham and the additional responsibilities councils will be expected to undertake in return. The Council has to become one of the key contributors to the development of inclusive economic growth in the city and its region on top of its role as a provider of crucially needed public services. Indeed it is through that inclusive economic growth that the city’s critical services come under less strain and can be better funded and delivered.

There will be new mayoral leadership through the West Midlands Combined Authority (WMCA), with new powers devolved from central government to allow us to drive economic growth, investment and reform of public services.

The Council will become much more strategic and has already become much smaller and there will be important changes to the

## **BUDGET CONSULTATION 2017\***

ways that people can engage in their local community, such as the new local council for Sutton Coldfield.

These are times of great challenge and great opportunity for the city and the City Council, starting with the difficult decisions we have to make on the budget up to 2020/21, which are set out in detail for 2017/18 later in this document. But we are also developing a refreshed vision for the future of the City Council and this will help guide our decisions over the coming years.

I would urge you to get involved in this consultation and to give us your ideas about how to make the savings we need.

Thank you for your contribution to that process.



**Councillor John Clancy**  
**Leader**



**Mark Rogers**  
**Chief Executive**

## **How you can have your say**

**The formal budget consultation for 2017+ closes  
on 18 January 2017**

**To let us know what you think fill in our online  
survey at [www.birminghambeheard.org.uk](http://www.birminghambeheard.org.uk)**

**Or you can join the conversation online:  
#BrumBudget17**



## **THE PURPOSE OF THIS DOCUMENT**

This is the formal consultation document for the Council's 2017/18 budget.

The consultation document sets out the overarching approach the Council is taking to meet the budget reductions and achieve the required savings for 2017/18. You can give your views on these proposals by completing the questionnaire on Be Heard (details in section five below). These views will be fed back to Council Members to inform their decision on the budget in March 2017.

Please note this document sets out broad issues for the corporate consultation and the overall budget position. There will also be consultations on specific service proposals in the new year; and implementation will be subject to the required governance process.

The rest of this document is arranged as follows:

### **SECTION ONE**

Summarises the broad feedback we have gathered through the Council's budget consultations over the last four years.

### **SECTION TWO**

Details the current financial position.

### **SECTION THREE**

Details our journey so far in transforming the Council and meeting the financial challenge and the further steps we intend to take.

### **SECTION FOUR**

Summarises the savings proposals 2017/18

### **SECTION FIVE**

Details how you can have your say on these proposals.

# SECTION 1

## Feedback from previous consultations

## FEEDBACK FROM PREVIOUS BUDGET PLANS AND PRIORITIES CONSULTATIONS

We have consulted about our plans, priorities and budget proposals over the last four years with our stakeholders: residents, communities, partners, organisations and businesses. We appreciate this valuable engagement and your input has informed our changing approach and our journey towards a different way of working.

**Through the budget consultations over the last four years there have been some broad, consistent messages, namely:**

- Prioritising supporting vulnerable people, tackling inequality and deprivation, safeguarding children and ensuring dignity for older people. You have shown concern about any potential cuts to services for vulnerable and disadvantaged people.
- Agreement on the need for greater partnership planning and working, whilst there are some concerns about outsourcing to the private sector.
- Better communication and integration of services to avoid duplication to deliver better results for the citizens of Birmingham.
- Support for targeting resources at those most in need.
- Prevention and early intervention are seen as important. Partnership needs to focus on prevention, on public education and on encouraging citizen and business responsibility and social action.
- General support for a flexible approach that sees decisions taken at locality, city and Combined Authority levels as appropriate. You have also been supportive of moves towards greater collaboration across the city region for strategic issues such as economic development, including the creation of a new West Midlands Combined Authority at city region level.

**Themes that emerged most frequently in terms of a broader vision were for a city that:**

- Stands up for itself where citizens have pride and dignity, have a sense of purpose and direction, and take responsibility.
- Is inclusive, with engaged communities, provides for the needs of all its residents and protects and supports the most vulnerable.
- Is fairer and more equal.
- Has a strong community spirit where residents are informed and feel that they own the city.
- Is a devolved city where citizens have a say on local issues and services are democratically accountable.
- Values and provides education, training, employment and other opportunities for its young people.
- Through its links into the Combined Authority and independent action, attracts investment and retains firms.
- Ensures investment benefits all parts of the city and not just the city centre.
- Links into the digital economy where all can access the internet.

**Key roles identified for the Council included:**

- Providing strong but accountable political leadership and management at both a city-wide and local level.
- Encouraging community activity particularly in areas where community organisation is weaker.
- Doing more enforcement through its own tenancies and with the private sector.
- Communicating good quality information using different methods for different groups in the city.
- Enabling not necessarily delivering services.
- Concentrating resources in areas where there was greatest need in partnership with others.
- Providing one stop shop/'one doorway in' for related requests for services in partnership with others, and investing in buildings where community groups can meet.

**Reflection on the roles of other partners included:**

- Businesses need to take responsibility for cleanliness and safety in the areas surrounding their workplace. Businesses also need to invest more in community organisations and share their skills and knowledge with them.
- Residents need to be more engaged, take pride in their streets and act appropriately.
- Communities should be more joined up, working to share services and facilities.
- Schools should be more engaged with their local communities.
- Trust has to be built amongst all partners and between the citizen and the Council.

# SECTION 2

## Current financial position

## CURRENT FINANCIAL POSITION

The City Council has always been heavily dependent upon Government grants to meet the costs of services, which has made it very vulnerable to cutbacks in those grants.

The Council has taken up the Government's offer of a minimum four year grant settlement for the period 2016/17 – 2019/20. This means that there is now greater certainty about the resources which will be available in the future. Planned cutbacks in core Government grants mean that the Council expects to have to make savings of £54m per annum in four years' time for this reason alone.

At the same time as reductions in Government grant, the Council also faces pressures to spend more on services. These 'expenditure pressures' cover a range of costs, including the effects of inflation, and meeting increasing demand for adult social care services. The Council has also undertaken a rigorous assessment of its previous savings plans and, in cases where the assumptions underpinning the original proposals have changed or more detailed planning showed that there would be challenges with implementation, some of the original savings proposals have been replaced with new ones.

Despite these challenges the Council's plan is to deliver a sustainable financial position for future years. That is why the detailed information supporting this consultation includes figures associated with our proposals on a four year basis. Inevitably, due to the scale of the financial challenge 2017/18 will be a transitional year where we start to put in place necessary changes, which will not take full effect until 2018/19.

Our forecasts of future Council Tax include:

- An increase of 1.99% each year in Council Tax; and
- The continued take of the ability to raise a 'Social Care Precept' by increasing Council Tax by a further 2% each year until 2019/20 to provide extra funding to meet costs of social care.

In common with the other Metropolitan Councils in the West Midlands, we are taking up a Government offer to pilot a new system of 100% local retention of business rates from 2017/18 onwards. This means that all of the benefits of real terms business rates growth will, in future, be retained in the region.

Taking all these factors together, the further savings that we now need to make (on top of the annual savings of nearly £590m that the

## BUDGET CONSULTATION 2017\*

Council has already made from 2010/11 up to 2016/17) are summarised in the table on the next page.

We have previously consulted on some of the savings which are already included in the Council's financial plans. This consultation document concentrates on the newly identified proposals.

Although the total 2016/17 Council expenditure is £3.1bn, a large proportion of our funding must be spent on specific services. For

example, £782m of grant funding must be spent on school services, and another £551m is to reimburse the Council for meeting Housing Benefit costs, and income from the provision of Council housing must be spent in providing that housing and related services £287m.

Other areas of spending, such as debt financing costs, are fixed and unavoidable. This means that only around a third of expenditure is directly controllable by the Council, and savings have to be made from this much smaller budget figure.

The savings required can be summarised as follows:

	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>
	<b>£m</b>	<b>£m</b>	<b>£m</b>	<b>£m</b>
Savings already included in financial plans	(27.810)	(50.535)	(75.829)	(82.072)
New savings proposals being consulted on	(50.593)	(94.328)	(96.267)	(96.542)
<b>SAVINGS REQUIREMENT</b>	<b>(78.403)</b>	<b>(144.863)</b>	<b>(172.096)</b>	<b>(178.614)</b>



# SECTION 3

**Our journey so far**

## OUR APPROACH TO CHANGE

Delivering the scale of cuts shown above (and those we still need to make) would not have been possible without a recognition that we need to do things in different ways – to achieve more with less. This has meant some very difficult decisions but they have been taken within a framework of values and priorities and with an eye on how the City Council will change in the years ahead.

Our values and priorities have meant that we prioritised working together for a city of growth in which every child, citizen and place matters. We have introduced a living wage and the business charter for social responsibility to promote within the city social responsibility – with residents and also with businesses and partners. We see the City Council's role as providing strategic leadership for the city and ensuring the provision of decent services for all. Within that we have a particular focus on supporting those least able to support themselves and working with partners to take a whole system approach, with citizens and neighbourhoods at the heart of our decision making.

We have recognised for several years that we need to change our organisation radically, not just to manage with far less money, but to deliver on new expectations. Over recent years a picture of a new council to play different roles and deliver new functions in the changing world around us has emerged ever more clearly.

We have not created a detailed, top-down blueprint for this new city council, but we have recognised some key drivers of change and several ways in which it will be different.

It will be:

- **Smaller and more strategic.** The role will be less about direct service delivery and more about supporting a wider range of partnerships and providers, including social enterprises and the contribution of voluntary effort and the community. At the same time it will be more effective at strategic leadership – one of the fundamental roles of the city council.
- **Partnership based.** The new role of the council will be more about empowering bottom up action and brokering partnerships between communities and organisations that contribute to the future of the city.
- **Less about structures and more about people.** Structures will be lighter touch and less defined from the top down. Bureaucracy and rules will give way to more flexibility and more ownership of issues by residents, partners and staff.
- **Better at managing demand.** This will involve actively planning to avoid unnecessary service pressures and supporting people to be more independent.

The world of local government is changing in key ways, all of which we are responding to with commitment and pace:

### **Devolution and a new relationship with central government**

The creation of Combined Authorities has meant a new strategic economic, transport and public service role at a wider scale. We have been an enthusiastic supporter of the creation of the West Midlands Combined Authority and of the devolution of powers from central government. We have recognised that this will change the range of functions performed at the city level over time. It is also changing the way we make decisions and work with our neighbours to achieve shared objectives.

### **Social Care and Health**

The agenda is one of integration and transformation to ensure that social care and health services are sustainable within resource constraints and deliver the outcomes that people need. This remains one of the biggest challenges for local government, but the Council has contributed strongly to this agenda and been keen to work closely with the NHS and our Combined Authority (CA) neighbours.

### **Schools**

As schools become increasingly independent of the local authority,

our new role is to provide strategic leadership and support partnership working between schools. We see our role as being an advocate for children in whichever school they are in the city and are doing this through supporting the Birmingham Education Partnership, whilst reducing our direct service delivery and regulatory functions.

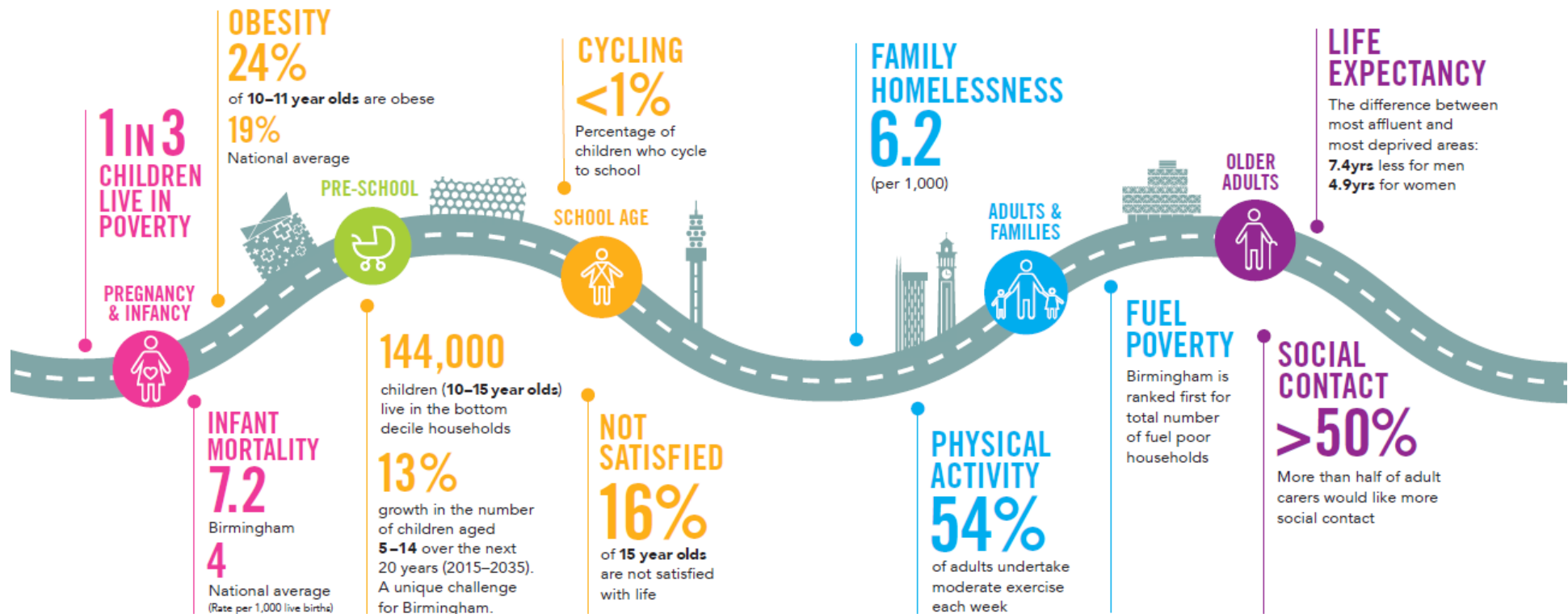
Birmingham Education Partnership is part of a whole system change with partners working collaboratively and differently to improve life chances of children and young people. The City Council works with the partnership to support collaboration across all schools and partners in Birmingham.

### **A focus on growth and a new approach to funding local government**

By 2020 the Government intends that local authorities will retain 100% of the business rates paid in the local area. At the same time grants from central government will come to an end.

This means that in future we will gain increased income for local services when business grows, and this is why being a key member of the West Midlands Combined Authority is so important. Through collective effort the new body will help deliver more jobs and wanting to improve the opportunities available to the people of the city.

We also need to understand the life journey for many in the city



**How are we responding to these challenges?**

**Strategic leadership**

Following the Kerslake report we have put in place stronger senior management and clearer directorate structures and we are taking forward plans for better budget control, performance monitoring, information management and strategic planning. We also recognise the key role we play as a council in improving the influence and reputation of the city. We have also been creating a more streamlined decision making structure, with fewer committees and from 2018 a smaller council.

**Local leadership**

Birmingham has long been a city that seeks to provide services as closely as possible to local areas and to engage communities in local government. We remain committed to devolution within the city, but we have recognised that previous models of devolution are no longer viable and were not achieving their objectives. We have moved quickly to replace those with a new emphasis on people, partnerships and bottom up change. This is shifting money from administration

towards helping all councillors to engage more effectively with the local community.

**More efficient administration**

We will continue to reduce our back office costs and integrate support services.

**Better use of assets**

We will continue to reduce the number of buildings we work from and bringing together various teams to encourage cross functional working.

**Changing services**

We have undertaken radical transformation across many important service areas in order to ensure that we continue to support our priority outcomes within the available resources. For example, Birmingham Community Leisure Trust: Established in 2015 the trust work in partnership with Birmingham City Council to revitalise the city's sport and leisure centres and offer value for money leisure services.

**However, the council will continue to need to change over the coming years and this is how we can do that:**

**Whole system approach**

Work with partners to take a whole system approach, with citizens and neighbourhoods at the heart of our decision making.

**Promote independence**

Promote the independence of service users and also enable them to step up and be part of designing solutions.

**Use our strategic assets**

Use our strategic assets to leverage economic growth and investment across the city.

**Target our resources**

Target our resources on our key priorities and outcomes using evidence to inform our decision making.

**Agile organisation**

Operate as an agile organisation, through our workforce, commissioning, procurement and delivery models.

**Work with our values**

We will work in a way that aligns with our values.

# SECTION 4

## Savings proposals

## SAVINGS PROPOSALS FOR 2017/18

CROSS CUTTING							
Reference Number	Directorate	Proposal	2017/18 Saving £m	2018/19 Saving £m	2019/20 Saving £m	2020/21 Saving £m	<b>Outline of proposal</b> <b>Please Note:</b> Proposals will not be implemented until the required consultation has been undertaken and the usual necessary governance has been followed
CC1	CHANGE & SUPPORT SERVICES	Implementation of IT & D strategy to reduce spend on core IT infrastructure and development projects.	(10.020)	(9.650)	(11.770)	(11.770)	<p>Through the implementation of the Council's new Information Technology and Digital (IT &amp; D) strategy it is expecting to realise savings in a number of areas.</p> <p>These will be achieved through tighter control and governance of its IT projects, an increase in partnership working with external organisations and by strategic investment in technologies that deliver savings to the Council.</p> <p>It will also commission an external review of its current IT service contract with Service Birmingham ahead of a re-negotiation. The aim is to reduce the cost of this contract to the Council.</p>



# BUDGET CONSULTATION 2017\*

CC2	CHANGE & SUPPORT SERVICES	Introduce a Corporate Future Operating Model across all support services and management structures for the Council	(5.000)	(35.000)	(35.000)	(35.000)	<p>To ensure that Birmingham City Council can deliver the Council of the Future priorities, it is imperative that the organisation adjusts its operating model to align with the council vision and outcomes. At its centre the organisation requires a streamlined, disciplined operating core that supports delivery departments to achieve their priorities.</p> <ul style="list-style-type: none"> <li>The principles for achieving the proposed operating model are: <ul style="list-style-type: none"> <li>New ways of doing the things we do now – in some instances this could mean enabling others. In other instances it could mean more collaboration and partnership working.</li> <li>A coherent, linked and established grouping of all core support services.</li> <li>Streamlined management structures with reduced layers between the chief executive and the citizen to support our 'local leadership' role and provide clear accountability.</li> <li>Retain the right people with the right skills in the right roles through talent management and succession planning.</li> </ul> </li> </ul> <p>The implementation of the proposed operating model is scheduled to commence in January 2017 and complete in April 2018. The model will impact on all areas of the organisation but in particular will affect those employees working in management roles and support service posts.</p>
CC3	CHANGE & SUPPORT SERVICES	Bringing Revenues and Benefits service contract back in house	(0.950)	(0.650)	(0.450)	(0.450)	<p>The Council has implemented a decision from November 2016 to bring its Revenues Service back in house. It is expected that this will deliver efficiency savings to the Council and enable it to ensure that it meets deadlines and budget expectations around the collection of Council Tax and Business Rates.</p>
CC4	CHANGE & SUPPORT SERVICES	Increase advertising income from pavement advertising	(0.500)	(1.000)	(1.000)	(1.000)	<p>The Council is seeking to generate new and incremental revenue from its existing outdoor advertising contract. It will achieve this by increasing the number of sites and types of assets included in the contract.</p>

# BUDGET CONSULTATION 2017<sup>+</sup>

CC5	CHANGE & SUPPORT SERVICES	Surpluses expected to be generated on the Housing Benefit Subsidy grant	(0.500)	(0.500)	0	0	The central government roll-out of Universal Credit in Birmingham is now scheduled for November 2017. This is later than the council had anticipated and the impact of this delayed reform is that the council will have more money than initially forecast.
CC6	CHANGE & SUPPORT SERVICES	European & International Affairs - fund full cost from external / other sources	(0.350)	(0.726)	(0.726)	(0.726)	It is proposed to cover the full salary costs of the Council's European and International Affairs team. This would be achieved through identifying a contribution to the running of the office in 2017/18 with the aim of moving to a full cost recovery model by 2018/19.
CC7	CHANGE & SUPPORT SERVICES	Brussels Office - fund full cost from external / other sources	(0.060)	(0.120)	(0.120)	(0.120)	The Council is seeking to deliver savings in this area through generating income through partner organisations e.g SLA, sub-letting arrangements and reducing expenditure.
CC8	CHANGE & SUPPORT SERVICES	Website - realise annual savings from implementation of the new web site and move away from microsites	(0.105)	(0.105)	(0.105)	(0.105)	The new website has now been implemented and savings have been achieved. Further work is to be undertaken on moving from individual service based microsites to the main council website to generate further savings.
CC9	CHANGE & SUPPORT SERVICES	Increase income generation for the Human Resources service	(0.100)	(0.100)	(0.100)	(0.100)	In line with the Council's wider promotion of commercialism and income generation, its Human Resources team will seek to increase the amount of chargeable activity it undertakes. The primary target for this activity will be with new clients.

## BUDGET CONSULTATION 2017\*

CC10	CHANGE & SUPPORT SERVICES	Reduce spend on paper printing for meetings etc.	(0.050)	(0.050)	(0.050)	(0.050)	The Council is proposing to reduce further the amount it spends on paper printing. This would be achieved through behavioural changes such as a greater use of digital devices to view meetings papers (in line with the Council's IT & Digital strategy), using the Council's external print supplier for large print jobs and the adoption of other technologies that shift print jobs away from office photocopiers to less expensive channels.
CC11	CHANGE & SUPPORT SERVICES	To implement a range of efficiencies and channel shift initiatives across Customer Services	(0.020)	(0.020)	(0.020)	(0.020)	Customer Services is also proposing to make savings by training more of its back office staff to handle calls and other customer enquiries during periods of unexpected high demand at its contact centre.
CC12	PLACE	Equalities	(0.274)	(0.366)	(0.366)	(0.366)	Reduction of the Equalities Service to the statutory minimum. Maximise external sources of funding to support the equalities agenda, positioning the Council as an enabler rather than a direct provider of services.
CC13	FINANCE & LEGAL	Impact of reduced numbers of councillors	0.000	(0.300)	(0.300)	(0.300)	As a result of expected boundary changes in 2018 we expect the number of councillors to reduce. This will result in reduced costs.
<b>Cross Cutting Total</b>			<b>(17.929)</b>	<b>(48.587)</b>	<b>(50.007)</b>	<b>(50.007)</b>	

JOBS AND SKILLS							
Reference Number	Directorate	Proposal	2017/18 Saving £m	2018/19 Saving £m	2019/20 Saving £m	2020/21 Saving £m	Outline of proposal Please Note: Proposals will not be implemented until the required consultation has been undertaken and the usual necessary governance has been followed.
JS1	PLACE	Museums & Arts	(0.500)	(0.500)	(0.500)	(0.500)	<p>The Museums &amp; Heritage service is delivered through a contract with Birmingham Museums Trust (BMT), which comprises management of the nine museums sites (Aston Hall, Birmingham Museum &amp; Art Gallery, Blakesley Hall, Museum of the Jewellery Quarter, Sarehole Mill, Soho House, Weoley Castle, Thinktank science museum and the Museums Collection Centre) together with care of the Council's collection and maintenance of a portfolio of public artworks.</p> <p>The proposal is to reduce the contract fee by £500,000 per annum from 1st April 2017.</p> <p>The Council has historic funding agreements with Heritage Lottery Fund and other parties, as well as agreements for display and care of items in the collection, which will need to be honoured or renegotiated to allow charging or reduction in access. Premises and items in the collection which have conditions related to historic funding agreements, loans or bequests, will need to be identified and revised agreements negotiated. It is not envisaged that any assets will be disposed of.</p>
JS2	ECONOMY	Marketing Birmingham	0.000	0.000	(0.300)	(0.300)	Develop a new operating model for Marketing Birmingham that will ensure that this service is delivered on a self-financing basis.

## BUDGET CONSULTATION 2017\*

JS3	ECONOMY	Economy Future Operating Model	(1.265)	(1.765)	(1.765)	(1.765)	<p>The proposed Future Operating Model provides a framework that will enable the Directorate to respond to current and emerging challenges within given resources while continuing to focus its activity on supporting the core priority of 'inclusive economic growth and future prosperity'.</p> <p>The core functions of the Directorate will be maintained however there will be a reduction in headcount and associated capacity (particularly around new initiatives outside of the priorities). As a result initiatives may take longer to realise or commence as existing commitments are delivered. In addition there will be a reduction or cessation of some activities/services not deemed to be priorities or where there is deemed to be the least impact on outcomes.</p> <p>The proposed Operating Model will involve service redesign, revisions to existing structures and changes to delivery models in line with the corporate future operating model. One of the principles within the Operating Model is the implementation of a comprehensive approach on spans and layers of control including rationalising the management structure and reporting lines.</p> <p>It is proposed that Savings/Income will be achieved through reduced salary costs (estimated at 10%), synergies, an increase in income generation and a reduction in costs associated with reducing or ceasing activities/services.H26</p>
-----	---------	--------------------------------	---------	---------	---------	---------	---

# BUDGET CONSULTATION 2017\*

JS4	ECONOMY	Reduce West Midlands Combined Authority Transport Levy	(1.000)	(2.000)	(2.000)	(2.000)	<p>Currently Birmingham City Council contributes over £49m to the West Midlands Combined Authority's transport arm, Transport for West Midlands, (TfWM).</p> <p>This funds a range of front line and back office functions related to public transport provision including dedicated services for mobility impaired and concessionary travel to our older citizens and children as well as some subsidised services.</p> <p>The challenge for TfWM is to review its overall costs to ensure it delivers an efficient and affordable transport system that supports inclusive economic growth and provides access to opportunities for all communities including our most vulnerable.</p> <p>With a number of other budget reductions in other essential services we must consider, in conjunction with the other metropolitan authorities, how we can make efficiencies in the way in which public transport is planned and delivered.</p> <p>The City Council along with the other 6 metropolitan authorities will need to consider how together, each can address reducing budgets and deliver against a wide set of priorities that support our most vulnerable.</p>
JS5	PLACE	Local car park charges	(0.100)	(0.100)	(0.100)	(0.100)	<p>The Council currently operates a number of off street local car parks across the City (these are located close to local and neighbourhood shopping centres). It is proposed that the charges are reviewed with a view to generating extra income.</p> <p>This will be achieved by introducing charges for evening/night time car parking and to vary local charges to reflect local demand and usage of car parks.</p>

# BUDGET CONSULTATION 2017<sup>+</sup>

JS6	ECONOMY	Parking Tariff Increase - city centre car parks	(0.500)	(1.000)	(1.000)	(1.000)	<p>The proposal relates to changes to parking tariffs, fees and charges in order to support the transport objectives of the City Council, with the associated benefit of generating increased income for reinvestment in line with legislation.</p> <p>The level of parking tariffs and charges on-street and in city car parks is used as a method of encouraging use of public transport and alternative forms of transport within the city centre and is therefore aligned to the transport objectives of the city council. In order to continue achieving this, parking tariffs within the city centre should be changed each year to ensure they are being used as one method of reducing car trips (demand) and the associated emissions those trips produce.</p>
<b>Jobs &amp; Skills Total</b>			<b>(3.365)</b>	<b>(5.365)</b>	<b>(5.665)</b>	<b>(5.665)</b>	

HOMES AND NEIGHBOURHOODS							
Reference Number	Directorate	Proposal	2017/18 Saving £m	2018/19 Saving £m	2019/20 Saving £m	2020/21 Saving £m	<b>Outline of proposal</b> Please Note: Proposals will not be implemented until the required consultation has been undertaken and the usual necessary governance has been followed.
HN1	PLACE	Parks - 20% reduction to service	(1.800)	(2.400)	(2.400)	(2.400)	To reduce the Parks and Nature Conservation budget by 20% from 2017/18 through the following proposed key measures:  1. Reduction in the amount of highway maintenance 2. Reduction in the Park Keepers service and Ranger Hubs 4. Reduction in the amount of grass cutting in parks and public spaces 5. Reduction in the number of shrubs and flower beds in parks and on the highway 6. Stop planters and baskets in centres and on the highway - unless funding provided from other sources.



# BUDGET CONSULTATION 2017\*

HN2	PLACE	Local Innovation Fund	(2.000)	(2.000)	(2.000)	(2.000)	<p>The Local Innovation Fund was established via a report to Cabinet Committee Local Leadership in September 2016.</p> <p>The Fund provides £48,000 of funding to each of the 40 wards in the city to invest in local projects that are transformative/innovative and contribute to one or more of the council's priorities of Children, Housing, Jobs and Skills or Health.</p> <p>The projects are developed via members undertaking their local leadership role and engaging with their local communities over priorities in their ward forums.</p> <p>It is proposed that instead of having funding of £2m in 2016/17 and £2m in 2017/18 (£4m over 24 months) that instead a single £2m budget is available for use from December 2016 to March 2018 (£2m over 15 months). This approach will therefore deliver a £2m, one off, saving.</p> <p>After March 2018 the Local Innovation Fund will cease.H28</p>
HN3	PLACE	Waste Management Contracts - Charging for traders to access Household Recycling Centres	(0.300)	(0.225)	0.000	0.000	<p>The Council is not obliged to provide free facilities for businesses to dispose of their commercial waste and can make a charge for such provision.</p> <p>Therefore, the proposal is to introduce a charging policy for non-household waste to commercial businesses using the Household Recycling Centres (HRC) to deposit waste derived from their business activity. Currently, height restrictions apply at all sites except for the Castle Bromwich site (Tameside Drive, B35 7AG) which prevents vans from accessing them unless by prior arrangement.</p> <p>At Castle Bromwich HRCs vans will be invited to use an alternative entrance where the content of their waste will be determined. If it is found to be commercial waste they will be invited to pay a charge for disposing of the waste at the site by prearranged payment.</p>
HN4	PLACE	Selective licensing	(0.250)	(0.500)	(0.500)	(0.500)	<p>Private Rented Housing Sector - Refocus the service and use appropriate powers to target 11 wards with high proportions of private rented housing where there is high demand for services in order to improve housing standards and reduce anti-social behaviour.</p>

# BUDGET CONSULTATION 2017\*

HN5	PLACE	Street cleaning and refuse collection	(0.250)	(0.250)	(0.250)	(0.250)	The proposal is to redesign the management and back office structures for Street Cleansing and Refuse Collection to deliver efficiencies and economies of scale in the management of these services.
HN6	PLACE	Increase commercial income on activities	(0.200)	(0.300)	(0.400)	(0.400)	<p>These proposals comprise a number of income generating initiatives within the service and consist of the following:</p> <p>Bereavement Services</p> <ul style="list-style-type: none"> <li>Installation of mini graves in cemeteries – below ground vaults which accommodate up to two sets of cremated remains. The scheme optimises the use of land in respect of provision of graves for cremated remains. Mini graves would be optional for citizens to purchase – alternative schemes for the deposit or burial of cremated remains are available.</li> </ul> <p>Introduction of a grave reservation fee (£150 per reservation)</p> <ul style="list-style-type: none"> <li>An Exclusive Right of Burial (ERB) may be purchased in advance of subsequent burial, which may take place at any time within a 75 year lease period. There is a potential loss of future income as fees and charges increase yearly. If the ERB is bought in advance there will be a loss of projected income in future years. By introducing a grave reservation fee this will minimise the impact. This is in line with the approach adopted by some neighbouring authorities.</li> </ul> <p>Increase in memorial sales</p> <ul style="list-style-type: none"> <li>Increase in the volume of post-cremation sales by targeting specific sites and improving marketing.</li> </ul> <p>Markets:</p> <ul style="list-style-type: none"> <li>Increase take up of stalls on the daily markets (Open and Rag). Increasing the trading days/ lines with improve market experience for service users</li> </ul> <p>Increased access for low income families to purchase products.</p> <p>Trade Waste:</p> <ul style="list-style-type: none"> <li>To increase the fees and charges for Trade Waste collections from businesses with contracts for collection with Birmingham City Council.</li> </ul>

# BUDGET CONSULTATION 2017\*

HN7	PLACE	Asset and property disposal programme	(0.100)	(0.800)	(1.200)	(1.200)	<p>The Place Directorate manages a range of property assets worth approximately £3 billion as part of the delivery of services – this includes operational administration buildings and service outlets (e.g. community centres, neighbourhood offices, public open spaces).</p> <p>It is proposed to sell a small proportion of these assets on the open market where these are no longer required for service delivery (up to a total value of £8m per annum). The receipts will be used to repay debt and this will result in savings on our interest and debt repayments.</p>
HN8	PLACE	Library of Birmingham (Joint venture with the Rep)	(0.100)	(0.100)	(0.100)	(0.100)	<p>The proposal is to reduce costs by introducing jointly managed arrangements with Birmingham Rep for aspects of venue management (room booking/commercial lettings, event management, catering) at the Library of Birmingham.</p> <p>The Library of Birmingham and the Birmingham Repertory Theatre (The Rep) share a building but operate largely as separate organisations. There are efficiencies to be made by the two organisations working more closely together particularly in areas of service already common to both.</p> <p>Working more closely together will consolidate these systems and processes which will achieve financial savings and has the potential to increase income. In addition, there is an opportunity to offer an improved service and greater flexibility for visitors. A full business case will be developed with The Rep, taking into account existing contracts and renewal dates, and providing options for a delivery model.</p>
HN9	PLACE	Merge youth and careers service	(0.100)	(0.100)	(0.100)	(0.100)	<p>A further saving of £100k is also proposed by merging the Birmingham Careers Service with the Birmingham Youth Service.</p> <p>Savings will be delivered through premises, commissioning youth and careers work, management, administration and potentially income.</p>

# BUDGET CONSULTATION 2017\*

HN10	PLACE	Adult education (Commercial)	(0.100)	(0.100)	(0.100)	(0.100)	<p>To improve, by £100,000, the commercial income provided by Birmingham Adult Education Services (BAES) non-grant funded services. This will be achieved through efficiencies in the services of Brasshouse Translation and Interpreting Service, Brasshouse English as a Foreign Language Service and Brasshouse Language Service.</p> <p>The proposal is that these efficiencies will be achieved through a redesign of the Brasshouse Translation and Interpreting Service and the Brasshouse Language Service.</p> <p>In addition the costs of part of a management post within Brasshouse English as a Foreign Language Service will be assigned to the grant funded provision to correctly reflect where the work is being completed.H42</p>
HN11	PLACE	Extension of the INReach housing programme (up to 200 homes)	(0.303)	(0.683)	(1.093)	(1.368)	<p>The proposal is to increase the number of market rent homes by transferring vacant council properties to INReach to rent at market rent or by buying back former council homes that were purchased under right to buy legislation when they become available (up to 200 homes in total).</p> <p>Capital Receipts generated would be used to build new council homes.</p>
HN12	PLACE	Realign funding of specific housing services	(2.000)	(2.000)	(2.000)	(2.000)	<p>The Council provides a range of services for prospective and existing tenants of housing in the city – this includes Housing Options and services through the Local Advice Offices to discuss and resolve local housing issues. The cost of these services will be reviewed and funded appropriately within the overall available resources to ensure that this is fair and equitable.</p> <p>This saving will be realised by ensuring that the charges for these services are funded as appropriate by the relevant funding source.</p>
<b>Homes &amp; Neighbourhoods Total</b>			<b>(7.503)</b>	<b>(9.458)</b>	<b>(10.143)</b>	<b>(10.418)</b>	

HEALTH AND WELLBEING							
Reference Number	Directorate	Proposal	2017/18 Saving £m	2018/19 Saving £m	2019/20 Saving £m	2020/21 Saving £m	<b>Outline of proposal</b> Please Note: Proposals will not be implemented until the required consultation has been undertaken and the usual necessary governance has been followed.
HW1	PEOPLE	Supporting people	(5.200)	(10.000)	(10.000)	(10.000)	<p>Supporting people and third sector commissioned services meet the needs (which are not personal care) of a range of people including:</p> <ul style="list-style-type: none"> <li>• Young people including care leavers</li> <li>• Victims of domestic abuse and their children</li> <li>• Offenders and ex-offenders</li> <li>• Homeless including homeless families</li> <li>• Gypsies and travellers</li> <li>• Disabilities (including Mental Health, learning disabilities and physical and sensory disabilities)</li> <li>• Services also include day opportunities, advice, information and support.</li> </ul> <p>As a result of dialogue with partners, stakeholders and colleagues within and beyond the City Council, work has already commenced to design a radically different approach. All Supporting People and Third Sector contracts will be reviewed over the next 6 months, which includes discussion with health partners with regards to future joint funding.</p> <p>A methodology will be developed in partnership with providers to determine the best approach in realising these savings.</p> <p>No decisions have been made on these changes but, for the purposes of this budget consultation, indicative reductions of £5.2m in 2017/18 and a further £4.8m 2018/19 have been shown.</p>

# BUDGET CONSULTATION 2017\*

HW2	PLACE	Review future options for wellbeing centres and community hubs	0.000	(2.200)	(2.200)	(2.200)	To review the commissioning of the service and establish clear outcomes for the future delivery. This will include reviewing the options to provide the most sustainable model with a cash limited budget. This could include Community Asset transfers, establishing a new trust or mutual, and/or using the existing Leisure Framework. There will also be a review of third sector commissioning within the Wellbeing service.
HW3	PEOPLE	Enablement efficiencies	(3.000)	(4.000)	(4.000)	(4.000)	<p>The Enablement service provides a community-based service to adult service users in their own homes for an estimated period of up to 6 weeks. They are made up of enablement teams who are tasked with assisting adults in recovering life skills and confidence following a life changing event. The service is made up of the occupational therapists service and the in-house domiciliary care service.</p> <p>The proposal is based on clearly defined outcomes for greater personal enablement.</p> <p>A fit for purpose enablement service will assist with ensuring that people are able to live more independently at home for longer and will not require residential or nursing care. It will also assist people to leave hospital quickly and safely and where possible may assist in prevention of hospital admission.</p>
HW4	PEOPLE	Integrated community social work organisations	(2.500)	(2.500)	(2.500)	(2.500)	<p>The City Council is proposing to re-organise and re-design its approach to social care assessments for adults with eligible needs.</p> <p>The new approach is based on locality areas linking to GP surgeries and building resilience back into communities. It is an asset based approach that builds on peoples strengths. The new approach will ensure that a wider network of community resources are considered to meet service users' needs before accessing health or social care and services. This approach will ensure that service user's independence is maximised and will reduce the reliance on hospital care.</p> <p>This new approach will mean that some citizens or individuals will have their assessed needs met in their locality and will require a community orientated approach.</p>

# BUDGET CONSULTATION 2017<sup>+</sup>

HW5	PEOPLE	Better care at home	(2.000)	(3.000)	(3.000)	(3.000)	<p>Birmingham City Council currently provides 1,250 two-carer packages for older people and people with physical disabilities. This means that some of our service users have, following their social care assessment, received a package of care and support which includes two carers. This assessment may have been undertaken some time ago when new technology, new manual handling techniques and equipment was not known about. These new approaches may mean that the same level of support may be able to be provided by the use of one professional trained carer with additional equipment rather than the original two carers.</p> <p>The City Council has been running a small pilot with some service users in the city to utilise these new approaches to assess whether this new approach to care provision meets the needs of the service users concerned. Feedback from service users who are in receipt of the pilot project is favourable.</p> <p>The pilot project has identified that out of the 55 cases included, 75% of these could benefit from this service improvement. Although the proposal will deliver some savings, it is noted that the City Council will be required to provide one off equipment costs to enable the new ways of working to take effect.</p>
HW6	PEOPLE	Birmingham Care Wage	(2.000)	0.000	0.000	0.000	<p>The City Council Budget statement on 1st March 2016 stated that Birmingham would implement the Birmingham Care Wage for all staff who are working on adult social care contracts.</p> <p>The proposal is to delay the phased increase to the Birmingham Care Wage by one year to April 2018. This will still allow the Council to implement the Birmingham Care wage rate which is to align to a target of £9.00 per hour by 2020.</p> <p>The implications of this policy decision would have been that all care staff working in homes that Birmingham City Council have procured would be aligned with the National Living Wage of £7.50 per hour from April 2017.</p>

# BUDGET CONSULTATION 2017\*

HW7	PEOPLE	Public Health	(2.800)	(0.750)	0.000	0.000	<p>Public Health provides a team of health trainers who work in local areas to motivate and assist citizens to live healthier lives. The team are trained in understanding how we live our lives and how certain activities can damage our health in the longer term. Key focus areas are smoking, alcohol use, recreational drug use, poor diet and a lack of physical activity.</p> <p>The team are trained to motivate people to change and advise local people where resources are available for citizens to access to assist them in their healthier life.</p> <p>The team work in local community settings and in GP surgeries and can take referrals from community based workers. Therefore the most affected people who may miss this support are those citizens of Birmingham who may be unaware of local resources available to them or may not be in receipt of advice and support regarding how to live a healthier lifestyle.</p> <p>As a result of a Government announcement last year in relation to the future provision of the Public Health grant, a number of services were reduced or stopped this year. Unfortunately there are further reductions in 2017 and beyond and this is one of the few discretionary services left in the public health portfolio.</p>
HW8	PEOPLE	External day care centres	(1.000)	(2.000)	(2.000)	(2.000)	<p>The City Council funds external funded day care service to older adults from across Birmingham. This proposal seeks to review the way that externally funded day services are provided to these and other service users in the future with a view to identifying and delivering short term efficiencies and financial savings.</p> <p>The project will also include the development of a future model for day opportunities to ensure that any users with eligible needs, in receipt of the future provision, will have appropriate day opportunities that promote independence, choice and control. This will provide service users and their families greater freedoms in which day opportunities they, if eligible following a social care assessment, can benefit from.</p> <p>The new approach to provision of day opportunities will be procured. A detailed review, consultation and engagement plan will be undertaken in the meantime and a re-assessment of all current service users to ensure that future care and support needs are met by day opportunity provision in the city.</p>



# BUDGET CONSULTATION 2017\*

HW9	PEOPLE	Residential care	(1.000)	(1.000)	(1.000)	(1.000)	<p>Bed Based Block contracts are for those older adults assessed with a care need under the Care Act 2014 and require residential bed based placement. Dependent upon the level of need a bed based care package is allocated with the most common being as follows:</p> <ul style="list-style-type: none"> <li>• Residential care</li> <li>• Residential with nursing care</li> <li>• Residential with dementia nursing care</li> <li>• Enhanced Assessment Beds</li> <li>• Extra Care hours</li> </ul> <p>Current services are either purchased through a block contracting route or where need is complex beds are acquired through a spot purchasing arrangement.</p> <p>The proposal is to review the whole system on the way we contract and purchase our bed based services to reduce cost and improve efficiencies.</p>
HW10	PEOPLE	Adult social care high cost provision	(0.750)	(1.500)	(1.500)	(1.500)	<p>We will strictly apply the national eligibility criteria and pay for assessed needs only.</p>
HW11	PEOPLE	Adults community access points	(0.750)	(1.000)	(1.000)	(1.000)	<p>Better First Time Contact is known as the Adults and Community Access Point (ACAP) and is the front door to adult social care in the city. The ACAP team provide advice and guidance to telephone callers and signpost callers to other organisations and to places of help when required. The team receive on average 5000 calls per month.</p> <p>The efficiencies proposed include utilising more on line help for service users across the city, combining switchboards with others provided by other teams in adult social care, combining activity in completion of assessments with work undertaken by other teams and great involvement of procurement of services to meet adult social care needs.</p> <p>The proposed budget saving if these efficiencies are actioned is £750,000 in 2017/18, £1,000.000 in the three subsequent years from 2018/19 – 2020/21.</p> <p>There should be no people who are negatively affected by implementation of the proposed service improvements.</p>

# BUDGET CONSULTATION 2017\*

HW12	PEOPLE	Support services and switchboards	(0.250)	(0.250)	(0.250)	(0.250)	<p>A considerable number of back office switchboards have been created across Professional Support Services within the People Directorate. The switchboard functions that have been created to support front line social work teams with call handling and basic administrative tasks at a local on-site level. Analysis suggests that a considerable number of calls are redirected through to the switchboard from ACAP when citizens wish to make contact with their social worker directly.</p> <p>There are 13 externally advertised telephone numbers that the 64 telephone lines link to which support 5 separate teams across adults which are Occupational Therapy, Homecare, Mental Health, Adult Assessment and Support Planning and Approved Mental Health Practitioner teams.</p> <p>There is a service charge for each telephone line that is active and a review as to whether a single switchboard function or the removal of all switchboards would be able to offer a saving to the Council.</p> <p>To enable this to be a success work with ACAP will be required to identify whether existing social care case calls, not just new case calls can be managed through 1 contact centre as opposed to requiring several back office functions. This may require a policy decision with regards to citizens being directed to their allocated social workers directly as opposed to messages being taken through a switchboard function.</p>
HW13	PEOPLE	Carers grant	(0.222)	(0.444)	(0.444)	(0.444)	<p>The City Council provides a carers grant of £250 funding which carers in the city can apply for every 18 months. There are currently 1200 carers who have applied and been assisted through the grant application process on an 18 month cycle.</p> <p>The grant is generally used for carers to purchase goods or service such as respite for the person they care for and any additional equipment required. This is offered on a first come first served basis and is not linked to any outcomes for carers who are in receipt of the grant.</p> <p>The full impact of the grant withdrawal will not be known until future provision of carer's services and support is remodelled. This withdrawal of funding has no direct impact on service provision, although City Council partners are reviewing how to support carers as a partnership approach in the future, withdrawal of this grant will impact on this approach for carers in the City.</p>
Health & Wellbeing Total			(21.472)	(28.644)	(27.894)	(27.894)	

CHILDREN							
Reference Number	Directorate	Proposal	2017/18 Saving £m	2018/19 Saving £m	2019/20 Saving £m	2020/21 Saving £m	<b>Outline of proposal</b> Please Note: Proposals will not be implemented until the required consultation has been undertaken and the usual necessary governance has been followed.
CH1	PEOPLE	Contact and escort	(0.100)	(0.100)	(0.100)	(0.100)	<p>The contact and escort service arranges and supervises contact sessions with parents and families for children in care. The team provide escorts to children in care to allow them to attend contact sessions with birth relatives and transport to and from each session. These sessions are recorded and the information can be used as evidence part of Family Court proceedings.</p> <p>The children who are supported through this service are generally on interim care orders and full care orders, during this current year there are 220 children and young people being supported by the team.</p> <p>The proposal is to reduce the volume of contact sessions facilitated by agency staff and review contact arrangements to determine if there are alternative and improved ways to deliver them. This review will result in a saving of £100,000 for 2017/2018 which will be recurrent to future years.</p>
CH2	PEOPLE	Residential - closure	(0.300)	(0.400)	(0.400)	(0.400)	<p>The City Council currently provides residential placements for children in care. The City has 5 homes for disabled children, which provide 27 beds for children in care and 17 beds for children who require a short break.</p> <p>The proposal is to increase the use of foster carers for disabled children rather than place children in children's homes, merge two children's homes that provide long term care for disabled children as they are not fully utilised currently and review the use of residential short breaks to look to provide alternative, more local, community based solutions.</p>

# BUDGET CONSULTATION 2017\*

CH3	PEOPLE	CWD - Child Protection Resources	(0.200)	(0.200)	(0.200)	(0.200)	<p>The Child Protection team provides specialist assessments of parenting capacity for the most vulnerable families in the city. The team undertakes assessments to inform future permanency planning for the children and their families.</p> <p>To ensure the service is responsive to families' needs, the assessments are undertaken at all times throughout the day – not simply during working hours. The team have specialist expertise in working with parents with learning disabilities and regularly provide additional assessment support to area based social workers with these client groups during planned assessments.</p> <p>The proposal to make financial savings from this service is to reduce the number of staff who work in the team and reallocate staff to area safeguarding teams and retain senior social work to co-ordinate activity. This may mean that the service provided is not as flexible and families may be required to wait longer for this specialist assessment.</p>
CH4	PEOPLE	Education travel	0.476	(0.824)	(1.058)	(1.058)	<p>The Travel Assist Service arranges transport between home and school for eligible children who may have a special educational need and/or disability. In addition this service supports looked after children and children who are considered vulnerable.</p> <p>The service provides transport for over 4,000 pupils across the city. The allocation of support is following an assessment of needs and includes a range of transport provision as appropriate including minibuses, pupil guides bus passes and independent travel support.</p> <p>Local authorities have a statutory duty to provide transport for eligible children of compulsory school age. Therefore these children will not be affected. However, we provide transport to some young people post 16 at our discretion in accordance with our current criteria or in exceptional circumstances. The proposal is to reduce post 16 provision to the statutory minimum level of service.</p> <p>The proposal also includes; improvements in the efficiency and quality of the service delivered; improved IT systems and changes to processes to support more young people towards greater independence.</p>

# BUDGET CONSULTATION 2017\*

CH5	PEOPLE	Early Help - commissioning and brokerage	(0.200)	(0.700)	(0.700)	(0.700)	<p>The Children's Commissioning and Brokerage team purchase services to support two priority groups in the city. The team purchase services to support these children and families as part of the Early Help provision. These families may be struggling with issues such as substance misuse, domestic violence or childhood sexual abuse. The early help support is designed to assist these families in addressing these issues in advance of them needing more complex support from the city council.</p> <p>The other priority area is the supply of short breaks to children with disabilities. This service enables families to get a short break from their full time caring responsibility and supports families to stay living together in the family's residence.</p> <p>The way that the services are purchased to support both of these areas is proposed to be changed to reduce duplication and create a more joined up approach for providing these services.</p> <p>Savings are proposed to be achieved by developing a more efficient model of service delivery which reduces overhead costs whilst maintaining investment in direct service delivery to the children and families who benefit from the support.</p>
-----	--------	--	---------	---------	---------	---------	--

# BUDGET CONSULTATION 2017\*

CH6	PEOPLE	Educational psychologists	0.000	(0.050)	(0.100)	(0.100)	<p>Access to Education provides educational psychologists to work within the arrangements and procedures laid down by statute for assessing and meeting the special educational needs of early-years and school-aged children.</p> <p>Their work includes:</p> <ul style="list-style-type: none"> <li>Psychological advice as part of the statutory assessment of a child's special educational needs.</li> <li>An annual review of children and young people with statements of special educational needs or Education health and Care Plans.</li> <li>Providing evidence for the Local Authority at SEN Tribunals where there is a dispute with parents over the outcome of a request for Statutory Assessment.</li> </ul> <p>The training requirements for educational psychologists are very specific. New entrants to the profession are required to have completed a doctorate in educational psychology. All educational psychologists are required to be registered with the HCPC. This body provides quality assurance by verifying that those registered are appropriately qualified and that they maintain their skill levels through casework supervision and appropriate CPD.</p> <p>EPS provide a range of traded services to schools ranging from programmes of work with individual children, whole school interventions and staff training. They also provide a full programme of courses for teachers, assistants, parents and carers. This proposal is to slightly reduce the funding for the service, through operational efficiencies and potential demand management.</p>
<b>Children Total</b>			<b>(0.324)</b>	<b>(2.274)</b>	<b>(2.558)</b>	<b>(2.558)</b>	
<b>Overall Total Savings Proposed</b>			<b>(50.593)</b>	<b>(94.328)</b>	<b>(96.267)</b>	<b>(96.542)</b>	

# SECTION 5

**How you can have your say on these proposals**

## HOW TO HAVE YOUR SAY

### The formal budget consultation for 2017+ closes on 18 January 2017:

To let us know what you think fill in our online survey at <https://www.birminghambeheard.org.uk>

If you would like to request a paper copy of the survey please email:  
[budget.views@birmingham.gov.uk](mailto:budget.views@birmingham.gov.uk)

Or write to: Budget Views, Room M49, the Council House, Victoria Square, Birmingham B1 1BB

You can also attend a public meeting on:

- Tuesday 13 December 2016  
6.30pm – 7.30pm in the Lighthouse Centre  
St Barnabas Church  
High Street  
Erdington B23 6SY
- Friday 13 January 2017  
2.00pm – 3.00pm  
Stirchley Baths  
2 – 4 Bournville Lane  
Stirchley B30 2JT

To book your place, visit: [birmingham.gov.uk/brumbudget17](http://birmingham.gov.uk/brumbudget17)

We cannot respond individually to comments made but all views will be recorded and incorporated into a full report to be taken into consideration when councillors take their decisions on Birmingham's budget.

Please note that this document is part of the corporate consultation and the overall budget proposals. Consultation with specific groups of service users is also taking place where appropriate.

The immediate process for taking forward these proposals will be to carry out consultation with employees, members of the public and other stakeholders as appropriate whilst service led equality impact assessment will take place with reference to each proposal. All the information will be available to the Council's decision makers in order to ensure that they are fully informed of relevant concerns prior to decisions being made.



# Background Papers Private Rented Sector in Birmingham

## Housing and Homes Overview and Scrutiny

**12 December 2016**

Topic	Page
Briefing Note Licensing	1
Housing for Birmingham Infographic	5
A Review of the Rogue Landlord Fund Project	6
2011 Census: Household Tenure Report	16
Maps Private Rented Sector	28
Houses in Multiple Occupation Licensing by postcode	39
Homelessness Decisions 1 July - 30 September 2016	40
A Guide to Regulation of Registered Providers	42
Housing and Planning Act 2016: Summary of provisions for the Private Rented Sector	45
Map Broad Rental Market Area	46
Birmingham LHA rates	48

# Briefing Note

Housing Transformation – Place Directorate

To: Councillor Victoria Quinn – Chair, Housing and Homes O&S Committee

From: Peter Hobbs, Service Head – PRS Service, Housing Transformation

Date: 28 Nov 2016

**RE: Housing and Homes Overview and Scrutiny Committee: 12 December 2016  
Licensing within the Private Rented Sector**

## 1.0 Background

Licensing for the private rented sector was introduced in the Housing Act 2004. There are 3 key areas

- **Mandatory Licensing of Houses in Multiple Occupation (HMOs)** where a property is rented to 5 or more people who form more than 1 household and it's at least 3 storeys high and tenants share toilet, bathroom or kitchen facilities
- Discretionary powers for **Additional Licensing of HMOs** where there is evidence that a significant proportion of HMOs in an area are "sufficiently ineffectively managed ..." so as to give rise or likely to give rise to impact on tenants and local residents
- Discretionary powers for **Selective Licensing for all PRS properties** in an area where it is subject to low demand and/or anti-social behaviour

## 2.0 Legal Powers

An HMO is defined as a property where 3 or more persons of more than one household live and share amenities such as bathroom WC or kitchen.

Generally self-contained flats are not classified as HMOs where they have been converted under Building Regulations.

Birmingham City Council operates a mandatory licensing scheme which has approx 1,800 HMOs on the public register (link below)

[https://www.birmingham.gov.uk/downloads/file/4918/register\\_of\\_approved\\_licences\\_2\\_november\\_2016](https://www.birmingham.gov.uk/downloads/file/4918/register_of_approved_licences_2_november_2016)

The aim of licensing is to ensure the property is or can be made suitable and safe for the number of persons on the licence application. In reality therefore the Council is able to grant a licence by either requiring works or agreeing the right number of people for the property.

It is not a requirement for an HMO to have Planning Permission before a licence can be approved.

## Exemptions

There are certain organisations that are exempt from HMO licensing namely where the person managing or having control of the building is—

- a local housing authority,
- registered as a social landlord (Registered Provider)
- a police authority the Metropolitan Police Authority a fire and rescue authority, or
- a health service body

### **3.0 Additional Licensing**

The following requirements need to be met.

- The authority must consider that a significant proportion of the HMOs of that description in the area are being managed sufficiently ineffectively as to give rise, or to be likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public.

(3) Before making a designation the authority must—

(a) take reasonable steps to consult persons who are likely to be affected by the designation; and

(b) consider any representations made in accordance with the consultation and not withdrawn.

### **Why use Additional Licensing?**

Traditionally HMOs have been in the worst condition and are often home to vulnerable people on low incomes or reliant on benefits. Extending licensing for all HMOs in an area can help ensure a minimum safe standard of accommodation and provide additional support to ensure tenants are protected under the terms of their tenancy,

### **Other Local Authorities**

This power has been used in Oxford City Council and in London Borough of Barnet

### **4.0 Selective Licensing**

A selective licensing designation may be made if the area to which it relates satisfies one or more of the following conditions. The area is one experiencing:

- low housing demand (or is likely to become such an area);
- a significant and persistent problem caused by anti-social behaviour;
- poor property conditions;
- high levels of migration;
- high level of deprivation;
- high levels of crime.

In considering whether to designate an area for selective licensing on the grounds above on property conditions, migration, deprivation and crime the local housing authority **may only make a designation if the area has a high proportion of property in the private rented sector (probably above 19% see Table 1 below)**

Government Guidance to local authorities has clarified criteria for 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418551/150327_Guidance_on_selective_licensing_applications_FINAL_updated_isbn.pdf)

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 (Secretary of State) 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. Under this the local authority can proceed subject to 10 week local consultation.

It is estimated that the PRS is 68,000 properties so 20% is 13,600 properties. This estimate is probably under reported but is the best data we have to date.

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
<b>TOTAL</b>	<b>114492</b>		<b>32529</b>
TOTAL PRS STOCK 16.7%	68592		
20% for Selective Licensing	13718		

### Why use Selective Licensing?

When considering whether to make a selective licensing designation a local housing authority must first identify the objective or objectives that a designation will help it achieve. In other words it must identify whether the area is suffering problems that are caused by or attributable to any of the criteria for making the designation and what it expects the designation to achieve - for example, an improvement in property conditions in the designated area.

Secondly, it must also consider whether there are any other courses of action available to it that would achieve the same objective or objectives as the proposed scheme without the

need for the designation to be made. For example, if the area is suffering from poor property conditions, is a programme of renewal a viable alternative to making the designation? In areas with Anti-Social Behaviour, where landlords are not taking appropriate action, could an education programme or a voluntary accreditation scheme achieve the same objective as a selective licensing designation?

Only where there is no practical and beneficial alternative to a designation should a scheme be made.

If the local housing authority decides there is no practical and beneficial alternative to the scheme, it must only make the designation if it is satisfied that the scheme will significantly assist it in achieving its objective or objectives, with other actions the local housing authority may be taking.

The Council would have to

- ensure that the exercise of the power is consistent with their overall Housing Strategy and
- Seek to adopt a co-ordinated approach in connection with dealing with homelessness, empty properties and anti-social behaviour affecting the private rented sector as regards combining licensing with other action taken by them or others.

#### **Other Local Authorities**

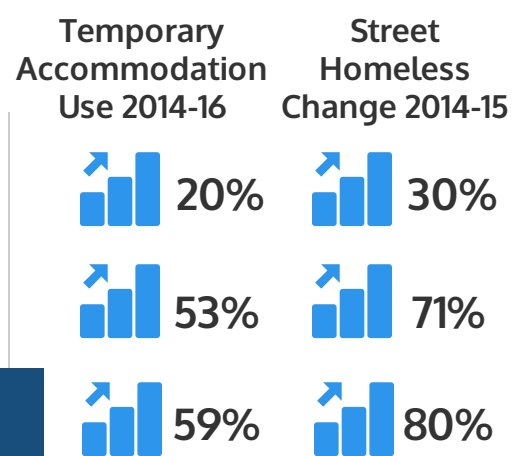
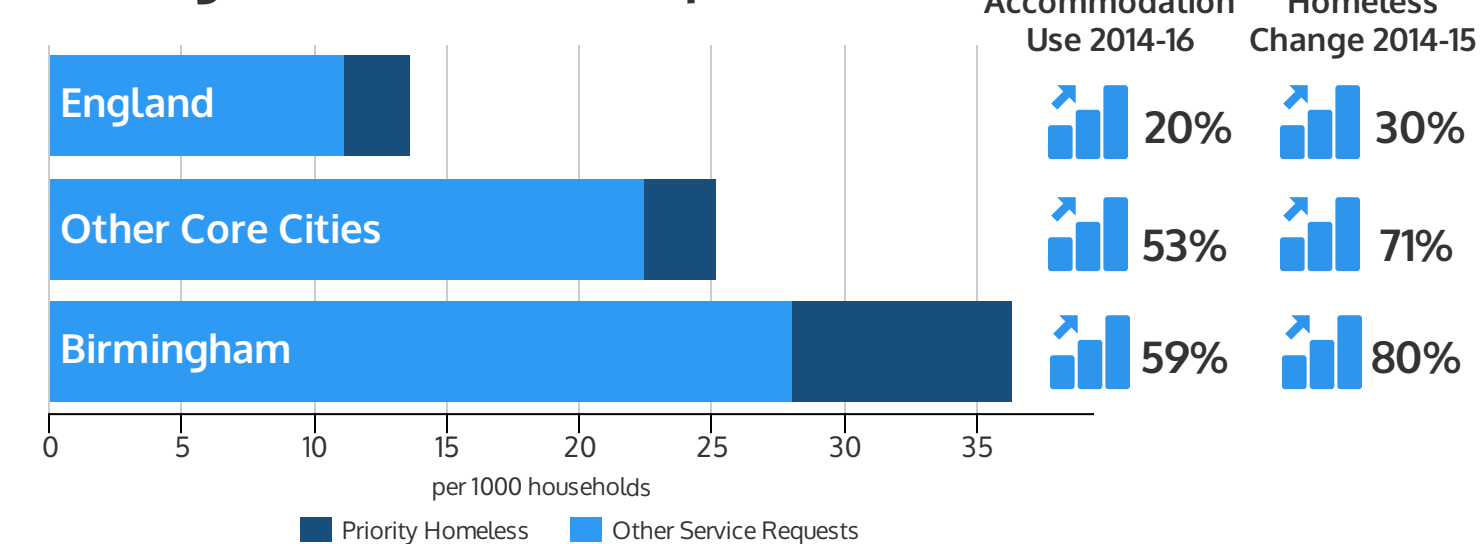
Selective licensing has been used by London Boroughs of Newham and Waltham Forest. Both schemes were introduced for the whole borough prior to the Government requirement limiting to 20% on 1 April 2015.

#### **5.0 Conclusion**

The role of Additional or Selective licensing in the city can be to provide a stronger enforcement framework for the PRS, reduce demand on public services in the longer term and ensure compliance with a reasonable standard for living accommodation and management by private landlords. Licensing however is not a planning tool and cannot be used to prevent development or reverse the use of properties converted into HMOs.

PAE Hbbs

# Housing Need Service Requests 2016



# Housing for Birmingham

## Social Housing Need Met 2015/16



Households requiring up to 3 bedrooms

**34% of need met**



Households requiring 4 bedrooms or more

**6% of need met**

## Affordability

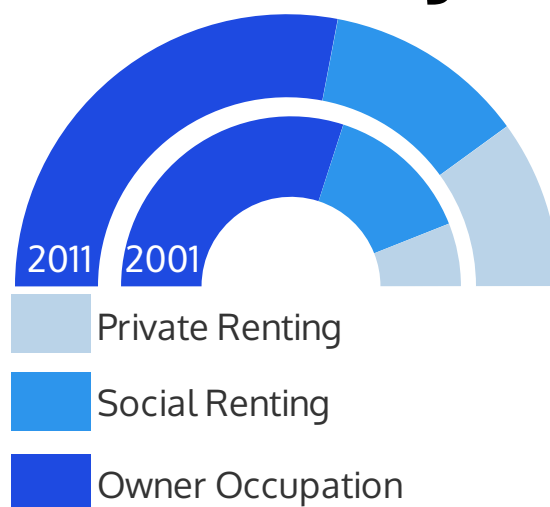
Income to house price ratio

**6.8** Birmingham

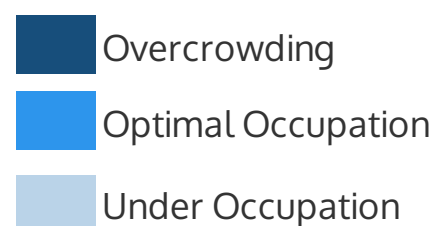
**6.4** Other Core Cities

**7.6** England

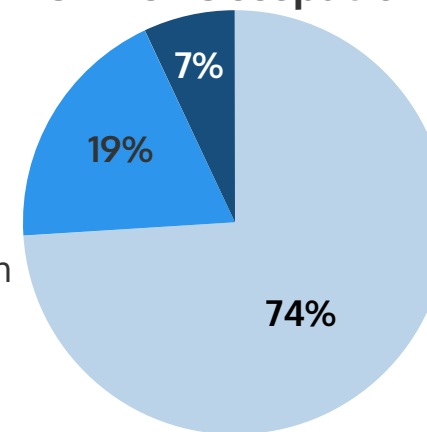
## Tenure Change



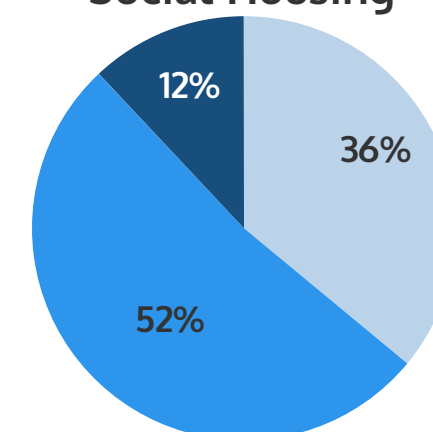
## Occupancy Rates



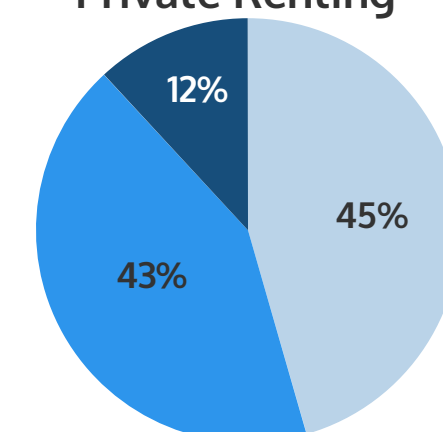
### Owner Occupation



### Social Housing

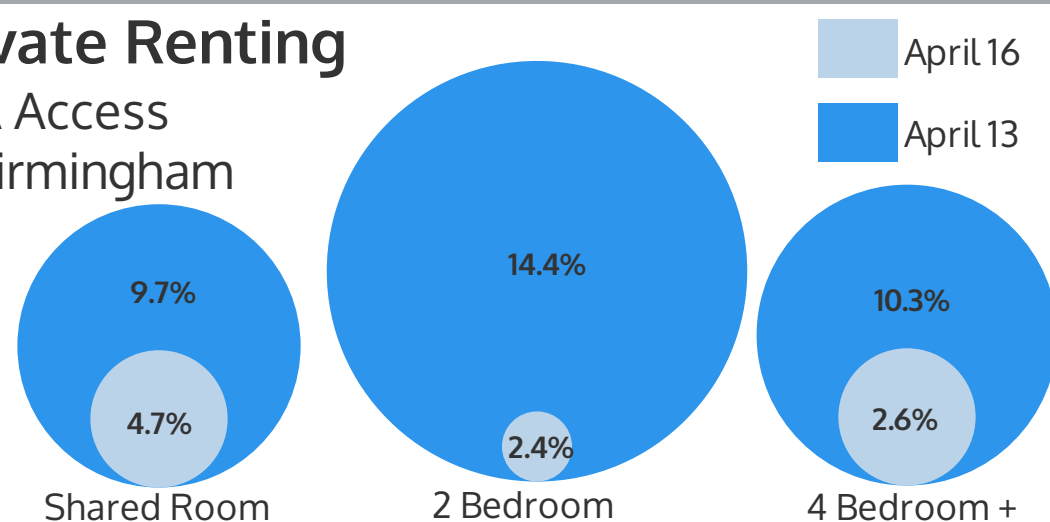


### Private Renting

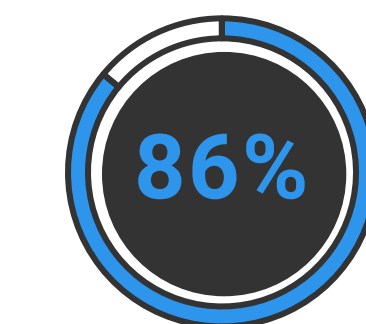
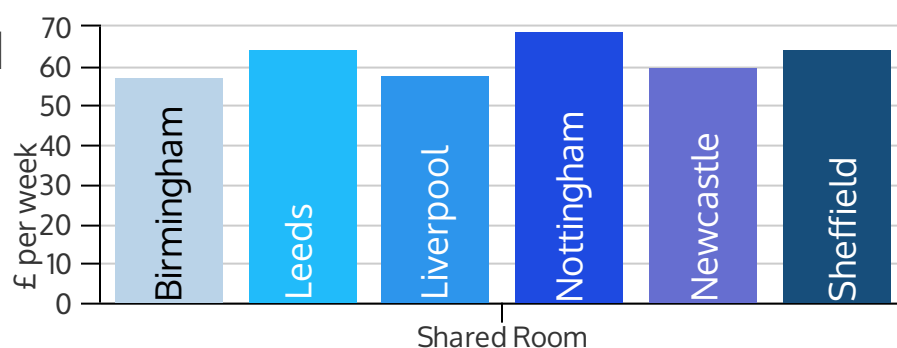


## Private Renting

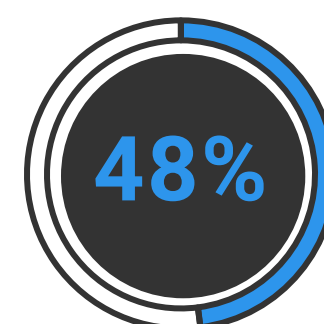
LHA Access in Birmingham



LHA Shared Room rate for selected Core Cities (2016)

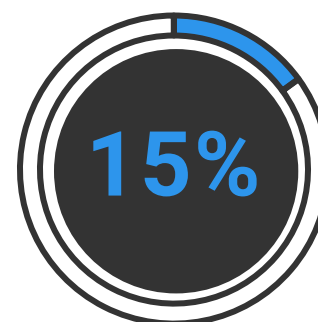


Households affected by benefit cap reduction to £20,000 who have children

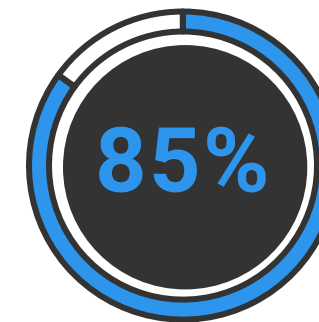


Households affected by the benefit cap losing £50+ a week from their housing benefit

## Welfare Reform

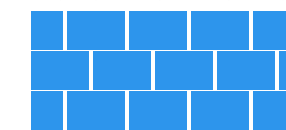


BCC Lettings to single person households who will only receive a shared room LHA rate from 2018



Unemployed 18-21 year olds in receipt of housing benefit, who need to start learning or earning to retain it

## House Building & Household Growth



**89,000 new homes needed by 2031 to meet household growth**



51,100 net additional homes the city can accommodate



3,113 net additional homes completed 2015/16 includes 1,000 student units

## Types of Homes required



28% 4 bedroom or larger



2,800 homes for older



1/3 affordable housing



2/3 market housing

<b>Report to:</b>	<b>CABINET MEMBER FOR HOUSING AND HOMES JOINTLY WITH THE ACTING STRATEGIC DIRECTOR OF PLACE</b>	
<b>Report of:</b> <b>Date of Decision:</b>	<b>Service Director – Housing Transformation</b> <b>10 November 2016</b>	
<b>SUBJECT:</b>	<b>A REVIEW OF THE ROGUE LANDLORD FUND PROJECT</b>	
<b>Key Decision: No</b>	<b>Relevant Forward Plan Ref:</b>	
<b>If not in the Forward Plan:</b> <b>(please "X" box)</b>	<b>Chief Executive approved</b>	<input type="checkbox"/>
	<b>O&amp;S Chairman approved</b>	<input type="checkbox"/>
<b>Relevant Cabinet Member(s)</b>	<b>Councillor Peter Griffiths – Housing and Homes</b>	
<b>Relevant O&amp;S Chairman:</b>	<b>Councillor Victoria Quinn – Housing and Homes</b>	
<b>Wards affected:</b>	<b>ALL</b>	

<b>1. Purpose of report:</b>
1.1 To report the success of the Rogue Landlord Fund (RLF) project targeting irresponsible and criminal landlords in Birmingham.
1.2 To consider how the city's Community Safety Partnership and other key stakeholders can take this work forward and seek additional support from Central Government.

<b>2. Decision(s) recommended:</b>
That the Cabinet Member jointly with the Acting Strategic Director:
2.1 Note the report on the successes achieved through partnership working to tackle irresponsible and criminal private landlords through the Rogue Landlord Fund project.
2.2 Authorise the Service Director of Housing Transformation to work with the Community Safety Partnership and other key stakeholders to seek further financial support from Central Government to continue targeted work to tackle rogue and criminal landlords.

<b>Lead Contact Officer(s):</b>	Peter Hobbs, Service Head PRS and Tenant Engagement
<b>Telephone No:</b> <b>E-mail address:</b>	0121 675 7936 pete.hobbs@birmingham.gov.uk

### 3. Consultation

#### 3.1 Internal

Due to the short timescale given by Department for Communities and Local Government for bids in 2015 it was not possible to consult with all elected members and partner organisations prior to a bid being submitted. The proposal to bid for Rogue Landlord Funding was approved by Councillor John Cotton, Cabinet Member Neighbourhood Management and Homes in December 2015.

#### 3.2 External

Due to the short timescale given by DCLG for bids in 2015 it was not possible to Consult with external stakeholders. The Birmingham Landlord Forum Steering Group was advised of the submission of the bid and supported the action being taken. The West Midlands Police and WM Fire Service were advised of the proposal and were supportive. The Council will consult with partners and stakeholders as part of representation to Government for funding to continue this targeted enforcement action.

### 4. Compliance Issues:

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

Yes, action taken to tackle landlords who provide unsafe and sub-standard properties and who threaten and illegally evict tenants is consistent with the Council priority to make Birmingham "A Great City to Live In". The proposal to seek further support for the Council and other stakeholders to tackle irresponsible and criminal landlords is consistent with PRS Enforcement policy to ensure a safe and well managed Private Rented Sector in the city.

#### 4.2 Financial Implications

4.2.1 The Rogue Landlords project was funded by a general revenue grant from the DCLG of £110,250. The Council has submitted an audited financial statement at the end of June 2016 setting out the expenditure that has been incurred in line with the terms of the funding agreement. This statement confirmed that the grant would be spent over 2015/16 and 2016/17 given that the allocations were only confirmed by the DCLG towards the end of 2015/16.

4.2.2 The main components of the expenditure are set out in the table below:

Table 1.

<b>Expenditure</b>	<b>£'000</b>
Tackling families undermining Neighbourhoods	35
Private Sector Enforcement	
– Targeted Inspection Programme	35
– Legal Actions	31
– Other (Surveys, Publicity Campaigns)	9
<b>TOTAL</b>	<b>110</b>



#### 4.3 Legal Implications

Action taken under the RLF project is being taken in accordance with Council policy and legal action taken against landlords for failure to meet standards in the Housing Act 2004 or contraventions under the Protection from Eviction Act 1977 is done in consultation with the Interim City Solicitor. Investigations into criminal activity in the PRS are being done in partnership with the Police and other stakeholders in compliance with existing policies and data sharing protocols.

#### Data Protection

The Council developed a data sharing agreement with the Community Safety Partnership to be able to map anti-social behaviour and other issues to help identify potential hotspots in areas of high concentrations of private renting and HMOs.

#### 4.4 Public Sector Equality Duty

There are no specific impacts on equalities identified from this proposal.

### **5. Relevant background/chronology of key events:**

5.1 The Private Rented Sector in Birmingham is an important provider of over 68,000 homes for citizens in the city and the majority of private rented properties are responsibly managed. There has always been concern that a part of the sector is badly managed, is in poor repair and tenants are not secure in their homes and face harassment and exploitation from irresponsible and in some cases criminal landlords and agents. The Council has a range of powers, including licensing of Houses in Multiple Occupation, Housing Health and Safety Rating system and the Protection from Eviction Act to support tenants to live in decent homes. Unfortunately at a time of decreasing resources, the Council is struggling to meet the demand from tenants and to be able to target properties where the most vulnerable are likely to be housed and in need of support and who are often not able or willing to seek help from the Council and its partners.

5.2 In November 2015 the Council was one of only 65 local authorities invited to bid to the DCLG for a share of a £5m national Rogue Landlord Fund. This funding had to be accounted for by 30 June 2016 and gave the Council a short period to develop proposals and put in place a delivery plan. The Council submitted a bid of £98,000 based on the guidance provided by the DCLG for the following elements

- Implement a dedicated partnership operation, involving the Police; West Midlands Fire Service; BCC (Homeless, ASB and PRS teams); DWP and HMRC- to disrupt and end the involvement of organised criminals in the operation of hostels in targeted areas of Birmingham. Key stages in the operation would be
- Develop a data sharing agreement with key agencies for Birmingham and consider developing this for the developing partnerships in the West Midlands Combined Authority Region
- Develop a Pre Check protocol procedure with all partner agencies to ensure landlords are fit and proper persons
- Invest in analysis of the requirements to ensuring IT systems of various agencies are able to easily cross reference data on properties and individuals
- In agreement with BCC Directorates, the Police and HMRC target inspections at perceived highest risk properties
- Targeted inspection programme on unlicensed HMOs

5.3 The DCLG contacted the Council to advise that it was awarding a much higher amount and that the Council would be receiving £110,250 of the RLF. This was above the guidance level the DCLG has given to local authorities and it is believed this was in recognition of the nature of the bid and the partnership working involved.

5.4 The Council agreed a provisional set of outputs as required by the DCLG (Appendix 1.) and developed a local partnership operational plan. The Council was able to recruit additional temporary resources to commence the inspection of the 280 HMOs suspected of requiring a licence or where a licence has lapsed and no contact had been made by the landlord. The Tackling Families Undermining Neighbourhoods project (a dedicated partnership with the Police, Council services and Community Safety Partnership) also commenced an investigation in to the activities of hostel owners where there was concern about exploitation of vulnerable clients and potential Housing Benefit Fraud.

5.5 The Council's Audit Team was also developing a data sharing approach with other agencies such as the Police and Fire Service toward the creation of access to a common "Data Warehouse". This would allow closer sharing of information and help target hotspots, key individuals or properties.

## **5.6 Key Outcomes and Achievements**

5.6.1 The Birmingham Rogue Landlord project commenced in late January and the outcomes reported to the DCLG as achieved by 30 June 2016 are set out in Appendix 1. Enforcement work is still ongoing in relation to some cases. Officers are also continuing with follow up inspections where access has been a problem. This project has been highly successful and has involved joint working with the Police and WM Fire Service as well as liaison with other Council services and the Birmingham Landlord Forum Steering Group. The up to date outcomes are summarised below.

### **5.6.2 HMO Enforcement**

- 230 HMO visits made to determine if a licence was required, standards were being complied with or other action needed taking.
- Over 10 visits were combined visits with the Police or Fire Service
- Of 29 cases 23 have been put under formal investigation with a view to legal proceedings for failure to apply for a licence and/or breaches of management regulations as well as offences for illegal eviction or harassment
- 7 cases were successfully prosecuted for offences under Housing Act to date (see Appendix 2) with fines and charges totalling £35,000 (does not include costs awarded to the Council), with one case involving a fine of £22,000.
- 64 (28%) of the HMOs were found not to require further action as they were up to standard
- 39 properties (17%) were found to be empty and have been referred to the Private Sector Empty Property Team
- 13 properties (6%) had changed to the management of a Registered Provider who are excluded from HMO Licencing and are regulated by the Homes and Communities Agency
- To date 59 notices/letters have been served under the Housing Act 2004 for hazards under the Housing Health and Safety Rating System and work is ongoing with other properties which may give rise to additional notices for improvement of standards
- The Council supported local work in Selly Oak as part of the consultation on Additional Licensing for HMOs in the Selly Oak Ward. Funding helped gather local intelligence about PRS in the area and supported the "All out Day" approach in the area to monitor the issues caused by irresponsible tenants, landlords, agents and contractors.
- The Council commissioned consultation in Stockland Green where there has been a perceived growth in HMOs and conversion of family homes to multi let properties. This was carried out by Stockland Green Opportunities Housing Trust. As a result the Council is seeking to set up a local workshop with stakeholders on the changing housing market and action needed to meet local housing needs and support local communities.
- The Council funded WM Fire Service to provide emergency fire detection equipment for use in HMOs found operating without a proper fire safety system. This equipment provides a temporary system whilst enforcement action is taken to get the landlord to install a permanent safe system to protect tenants.

**5.7 Tackling Families Undermining Neighbourhoods**

This project is still in progress. It initially looked at a number of hostels operating in the city where the Council or its partners had expressed concern over the treatment of vulnerable residents or where residents were causing anti-social behaviour or involved in local criminal actions and were not being managed by landlords or agencies operating the hostels. A project team was set up with the Council and the Police to data share evidence and the focus has developed to two key properties and the network of agents and landlords that operate the properties. These organisations are in receipt of public funds and the investigation is considering amongst other things whether this funding is properly used for the purposes it is given.

5.8 The Council bid for the additional funding as the resources for tackling irresponsible and criminal landlords is limited and under pressure from demand. The Council is working with partners to see how this work can be taken forward as the issues of criminal behaviour by private landlords or agents is likely to cross over into other enforcement regimes such as the Police, Fire Service and HMRC.

5.9 The Government has recently introduced the Housing and Planning Act 2016 which includes measures to help tackle irresponsible and criminal landlords. This includes

- Banning orders for most prolific offenders
- Database of rogue landlords/property agents
- Civil penalties of up to £30,000
- Extension of Rent Repayment Orders
- Tougher Fit and Proper Person test for landlords
- Tenancy Deposit Protection Scheme data sharing.

Further guidance is awaited on these measures and this will strengthen the powers available to the partners working with the PRS. The Council contacted the DCLG on the outcome of the RLF programme and to see if future funding in this area is likely to be made available.

5.10 The Government announced on 17 October 2016 the launch of consultation on proposals to extend HMO licensing to two storey properties with 5 or more persons (two or more households) sharing facilities and some flats with 5 or more people sharing. This would significantly increase the number of HMOs in the city required to have a licence and if implemented could provide a stronger enforcement framework in the city, which will help to ensure private tenants live in safe and decent homes. The Council will be responding to the consultation by the deadline of 13 December 2016.

<b>6. Evaluation of alternative option(s):</b>	
6.1	The Council was given the opportunity by Government to bid for funding from the Rogue Landlord Fund. The approved budget of £110,250 was used in accordance with the criteria set by the DCLG.

<b>7. Reasons for Decision(s):</b>	
7.1	To inform the Cabinet Member of the outcome of the Rogue Landlord Project funded by Government grant under the Rogue Landlord Fund.
7.2	To seek delegated authority for the Service Director – Housing Transformation to take forward further fund bid to Government to continue the targeted action against rogue and criminal landlords.

<b>Signatures</b>		<b><u>Date</u></b>
Cabinet Member	..... Cllr Peter Griffiths - Housing and Homes	.....
Chief Officer	..... Jacqui Kennedy Acting Strategic Director of Place	.....

<b>List of Background Documents used to compile this Report:</b>

<b>List of Appendices accompanying this Report (if any):</b>
1. Agreed outputs with DCLG for RLF
2. Outcome of Legal Action against landlords from 1 January 2016

<b>Report Version</b>		<b>Dated</b>	
-----------------------	--	--------------	--

## Appendix 1

**Table 1. Outputs agreed with DCLG and Achieved as at 30 June 2016**

Measure	Proposed	Achieved
Number of Inspections	240 inspections / visits	<p>239 property inspections allocated to PRS Officers</p> <p>193 properties visited</p> <p>115 completed or in progress as at 30 June 2016.</p> <p>46 cases outstanding awaiting inspection</p> <p>29 cases identified for detailed legal investigation and enforcement action</p>
Number of Notices under housing and planning legislation	<p>108 notices and letters generated</p> <p>Estimate 50 licences generated</p>	<p>5 formal Notices under HHSRS served</p> <p>No planning notices required to date</p> <p>54 Licence applications received March to June 2016</p>
Number of Raids	6 combined operations (increase dependent on additional Police intelligence)	12 combined operations made with West Midlands Police and West Midlands Fire Service to HMOs
Number of Enforcement Actions/Prosecutions	20 legal proceedings	<p><b>HMO Programme</b></p> <p>29 legal cases under investigation where failure to obtain HMO Licence or non-compliance with Licence conditions or HMO Regulations</p> <p>7 ongoing investigations into illegal eviction and harassment.</p> <p>7 successful prosecutions to date</p> <p><b>Tackling Families Undermining Neighbourhoods TFUN</b></p> <p>This project includes a joint investigation by the Council's ASB Team and WM Police into criminal gangs and organised crime involved in operation of hostels in the city. Commenced complex investigation targeting x2 hostels housing over 60 vulnerable tenants</p> <p>Initial evidence of financial fraud and work underway</p>

		with WM Police and National Crime Agency to resource complex financial investigation.
Number of Streets Surveyed	Not specific to this project but additional funding will allow surveys of key neighbourhoods where HMOs likely to impact in particular Selly Oak and Stockland Green.	Area survey of part of Stockland Green Ward, involved targeted inspection of 15 key streets. Local consultation completed in the Ward with 37 local residents in focus groups 19 additional residents interviews completed
Number of Sheds Demolished	Not a target in this project	Not a target in this project
Number of Buildings Prohibited	No evidence yet to determine if this will be an outcome	No evidence yet to determine if this will be an outcome
Other	500 tenants advised on legal rights and services	<p>Council has commenced formal consultation on Additional HMO Licensing in Selly Oak Ward, an area where there is a high concentration of student housing much of which is 2 storey or less than 5 persons and is therefore outside of mandatory licensing criteria</p> <p>Council supported Landlord Conference in March for 80 landlords and agents and included review of Rogue Landlord Fund project.</p> <p>Data management project ongoing to integrate 'data warehouse' from BCC, WM Police and Fire Service in relation to housing with a focus on HMOs.</p>

## Appendix 2

**Table 2. Outcome of Legal Action from January 2016**

<b>Defendant(s)</b>	<b>Address(es) where offence occurred</b>	<b>Offence(s)</b>	<b>Court date</b>	<b>Outcome</b>	<b>Total (not inc Costs)</b>
Ishfaq Ali Husain	40 Russell Rd B13	Harassment Section 1(3) Protection from Eviction Act 1977	4.7.16	Fined £1000, £1000 costs, £1000 compensation and £100 victim surcharge	£3,100
Mirsad Solakovic	6 Mease Croft B9	Unlawful eviction Section 1(2) Protection from Eviction Act 1977	13.1.16	Fined £700, costs of £1500 and £70 victim surcharge	£2,270
Mohammed Yousaf	53 Rookery Rd B29	Failure to license & breach of the HMO Management Regulations	21.7.16	£2,000 for FTL & £1,000 for each of the 4 breaches of the MR	£6,000
Salih Mahfood Hassan Mohamed	130 Newton Rd B11	Failure to license & breach of the HMO Management Regulations	26.5.16	£2000 for failure to license & £2000 for each of 10 breaches of the HMO Management Regs. Total £22,000	£22,000
John David Kiernan	89 Sandford Rd B13	Failure to license & breach of the HMO Management Regulations	9.6.16	£1,500 fine for failure to licence and 9 breaches of the HMO Management Regs	£1,500
Robert O'Gara	250b Holly Lane B24	Unlawful eviction Section 1(2) Protection from Eviction Act 1977	9.6.16	Fined £185, and victim surcharge of £20	£205
Polly Ann Smith	118 Meadway B33	Failure to comply with Improvement Notice	1.9.16	Fined £660, £66 victim surcharge	£726
					<b>35801</b>





# 2011 Census in Birmingham



## Housing Topic Report: Household Tenure

	Page Number
Introduction	2
Executive Summary	3
Housing Tenure in Birmingham	
England and Wales, Constituent Countries; Regions, counties	4
Birmingham Districts	5
Birmingham Wards	6-7
Household Tenure Distribution in Birmingham	8-12
Housing Tenure By Ethnic Group 2011	13-14
Housing Tenure By Social Economic Status	15
Housing Tenure Change from 1981 to 2011	16

## Introduction

This is one of a series of census housing and households topic reports prepared by Birmingham City Council's Housing Strategy Policy & Commissioning Team concerning analysis of the Office for National Statistics' (ONS) release of data collected in the 2011 Census. This paper looks specifically at household tenure in relation to:-

- Birmingham housing tenure profile of 410,736 households and how this compares nationally and regionally
- The profile of housing tenure across Birmingham's ten Districts
- The profile of housing tenure in Birmingham's 40 wards percentages.
- Thematic mapping showing the distribution and concentrations of 3 main housing tenures across Birmingham
- Household Housing Tenure Change between censuses
- Household Housing Tenure By Ethnic Group (of Household Reference Person)
- Household Housing Tenure By Social Economic status

Forthcoming topic reports prepared in similar format that accompany and form part of this series include:-

- Overcrowding and Household Size
- Older People and Housing
- Household spaces and amenities

## 2011 Census Housing Topic Report: Housing Tenure

### Executive Summary

- On the day of the 2011, there were a total of 425,095 dwelling spaces in Birmingham. Of this total 14,359 (3.4%) of were recorded as unoccupied.
- The 2011 Census estimates that there were about 410,736 households living in Birmingham, an increase of 20,000 households (+8.4%) since 2001.
- 98% of people in Birmingham live in households, with the remaining 2% living in communal establishments.
- In 2011, the average number of residents in a Birmingham household was 2.6 persons per household, in comparison to the England and Wales average of 2.4 persons. Successive censuses of 1981, 1991, 2001 and 2011 reveal Birmingham continues to have larger households in comparison to the national average.
- Between 2001 and 2011 there has been an increase in households in Birmingham renting their home from a private landlord or letting agent and overall decreases for households in owner occupied and social housing (renting local authority and housing association renting combined) in Birmingham.
- Although the proportion of households living in social rented housing has fallen since the 2001 census, social renting in Birmingham is still above the national and regional averages. Approximately 1 in every 6 households rent from the council and 1 in every 12 every households renting from a housing association.
- 55.2% of Birmingham households live in owner occupied housing, this is lower than the national average for England (63.4%) and the regional average for the West Midlands Metropolitan authorities (60%) and lower than it was in 2001(59.6%). Of Birmingham's 226,568 owner occupied households in 2011, 47% owned their property outright and 53% of homeowners with a mortgage or loan.

## Household Tenure in Birmingham, 2011

England and Wales, Constituent Countries; Regions, counties

Source: 2011 Census, Table KS402EW

In comparison to the national and regional averages, Birmingham has lower rates of both types of home ownership (owned outright or owned with a mortgage). Shared ownership housing which represents 1% of households in Birmingham is however above the national (0.8%) and regional averages (0.7%), with over half of all West Midlands (Met) households in shared ownership housing, residing in Birmingham. 16.7% of Birmingham households rent their home privately from a private landlord or letting agent, this above the national average for England (15.4%) and significantly lower than the regional average for the whole of the West Midlands (12.8%).

	All Tenures	Owned outright	Owned with a mortgage or loan	Shared ownership	Social rented: Local Authority	Social rented: Other RP	Private rented: Private landlord or letting agent	Private rented: Other	Private Rented: Living rent free
	Number	%	%	%	%	%	%	%	%
ENGLAND & WALES	23,366,044	30.8	32.7	0.8	9.4	8.2	15.3	1.4	1.4
ENGLAND	22,063,368	30.6	32.8	0.8	9.4	8.3	15.4	1.4	1.3
WEST MIDLANDS	2,294,909	32.3	32.6	0.7	10.9	8.1	12.8	1.2	1.5
West Midlands (Met County)	1,086,748	29.2	30.8	0.7	15.1	7.8	13.8	1.1	1.6
Birmingham	410,736	25.9	29.3	1.0	15.4	8.8	16.7	1.2	1.7

The majority of households in Birmingham are owner occupiers accounting for 226,661 households in the city. The next largest overall housing tenure is social housing (council and housing association), which accounts for almost one hundred thousand households in the city. There are 68,647 households renting their home from a private landlord or letting agent, both significantly higher in number than households renting their home from a housing association (36,134) and also higher than the total number of households renting from Birmingham City Council (BCC). Almost a quarter (24.2%) of all Birmingham households rent their home from a social housing landlord (including BCC and housing association).

	All Tenures	Owned: Owned outright	Owned: Owned with a mortgage or loan	Shared ownership	Social rented: Local Authority	Social rented: Other RP	Private rented: Private landlord or letting agency	Private rented: Other	Private Rented: Living rent free
ENGLAND & WALES	23,366,044	7,206,954	7,646,724	178,236	2,208,080	1,910,381	3,566,467	333,711	315,491
ENGLAND	22,063,368	6,745,584	7,229,440	173,760	2,079,778	1,823,772	3,401,675	314,249	295,110
WEST MIDLANDS	2,294,909	740,899	748,195	15,230	249,835	185,335	293,988	27,682	33,745
West Midlands (Met County)	1,086,748	316,855	334,716	7,645	163,676	84,437	150,474	11,638	17,307
Birmingham	410,736	106,416	120,200	3,940	63,458	36,134	68,647	4,758	7,183

## Household Tenure in Birmingham, 2011

Table KS402EW, Birmingham Districts

Source: 2011 Census

When looking at overall housing tenure percentages across Birmingham, Sutton Coldfield has the highest proportion of households living in owner occupied housing representing 78% of all households in the locality. This is followed by the districts of Perry Barr (61.9%), Yardley (59.3%), Hall Green (58.3%) Northfield (56.9%) and Selly Oak (56.6%), which all have homeownership rates above the Birmingham average of 55.2%

The local district with the lowest proportion of homeowners in the city is Ladywood (28.7%), where the predominant tenure type is renting from a private landlord or letting agent at, 28.3%. This is the highest rate of private renting across all ten districts, with the next highest in the Hall Green district (20.3%) where one in every five households rent privately, followed by Edgbaston (19%), Selly Oak (17.4%) and Perry Barr (17%) which are all above the city average of 16.7%.

	Owned outright	Owned with a mortgage or loan	Shared ownership	Social rented: Local Authority	Social rented: Other RP	Private rented: Private landlord or letting agency	Private rented: Other	Private Rented: Living rent free
Edgbaston	25.2	26.3	1.1	18.1	7.1	19.0	1.2	2.0
Erdington	21.4	30.0	1.3	17.0	11.9	15.7	1.0	1.7
Hall Green	29.2	29.1	0.5	7.3	10.5	20.3	1.3	1.8
Hodge Hill	25.6	27.6	1.0	20.9	7.3	14.0	1.2	2.4
Ladywood	13.2	15.5	1.1	22.5	15.7	28.3	1.4	2.4
Northfield	25.1	31.8	1.3	22.5	7.6	9.3	0.9	1.5
Perry Barr	30.1	31.8	0.5	6.5	11.3	17.0	1.3	1.6
Selly Oak	26.0	30.5	1.5	14.4	7.4	17.4	1.3	1.4
Sutton Coldfield	40.3	39.2	0.5	4.8	3.6	9.9	0.8	1.0
Yardley	25.9	33.3	0.7	17.8	4.7	14.6	1.2	1.6
Birmingham	25.9	29.3	1.0	15.4	8.8	16.7	1.2	1.7

45% of Birmingham's 63,458 households renting from Birmingham City Council, live in the districts of Hodge Hill, Ladywood and Northfield. Ladywood has the highest overall numbers of households living in social rented housing (18,235 households) accounting for 38% of all households in the district.

Districts	Owned outright	Owned with a mortgage or loan	Shared ownership	Social rented: Local Authority	Social rented: Other RP	Private rented: Private landlord or letting agency	Private rented: Other	Private Rented: Living rent free
Edgbaston	10,013	10,427	434	7,180	2,826	7,555	471	803
Erdington	8,791	12,300	536	6,972	4,872	6,444	410	683
Hall Green	11,448	11,419	192	2,872	4,125	7,977	506	705
Hodge Hill	10,127	10,881	414	8,271	2,869	5,535	456	930
Ladywood	6,290	7,409	531	10,738	7,497	13,502	647	1,134
Northfield	10,842	13,741	553	9,728	3,271	4,021	410	641
Perry Barr	11,405	12,030	182	2,464	4,265	6,425	492	615
Selly Oak	10,702	12,556	601	5,940	3,023	7,170	542	591
Sutton Coldfield	16,058	15,617	197	1,907	1,424	3,965	319	400
Yardley	10,740	13,820	300	7,386	1,962	6,053	505	681
Birmingham	106416	120200	3940	63458	36134	68647	4758	7183

# Household Tenure in Birmingham, 2011

Table KS402EW, Birmingham Wards, 2011 Census

Wards	All households	Owner occupied:		Shared owner-ship*	Social Rented Housing		Private Rented		
		Owned outright	With a mortgage or loan		from council	from Housing Association**	Landlord or letting agency	Other	Living rent free
Acocks Green	11,050	2,410	3,472	81	2,229	526	1,998	123	211
Aston	9,742	1,769	1,718	59	3,035	1,300	1,445	108	308
Bartley Green	10,728	2,352	2,989	236	3,310	691	840	85	225
Billesley	10,749	2,999	3,647	153	2,273	331	1,062	110	174
Bordesley Green	9,228	2,563	2,585	58	1,421	487	1,736	139	239
Bournville	11,270	2,850	3,701	147	879	1,783	1,615	172	123
Brandwood	10,912	2,903	3,522	254	2,391	564	1,005	90	183
Edgbaston	9,004	1,973	1,706	45	853	1,240	2,795	163	229
Erdington	10,236	2,602	3,236	202	1,504	643	1,800	99	150
Hall Green	9,519	3,641	3,739	33	471	189	1,223	107	116
Handsworth Wood	9,296	2,886	2,780	41	460	986	1,901	106	136
Harborne	9,939	2,659	2,615	84	860	631	2,792	122	176
Hodge Hill	9,648	2,738	2,962	161	1,819	489	1,206	94	179
Kings Norton	10,276	2,523	3,168	130	2,740	670	801	82	162
Kingstanding	10,133	1,896	2,976	101	3,142	661	1,087	88	182
Ladywood	15,661	1,148	2,122	222	2,193	2,333	7,146	251	246
Longbridge	10,785	2,411	3,930	118	2,481	532	1,058	92	163
Lozells & East Handsworth	9,532	2,160	1,711	72	816	2,685	1,693	143	252
Moseley & Kings Heath	11,010	2,746	3,099	55	503	1,480	2,843	134	150
Nechells	12,045	1,271	1,570	173	3,921	2,211	2,461	143	295
Northfield	11,370	3,375	3,645	167	1,957	906	1,060	109	151
Oscott	10,244	3,426	4,123	32	829	274	1,305	130	125
Perry Barr	8,806	2,933	3,416	37	359	320	1,526	113	102
Quinton	10,038	3,029	3,117	69	2,157	264	1,128	101	173
Selly Oak	8,194	1,950	1,686	47	397	345	3,488	170	111
Shard End	11,603	2,335	3,219	156	3,828	660	1,034	106	265
Sheldon	9,203	3,031	3,234	48	1,530	235	880	98	147
Soho	10,300	2,102	1,999	77	1,589	1,653	2,450	145	285
South Yardley	11,323	2,688	3,873	123	1,768	544	1,973	169	185
Sparkbrook	9,406	2,154	1,836	59	1,246	1,901	1,816	133	261
Springfield	9,309	2,907	2,745	45	652	555	2,095	132	178
Stechford & Yardley North	9,871	2,611	3,241	48	1,859	657	1,202	115	138
Stockland Green	10,328	2,362	3,262	152	910	887	2,467	129	159
Sutton Four Oaks	10,156	4,439	3,882	24	407	341	893	69	101
Sutton New Hall	9,433	3,774	3,889	45	245	497	804	79	100
Sutton Trinity	10,663	3,904	4,033	65	945	294	1,213	95	114
Sutton Vesey	9,635	3,941	3,813	63	310	292	1,055	76	85
Tyburn	10,311	1,931	2,826	81	1,416	2,681	1,090	94	192
Washwood Heath	9,004	2,491	2,115	39	1,203	1,233	1,559	117	247
Weoley	10,776	2,533	2,998	138	2,550	1,163	1,102	127	165

\* **Shared Ownership** - Part owned and part rented

\*\* **Housing Association** - Registered Provider or Social Housing also referred to as Registered Social Landlord

# Household Tenure in Birmingham, 2011

Table KS402EW, Birmingham Wards, 2011 Census

Wards	All households	Owner occupied:		Shared ownership Shared	Social Rented Housing		Private Rented		
		Owned outright	With a mortgage or loan		from council	from Housing Association	Landlord or letting agency	Other	Living rent free
Acocks Green	11,050	21.8	31.4	0.7	20.2	4.8	18.1	1.1	1.9
Aston	9,742	18.2	17.6	0.6	31.2	13.3	14.8	1.1	3.2
Bartley Green	10,728	21.9	27.9	2.2	30.9	6.4	7.8	0.8	2.1
Billesley	10,749	27.9	33.9	1.4	21.1	3.1	9.9	1.0	1.6
Bordesley Green	9,228	27.8	28.0	0.6	15.4	5.3	18.8	1.5	2.6
Bournville	11,270	25.3	32.8	1.3	7.8	15.8	14.3	1.5	1.1
Brandwood	10,912	26.6	32.3	2.3	21.9	5.2	9.2	0.8	1.7
Edgbaston	9,004	21.9	18.9	0.5	9.5	13.8	31.0	1.8	2.5
Erdington	10,236	25.4	31.6	2.0	14.7	6.3	17.6	1.0	1.5
Hall Green	9,519	38.2	39.3	0.3	4.9	2.0	12.8	1.1	1.2
Handsworth Wood	9,296	31.0	29.9	0.4	4.9	10.6	20.4	1.1	1.5
Harborne	9,939	26.8	26.3	0.8	8.7	6.3	28.1	1.2	1.8
Hodge Hill	9,648	28.4	30.7	1.7	18.9	5.1	12.5	1.0	1.9
Kings Norton	10,276	24.6	30.8	1.3	26.7	6.5	7.8	0.8	1.6
Kingstanding	10,133	18.7	29.4	1.0	31.0	6.5	10.7	0.9	1.8
Ladywood	15,661	7.3	13.5	1.4	14.0	14.9	45.6	1.6	1.6
Longbridge	10,785	22.4	36.4	1.1	23.0	4.9	9.8	0.9	1.5
Lozells & East Handsworth	9,532	22.7	18.0	0.8	8.6	28.2	17.8	1.5	2.6
Moseley & Kings Heath	11,010	24.9	28.1	0.5	4.6	13.4	25.8	1.2	1.4
Nechells	12,045	10.6	13.0	1.4	32.6	18.4	20.4	1.2	2.4
Northfield	11,370	29.7	32.1	1.5	17.2	8.0	9.3	1.0	1.3
Oscott	10,244	33.4	40.2	0.3	8.1	2.7	12.7	1.3	1.2
Perry Barr	8,806	33.3	38.8	0.4	4.1	3.6	17.3	1.3	1.2
Quinton	10,038	30.2	31.1	0.7	21.5	2.6	11.2	1.0	1.7
Selly Oak	8,194	23.8	20.6	0.6	4.8	4.2	42.6	2.1	1.4
Shard End	11,603	20.1	27.7	1.3	33.0	5.7	8.9	0.9	2.3
Sheldon	9,203	32.9	35.1	0.5	16.6	2.6	9.6	1.1	1.6
Soho	10,300	20.4	19.4	0.7	15.4	16.0	23.8	1.4	2.8
South Yardley	11,323	23.7	34.2	1.1	15.6	4.8	17.4	1.5	1.6
Sparkbrook	9,406	22.9	19.5	0.6	13.2	20.2	19.3	1.4	2.8
Springfield	9,309	31.2	29.5	0.5	7.0	6.0	22.5	1.4	1.9
Stechford & Yardley North	9,871	26.5	32.8	0.5	18.8	6.7	12.2	1.2	1.4
Stockland Green	10,328	22.9	31.6	1.5	8.8	8.6	23.9	1.2	1.5
Sutton Four Oaks	10,156	43.7	38.2	0.2	4.0	3.4	8.8	0.7	1.0
Sutton New Hall	9,433	40.0	41.2	0.5	2.6	5.3	8.5	0.8	1.1
Sutton Trinity	10,663	36.6	37.8	0.6	8.9	2.8	11.4	0.9	1.1
Sutton Vesey	9,635	40.9	39.6	0.7	3.2	3.0	10.9	0.8	0.9
Tyburn	10,311	18.7	27.4	0.8	13.7	26.0	10.6	0.9	1.9
Washwood Heath	9,004	27.7	23.5	0.4	13.4	13.7	17.3	1.3	2.7
Weoley	10,776	23.5	27.8	1.3	23.7	10.8	10.2	1.2	1.5
<b>Birmingham</b>	<b>410,736</b>	<b>25.9</b>	<b>29.3</b>	<b>1.0</b>	<b>15.4</b>	<b>8.8</b>	<b>16.7</b>	<b>1.2</b>	<b>1.7</b>

## Household Tenure Distribution in Birmingham, 2011

Table KS402EW, Birmingham Housing Tenure Distribution, Source: 2011 Census

When looking at the geographical distribution of housing tenure percentages across Birmingham's 40 Wards from the 2011 Census, a number of observations can be made.

### Distribution of owner occupied housing in Birmingham Wards

Twenty one of Birmingham's forty Wards have levels of homeownership above the city average of 55.2%. Of this group of Sutton Four Oaks, Sutton Vesey, and Sutton New Hall have highest levels of homeownership 80% and over, followed by Hall Green, Sutton Trinity, Oscott and Perry Barr where between 65 and 70% of households live in owner occupied housing. The lowest levels of homeownership across Birmingham Wards were in Ladywood and Nechells, both below 25% of all households, less than half the Birmingham average.

[Map 1 \(page 9\)](#): Owner Occupation, 2011

### Distribution of social rented housing in Birmingham Wards

Over half of all households (51%) in Nechells live in social housing, the highest proportion in all Birmingham Wards. The next highest proportions are found in Aston with 44.5%, Tyburn (39.7%), Shard End (38.7%) and Kingstanding (37.5%), Bartley Green (37.3%) and Lozells and East Handsworth (36.7%).

Around one in every 3 households within the Wards of Weoley (34.5% and Kings Norton (33.2%), Sparkbrook (33.5%) and Soho (31.5%) live in a social rented home. The largest share of households renting from Birmingham City Council was Shard End (33%) and the Ward with the largest share of households renting from a housing association was Lozells and East Handsworth (28.2%).

[Map 2 \(page 10\)](#): Council Rented and Registered Social Landlord Housing, 2011

[Map 3 \(page 11\)](#): Counted Rented Social Housing, 2011

### Distribution of private rented housing in Birmingham Wards

Only nine Birmingham Wards had less than ten per cent of households renting their home from a private landlord, these Wards are located mainly in outer lying south west and eastern areas of the city - Kings Norton (7.8%); Bartley Green (7.8%), Sutton New Hall, Sutton Four Oaks, Shard End (8.9%), Brandwood (9.2%); Northfield (9.3%); Sheldon (9.6%), Longbridge (9.8%); and Billesley (9.9%). Just over 45% of households in Ladywood rented their home from a private landlord or letting agent, the only Birmingham 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 significantly above the city average of 16.7% in Stockland, Green (23.9%); Soho (23.8%), Springfield (22.5%); Handsworth Wood (20.5%) and Nechells (20.4%).

[Map 4 \(page 12\)](#): Private Rented Sector, 2011



## Housing Tenure By Ethnic Group 2011

The table below shows household housing tenure by the ethnic group of the household reference person captured from the 2011 Census. Whilst ethnic diversity may also vary within individual households, the figures do provide a broad indication of tenure patterns by ethnicity in Birmingham. Of those households that own their home outright (without a mortgage or loan) 70.3% are White British, the next largest ethnic group is Asian Pakistani at 9.1% of all outright owner occupiers, a broad similar pattern can be seen when looking those households who are owner-occupiers with mortgage or loan with White British(63.3%) being the largest ethnic group followed by Asian Pakistani (10.4%).

Although White British is the largest ethnic group across all tenures due to accounting for over 60% of Birmingham households, significantly lower proportions of this broad ethnic group, are represented in private renting and those renting from registered social landlord (housing association), where they account for around 51% of households in those respective tenures.

With regards to social renting where the City Council is the landlord, White British households increase to 64.1%. Looking at Black, Mixed and Other Ethnic Groups proportions of these groups are in homeownership in comparison to social and private renting are significantly lower. For example, Black Caribbean households make up 14% of households in Social Renting from an RSL, whilst making up 3.8% of outright homeowners and 5.6% of households who own their own with a mortgage or loan.

Ethnic Group (HRP)	% Owned Outright	% Owned Mortgage or Loan or Shared Ownership	% Social rented (City Council)	% Social rented (RSL)	% Private Landlord or Letting Agency	% Private rented other or rent free	Ethnic Group (HRP) Total
White: /British	70.3%	63.3%	64.1%	51.7%	51.1%	53.6%	254,215
White: Irish	4.8%	2.5%	3.6%	3.7%	1.6%	3.2%	13,274
White: Gypsy or Irish Traveller	0.0%	0.0%	0.1%	0.0%	0.1%	0.0%	153
White: Other White	1.4%	1.6%	1.4%	1.6%	8.5%	2.7%	11,070
Mixed: White & Black Caribbean	0.3%	1.0%	2.9%	3.5%	1.8%	1.3%	6,005
Mixed: White & Black African	0.0%	0.1%	0.3%	0.5%	0.4%	0.3%	842
Mixed: White & Asian	0.2%	0.5%	0.8%	0.8%	0.8%	0.7%	2,294
Mixed: Other Mixed	0.2%	0.3%	0.6%	0.8%	0.8%	0.6%	1,785
Asian: Indian	5.4%	6.3%	1.2%	2.3%	5.9%	5.6%	19,945
Asian: Pakistani	9.1%	10.4%	4.6%	5.0%	7.2%	12.0%	33,621
Asian: Bangladeshi	0.9%	2.6%	1.1%	2.1%	1.9%	2.5%	7,244
Asian: Chinese	0.6%	0.7%	0.4%	0.9%	2.8%	2.2%	4,369
Asian: Other	1.5%	2.2%	1.7%	1.8%	3.7%	3.6%	9,007
Black: African	0.3%	0.9%	4.9%	4.9%	4.8%	3.3%	10,074
Black: Caribbean	3.8%	5.6%	7.4%	14.0%	4.0%	4.1%	24,000
Black: Other	0.4%	0.9%	3.1%	4.5%	1.7%	1.8%	6,459
Other: Arab	0.3%	0.4%	0.8%	1.0%	1.7%	1.2%	2,881
Other: Any other ethnic group	0.5%	0.6%	1.0%	1.1%	1.4%	1.4%	3,498
All categories: Ethnic group	100%	100%	100%	100%	100%	100%	410,736

Looking at the Other Ethnic groups, Arab for instance accounts for 1.0% of the overall population but only account for 0.3% of owner occupiers owning their homes outright, whilst having a higher percentage of 1.7% of all households renting their home from a private landlord. Further insights into tenure patterns can be made when looking at the ethnic group representation rates by individual housing tenures i.e. the overall percentages of ethnic groups represented in private renting for example. This is explored on page 16.

## Private Rented Sector: Ethnic Group (Household Reference Person) Representation, 2011

Source: Census 2011, Table DC4201EW

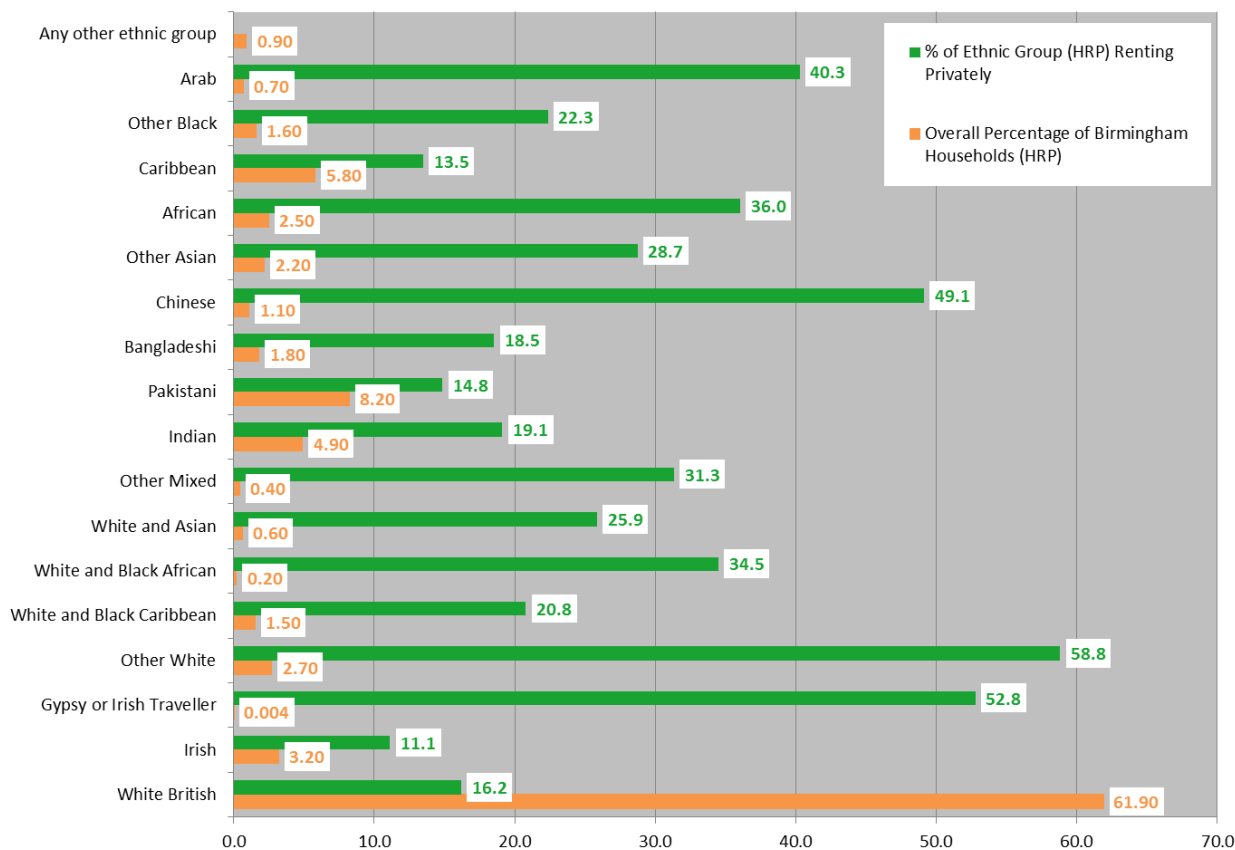
Although home ownership is common across ethnic groups, some minority groups are over represented in private rented accommodation. The chart below show illustrates for instance that 49.1% of all Birmingham's Chinese households reside in private rented sector housing, while 16.2% of all White British households reside in private rented sector housing.

### Private Rented Sector: Household Ethnic (HRP) Representation Rates in Private Renting

Key points indicate: -

- 'Gypsy Traveller and Irish Traveller' and the 'Other White' ethnic groups have this highest representation rates in the private rented sector where over half of all households from these two groups respectively are living in the private rented sector.
- Other a third of all households from (Black) Arab, (Black) African, White and Black Caribbean and Other Mixed ethnic groups reside in private rented housing.
- The lowest representation rates in the private rented sector according to ethnic group are (White) Irish, (Asian) Pakistani, (Black) Caribbean

### Private Rented Sector: Household Ethnic (HRP) Representation Rates in Private Renting



### Housing Tenure By Social Economic Status, 2011 Census Table DC4601

The figures below shows household housing tenure by the social and economic status, based on the household reference person.

Rates of households classed as having a disability are the highest in the social rented sector (13.1%), followed by much lower rates in private rented sector housing which are over three times lower. Owner occupied households in contrast have lower rates 2%. This appears to indicate social housing as being more likely to have occupants that vulnerable due to having a disability.

Social Rented housing and Owner-occupied housing appear to have broadly similar proportions of households headed by someone who is retired at rate broadly around 1 in 4 of all households. In contrast private rented sector households have much lower rates of households headed by retired persons (7.4%).

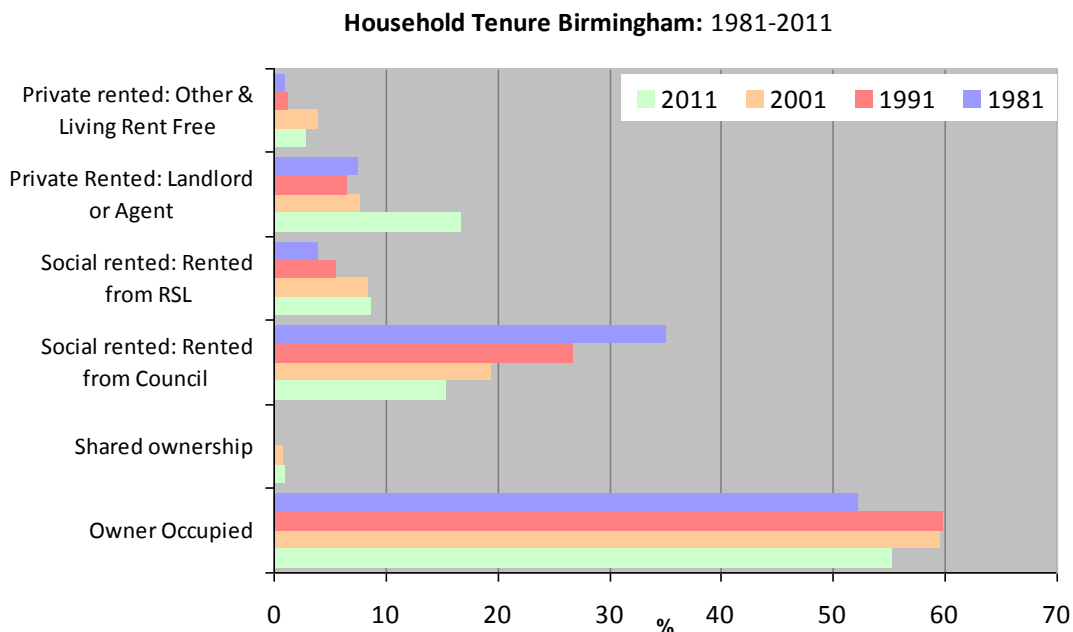
Economically activity profile of households by housing tenure also vary across the three broad categories of housing tenure:-

- Within the private rented sector for instance there are much higher proportions of students compared to owner occupation and social housing and similar albeit slightly lower rates of households classified as employed.
- Rates of unemployed households by housing tenure show the highest proportions in social rented housing (12.5%), followed by private rented sector housing (7.9%), with the lowest rates amongst owner occupiers (2.1%)

Social Rented		Private Rented		Owner Occupied	
Employed	35.8%	Employed	61.0%	Employed	66.5%
Unemployed	12.5%	Unemployed	7.9%	Unemployed	2.1%
Student	3.5%	Student	11.3%	Student	0.9%
Retired	23.6%	Retired	7.4%	Retired	26.4%
Disability	13.1%	Disability	4.2%	Disability	2.0%

## Housing Tenure Change 1981-2011

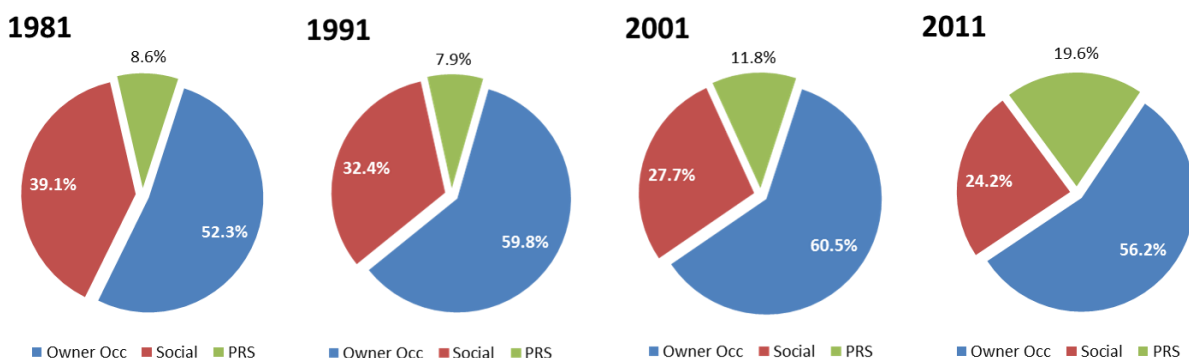
Although successive censuses of 1981, 1991, 2001 and 2011 are not entirely comparable, they do provide broad indication of the direction of travel with regards to the tenure of housing in Birmingham.



Social renting from Registered Social Landlords (RSLs) has been increasing from 4% in 1981 to 8.4% in 2011. However, overall proportions of households living in social housing (Rented from Local Authority and Housing Associations combined) has actually fallen from 39.1% of households in 1981 to 24.2% in 2011. The decline of local authority social rented households can be partly linked to national Right to Buy policy introduced in 1979 and various local clearance and redevelopment programmes of council housing resulting in net reductions of council homes.

Between 2001 and 2011 there was a 4.4% fall in the overall levels of homeownership in Birmingham. During this same period there has been a rapid growth in the private rented sector (PRS) which appears to have more than doubled size, from 7.8% to 16.7%. The recent economic downturn of 2007/8 and the consequent use of tighter lender restrictions in the mortgage market appear to have fuelled the growth in private renting.

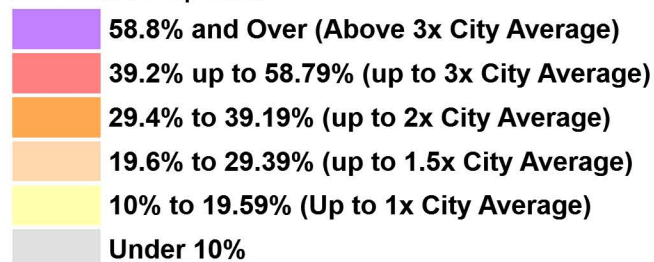
The shifting trends in housing tenure are illustrated in three overall broad tenure categories shown in the pie charts below. Clearly over the longer term social housing has been in steady decline whilst private renting after a contraction in size between 1981 and 1991 has been growing rapidly, whilst levels of owner occupation have reduced for the first time since 1981.



# Map of Private Rented Sector (PRS) in Birmingham

## PRS as % of All Households

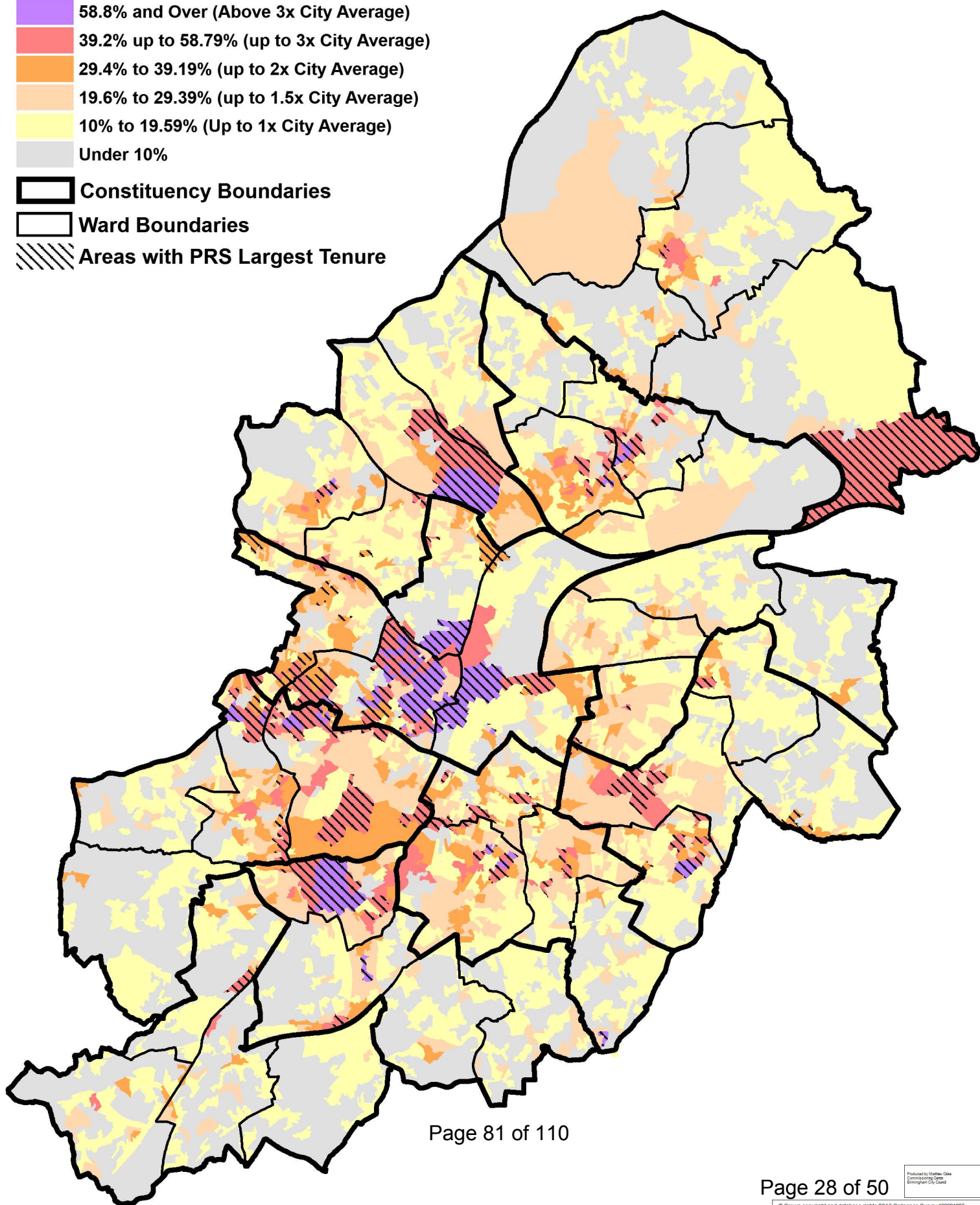
2011 Census Output Area



 Constituency Boundaries

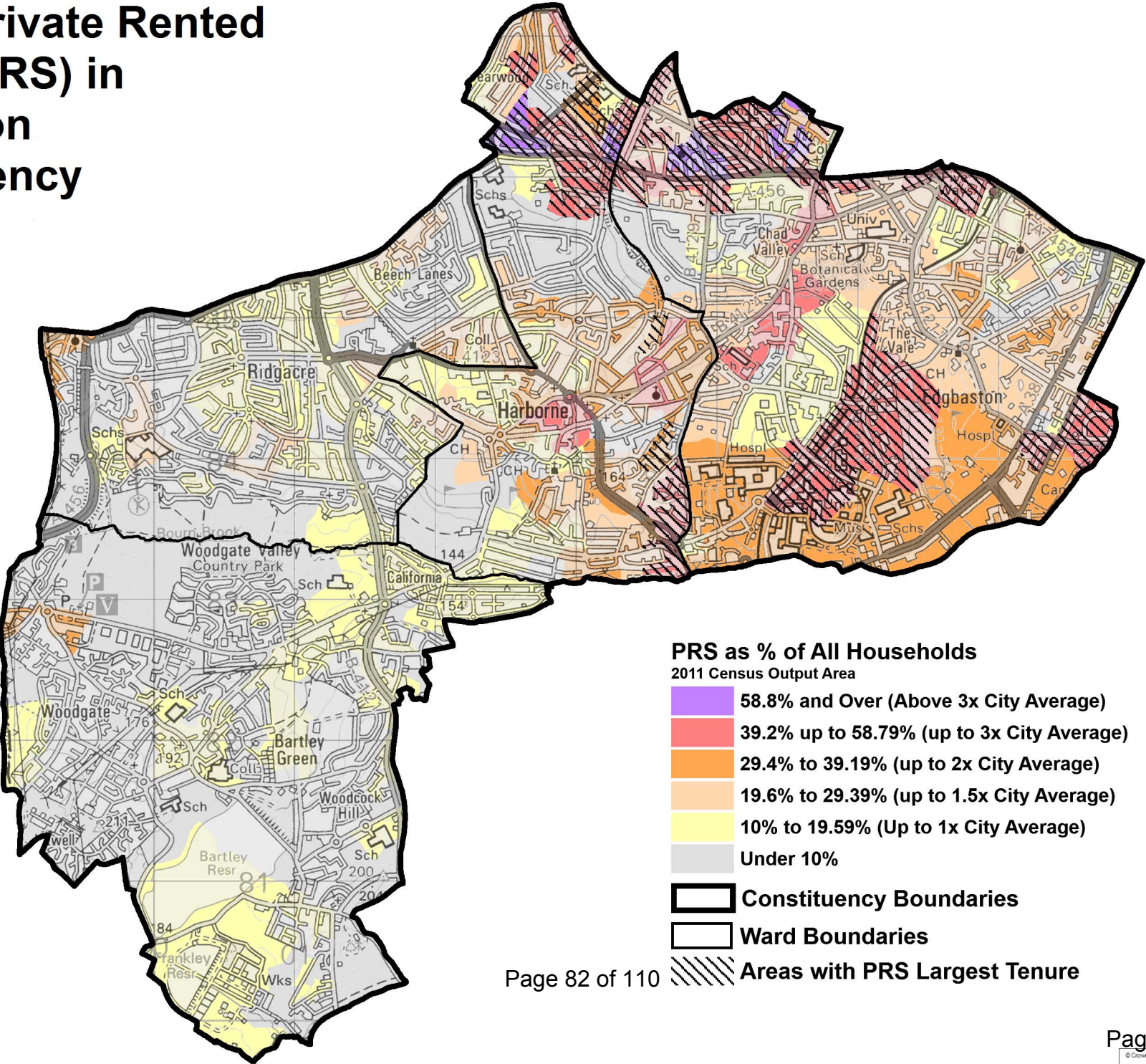
 Ward Boundaries

 Areas with PRS Largest Tenure





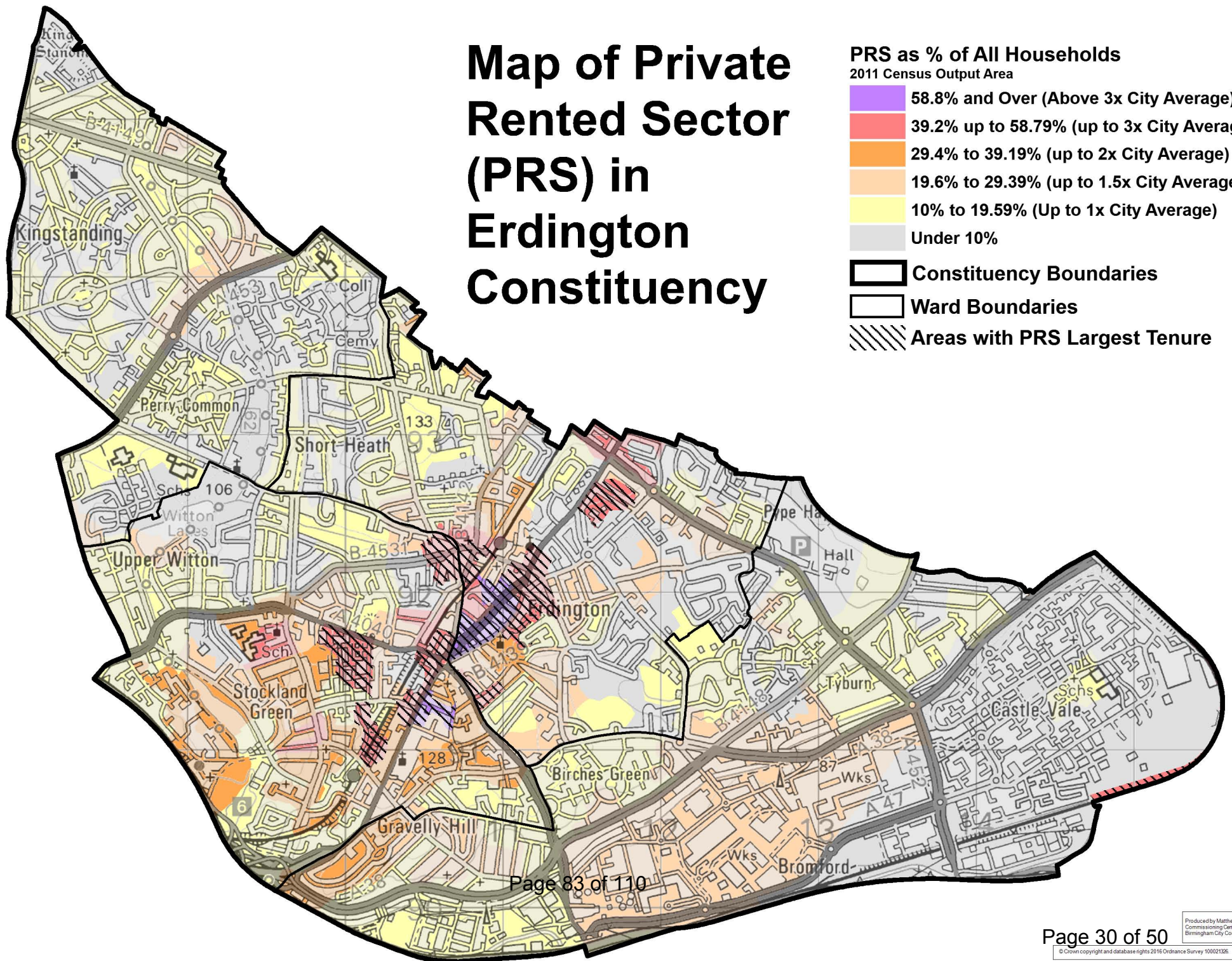
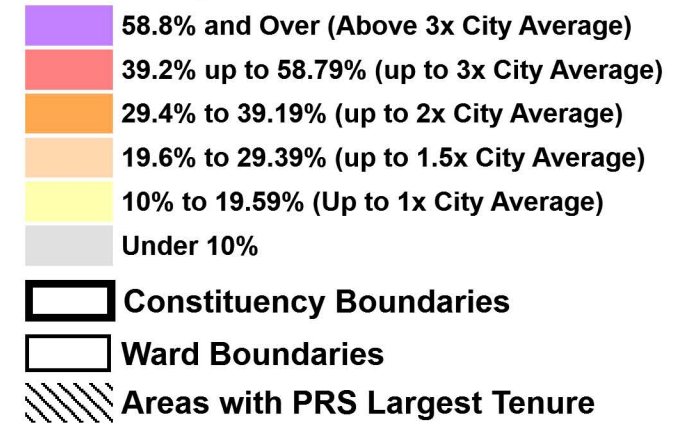
# Map of Private Rented Sector (PRS) in Edgbaston Constituency





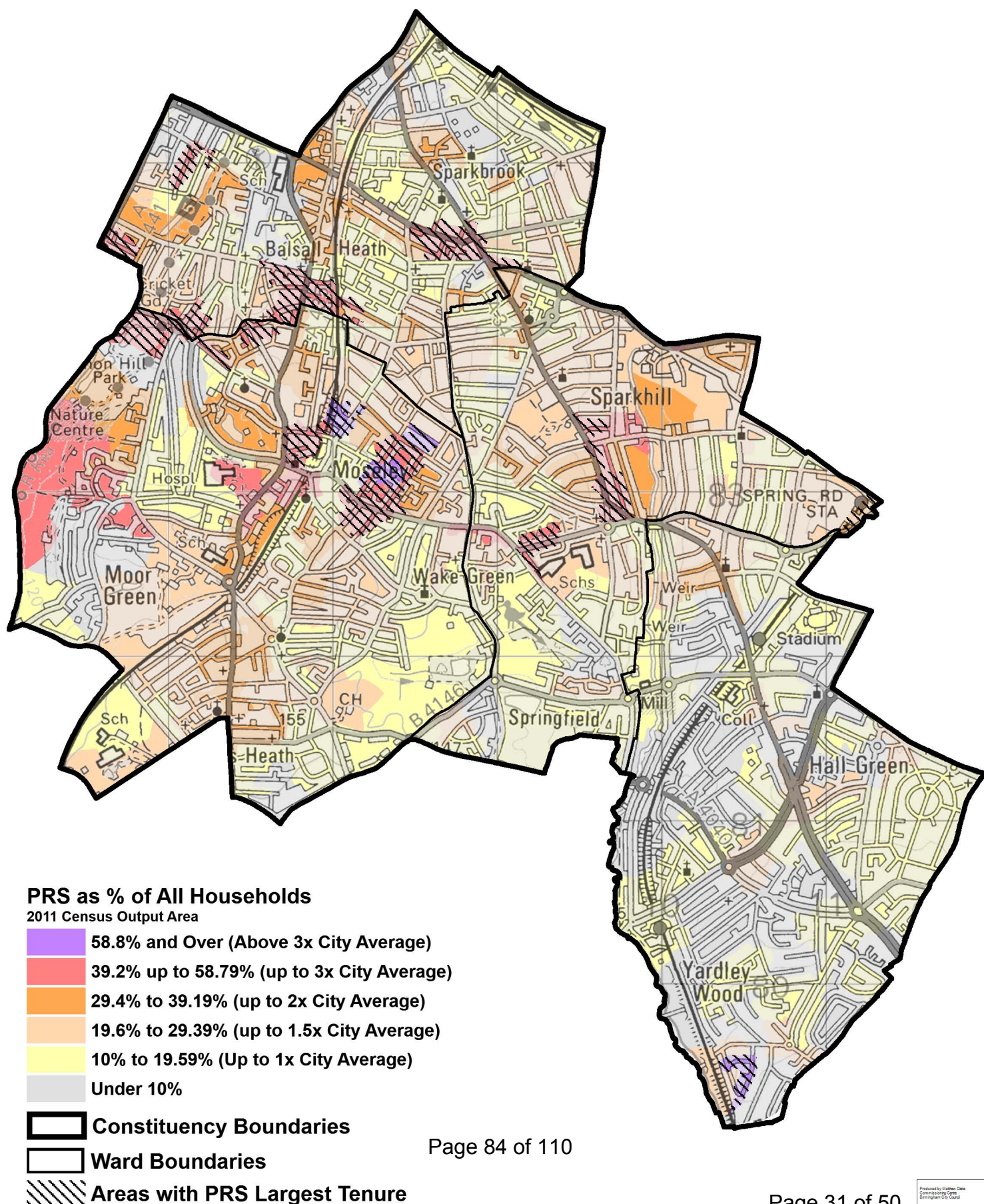
# Map of Private Rented Sector (PRS) in Erdington Constituency

PRS as % of All Households  
2011 Census Output Area



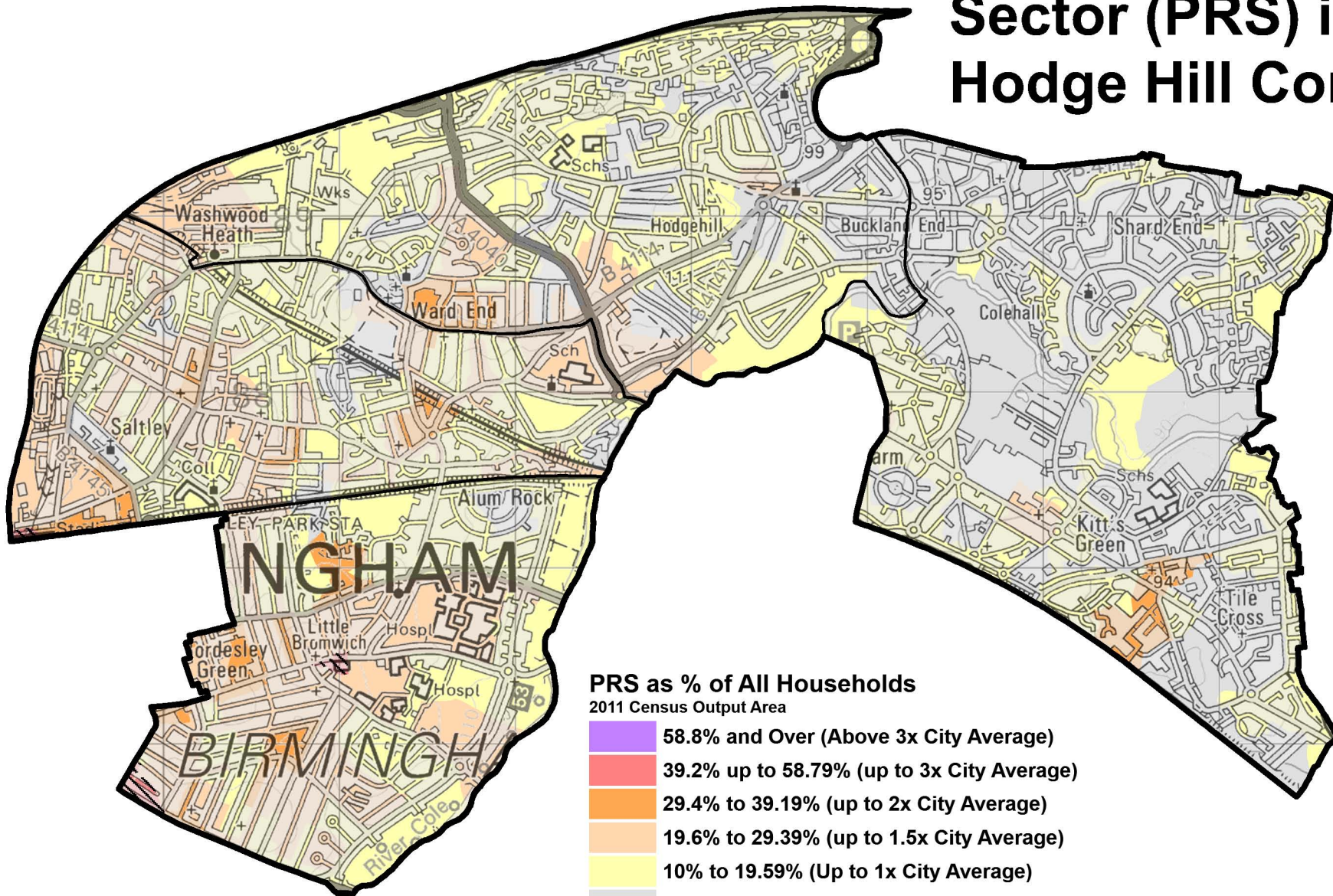


# Map of Private Rented Sector (PRS) in Hall Green Constituency





# Map of Private Rented Sector (PRS) in Hodge Hill Constituency



## PRS as % of All Households

2011 Census Output Area

- 58.8% and Over (Above 3x City Average)
- 39.2% up to 58.79% (up to 3x City Average)
- 29.4% to 39.19% (up to 2x City Average)
- 19.6% to 29.39% (up to 1.5x City Average)
- 10% to 19.59% (Up to 1x City Average)
- Under 10%

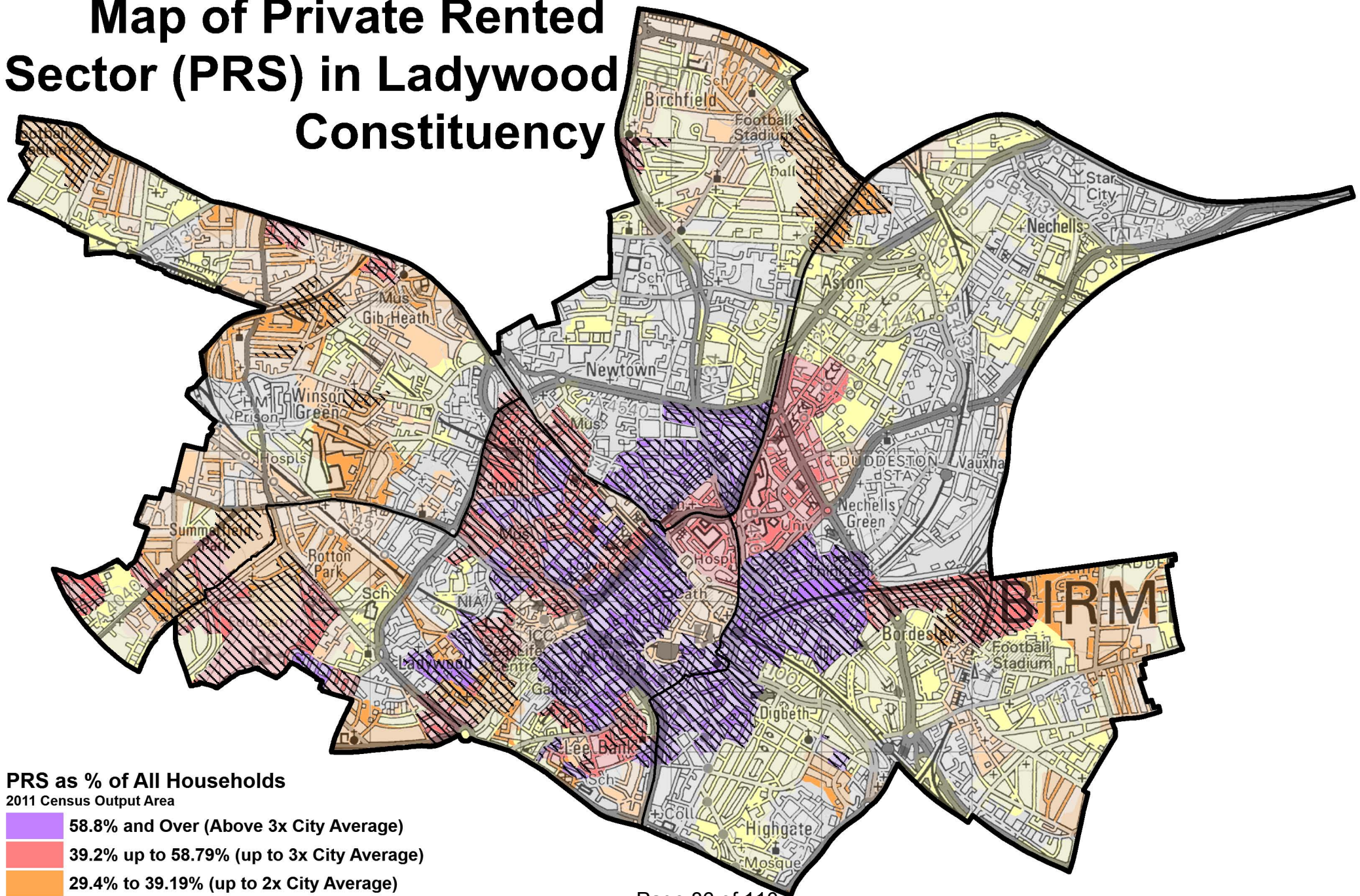
Constituency Boundaries

Ward Boundaries

Areas with PRS Largest Tenure

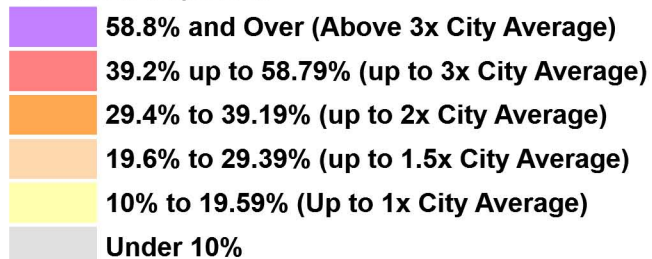


# Map of Private Rented Sector (PRS) in Ladywood Constituency



## PRS as % of All Households

2011 Census Output Area



Constituency Boundaries  
 Ward Boundaries

Area with PRS Largest Tenure

Page 86 of 110

Page 33 of 50

Produced by Matthew Cioke  
 Commissioning Centre  
 Birmingham City Council

© Crown copyright and database rights 2016 Ordnance Survey 100021326






# Map of Private Rented Sector (PRS) in Northfield Constituency

**PRS as % of All H**  
2011 Census Output Area

- 58.8% and Over
- 39.2% up to 58.7%
- 29.4% to 39.1%
- 19.6% to 29.3%
- 10% to 19.5%
- Under 10%

Constituency Boundary  
Ward Boundary  
Areas with High PRS

Page 87 of 110

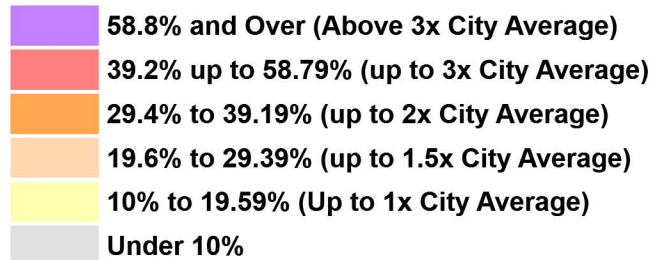
 **Constituency Boundaries**  
 **Ward Boundaries**  
 **Areas with PRS Largest Tenure**



# Map of Private Rented Sector (PRS) in Perry Barr Constituency

## PRS as % of All Households

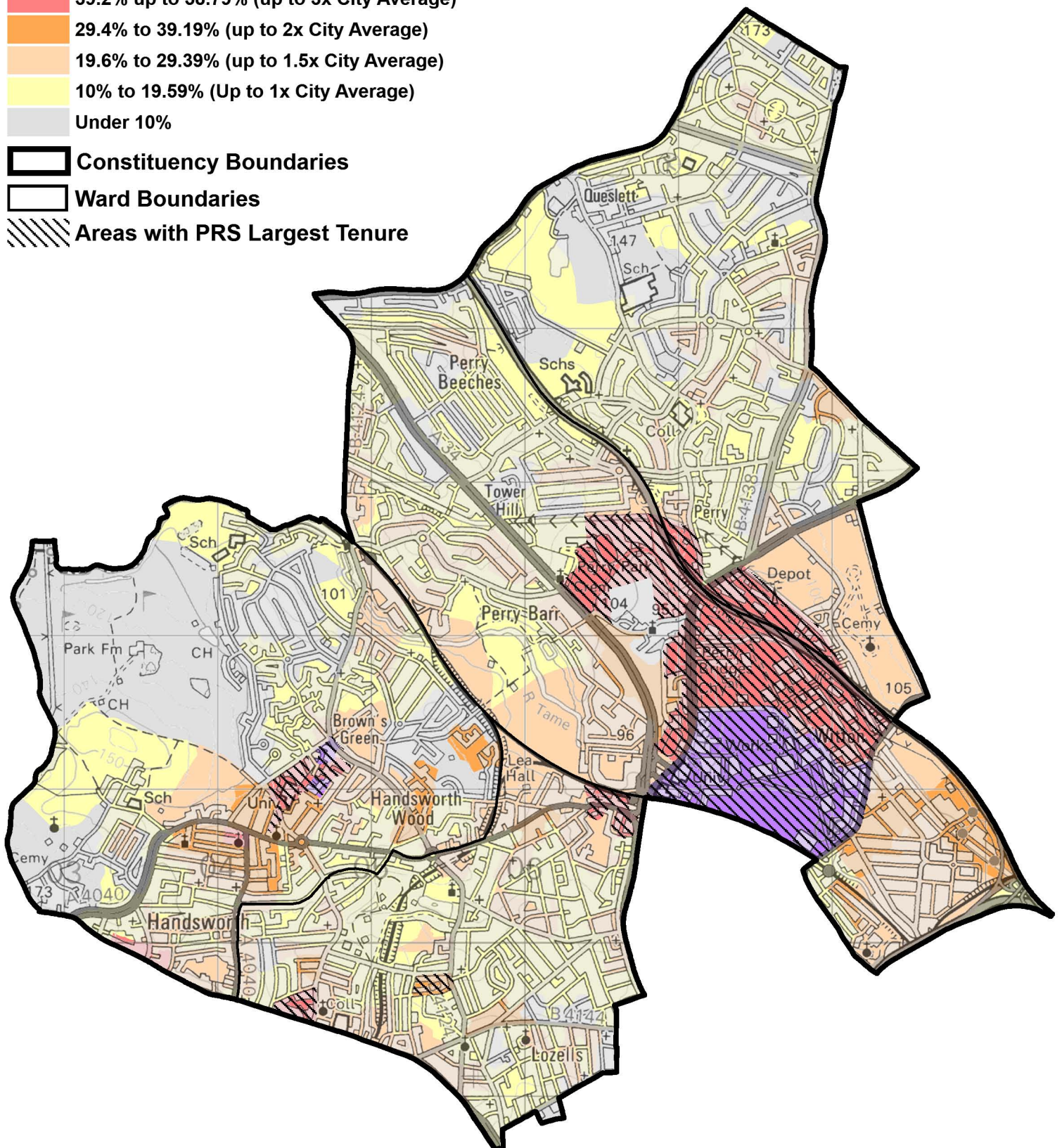
2011 Census Output Area



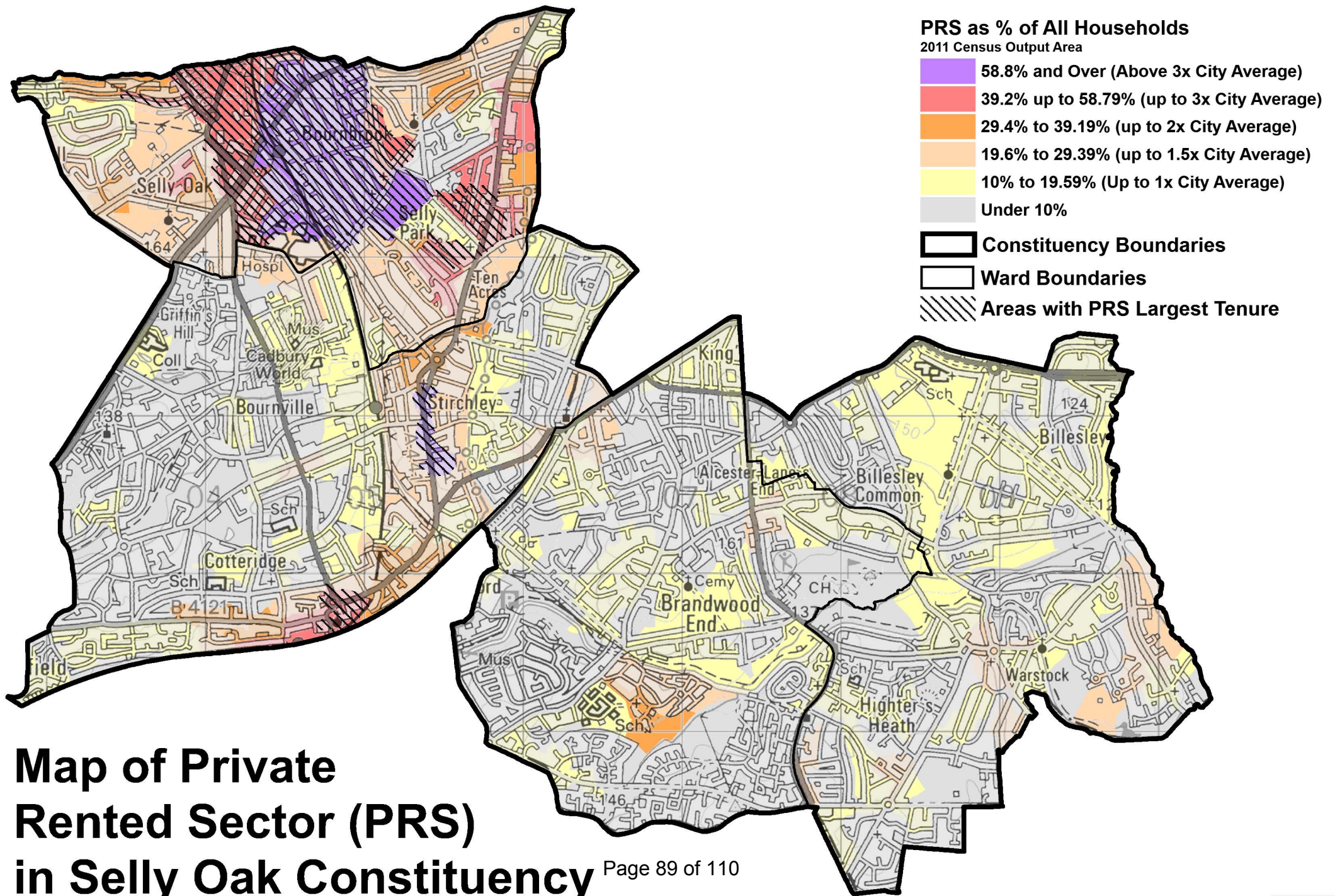
 Constituency Boundaries

 Ward Boundaries

 Areas with PRS Largest Tenure



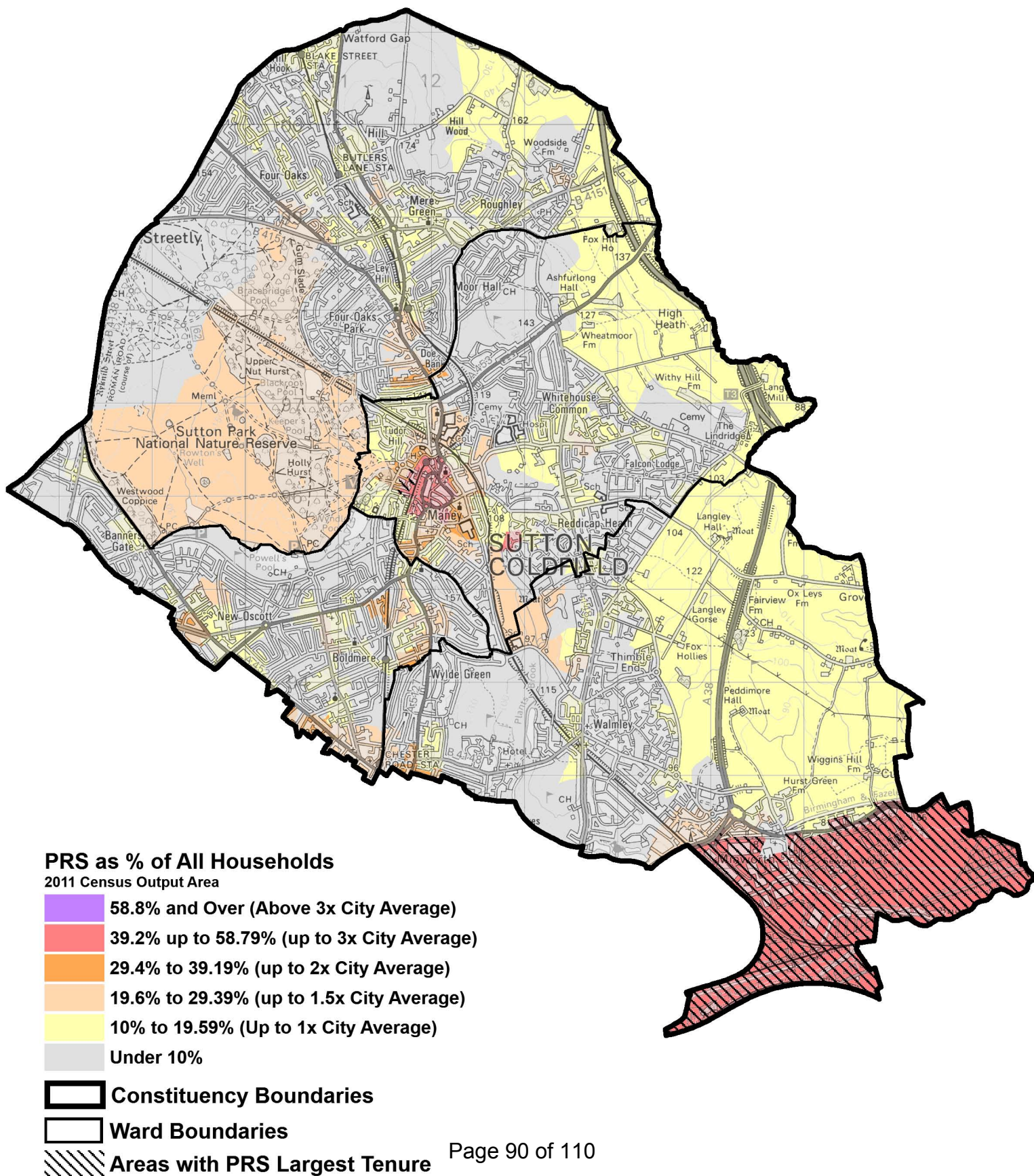




**Map of Private Rented Sector (PRS) in Selly Oak Constituency** Page 89 of 110

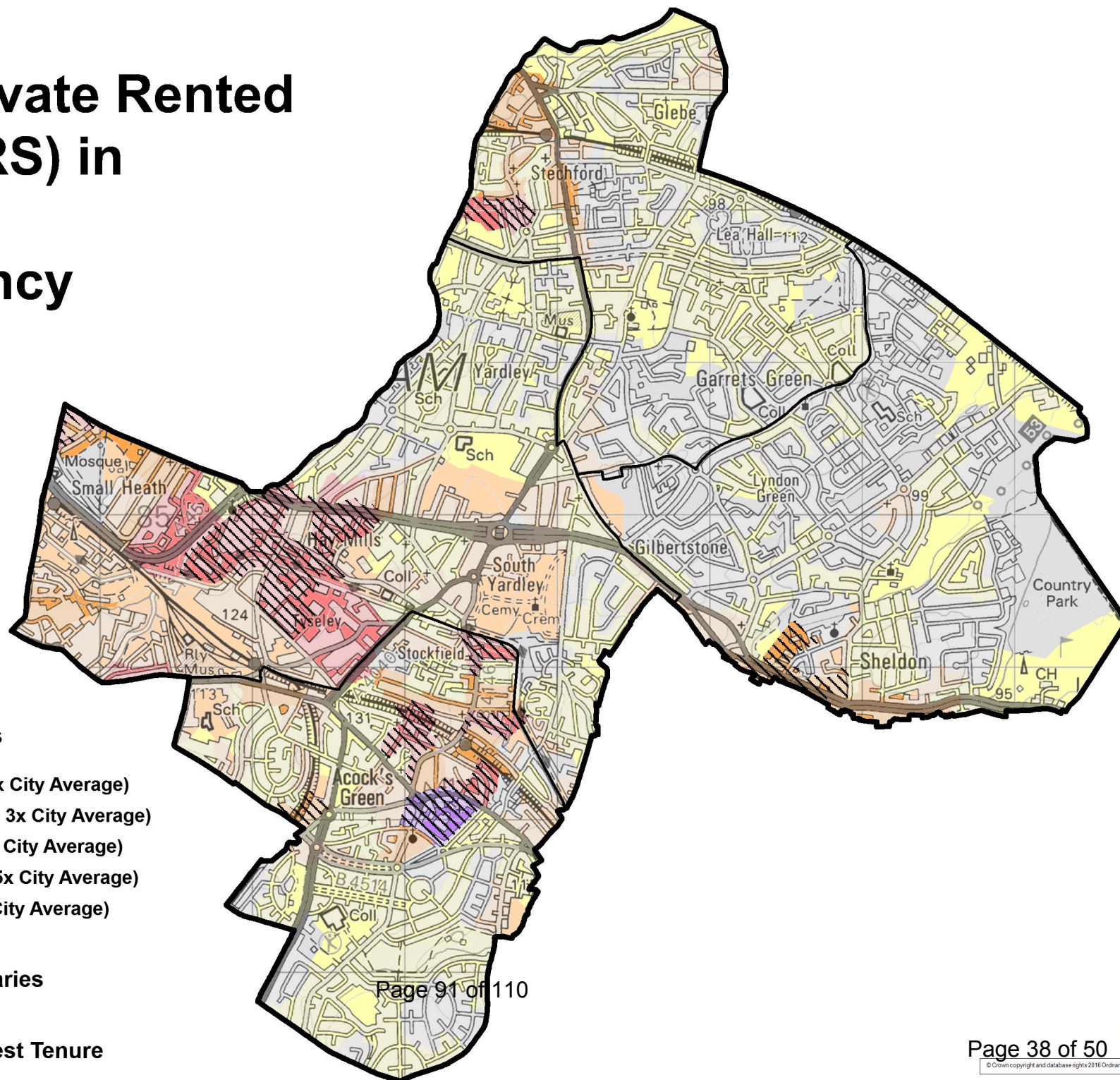


# Map of Private Rented Sector (PRS) in Sutton Coldfield Constituency





# Map of Private Rented Sector (PRS) in Yardley Constituency



## HMO Licensing

Current HMO licenses by postcode

[https://www.birmingham.gov.uk/downloads/file/4918/register\\_of\\_approved\\_licences\\_2\\_november\\_2016](https://www.birmingham.gov.uk/downloads/file/4918/register_of_approved_licences_2_november_2016)

Postcode	Area	Number
B29	Selly Oak, Bournbrook, Selly Park, Weoley Castle	1083
B16	Edgbaston, Ladywood	158
B23	Erdington, Stockland Green, Short Heath, Perry Common	85
B17	Harborne	80
B24	Erdington, Wylde Green, Tyburn	70
B20	Handsworth Wood, Handsworth, Birchfield	65
B13	Moseley, Billesley	48
B27	Acocks Green	44
B30	Bournville, Cotteridge, Stirchley	35
B19	Lozells, Newtown, Birchfield	33
B21	Handsworth	27
B12	Balsall Heath, Sparkbrook, Highgate	23
B11	Sparkhill, Sparkbrook, Tyseley	23
B5	Digbeth, Highgate, Lee Bank	23
B14	Kings Heath, Yardley Wood, Druids Heath, Highter's Heath, Warstock	12
B33	Kitts Green, Stechford	11
Other	Post codes – under 10 HMOs	65
		<b>Total: 1885</b>



# **P1E 201609: Households dealt with under the homelessness provisions of the 1996 Housing Act during the second quarter of 2016**

**Section E1: Applicant households for which decisions were taken between quarter (between 1 July and 30 September 2016)**

<b>1. Eligible, unintentionally homeless and in priority need</b>	<b>875</b>
<b>2. Eligible, homeless and in priority need, but intentionally so</b>	<b>98</b>
<b>3. Eligible, homeless but not in priority need</b>	<b>114</b>
<b>4. Eligible, but not homeless</b>	<b>325</b>
<b>5. Ineligible</b>	<b>69</b>
<b>6. Total decisions (sum of rows 1 to 5 above)</b>	<b>1,481</b>

## **Details for the 875 – eligible, unintentional and in priority need**

1. Parents no longer willing or able to accommodate
2. Other relatives or friends no longer willing or able to accommodate
3. Non-violent breakdown of relationship with partner
4. **Violence**
  - a. Violent breakdown of relationship, involving partner
  - b. Violent breakdown of relationship involving associated persons
  - c. Racially motivated violence
  - d. Other forms of violence
5. **Harassment, threats or intimidation**
  - a. Racially motivated harassment
  - b. Other forms of harassment

109
98
42
158
19
1
18
2
29

6. Mortgage arrears (repossession or other loss of home)	9
<b>7. Rent arrears on:</b>	
a. Local authority or other public sector dwellings	10
b. Registered Provider dwellings	7
c. Private sector dwellings	19
<b>8. Loss of rented or tied accommodation due to:</b>	
a. Termination of assured shorthold tenancy	223
b. Reasons other than termination of assured shorthold tenancy	49
9. Required to leave accommodation provided by Home Office as asylum support	25
<b>10. Left an institution or LA care:</b>	
a. Left prison/on remand	0
b. Left hospital	5
c. Left other institution or LA care	20
<b>11. Other reason for loss of last settled home</b>	
a. Left HM-Forces	0
b. Other reason (e.g. homeless in emergency, sleeping rough or in hostel, returned from abroad)	32
<b>Total</b>	<b>875</b>

### Private rented issues:

Rent arrears private sector dwellings	19
Loss of rented or tied accommodation due to termination of assured shorthold tenancy	223
PRS reasons other than termination of assured shorthold tenancy	49
<b>Total in the latest quarter caused by prs issues</b>	<b>291</b>
<b>Percentage in this quarter</b>	<b>33%</b>

# A guide to regulation of registered providers

Published 14 May 2015

## Contents

1. [The regulator's role](#)
2. [Regulatory framework](#)
3. [Regulatory standards](#)
4. [Our approach to regulation](#)
5. [Intervention and enforcement](#)

## 1. The regulator's role

The objectives of the social housing regulator are set out in the Housing and Regeneration Act 2008. In summary, we interpret our role as regulating registered providers of social housing in England to:

- protect social housing assets
- ensure providers are financially viable and properly governed
- maintain confidence of lenders to invest into the sector
- encourage and support supply of social housing
- ensure tenants are protected and have opportunities to be involved in the management of their housing
- ensure value for money in service delivery

We must perform our functions in a way that minimises interference and is proportionate, consistent, transparent and accountable. We must also operate within the provisions of the government's [Regulators' Code](#).

The terms [social housing](#) and registered provider are defined in the 2008 Act. Social housing includes low cost rental (such as affordable rent properties) and low cost home ownership. Registered providers include local authority landlords and private registered providers (such as not-for-profit housing associations and for-profit organisations).

## 2. Regulatory framework

The regulatory framework for social housing in England from the 1st April 2015 is made up of:

- [regulatory requirements](#) – what registered providers need to comply with
- [codes of practice](#) – a code of practice can amplify any economic standard to assist registered providers in understanding how compliance might be achieved
- regulatory guidance – this provides further explanatory information on the regulatory requirements and includes how the regulator will carry out its role of regulating the requirements

## 3. Regulatory standards

Our [regulatory standards](#) for social housing in England are at the core of our regulatory framework requirements. Each standard sets out required outcomes and specific expectations of registered providers. Where relevant, they reflect the Secretary of State's directions on specific regulatory standards.

Our role is to proactively regulate the 3 standards which are classified as 'economic'. These are

- the Governance and Financial Viability Standard
- the Value for Money Standard
- the Rent Standard

We can issue a code of practice which relates to any matter addressed by an economic standard and amplifies an economic standard. We have issued one [code of practice](#) which amplifies the Governance and Financial Viability Standard.

The remaining 4 standards are classified as 'consumer'. These are

- the Tenant Involvement and Empowerment Standard
- the Home Standard
- the Tenancy Standard
- the Neighbourhood and Community Standard

For the consumer standards our role is reactive in response to referrals or other information received. Our role is limited to intervening where failure to meet the standards has caused or could have caused serious harm to tenants.

Where we conclude this, we will publish a [regulatory notice](#). An overview of our experience of regulating the consumer standards is provided in our annual [consumer regulation review](#).

## 4. Our approach to regulation

We take a co-regulatory approach. This means boards and councillors who govern providers' service delivery are responsible for ensuring their organisation is meeting our standards, and for being open and accountable in how their organisation meets its objectives. Co-regulation also requires providers to support tenants in the shaping and scrutinising of service delivery and in holding boards and councillors to account.

We are risk-based in our regulatory approach. We use our sector risk analysis and assessments of registered providers with 1,000 or more social housing units to identify those we judge to be more complex and who consequently have an increased level of risk exposures. Providers with fewer than 1,000 social housing units are subject to a lower level of regulatory engagement. Our [sector risk profile](#) is published annually and it can help registered providers to manage risks effectively.

We must obtain sufficient assurance that the economic standards are being met by providers particularly the Governance and Financial Viability Standard. We maintain [regulatory judgements](#) on performance against governance and financial viability. To ensure that the system of judgements is transparent a [gradings under review](#) system identifies providers who are in danger of having their regulatory judgement downgraded to a non-compliant grade.

Further guidance on how we operate can be found in [Regulating the Standards](#) which sets out what action we take to ensure the regulatory standards are being met.

Where we make a particularly important decision in relation to our approach to regulation, we record it as a [decision instrument](#). The views of registered providers in relation to our regulatory framework and approach are captured through our stakeholder survey and consultations.

## 5. Intervention and enforcement

We expect providers to identify problems and take effective action to resolve them. If a provider takes responsibility and we conclude that it is able to respond to the problems, we will work with the provider to help it deliver the necessary corrective actions.

However, there may be circumstances where a provider is unable or unwilling to respond positively. Under these circumstances we may use our regulatory enforcement and general powers. Details of our powers and our approach to intervention and enforcement can be found in [Guidance on approach to intervention, enforcement and powers](#).

# **Housing and Planning Act 2016**

## **Summary of provisions for the Private Rented Sector**

### **Banning orders**

This part of the Act creates a new 'banning order' concept, to enable a Tribunal to ban a person from letting a home or engaging in letting agency or property management work in England.

The banning order may be requested by a council against a landlord or agent who has committed a banning order offence. The scope of what constitutes such an offence will be defined in regulations and the Act sets out the considerations that the Tribunal must take into account. A ban must be for six months at least and a financial penalty for breach can be up to a maximum of £5,000.

### **Database of rogue landlords and lettings agents**

The government will operate a database of 'rogue' landlords and letting agents. Councils will be responsible for updating the database when banning orders are issued, and can use it to help exercise their functions. The Act makes provision for councils to have access to the information in the database but the government currently has no intention to make it public.

### **Rent repayment orders**

A tribunal will be able to impose a rent repayment order (RRO) on a landlord who has committed an offence, which a tenant can apply for directly. The rent can be recouped by the tenant if they have paid it, or by a council if the rent was from Housing Benefit or Universal Credit.

The Secretary of State will make regulations as to how the money recovered will be spent. There is a new duty on local authorities to consider applying for an RRO where a landlord is convicted of any of the relevant offences.

### **Abandonment and re-possession**

The Bill will allow a private landlord to regain possession of a property they believe to have been abandoned without a court order. They will be able to do this by sending two notices at different times requesting a written response from the tenant. Before they can send the second notice rent arrears must have been accrued. If a third party, such as a charity or local authority, had provided the tenant's deposit, they will also receive a copy of the notices

**A Broad Rental Market Area is an area** *‘within which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel, by public and private transport, to and from those facilities and services.’*

**A BRMA must contain** *‘residential premises of a variety of types, including such premises held on a variety of tenures’, plus ‘sufficient privately rented residential premises, to ensure that, in the rent officer’s opinion, the LHA for the area is representative of the rents that a landlord might reasonably be expected to obtain in that area’.*

[Legislation - Rent Officers (Housing Benefit Functions) Amendment (No.2) Order 2008]

# BIRMINGHAM

**Broad Rental Market Area (BRMA) implemented on 1<sup>st</sup> March 2011**  
Page 99 of 110



## Map of the BRMA





## Birmingham LHA rates

Birmingham LHA rates					
	Room	1 Bed Self Contained	2 Bedrooms	3 Bedrooms	4 or more Bedrooms
2016	£57.34	£98.87	£120.29	£132.00	£173.41
2015	£57.34	£98.87	£120.29	£132.00	£173.41
2014	£56.77	£97.89	£119.10	£126.92	£166.74
2013	£56.21	£96.92	£117.92	£126.92	£165.09
2012	£55.00	£96.92	£115.38	£126.92	£161.54
2011	£55.00	£98.09	£115.38	£126.92	£161.54

The Direct Gov website (<https://lha-direct.voa.gov.uk/search.aspx>) provides a detailed breakdown of the Birmingham Broad Market Rental Area; including the types of property found within it



### Local Housing Allowance (List of Rents)

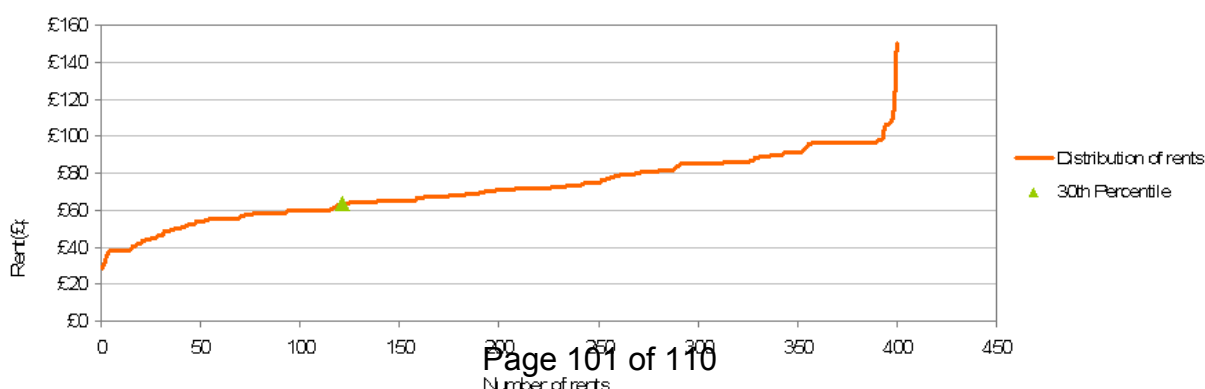
#### View List of Rents information for Birmingham

The graphs show the distribution of rents from lowest to highest rent used to set the LHA rate. The LHA rate is set using a mathematical value called the '30th percentile'. It is shown as the green triangle on the graph. Three in ten rents fall below the LHA rate and therefore should be affordable to people on Housing Benefit.

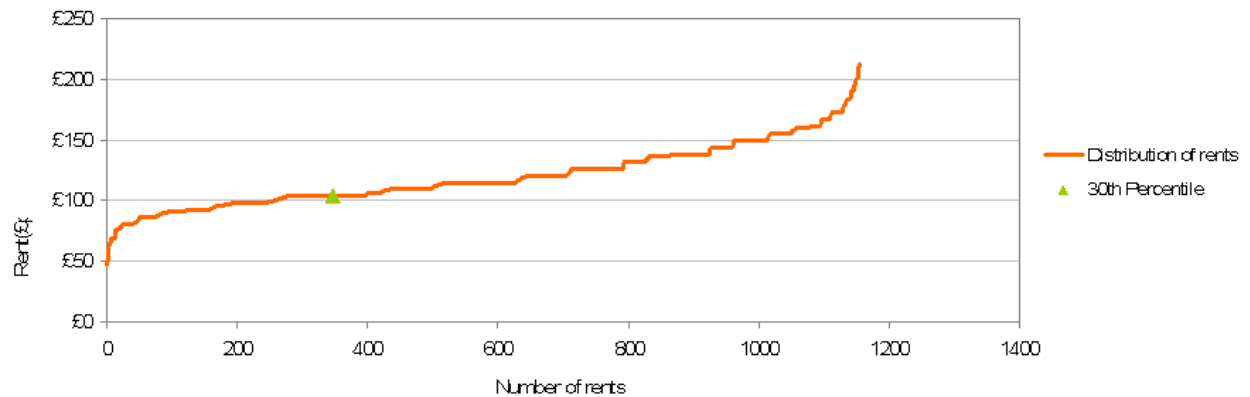
However, the LHA rate may be less than the '30th percentile' shown on the graph.

#### Range of weekly rents for the period 1 April 2016 to 31 March 2017

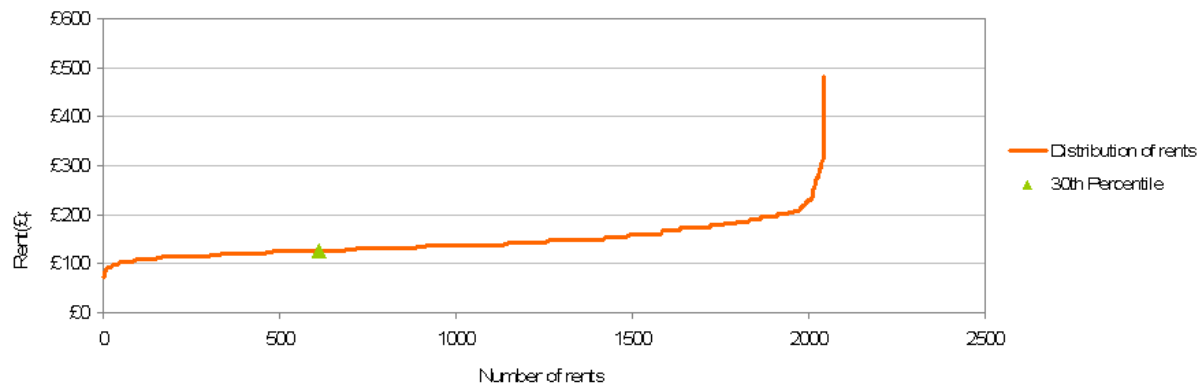
LHA Category	Number of rents	Minimum Rent £pw	Maximum Rent £pw	LHA Rate £pw
Shared Accommodation	400	£28.50	£150.00	£57.34



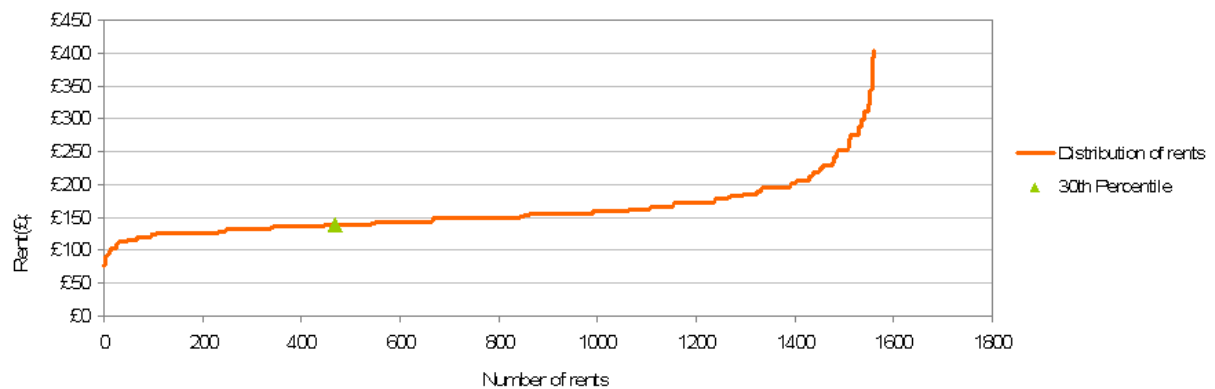
LHA Category	Number of rents	Minimum Rent £pw	Maximum Rent £pw	LHA Rate £pw
<b>One Bedroom</b>	1154	£46.30	£212.88	£98.87



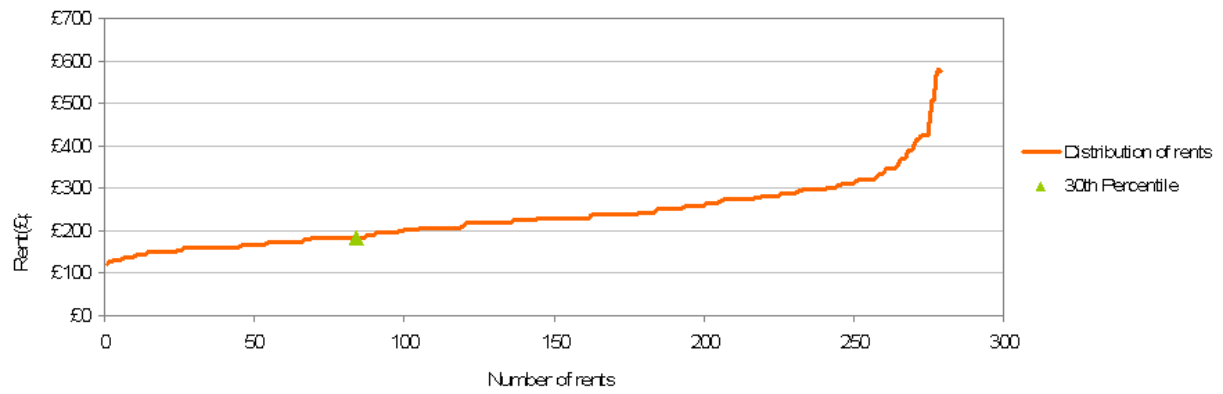
LHA Category	Number of rents	Minimum Rent £pw	Maximum Rent £pw	LHA Rate £pw
<b>Two Bedrooms</b>	2044	£71.80	£483.29	£120.29



LHA Category	Number of rents	Minimum Rent £pw	Maximum Rent £pw	LHA Rate £pw
<b>Three Bedrooms</b>	1560	£76.00	£402.74	£132.00



LHA Category	Number of rents	Minimum Rent £pw	Maximum Rent £pw	LHA Rate £pw
<b>Four Bedrooms</b>	279	£120.82	£575.34	£173.41







## Housing and Homes O&S Committee: Work Programme 2016/17

**Chair:** Cllr Victoria Quinn

**Committee Members:** Cllrs Gurdial Singh Atwal, Andy Cartwright, Matthew Gregson, Roger Harmer, Des Hughes, Mahmood Hussain, Mary Locke, Gary Sambrook, Sybil Spence, Ron Storer, Margaret Waddington

**Officer Support:** Scrutiny Team: Benita Wishart (464 6871) and Jayne Power (303 4810)  
Committee Manager: Marie Reynolds (464 4104)

### 1 Meeting Schedule

Date	Item	Officer Contact / Attendees
<b>28 June 2016</b> Committee Room 6	Informal Meeting: Work Programme Discussion	Benita Wishart/Jayne Power, Scrutiny Office
<b>19 July 2016</b> Committee Room 2	Cabinet Member for Housing and Homes <ul style="list-style-type: none"> <li>To set out key priorities</li> </ul>	Marcia Wynter, Cabinet Support Officer
	New Housing Allocations Scheme	Mike Walsh, Head of Service – Intelligence, Strategy and Prioritisation, Commissioning Centre of Excellence and Jim Crawshaw, Head of Housing Options
	Private Rented Sector	Pete Hobbs, Service Integration Head, Private Rented Sector
<b>6 September 2016</b> Committee Room 2	EMT Housing Priorities	Jacqui Kennedy, Acting Strategic Director, Place
	Draft Domestic Abuse Prevention Strategy – to include tracking of the “Working with Communities to Prevent Relationship Violence” review	Pat Merrick, AD, Operations Commission, Commissioning Centre of Excellence and Max Vaughan, Lead - Behaviour Service Integration Manager, Commissioning Centre of Excellence



Date	Item	Officer Contact / Attendees
	Homelessness System Review	John Hardy, Commissioning Manager – Prevention, Commissioning Centre of Excellence and Jim Crawshaw, Head of Housing Options
<b>11 October 2016</b> Committee Room 2	Cabinet Member for Transparency, Openness and Equality <ul style="list-style-type: none"> <li>To set out key priorities relating to Housing and Homes remit</li> </ul>	Marcia Wynter, Cabinet Support Officer
	Cabinet Member for Housing and Homes.  Discussion to include an update on the Housing Strategy, Homeless (including short term actions) and the implementation of the new Housing Allocations Policy	Marcia Wynter, Cabinet Support Officer  Jim Crawshaw, Head of Housing Options John Hardy, Commissioning Manager – Prevention, Commissioning Centre of Excellence Rob James, Service Director, Housing Transformation Mike Walsh, Head of Service – Intelligence, Strategy and Prioritisation, Commissioning Centre of Excellence
<b>8 November 2016</b> Committee Room 2	Evidence gathering for 'Tackling Rough Sleeping'	Benita Wishart/Jayne Power, Scrutiny Office
	Homeless System Change Programme	John Hardy, Commissioning Manager – Prevention, Commissioning Centre of Excellence and Jim Crawshaw, Head of Housing Options



<b>12 December 2016</b> Committee Room 2	Proposed Budget 2017/18  Private Rented Sector	TBC  Pete Hobbs, Service Integration Head, Private Rented Sector
<b>17 January 2017</b> Committee Room 2	Private Rented Sector	Pete Hobbs, Service Integration Head, Private Rented Sector
	Homeless System Change Programme	John Hardy, Commissioning Manager – Prevention, Commissioning Centre of Excellence and Jim Crawshaw, Head of Housing Options
<b>14 February 2017</b> Committee Room 6	Report on the Community Safety Partnership – annual report (a statutory responsibility). To include: off road bikes TBC	Geoffrey Taylor, BCSP Officer (Strategy)
<b>7 March 2017</b> Committee Room 2	Cabinet Member for Housing and Homes <ul style="list-style-type: none"> <li>To provide an update on key priorities</li> </ul>	Marcia Wynter, Cabinet Support Officer
	Tracking Report: Working with Communities to Prevent Relationship Violence	Paula Harding, Senior Service Manager and/or Pat Merrick, AD, Operations Commission and Max Vaughan, Lead - Behaviour Service Integration Manager, Commissioning Centre of Excellence
<b>11 April 2017</b> Committee Room 2	Cabinet Member for Transparency, Openness and Equality <ul style="list-style-type: none"> <li>To provide an update on key priorities</li> </ul>	Marcia Wynter, Cabinet Support Officer

## 2 Further work areas of interest

- 2.1 The following work programme items could be scheduled if members wish to investigate further (to be discussed).



## 3 Other Meetings

### Call in Meetings

---

#### 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.

## 4 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
000542/2015	Policy for the Use of Private Rented Sector to Meet Housing Needs	Housing and Homes	5 Dec 2016
001813/2016	Birmingham Development Plan 2031	Leader	13 Dec 2016
002517/2016	Disposal of land at Dawberry Fields, Kings Heath, Birmingham and the provision of new BMHT dwellings	Leader	24 Jan 2017
001961/2016	Land Appropriations to support Housing Growth	Housing and Homes	24 Jan 2017
002863/2017	Review and Future Model for the Sheltered Housing Service	Housing and Homes	24 Jan 2017
001429/2016	Disposal of Surplus Properties	Leader	24 Jan 2017
002732/2016	Migration – Birmingham's City of Sanctuary Offer	Transparency, Openness and Equality	24 Jan 2017
002901/2017	Housing Investment Programme 2017 to 2020	Housing and Homes	14 Feb 2017





Reference	Title	Portfolio	Proposed Date of Decision
001895/2016	Yardley Brook Full Business Case (FBC) for Remediation and Development	Housing and Homes	21 Mar 2017

