

# BIRMINGHAM CITY COUNCIL

<b>ERDINGTON DISTRICT COMMITTEE TUESDAY 17 MARCH 2015</b>
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**MINUTES OF A MEETING OF THE ERDINGTON  
DISTRICT COMMITTEE HELD ON TUESDAY 17  
MARCH 2015 AT 1400 HOURS IN COMMITTEE  
ROOMS 3 & 4, THE COUNCIL HOUSE,  
BIRMINGHAM**

**PRESENT** : - Councillor Josh Jones in the Chair;

Councillors Bob Beauchamp, Mick Finnegan, Penny Holbrook,  
Peter Kane, Gareth Moore, Gary Sambrook, Mike Sharpe and Ron  
Storer.

**ALSO PRESENT** :-

Mike Davis – District Head (Erdington)  
Sukvinder Kalsi – Assistant Director, Finance  
John Mole – District Support Officer  
Carol Dawson – Senior Service Manager, Housing  
Sarah Stride – Committee Manager  
Peter Richmond – Chief Executive, Castle Vale Community Housing Association.

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**NOTICE OF RECORDING**

262 The Chairman advised that the meeting will be webcast for live or 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.

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

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**APOLOGIES**

263 Apologies were submitted on behalf of Councillors Robert Alden, Mick Brown and Lynda Clinton and Andrew Burnham, West Midlands Fire Service and Sergeant Ron Winch, West Midlands Police for their inability to attend the meeting.

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**MINUTES**

264 **RESOLVED:-**

The Minutes of the last meeting held on 27 January 2015, having been previously circulated, were confirmed and signed by the Chairman.

**ERDINGTON HOUSING PANEL UPDATE**

Peter Richmond, Chief Executive Castle Vale Community Housing Association (CVCHA) gave the following power point presentation:-

**Erdington: A History of Effective Physical Housing Regeneration**

- 1980s and 1990s – historical legacy of obsolete and poorly designed council housing produced neighbourhoods in crisis.
- The response involved investment partnerships which:
  - Rebuilt defective property in Pye Hayes and Perry Common;
  - Redesigned and rebuilt Castle Vale;
  - Focussed resources on Wyrley Birch;
  - Smaller scale demolition and removal of obsolete Council Housing.
- This built on the private sector renewal of the 1980s.
- The result of this is that there is no sense that the local housing market is experiencing crisis in the existing stock. There are however, some serious weaknesses which in the medium term could undermine the quality of neighbourhoods in Erdington with long term socio-economic costs.

**So what does the evidence say about the drivers of change in Erdington?**

- Deprivation has progressively worsened.
- The gap between employment rates and skills in the UK has widened.
- Given recent trends owner occupation levels have now probably fallen below 50%.
- The private rented sector will be larger than the social housing sector by 2021.
- 54% of private renters claim Housing Benefit compared to 40% at the City level.

**Market Failure – The Twin Issues**

1. **Outside Kingstanding, Erdington's Housing Market**
  - Fails to produce adequate new supply
  - The growing rented sector imports poverty and people without the income to secure a market solution
  - A failure to maintain property in vulnerable neighbourhoods due to a combination of:
    - Loss of confidence by owners
    - Profit maximisation by some landlords.
2. **Kingstanding:**
  - Is no longer a social housing estate – it is multi tenure, in slow decline, with no obvious mechanism to create confidence to lever investment.

**Labour Market**

- Low levels of employment in a jobs-rich area
- Insufficient income to support households to live independently without state support
- Complex social issues impede labour market participation.

**Erdington District: A Diverse Place**

- Different drivers in different places
- Geographical diversity requires tailored approaches to different neighbourhoods
- Erdington is unique in having 2 community based housing organisations which can work alongside Birmingham City Council – a legacy of previous regeneration programmes.

**Key Birmingham City Council Context**

- Birmingham Development Plan
- Housing growth plan for Birmingham
- Strategic land availability assessment
- Community Governance Review
- Social Innovation Zones
- Employment and skills
- Existing housing: Private rented sector.

**Initial Action Programme**

- Work with Regeneration Team around land supply and use to deliver change
- Private rented sector (including licensing)
- Birmingham City Council older people's housing – support for change
- Identifying leads for areas that require policy action
- Links with employment and skills.

The Chairman thanked Peter Richmond for an interesting and comprehensive report and congratulated him on progress made with partner agencies.

Members made the following comments and concerns:

- It was felt that Wryley Birch had been badly let down as the area consisted of lots of different housing types with no structure.
- Very little room for development in the Kingstanding Ward. Do not want to utilise parkland for housing development.
- Erdington Ward housing stock is split to the East and West with housing of multiple-occupation (HMO's) and the private sector. Both areas had their own set of problems which it was felt must be controlled.
- The unemployment statistics were four years out of date. It was important that the most recent statistics be incorporated into the presentation.
- Youth unemployment had reduced in the Erdington Ward quicker than any other area in the City. However, it was felt that there were other high areas of unemployment in the City that required attention.
- It was suggested that agencies liaise with the community before building new housing developments and ask the local community what they want in order to strengthen community cohesion.

In response to comments made Peter Richmond, (CVCHA) gave the following information:

- He agreed that Kingstanding should be excluded from the successful model as the Ward had a number of housing problems in the area – private landlords in abundance and housing tenants claiming benefits.
- He agreed that parkland in Kingstanding should be protected but the vast majority of parkland was not utilised by the public and was often misused.
- There was a need to ensure that young people find employment but it was equally important that they have a decent home to live in in their area of employment. If people are given decent homes they will then have an incentive to find employment and improve their standard of living.
- Employment statistics will be updated and sent to Members via email.
- He agreed that any housing development should be community led to ensure that the standard offered is the standard required.

The Chairman thanked Peter Richmond for his attendance and it was -

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**RESOLVED:-**

That the verbal update report on the Erdington Housing Panel be noted.

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**ERDINGTON REVENUE BUDGET MONITORING REPORT 2014/15 – MONTH 10 (APRIL – JANUARY 2015)**

The following joint report of the Service Directors Neighbourhoods and Housing Transformation, Assistant Director Sport Events and Parks and the Director of Finance was submitted:-

(See Document No. 1)

Sukvinder Kalsi, Assistant Director Finance, introduced the report and highlighted the salient points.

It was -

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**RESOLVED:-**

- (i) That the latest revenue budget position at the end of January (Month 10) and year-end projected balanced budget as detailed in Appendix 1 attached to the report, be noted;
- (ii) That the latest Community Chest allocations and the current financial position as detailed in Appendix 2 attached to the report, be noted;
- (iii) That the position with regard to the Savings Programme for 2014/15 as detailed in Appendix 3 attached to the report, be noted;
- (iv) That the position with regard to the Capital Projects for 2014/15 as detailed in Appendix 4 attached to the report, be noted.

**PLACE DIRECTORATE PERFORMANCE REPORT QUARTER 3**

The following performance report from the Service Director, Place Directorate was submitted:-

(See Document No. 2)

Members questioned the accuracy of the statistics shown in the report, particularly in relation to Fleet and Waste Management and the Youth Service.

The Chairman requested that officers revisit the figures and respond to Members on the outcome of their investigations.

It was -

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**RESOLVED:-**

That the Place Directorate Performance report Quarter 3 be noted.

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**HOUSING TRANSFORMATION BOARD PERFORMANCE REPORT QUARTER 3 2014/2015 AND PERFORMANCE NARRATIVE**

The following performance report from the Service Director, Housing Transformation was submitted together with a performance narrative that was circulated at the meeting:-

(See Document No's 3 and 4)

Carol Dawson, Senior Service Manager introduced the report and detailed the points stated in the performance narrative. She confirmed that one statistic listed in the report was incorrect and that she would confirm the correct figure with Members via email.

Members requested further information with relation to families living in Bed and Breakfast accommodation and also the gas repairs service contractor. Carol Dawson stated that she would liaise with the Manager dealing with the gas repairs service, investigate the reports of poor service provision and inform Members of the outcome accordingly.

It was -

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**RESOLVED:-**

That the Housing Transformation Board Performance report Quarter 3 2014/2015 and performance narrative be noted.

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**DATES OF FUTURE MEETINGS 2015 / 2016**

- 269 It was noted that future meetings of the meetings of the Erdington District Committee be **provisionally** scheduled on the following dates at 1400 hours in Committee Rooms 3 & 4, The Council House, Victoria Square, Birmingham:-

30 June 2015	26 January 2016
28 July 2015	29 March 2016
27 October 2015	
1 December 2015	

The Chairman stated that this would be the last District Committee attended by Councillor Peter Kane. He wished him well for the future and thanked him for all the hard work that he had undertaken in the Erdington District.

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**OTHER URGENT BUSINESS (REPORTS BY OFFICERS)**

- 270 No issues of other urgent business were submitted.
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**AUTHORITY TO CHAIRMAN AND OFFICERS**

- 271 **RESOLVED:-**

That the Chairman is hereby authorised to act until the next meeting of the Committee except that, in respect of the exercise of the Council's Executive functions delegated to it by the Cabinet, the appropriate Chief Officers are hereby authorised to act in consultation with the Chairman and that the Director of Legal and Democratic Services is authorised to affix the Corporate Seal to any document necessary to give effect to a decision of the said officers acting in pursuance of the power hereby delegated to them; further that a report of all action taken under this authority be submitted to the next meeting and that such report shall explain why this authority was used.

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The meeting ended at 1515 hours.

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CHAIRMAN