

# **BIRMINGHAM CITY COUNCIL**

## **HOUSING AND HOMES OVERVIEW AND SCRUTINY COMMITTEE**

**TUESDAY, 17 APRIL 2018 AT 14:00 HOURS**  
**IN COMMITTEE ROOM 6, COUNCIL HOUSE, VICTORIA SQUARE,**  
**BIRMINGHAM, B1 1BB**

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

**1     NOTICE OF RECORDING/WEBCAST**

The Chairman to advise/meeting to note that this meeting will be webcast for live or subsequent broadcast via the Council's Internet site ([www.civico.net/birmingham](http://www.civico.net/birmingham)) and that members of the press/public may record and take photographs except where there are confidential or exempt items.

**2     DECLARATIONS OF INTERESTS**

Members are reminded that they must declare all relevant pecuniary and non pecuniary interests arising from any business to be discussed at this meeting. If a disclosable 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     APOLOGIES**

To receive any apologies.

**3 - 6**

**4     HOUSING AND HOMES ACTION NOTES - 6 MARCH 2018**

To confirm the action notes of the meeting held on 6 March 2018.

**7 - 38**

**5     REQUEST FOR CALL IN - BIRMINGHAM COUNCIL HOUSING INVESTMENT PROGRAMME 2018/19 TO 2020/21**

To consider the "Request for Call-In". (The portfolio holder and the Lead Officer identified in the report have been summoned to attend the meeting).

The following documents are attached:-

(A) The Executive decision record.

(B) The relevant form for the “Request for Call-In” lodged by Councillors Barry Henley and Mike Leddy.

(C) The report considered by the Cabinet in reaching its decision.

6 **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).

7 **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.

8 **AUTHORITY TO CHAIRMAN AND OFFICERS**

Chairman to move:-

'In an urgent situation between meetings, the Chairman 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 6 March 2018, Committee Room 6**

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**Present:**

Councillor Victoria Quinn (Chair)

Councillors Gurdial Singh Atwal, Roger Harmer, Penny Holbrook, Mohammed Idrees, Mary Locke and Margaret Waddington

**Also Present:**

Councillor Karen McCarthy

Councillor Gareth Moore

Uyen-Phan Han, Planning Policy Manager

Mike Heath, Assistant Director, Waste Management

Pete Hobbs, Service Head, Private Rented Services and Tenant Engagement

Rob James, Service Director, Housing

Jacqui Kennedy, Corporate Director, Place

Lisa Morgan, Head of Law (Place)

Jayne Power, Research & Policy Officer, Scrutiny Office

Emma Williamson, Head of Scrutiny Services

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**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 Matthew Gregson, Gary Sambrook and Ron Storer.

**3. DECLARATIONS OF INTERESTS**

None.

**4. ACTION NOTES – 20 FEBRUARY 2018**

(See document No 1)

The Chair updated Members on the outstanding actions.

- The notes were agreed.

## **5. UPDATE ON WASTE COLLECTION SERVICE IMPROVEMENT PLAN**

Jacqui Kennedy (Corporate Director, Place) and Mike Heath (Assistant Director, Waste Management) attended to give Members a verbal update.

The following were among the main points raised:

- The green waste service had gone live the previous day, with 59,659 customers. The service has started well and everyone who is a live subscriber has been sent a sticker which must be put on the bin or it will not be collected;
- On operational matters, the number of missed collections has reduced since the last update to Committee and data is being used to identify any hotspots and find out why some roads are being consistently missed;
- Waste collection rounds are being changed and management and the Trades Unions will be holding a workshop to finalise the new rounds;
- The Service Improvement Board had met for the first time last week and a workshop was being held the next day to discuss service improvement;
- With regard to the accessibility of data sets, Members were advised that making the data publicly available was being looked into and that the latest set of data, including missed collections for February, would be forwarded to them;
- The Chair asked, given the commitment to weekly bin collections for the next 4 years, whether residents can have faith that they will now get their bins collected every week and Members were told that the new model will be a 5 day working week and the workforce are involved in drafting up the new rounds and productivity levels.

### **RESOLVED:-**

- The following information to be provided for Members:
  - (i) Latest set of data (specific request for missed collections in February);
  - (ii) Statistics underpinning the graph of missed collections.

## **6. WORKING WITH HMOS – EVIDENCE GATHERING**

(See document No 2)

This was the first session for the inquiry and Members heard evidence from Rob James (Service Director, Housing), Pete Hobbs (Service Head, Private Rented Services and Tenant Engagement), Uyen-Phan Han (Planning Policy Manager), Lisa Morgan (Head of Law, Place), Councillor Karen McCarthy and Councillor Gareth Moore.

The focus of this session was on what we already know about HMOs in Birmingham, the current plans for housing mix and the role of HMOs, the planning and regulatory tools available to the City Council and how these should be used.

The following were among the main points raised:

- The Chair gave the background to the inquiry, including the Committee's previous work on the private rented sector and the City Council motion which

highlighted the need to work with HMOs, how existing mechanisms are used and what gaps there might be;

- The background research on comparators with other LAs shows that there is not one model common to all and over half of the nine cities included in the research have a city-wide Article 4 Direction in place;
- One Member pointed out that it was important to note the issues are different in different parts of Birmingham, with HMO provision in some areas being driven through supported housing and there is therefore a need to include this sector in the inquiry;
- In Stockland Green, a market rent not-for-profit company has been set up and has opened its first two shared living properties which are regulated;
- The Chair pointed out that the motion had called for covenants to be placed on all future new builds and asked whether there are any covenants in the Right to Buy process; Lisa Morgan (Head of Law, Place) responded that this had been raised with a colleague and enquiries were being made around how much use we make of covenants;
- Members discussed the mechanisms available to the council, in particular Article 4 Directions, and comparator authorities where city-wide Article 4 Directions are in place;
- Members were advised that Article 4 Directions do not prevent HMOs coming forward, it just means that planning permission is required for change of use and therefore the planning policy which sits alongside is just as important;
- Members were further advised that the Birmingham Development Plan provides the over-arching policies and the HMO policy is in saved policies, which will be included in the Development Plan Document which is currently being developed;
- One Member stressed the importance of having an evidence-based city-wide strategy;
- Members were told that the Private Rented Services team is working with colleagues in Revenues & Benefits with the aim of having a database which identifies all private rented properties.

**RESOLVED:-**

- The evidence received was noted;
- A second evidence gathering session will be arranged for the new municipal year.

**7. WORK PROGRAMME 2017-18**

The Work Programme was noted.

**8. OTHER URGENT BUSINESS**

None.

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

None.

**10. AUTHORITY TO CHAIRMAN AND OFFICERS**

Agreed.

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The meeting ended at 1658 hours.

Details

|                |                   |
|----------------|-------------------|
| <b>Status:</b> | Decision Proposed |
|----------------|-------------------|

|   |
|---|
| <b>Title:</b><br>Birmingham Council Housing Investment Programme 2018/19 to 2020/21 |
|---|

|                   |             |
|-------------------|-------------|
| <b>Reference:</b> | 004665/2018 |
|-------------------|-------------|

|  |
|--|
| <b>Details:</b><br>Report of the Corporate Director - Place. |
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|   |                 |
|---|-----------------|
| <b>Implementation Date (not before Meeting Date):</b> | Tue 27 Mar 2018 |
|---|-----------------|

|   |
|---|
| <b>Purpose:</b><br>To seek approval for the Full Business Case for the scope of work to be included in the Council Housing Improvement Programme 2018/19 to 2020/21 |
|---|

|                       |                   |
|-----------------------|-------------------|
| <b>Key Portfolio:</b> | Housing and Homes |
|-----------------------|-------------------|

|   |     |
|---|-----|
| <b>Include Item on Forward Plan / Key Decision:</b> | Yes |
|---|-----|

|                        |         |
|------------------------|---------|
| <b>Decision Maker:</b> | Cabinet |
|------------------------|---------|

|   |
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| <b>Reason for Key Decision:</b><br>Capital expenditure in excess of £1m |
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|                            |
|----------------------------|
| <b>Relevant Documents:</b> |
|----------------------------|

Decision**Urgent Decision - Not in Forward Plan:**

No

**Is Private:**

No

**Decision Outcome:**

On 27 March 2018, Cabinet:- (i) Noted the update against 2017/18 programme delivery; (ii) Approved the Full Business Case report Appendix 1 for the scope of works to be included in the Council Housing Improvement Programme 2018/19 to 2019/20 including fire suppression systems at an estimated capital cost of £129.890 million, together with adaptations at an estimated cost of £6.905 million over the same period; (iii) Authorised the Service Director, Housing and Head of Capital Investment to allocate the Housing Investment works and place orders with the recently procured service providers in accordance with the scope of those contracts; (iv) Noted the allocation of £105.913 million for clearance and new build activity included within the Public Sector Housing Capital budget of £242.708 million, with specific scheme details to be the subject of further reports as appropriate sites are identified; (v) Authorised the City Solicitor to negotiate, execute, seal and complete all necessary documents to give effect to the above recommendations. THE DEADLINE FOR CALL IN IS 1600 HOURS ON WEDNESDAY 4 APRIL 2018.

Miscellaneous**Reg 10****Reg 11**Decision Criteria

This Decision does not contain any decision criteria records.

Wards

This Decision does not contain any Ward records.



## Topics

This Decision does not contain any Topic records

## Overview and Scrutiny

Housing and Homes Overview and Scrutiny Committee



**From:** Councillor Barry Henley  
**Sent:** Monday, April 02, 2018 8:57 PM  
**To:** 'LESCommitteeServicesAll@birmingham.gov.uk'  
**Cc:** Councillor Victoria Quinn; Councillor Mike Leddy  
**Subject:** Call in: Birmingham Council Housing Investment Programme 2018/19 to 2020/21.  
Reference: 004665/2018

**For the Attention of David Smith**

Dear Mr Smith

CMIS records that: On 27 March 2018, Cabinet:- (i) Noted the update against 2017/18 programme delivery; (ii) Approved the Full Business Case report Appendix 1 for the scope of works to be included in the Council Housing Improvement Programme 2018/19 to 2019/20 including fire suppression systems at an estimated capital cost of £129.890 million, together with adaptations at an estimated cost of £6.905 million over the same period; (iii) Authorised the Service Director, Housing and Head of Capital Investment to allocate the Housing Investment works and place orders with the recently procured service providers in accordance with the scope of those contracts; (iv) Noted the allocation of £105.913 million for clearance and new build activity included within the Public Sector Housing Capital budget of £242.708 million, with specific scheme details to be the subject of further reports as appropriate sites are identified; (v) Authorised the City Solicitor to negotiate, execute, seal and complete all necessary documents to give effect to the above recommendations. THE DEADLINE FOR CALL IN IS 1600 HOURS ON WEDNESDAY 4 APRIL 2018.

My colleague and I consider this to be a very unwise decision. Below is the completed pro forma requesting that the decision be called in, and we will provide a signed copy before the deadline. Our objection to the decision can be summarised by the following:

- The decision is contrary to the budget agreed for Housing because extra expenditure for fire suppression has been added in and this is not required.
- The Executive has overlooked the scientific evidence that our tower blocks are already safe and protected against fire in accordance with the Building Regulations and therefore adding sprinklers will not make them safer. The £31million cost should be spent on needed items. If life safety is the motive then it should be spent on road accident prevention.
- We have no sprinklers in our tower blocks. In future they will be required in blocks over 30m high. But there is no requirement to retrofit them. This is novel and there is no sensible reason to equip buildings which have been safe for fifty years when they will all be demolished in the next few years.
- The decision implies that £31 million will be spent unnecessarily which is a significant financial amount.
- The decision is particularly significant for Brandwood Ward as we have 15 tower blocks. This money, if available should be spent on refurbishment not on fire suppression.

Date: 3 April 2018

Please arrange for a meeting of the

Housing

O&S Committee

to be called to discuss the following executive decision:

Title: **Birmingham Council Housing Investment Programme 2018/19 to 2020/21**

Taken By: Cabinet

On: 27 March 2018

**Reason for request:**

- |   |     |   |                                     |
|---|-----|---|-------------------------------------|
| (a ) Is the Executive decision within existing policy?      | 1.  | the decision appears to be contrary to the Budget or one of the 'policy framework' plans or strategies;   | <input checked="" type="checkbox"/> |
|   | 2.  | the decision appears to be inconsistent with any other form of policy approved by the full Council, the Executive or the Regulatory Committees;   | <input type="checkbox"/>            |
|   | 3.  | the decision appears to be inconsistent with recommendations previously made by an Overview and Scrutiny body (and accepted by the full Council or the Executive);  | <input type="checkbox"/>            |
| (b) Is the Executive decision well-founded?                 | 4.  | the Executive appears to have failed to consult relevant stakeholders or other interested persons before arriving at its decision;  | <input type="checkbox"/>            |
|   | 5.  | the Executive appears to have overlooked some relevant consideration in arriving at its decision;   | <input checked="" type="checkbox"/> |
|   | 6.  | the decision has already generated particular controversy amongst those likely to be affected by it or, in the opinion of the Overview and Scrutiny Committee, it is likely so to do;   | <input type="checkbox"/>            |
|   | 7.  | the decision appears to be particularly "novel" and therefore likely to set an important precedent;   | <input checked="" type="checkbox"/> |
| (c) Has the Executive decision been properly taken?         | 8.  | there is a substantial lack of clarity, material inaccuracy or insufficient information provided in the report to allow the Overview and Scrutiny Committee to hold the Executive to account and/or add value to the work of the Council. | <input type="checkbox"/>            |
|   | 9.  | the decision appears to give rise to significant legal, financial or propriety issues;  | <input checked="" type="checkbox"/> |
| (d) Does the Executive decision particularly affect a Ward? | 10. | the notification of the decision does not appear to have been in accordance with council procedures;  | <input type="checkbox"/>            |
|   | 11. | the decision appears to give rise to significant issues in relation to a particular Ward.   | <input checked="" type="checkbox"/> |

Councillor

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(Signed)

Barry Henley

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(Print Name)

Councillor

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(Signed)

Mike Leddy

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(Print Name)

Regards

Barry

Cllr Dr Barry Henley

Labour member for Brandwood Ward

Chair of Service Birmingham

Chair of Standing Advisory Council for Religious Education

Chair of the Conservation and Heritage Panel

Member of Planning Committee



|                                    |   |
|------------------------------------|---|
| <b>Report to:</b>                  | <b>CABINET</b>  |
| <b>Report of:</b>                  | <b>Corporate Director Place</b>   |
| <b>Date of Decision:</b>           | <b>27 March 2018</b>  |
| <b>SUBJECT:</b>                    | <b>BIRMINGHAM COUNCIL HOUSING INVESTMENT PROGRAMME 2017/18 to 2019/20</b>   |
| <b>Key Decision: Yes</b>           | <b>Relevant Forward Plan Ref: 004665/2018</b>   |
| <b>If not in the Forward Plan:</b> | <b>Chief Executive approved <input type="checkbox"/></b>  |
| <b>(please "X" box)</b>            | <b>O&amp;S Chairman approved <input type="checkbox"/></b>   |
| <b>Relevant Cabinet Member(s):</b> | <b>Councillor Peter Griffiths – Cabinet Member for Housing and Homes</b><br><b>Councillor Majid Mahmood – Cabinet Member for Commercialism, Commissioning and Contract Management</b> |
| <b>Relevant O&amp;S Chair</b>      | <b>Councillor Victoria Quinn – Housing and Homes</b><br><b>Councillor Mohammed Aikhlaq– Corporate Resources and Governance</b>  |
| <b>Wards affected:</b>             | <b>All</b>  |

## 1. Purpose of report:

- 1.1 In February 2017, Cabinet approved the three year Capital Investment Programme for 2017/18 to 2019/20. Included in this report is an update on the successful achievements of the 2017/18 Capital Investment Programme. Due to the requirement to retrofit fire suppression systems (sprinklers) it is necessary to now seek approval for these works to be included in the existing full business case for the scope of work to be included in the Council Housing Investment Programme 2018/19 to 2019/20 of £129.890 million and adaptations of £6.905 million within a total Public Sector Housing Capital budget of £242.708 million, including clearance and redevelopment costs.
- 1.2 To inform Cabinet that this programme will deliver improvements to around 19,121 property elements and will include the provision of new kitchens and bathrooms, upgraded central heating systems, door, window, roof replacements and structural works to traditional/non-traditional construction type properties including electrical and thermal efficiency works, replacement double glazed PVCU windows, replacement heating system, roof replacement works and external/internal improvements and the installation of fire suppression system (sprinklers) to high rise dwellings. These works to be delivered through existing contracts.
- 1.3 To inform Cabinet that a sum of £0.800 million per annum has been identified in Appendix 2 for capital environmental works in neighbourhoods. It is proposed that this sum be allocated based on housing stock in that locality and that local elected Members will be consulted and involved in the decisions..
- 1.4 The proposals are consistent with the Budget for 2018/19 approved by Council on 27<sup>th</sup> February 2018.

## 2. Decision(s) recommended:

That Cabinet:

- 2.1 Notes the update against 2017/18 programme delivery.
- 2.2 Approves the Full Business Case **Appendix 1** for the scope of works to be included in the Council Housing Improvement Programme 2018/19 to 2019/20 including fire suppression systems at an estimated capital cost of £129.890 million, together with adaptations at an estimated cost of £6.905 million over the same period.
- 2.3 Authorises the Service Director, Housing and Head of Capital Investment to allocate the Housing Investment works and place orders with the recently procured service providers in accordance with the scope of those contracts.
- 2.4 Notes the allocation of £105.913 million for clearance and new build activity included within the Public Sector Housing Capital budget of £242.708 million, with specific scheme details to be the subject of further reports as appropriate sites are identified
- 2.5 Authorises the City Solicitor to negotiate, execute, seal and complete all necessary documents to give effect to the above recommendations.

### Lead Contact Officer(s):

Robert James – Service Director –Housing  
0121 464 7699  
[Robert.james@birmingham.gov.uk](mailto:Robert.james@birmingham.gov.uk)

**Telephone No:**  
**E-mail address:**

Martin Tolley – Head of Capital Investment  
0121 303 3974  
[martin.tolley@birmingham.gov.uk](mailto:martin.tolley@birmingham.gov.uk)

## 3. Consultation

### 3.1 Internal

The proposals for the Housing Investment Programme for 2018/19 to 2019/20 are consistent with the budget report presented to Cabinet. The following members have been consulted previously and supported the proposals going forward for Executive decision.

|                           |  |
|---------------------------|--|
| Councillor Brigid Jones   | Deputy Leader of Birmingham City Council                 |
| Councillor Victoria Quinn | Chair of Housing and Homes Overview & Scrutiny Committee |



- 3.2 We will continue to work with local residents, housing management teams and elected members in relation to Environmental Works Investment Projects.
- 3.3 Officers in Legal Services and City Finance have been involved in the preparation of this report.
- 3.4 External

The City Housing Liaison Board has been consulted about the programme as outlined in this report. TMOs and Leaseholders will be consulted prior to works being undertaken in accordance with the terms of MMAs / leases respectively.

## **4 Compliance Issues**

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

Improving the Council owned housing stock directly contributes to the strategic outcomes of the Sustainable Community Strategy, the proposed Council Business Plan and Budget 2018+. In particular there is a specific target under the theme of securing a high quality of life for residents. Stock improvements will also impact upon the other strategic outcomes, most notably on the aspiration for healthier communities and carbon reduction.

The Council will upgrade its stocks thermal performance by energy efficient measures that may include whole property retrofit in line with the City's wider sustainability strategy set by Birmingham's Green Commission through the Carbon Roadmap. These works will include the replacement of existing older inefficient heating systems, external insulation, hard to treat cavity wall and loft insulation and any other innovative energy efficiency works. This will further contribute to targets within the Commission's Carbon Roadmap to reduce carbon dioxide emissions by 60% by 2027 and alleviate fuel poverty. The Council's approach will be to identify additional funding routes such as Energy Company Obligation (ECO), Renewable Heat Incentive (RHI) and any other funding routes that may become available in the future.

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

The total capital funding for these schemes is contained within the Housing Public Sector Capital Budget 2018+ and summarised in **Appendix 1**. The programme will be funded in line with the anticipated resources set out in the Council's Business Plan and Budget 2018+, as approved at the Council Meeting on 27<sup>th</sup> February 2018.

This capital expenditure will ensure that the properties remain available for letting, hence protecting the net rental income to the Housing Revenue Accounts (HRA) in line with the Council's proposed Business Plan and Budget 2018+.

In the event that capital resource availability for these purposes is changed, the programme will be amended to reflect such changes through the existing quarterly review process with detailed approval to be sought through Cabinet Member and Corporate Director, as appropriate.

The investment programme includes £19m of planned expenditure relating to the retrofit of fire suppression systems (sprinklers) as a part of an overall 3 year programme anticipated to cost £31m, in relation to which Central Government have been approached for a contribution of £19.4m towards these costs. In the event that this funding is not forthcoming, the costs will be funded through prudential borrowing.

It is anticipated that the 2017/18 expenditure will exceed the approved budget of £63.619m by up to £7.220m. This will be funded from a combination of slippage in other aspects of the Public Sector Housing capital programme and additional resources available for Housing Capital Investment in 2017/18 such as increase Right to Buy Receipts, with full details to be confirmed as a part of the annual closedown of account process.

#### 4.3 Legal Implications

The proposed allocation of work is consistent with the effective management of the Council's housing stock under Part II Housing Act 1985.

#### 4.4 Public Sector Equality Duty

In relation to the programme, due regard has been paid to the requirements of the Equality Act 2010 and an Equality Assessment has been carried out which has shown that the programme will not have any adverse effects due to the resulting extended lifecycles of the housing stock, improvements to the thermal comfort, installation of fire suppression systems (sprinklers) and the quality of life for the Council's tenants. **Appendix 4A/4B**

The requirements of Standing Order No. 9 in respect of the Council's Equal Opportunity Policy will be incorporated in the contracts for projects carried out within the programme.

#### 4.5 Public Services (Social Value) Act 2012

The Public Services (Social Value) Act has been considered. The existing service providers have signed up to the Birmingham Business Charter for Social Responsibility and have all provided action plans. Any sub-contractors/new suppliers will be required to comply with the Birmingham Business Charter for Social Responsibility. The existing suppliers will be developing apprentices as part of their Social Value Commitment.

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

#### The Council's Stock

- 5.1 The City Council currently owns and manages a portfolio of over 62,000 residential properties. This includes a high proportion of non- traditionally built homes and the average age of our properties is approaching 70 years.

- 5.2 To safe-guard the condition/asset value of our stock achieved through previous capital investment programmes, all future investment programmes will be targeted on the principle of expired component lifecycles. This is achieved by holding detailed stock condition information within the asset management database (Apex). In an effort to ensure that the initial programme identified by Apex is targeted and appropriate, all properties proposed to be included will be pre surveyed. If the lifecycle of the component can be extended the property will not be included in the programme and will be re-inspected in future years. In essence, the housing stock will self-select for inclusion in the programme based upon the expired lifecycle rule. All programmes are shared across the Place and Economy Directorates to ensure the appropriateness of the investment.

#### HRA Business Plan Budget 2018+ and Asset Management Principles

- 5.3 The HRA Business Plan Budget 2018+ is included in the overall Council Business Plan and Budget which sets out the long term service and financial strategy. The key asset management principles are set out below:

Continued maintenance to protect the investment already undertaken as to avoid impairment/disrepair charges and to allow retention of affordable future debt levels. This will include the lifecycle replacement of major property components (e.g. windows, heating, kitchens, bathrooms, roofs, electrical and structural works). The outcome of this expenditure is detailed in **Appendix 2**. This fits with the theme of providing a healthy happy city.

- To deliver bespoke structural investment packages including, external wall insulation, roofing, windows, heating, lighting and the installation of fire suppression systems (sprinklers) to tower blocks across the city.
- To provide an ongoing programme of adaptations to Council dwellings to promote independent living.
- Clearance of obsolete and unviable dwellings together with a new build programme to provide replacement affordable housing.

#### Delivery of the Investment Programme for 2018/19 to 2019/20

- 5.4 The Investment Programme will be delivered through the existing contracts for Responsive Repairs & Maintenance Services, Gas Servicing, Capital Improvement Work Programmes including Major Adaptations and Lifts to Council Housing Stock in the North, South, West-Central and East areas of Birmingham.
- 5.5 A yearly sum of £0.800 million has been identified in Appendix 2 for capital environmental works to HRA assets in neighbourhoods. It is proposed that this sum be allocated based on housing stock in that locality and that local elected Members will be consulted and involved in the decisions.

#### Performance of 2017/18 Investment Programme

- 5.6 The 2017/18 investment programme budget allocation is projected to achieve 110% budget spend. Further details are set out in Appendix 1.

**6. Evaluation of alternative option(s):**

- 6.1 The option of not investing in the improvement of our housing stock is discounted as it would result in an increasing number of properties becoming unlettable and increasing levels of disrepair litigation.
- 6.2 The allocation of resources between different components within the programme is derived from detailed stock condition information. Whilst it would be possible to allocate resources differently between priorities within the proposed programme, the current arrangement represents the best fit in terms of value for money and protecting the Council's assets.

**7. Reasons for Decision(s):**

- 7.1 To progress the Council Housing Investment Programme 2018/19 to 2019/20 of £129.890 million within a total Public Sector Housing Capital budget of £242.708 million.

**Signatures**

**Date**

**Cabinet Members**

.....  
Cllr Peter Griffiths  
Cabinet Member for Housing and Homes

.....

.....  
Cllr Majid Mahmood  
Cabinet Member for Commercialism, Commissioning  
and Contract Management

.....

**Chief Officer**

.....  
Jacqui Kennedy, Corporate Director  
of Place

.....

**List of Background Documents used to compile this Report:**

Council's Business Plan and Budget 2018+.

**List of Appendices accompanying this Report (if any):**

1. Appendix 1 Full Business Case
2. Appendix 2 Public Sector Housing Capital Investment 2018/19 to 2019/20
3. Appendix 3 Risk Assessment
4. Appendix 4A Public Sector Equality Duty Statement and 4B Equality Assessment

| Report Version |  | Dated |  |
|----------------|--|-------|--|
|----------------|--|-------|--|

| <b>Full Business Case (FBC)</b> |  |                            |                   |
|---------------------------------|--|----------------------------|-------------------|
| <b>1. General Information</b>   |  |                            |                   |
| <b>Directorate</b>              | Place  | <b>Portfolio/Committee</b> | Housing and Homes |
| <b>Project Title</b>            | Birmingham Council Housing Investment Plan 2018/19 to 2019/20  | <b>Project Code</b>        | Various           |
| <b>Project Description</b>      | <p>The investment set out in this report represents the detailed proposals for improvements in the condition of Council housing in 2018/19 to 2019/20 as a part of the ongoing programme of capital investment as outlined in the HRA Business Plan and Budget 2018+.</p> <p>The annual programme for 2018/19 to 2019/20 forms a part of a continued programme of investment in Council housing in Birmingham, which has been under way for many years and that is expected to continue for as long as the Council retains ownership of Council housing. The HRA Business Plan sets out an overall financial plan for ongoing housing investment over a 30-year period, showing the continuation of this programme throughout that period, with the investment fully funded throughout the Business Plan period.</p> <p>With 62,171 homes currently held within the HRA (as at January 2018), many of which are over 70 years old, it is inevitable that there is an extremely high demand for capital works to the properties, to such an extent that it would not be possible to address all needs in any single year, either from an affordability or a delivery perspective. For each annual investment programme, it is therefore important that the properties to benefit from investment are prioritised to ensure maximum benefit across the City.</p> <p>The City's estates are prioritised according to investment need driven by expired lifecycle elements derived from detailed stock condition information held for each property. Investment is then directed to the appropriate areas within each District. Individual elements for renewal are identified from a combination of urgent need to ensure properties are at a lettable standard and overall investment need as identified from the stock condition data, taking account of any plans for regeneration of estates or other investment being undertaken.</p> <p>Financial and non-financial delivery of the overall investment programme is reported to the Housing Transformation Board (chaired by the Service Director of Housing Transformation) as an integral part of the established reporting process.</p> <p>As the annual programme is delivered, and resource availability changes (whether through identification of additional funding opportunities or changes in levels of generation of capital receipts etc.), changes to the approved programme and associated outputs will be reported through the existing capital budget reporting structure, including quarterly reports to Cabinet.</p> <p>As a part of this programme, it is anticipated that around 19,121 property elements will be improved during 2018/19 to 2019/20. The key elements to be improved include kitchens, bathrooms, central heating systems, doors, windows, roofs, fire suppression systems and fire protection works as set out in the Benefits Quantification section below. Actual performance against these targets will be reported annually.</p> <p>The installation of fire suppression systems (sprinklers) and fire protection works are being taken to ensure the safety of tenants in the council's managed high rise accommodation are in line with the Council's vision of</p> |                            |                   |

|   | <p>“Birmingham – a city of growth where every child, citizen, and place matters” and support the key priority of “Housing – a great place to live”.</p> <p>For the 2018/19 programme, the following programmes show an indicative level of completion. Key outputs as compared to the approved Full Business Case for 2017/18 are summarised in the following table.</p> <table><tr><td></td><td>FBC Target</td><td>Actual completions<br/>December 2017</td><td colspan="2">Estimated Completions<br/>31 March 2018</td></tr><tr><td>Kitchens</td><td>690</td><td>885</td><td colspan="2">1556</td></tr><tr><td>Bathrooms</td><td>690</td><td>558</td><td colspan="2">1028</td></tr><tr><td>Central Heating/Boilers</td><td>1,135</td><td>1217</td><td colspan="2">3357</td></tr><tr><td>Windows</td><td>845</td><td>600</td><td colspan="2">1209</td></tr><tr><td>Doors</td><td>1,151</td><td>1039</td><td colspan="2">1071</td></tr><tr><td>Roofs</td><td>320</td><td>423</td><td colspan="2">492</td></tr><tr><td>Fire Protection</td><td>986</td><td>550</td><td colspan="2">425</td></tr><tr><td>Soffits and Facia Replacement &amp; External Painting (Estate Makeover)</td><td>100</td><td>71</td><td colspan="2">100</td></tr></table> |                                     |  |              |       |                  | FBC Target | Actual completions<br>December 2017 | Estimated Completions<br>31 March 2018 |              | Kitchens | 690      | 885 | 1556 |     | Bathrooms | 690 | 558       | 1028 |     | Central Heating/Boilers | 1,135 | 1217 | 3357                    |     | Windows | 845 | 600 | 1209  |         | Doors | 1,151 | 1039 | 1071 |     | Roofs | 320 | 423 | 492 |     | Fire Protection | 986   | 550 | 425 |     | Soffits and Facia Replacement & External Painting (Estate Makeover) | 100 | 71              | 100 |     |     |     |       |                                       |     |     |     |      |
|---|---|-------------------------------------|--|--------------|-------|------------------|------------|-------------------------------------|--|--------------|----------|----------|-----|------|-----|-----------|-----|-----------|------|-----|-------------------------|-------|------|-------------------------|-----|---------|-----|-----|-------|---------|-------|-------|------|------|-----|-------|-----|-----|-----|-----|-----------------|-------|-----|-----|-----|---|-----|-----------------|-----|-----|-----|-----|-------|---------------------------------------|-----|-----|-----|------|
|   | FBC Target  | Actual completions<br>December 2017 | Estimated Completions<br>31 March 2018 |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Kitchens  | 690   | 885                                 | 1556                                   |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Bathrooms   | 690   | 558                                 | 1028                                   |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Central Heating/Boilers   | 1,135   | 1217                                | 3357                                   |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Windows   | 845   | 600                                 | 1209                                   |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Doors   | 1,151   | 1039                                | 1071                                   |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Roofs   | 320   | 423                                 | 492                                    |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Fire Protection   | 986   | 550                                 | 425                                    |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Soffits and Facia Replacement & External Painting (Estate Makeover) | 100   | 71                                  | 100                                    |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Links to Corporate and Service Outcomes                             | <p>Improving the Council owned housing stock directly contributes to the strategic outcomes of the Sustainable Community Strategy, the Council Business Plan and Budget 2018+. Stock improvements will also impact upon the other strategic outcomes, most notably on the aspiration for healthier communities. The report is also consistent with the policy priorities for Housing as set out in the Housing Business Plan and Budget 2018+. The replacement of existing older heating systems with new condensing boilers, installation of external insulation, cavity wall and loft insulation will contribute to targets within the Council’s Climate Change Strategy to reduce carbon dioxide emissions and fuel poverty.</p>   |                                     |  |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Project Definition Document Approved by                             | N/A   | Date of Approval                    | N/A                                    |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Benefits Quantification- Impact on Outcomes                         | Measure   |                                     | Impact (units)                         |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
|   | <p>The housing improvement programme is delivered to improve/replace as individual elements reach the end of their useful lives, and is focused on ensuring that our stock is fit for purpose and maintains its asset value for future years with investment targeted to further reflect tenant aspirations as to which aspects of property improvements are most valued.</p> <p>Key elements of properties to be renewed / improved are set out in the table below:<br/><b>(Please note the total number for kitchen and bathrooms does not include Major Works Voids)</b></p>   |                                     |  |              |       |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
|   | <table><tr><th>2018/19 Measures</th><th>North</th><th>South</th><th>East</th><th>Central west</th><th>Total</th></tr><tr><td>Kitchens</td><td>207</td><td>205</td><td>177</td><td>144</td><td>733</td></tr><tr><td>Bathrooms</td><td>207</td><td>205</td><td>177</td><td>144</td><td>733</td></tr><tr><td>Central Heating/Boilers</td><td>216</td><td>455</td><td>327</td><td>327</td><td>1,325</td></tr><tr><td>Windows</td><td>184</td><td>315</td><td>253</td><td>89</td><td>841</td></tr><tr><td>Doors</td><td>183</td><td>462</td><td>326</td><td>180</td><td>1,151</td></tr><tr><td>Roofs</td><td>146</td><td>62</td><td>130</td><td>58</td><td>396</td></tr><tr><td>Fire Protection</td><td>88</td><td>903</td><td>186</td><td>404</td><td>1,581</td></tr><tr><td>Fire Suppression Systems (sprinklers)</td><td>201</td><td>884</td><td>227</td><td>1413</td><td>2725</td></tr></table>  |                                     |  |              |       | 2018/19 Measures | North      | South                               | East                                   | Central west | Total    | Kitchens | 207 | 205  | 177 | 144       | 733 | Bathrooms | 207  | 205 | 177                     | 144   | 733  | Central Heating/Boilers | 216 | 455     | 327 | 327 | 1,325 | Windows | 184   | 315   | 253  | 89   | 841 | Doors | 183 | 462 | 326 | 180 | 1,151           | Roofs | 146 | 62  | 130 | 58  | 396 | Fire Protection | 88  | 903 | 186 | 404 | 1,581 | Fire Suppression Systems (sprinklers) | 201 | 884 | 227 | 1413 |
| 2018/19 Measures  | North   | South                               | East                                   | Central west | Total |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Kitchens  | 207   | 205                                 | 177                                    | 144          | 733   |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Bathrooms   | 207   | 205                                 | 177                                    | 144          | 733   |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Central Heating/Boilers   | 216   | 455                                 | 327                                    | 327          | 1,325 |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Windows   | 184   | 315                                 | 253                                    | 89           | 841   |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Doors   | 183   | 462                                 | 326                                    | 180          | 1,151 |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Roofs   | 146   | 62                                  | 130                                    | 58           | 396   |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Fire Protection   | 88  | 903                                 | 186                                    | 404          | 1,581 |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |
| Fire Suppression Systems (sprinklers)                               | 201   | 884                                 | 227                                    | 1413         | 2725  |                  |            |                                     |  |              |          |          |     |      |     |           |     |           |      |     |                         |       |      |                         |     |         |     |     |       |         |       |       |      |      |     |       |     |     |     |     |                 |       |     |     |     |   |     |                 |     |     |     |     |       |                                       |     |     |     |      |

|   |   |              |              |             |                     |              |
|---|---|--------------|--------------|-------------|---------------------|--------------|
|   | Soffits and Facia Replacement & External Painting (Estate Makeover)   | 25           | 25           | 25          | 25                  | 100          |
|   |   |              |              |             |                     |              |
|   | <b>2019/20 Measures</b>   | <b>North</b> | <b>South</b> | <b>East</b> | <b>Central west</b> | <b>Total</b> |
|   | Kitchens  | 231          | 229          | 201         | 168                 | 829          |
|   | Bathrooms   | 231          | 229          | 201         | 168                 | 829          |
|   | Central Heating/Boilers   | 247          | 520          | 373         | 373                 | 1,513        |
|   | Windows   | 181          | 312          | 250         | 86                  | 829          |
|   | Doors   | 181          | 461          | 325         | 179                 | 1,146        |
|   | Roofs   | 163          | 79           | 147         | 76                  | 465          |
|   | Fire Protection   | 231          | 229          | 201         | 168                 | 829          |
|   | Fire Suppression Systems (sprinklers)   | 391          | 1217         | 293         | 2507                | 4408         |
|   | Soffits and Facia Replacement & External Painting (Estate Makeover)   | 25           | 25           | 25          | 25                  | 100          |
|   | To deliver bespoke structural investment packages including, external wall insulation, roofing, windows, heating change and lighting to high-rise and low-rise properties across the city as well as the installation of fire suppression systems (sprinklers) to high rise dwellings.            |              |              |             |                     |              |
| <b>Project Deliverables</b>                         | The investment set out in this report will ensure the continued replacement/improvement of expired elements ensuring a lettable standard with improvements focussed on those aspects most valued by our tenants and identified through our asset management software as being in need of renewal. |              |              |             |                     |              |
| <b>Scope</b>  | Capital works to Council housing, including structural works, kitchen and bathroom renewals and modernisation of heating systems. Installation of fire suppression systems (sprinklers). Adaptations to Council housing to enable independent living.   |              |              |             |                     |              |
| <b>Scope exclusions</b>                             | <ul style="list-style-type: none"> <li>• Site Clearance &amp; Acquisitions Activity</li> <li>• New Build</li> <li>• Revenue / Responsive Repairs</li> <li>• Complementary works to non-HRA assets</li> <li>• Procurement of contractors</li> </ul>  |              |              |             |                     |              |
| <b>Dependencies on other projects or activities</b> | Capacity of repairs contractors to undertake work<br>Planning permission – particularly for structural works<br>Consultation with / agreement from key stakeholders including tenants, freeholders, Ward Members  |              |              |             |                     |              |

|                                    |  |                               |         |
|------------------------------------|--|-------------------------------|---------|
| <b>Achievability</b>               | <p>The detailed proposals covered by this report represent the continuation of an ongoing investment programme to maintain the physical condition of Birmingham's Council Housing.</p> <p>There is significant in-house expertise in managing and delivering a successful programme of this nature and size; although it should be noted that slippage/acceleration of certain elements of the programme can occur.</p> <p>The existing contractors have successfully tendered to deliver programmes of this size and it is therefore considered to be reasonable to expect that the programme as set out in this report can be delivered within the existing framework.</p> <p>There is a well-developed tenant engagement structure in place for delivering capital improvement programmes, as have been delivered for a number of years. It is anticipated that this will continue to be effective for 2018/19 to 2019/20 through ongoing consultation.</p> |                               |         |
| <b>Project Manager</b>             | <p>Martin Tolley – Head of Capital Investment<br/>0121 303 3974<br/><a href="mailto:Martin.tolley@birmingham.gov.uk">Martin.tolley@birmingham.gov.uk</a></p>   |                               |         |
| <b>Budget Holder</b>               | <p>Martin Tolley – details as above</p>  |                               |         |
| <b>Sponsor</b>                     | <p>Robert James – Service Director<br/>0121 464 9819<br/><a href="mailto:robert.james@birmingham.gov.uk">robert.james@birmingham.gov.uk</a></p>  |                               |         |
| <b>Project Accountant</b>          | <p>Nick Ward – Finance Manager<br/>0121 464 4282<br/><a href="mailto:Nick.ward@birmingham.gov.uk">Nick.ward@birmingham.gov.uk</a></p>  |                               |         |
| <b>Project Board Members</b>       | <p>As above, plus members of the Place Directorate Senior Management Team.</p>   |                               |         |
| <b>Head of City Finance (HoCF)</b> | Guy Olivant  | <b>Date of HoCF Approval:</b> | 16/3/18 |



|   | <b>2018/19<br/>£'000</b> | <b>2019/20<br/>£'000</b> | <b>Total 2018/19-<br/>2019/20 £'000</b> |
|---|--------------------------|--------------------------|---|
| <b>Council Housing Investment</b>                                   |                          |                          |   |
| Central Heating   | 3,500                    | 4,000                    | 7,500                                   |
| Windows   | 2,000                    | 2,000                    | 4,000                                   |
| Soffits & Fascias / External Painting ,Estate Makeover              | 1,000                    | 1,000                    | 2,000                                   |
| Front Doors Secure by Design  | 1,000                    | 1,000                    | 2,000                                   |
| Electrical programmes   | 5,700                    | 4,200                    | 9,900                                   |
| Structural Works – High-rise and Low-rise and Advanced design fees. | 22,330                   | 10,006                   | 32,236                                  |
| Kitchens  | 5,450                    | 5,950                    | 11,400                                  |
| Bathrooms   | 5,450                    | 5,950                    | 11,400                                  |
| Roofing   | 2,500                    | 3,000                    | 5,500                                   |
| DDA and Door Entry  | 2,000                    | 2,000                    | 4,000                                   |
| Communal Decorations  | 1,000                    | 1,000                    | 2,000                                   |
| Fire Protection Chutes and Soil Stacks                              | 4,000                    | 3,500                    | 7,500                                   |
| Lift Refurbishments   | 1,500                    | 1,500                    | 3,000                                   |
| Concierge / Caretaker Rooms   | 300                      | 300                      | 600                                     |
| Structural Investigations   | 700                      | 700                      | 1,400                                   |
| District Environmental Works  | 800                      | 800                      | 1,600                                   |
| Contingency Fund  | 1,000                    | 1,000                    | 2,000                                   |
| Fire Suppression Systems (Sprinklers)                               | 7,000                    | 12,000                   | 19,000                                  |
| Desktop Refresh   | 250                      | 250                      | 500                                     |
| Internal Fees   | 350                      | 360                      | 710                                     |
| Garage Investment   | 772                      | 772                      | 1544                                    |
| <b>Housing Investment Programme</b>                                 | <b>68,602</b>            | <b>61,288</b>            | <b>129,890</b>                          |
| New Build Programme   | 49,217                   | 34,440                   | 83,657                                  |
| Clearance and Acquisitions Programme                                | 9,733                    | 12,523                   | 22,256                                  |
| <b>Redevelopment</b>  | <b>58,950</b>            | <b>46,963</b>            | <b>105,913</b>                          |
| Adaptations – Council Tenants                                       | 3,418                    | 3,487                    | 6,905                                   |
| <b>Adaptations</b>  | <b>3,418</b>             | <b>3,487</b>             | <b>6,905</b>                            |
|   |                          |                          |   |
| <b>Total Expenditure</b>  | <b>130,970</b>           | <b>111,738</b>           | <b>242,708</b>                          |
|   |                          |                          |   |
| <b>Funding of Capital Programme</b>                                 |                          |                          |   |
| Revenue Contributions   | (35,605)                 | (39,530)                 | (75,135)                                |
| Receipts and Grants   | (49,439)                 | (36,680)                 | (86,119)                                |
| Sales to InReach  | (38,500)                 | (22,000)                 | (60,500)                                |
| New Borrowing   | (1,018)                  | (12,842)                 | (13,860)                                |
| Slippage from 2017/18   | (6,408)                  | (686)                    | (7,094)                                 |
|   |                          |                          |   |
| <b>Total Funding</b>  | <b>(130,970)</b>         | <b>(111,738)</b>         | <b>(242,708)</b>                        |

**Note:**

The revenue implications of the proposed programme are accounted for in the HRA Business Plan and Budget 2018+ as part of the HRA dwellings repair costs which will be delivered on a fixed price per property basis through the existing contractual arrangements.

**Risk register key**

| IMPACT            | PROBABILITY        | SCORE |
|-------------------|--------------------|-------|
| 1 – Insignificant | 1 – Unlikely       | 1-4   |
| 2 – Minor         | 2 – Possible       | 5-8   |
| 3 – Moderate      | 3 – Likely         | 9-12  |
| 4 – Major         | 4 – Almost Certain | 13-16 |

| Description of Risk           | Responsibility owner   | Impact | Probability | Score | Mitigation Measures   | impact | Probability | Score |
|-------------------------------|------------------------|--------|-------------|-------|---|--------|-------------|-------|
| Contractor Capacity           | Senior Service Manager | 4      | 2           | 8     | Early discussion with contractors about programme of works.                                   | 2      | 2           | 4     |
| Planning Approval Delays      | Contract Team Manager  | 4      | 1           | 4     | Early engagement with Planners. This only applies to structural works.                        | 2      | 1           | 2     |
| Delays Due to Site Conditions | Contractors            | 4      | 2           | 8     | Outdoor work is planned during summer periods to avoid snow, heavy rain and inclement weather | 2      | 1           | 2     |

|  |                        |   |   |    |  |   |   |   |
|--|------------------------|---|---|----|--|---|---|---|
| Costs of Programme Delivery exceed available Resources | Senior Service Manager | 3 | 3 | 9  | Existing contracts include fixed prices for most elements of the planned investment programme. Programme performance will be monitored through the year and works accelerated or slipped to future years to fit resource availability. | 3 | 1 | 3 |
| Programme of Works not Delivered Within Timescale      | Senior Service Manager | 4 | 2 | 8  | Monthly contractor performance meeting and financial reviews. Service Improvement notice and performance Related Payment processes within the contract.  | 2 | 1 | 2 |
| No Access to Properties/Refusals of Work               | Contract Team Manager  | 3 | 4 | 12 | Extensive consultation with tenants and robust procedures in place to deal with legal requirements (e.g. gas / electrical testing)   | 3 | 2 | 6 |
| Possible Disrepair Litigation                          | Contract Team Manager  | 4 | 4 | 16 | Specific programmes to prevent successful challenge (reducing court & legal costs to allow focus of investment on improvements to properties) – key elements include soil stacks, heating & windows replacement programmes.            | 4 | 1 | 4 |

|   |                       |   |   |    |   |   |   |   |
|---|-----------------------|---|---|----|---|---|---|---|
| Customer satisfaction/expectations undeliverable                        | Contract Team Manager | 4 | 4 | 16 | Successful delivery of programme in previous years has been reflected in consistently high levels of customer satisfaction. In forthcoming years a new programme of customer involvement for those that have had Capital Investment Works will be centred on reality checks, Customer Service User Panels and collation of Partners' satisfaction data. | 4 | 1 | 4 |
| Unforeseen additional works arise in course of undertaking improvements | Contract Team Manager | 3 | 3 | 9  | Re-profile delivery programme as required. Also capacity is built within the programme running order and all foreseen risks are checked at programme issue.   | 2 | 2 | 4 |

## Equality Act 2010

The Executive must have due regard to the public sector equality duty when considering Council reports for decision.

The public sector equality duty is as follows:

|   |   |
|---|---|
| 1 | <p>The Council must, in the exercise of its functions, have due regard to the need to:</p> <ul style="list-style-type: none"> <li>(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by the Equality Act;</li> <li>(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;</li> <li>(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.</li> </ul>  |
| 2 | <p>Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:</p> <ul style="list-style-type: none"> <li>(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;</li> <li>(b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;</li> <li>(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.</li> </ul> |
| 3 | <p>The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.</p>   |
| 4 | <p>Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to:</p> <ul style="list-style-type: none"> <li>(a) tackle prejudice, and</li> <li>(b) promote understanding.</li> </ul>  |
| 5 | <p>The relevant protected characteristics are:</p> <ul style="list-style-type: none"> <li>(a) Marriage &amp; civil partnership</li> <li>(b) Age</li> <li>(c) Disability</li> <li>(d) Gender reassignment</li> <li>(e) Pregnancy and maternity</li> <li>(f) Race</li> <li>(g) Religion or belief</li> <li>(h) Sex</li> <li>(i) Sexual orientation</li> </ul>   |

# Equality Analysis

## Birmingham City Council Analysis Report

|                                |  |
|--------------------------------|--|
| <b>EA Name</b>                 | Capital Investment Programme 2017-2020   |
| <b>Directorate</b>             | Place  |
| <b>Service Area</b>            | Place - Asset Management   |
| <b>Type</b>                    | New/Proposed Function  |
| <b>EA Summary</b>              | This Document describes the function of the capital Investment Programme including how it relates to the Cabinet Report. |
| <b>Reference Number</b>        | EA002745   |
| <b>Task Group Manager</b>      | paul.mcgrath@birmingham.gov.uk   |
| <b>Task Group Member</b>       |  |
| <b>Date Approved</b>           | 2018-03-13 00:00:00 +0000  |
| <b>Senior Officer</b>          | michelle.bache@birmingham.gov.uk   |
| <b>Quality Control Officer</b> | placeequalitycontrol@birmingham.gov.uk   |

### Introduction

The report records the information that has been submitted for this equality analysis in the following format.

### **Initial Assessment**

This section identifies the purpose of the Policy and which types of individual it affects. It also identifies which equality strands are affected by either a positive or negative differential impact.

### **Relevant Protected Characteristics**

For each of the identified relevant protected characteristics there are three sections which will have been completed.

- Impact
- Consultation
- Additional Work

If the assessment has raised any issues to be addressed there will also be an action planning section.

The following pages record the answers to the assessment questions with optional comments included by the assessor to clarify or explain any of the answers given or relevant issues.

## **1 Activity Type**

The activity has been identified as a New/Proposed Function.

## **2 Initial Assessment**

### **2.1 Purpose and Link to Strategic Themes**

#### **What is the purpose of this Function and expected outcomes?**

The Housing Capital Investment Plan is part of Birmingham City Councils (BCC) budget approval process for maintaining and improving the condition of the City Councils stock, i.e. residential properties.

A 3 year Cabinet report has been completed by the Asset Management and Maintenance Divisions' Capital investment Team and submitted to Cabinet. In previous years this has been a 1 year report.

The Cabinet report seeks approval for the scope of work to be included in BCC Housing Investment Programme which includes clearance and redevelopment costs.

We also seek authority from the Service Director for Housing Transformation and the Head of Capital Investment to allocate the Investment Programme between the repairs and maintenance partners and other specialist providers.

Repairs and maintenance partners have demonstrated through recent procurement that they comply fully with the City Council's aims and objectives. To assist to deliver a thriving local community we carry out improvements and repairs to customers' homes making the local environment a pleasant place to live.

This investment process helps to deliver a strong economy through using local companies through Find It In Birmingham. We consult with residents about their priorities to ensure that the local community is a healthy and happy place to live.

The report also contains an outline proposal as to how the budget will be allocated to the different type of works to be carried out. Once approved, the identified programme of work, e.g. stock improvement to windows, doors, kitchens, bathrooms, roofs etc., along with the allocated budget will form the framework for delivery known as the Capital Investment Programme.

The Capital Investment Programme is essentially driven by stock data that targets expired building elements (e.g. windows, doors, kitchens, bathrooms, roofs etc.) that have reached the end of their design life cycle.

The Capital Investment Programme determines where and how the actual scheme of works should be delivered. The focus is on how to improve the actual property and does not take into account who the occupant is or what their circumstances may be.

Customers experience an improvement in the quality of their lives directly proportionate to the improvement to their property.

The work that is required for each property is prioritised according to expired element life cycles. The Capital Investment Programme work that is required falls into three headings:

Expired Lifecycles will include.

Roofs flat & pitched, Kitchen & Bathrooms, structural works to all stock, rewires, Complete the work to the common areas in the sheltered schemes, Central



Heating Systems & boilers, Secure By Design Doors, Window replacement.  
Essential Capital Investment works and statutory obligations include:  
D.D.A, Fire Protection Work, Lift Refurbishment, Door Entry systems, Environmental work, Legionella, Communal area electrical testing, Refuse Chutes / Soil Stacks, insulation and energy upgrades Smoke detectors and internal decoration of communal areas in tower blocks.

Additional Programme works include:

The installation of fire suppression sprinklers in high rise flats over a three year programme.  
Adaptations to customers properties

The proposed environmental works will be consulted upon with Housing management, customers, and development and joint venture officers.

**For each strategy, please decide whether it is going to be significantly aided by the Function.**

|   |     |
|---|-----|
| Children: A Safe And Secure City In Which To Learn And Grow     | No  |
| Health: Helping People Become More Physically Active And Well   | Yes |
| Housing : To Meet The Needs Of All Current And Future Citizens  | Yes |
| Jobs And Skills: For An Enterprising, Innovative And Green City | Yes |

## **2.2 Individuals affected by the policy**

|   |     |
|---|-----|
| Will the policy have an impact on service users/stakeholders? | Yes |
| Will the policy have an impact on employees?                  | Yes |
| Will the policy have an impact on wider community?            | Yes |

## **2.3 Relevance Test**

| Protected Characteristics  | Relevant     | Full Assessment Required |
|----------------------------|--------------|--------------------------|
| Age                        | Not Relevant | No                       |
| Disability                 | Not Relevant | No                       |
| Gender                     | Not Relevant | No                       |
| Gender Reassignment        | Not Relevant | No                       |
| Marriage Civil Partnership | Not Relevant | No                       |
| Pregnancy And Maternity    | Not Relevant | No                       |
| Race                       | Not Relevant | No                       |
| Religion or Belief         | Not Relevant | No                       |
| Sexual Orientation         | Not Relevant | No                       |

## **2.4 Analysis on Initial Assessment**

It is not anticipated that any aspects of this proposal will directly or indirectly contribute to inequality on the grounds of age, disability, gender, gender reassignment, race, religion or belief, sexual orientation, marriage and civil partnership, pregnancy and maternity or human rights.

However, there may be times when we are unable to meet our Customers additional non-standard requirements, due to the nature of the dwelling or the design or construction:

Our aim is to meet specific needs where possible and also accommodate individual requirements across all of our programmes.

We usually offer Customers the choice on whether they require electrical cables to be chased in or hidden behind trunking. If a property is constructed from concrete then we have no choice but to use trunking. Therefore technically we cannot offer the customer a choice as it is not feasible.

If the layout of the customers property allows, we will install radiators where the customer requires them. Where this is not possible the customer is provided with alternative options to meet the layout of their property.

When providing a Secured by Design door the customer chooses from a pre determined range of styles and colours. The standard specification meets most needs; however, sometimes we work outside of these constraints to meet any additional needs. Please note low level threshold is standard to comply with current building regulations.

During preparation for Kitchen and Bathroom programme delivery or where works are intrusive our team of Contract Works Officers will work closely with our customers to determine their individual needs.

During programme delivery contractor appointed, Tenant Liaison Officers will assess customers needs and support any individual arrangements needed to allow the works to be completed.

To aid communication:

We give visually impaired customers the option of having a Braille thermostat control to assist them in operating the central heating. Large font and Braille scheme signage upgrades are used and language line as a translation service is available for all customers.

All BCC officers, contractors and operatives have been briefed to record, on our computer database, any specific requirements identified which can also help improve the service delivered.

Additional support:

Additional support is provided to customers where required for example; offering to remove carpets and furnishings and assistance with packing to enable improvements to customers homes to be delivered.

Where residents have specific health needs, which have been assessed, we will provide any Aids and Adaptations. This may include:

Hand rails

Walk in showers

Stair and vertical lifts

### **3 Full Assessment**

The assessment questions below are completed for all characteristics identified for full assessment in the initial assessment phase.

#### **3.1 Concluding Statement on Full Assessment**

The Capital Investment report informs Cabinet of improvements to be delivered to Council properties based on priorities identified in this equality assessment.

Equality assessment has considered the impact of the programme on protected characteristics. Through this process we have determined that no persons are adversely affected because investment is based on property condition and not the customer.

Consideration has been given to take account of disabled persons disabilities, even where that involves treating disabled persons more favourably than other persons;  
Improvements are carried out based on the property expired life cycle. Once a property has been identified and included in our programme, detailed assessment of a customer's needs is undertaken. This means that some customer groups may receive additional support based on their appropriate needs.

The consultation process is through City HLB who represent all Council tenants.  
Cabinet members have been provided with the relevant information on this proposal, prior to decision making.

The relevant Cabinet Members have been consulted:

Councillor Peter Griffiths - Cabinet member for housing and homes  
Councillor Majid Mahmood - Cabinet Member for value of money and efficiency.  
And overview and scrutiny chair persons:  
Councillor Victoria Quinn - Housing and Homes.  
Councillor Mohammed Aikhlaq - Cooperate resource and governance  
Consideration has been given on how to mitigate the impact;

There has been no adverse impact identified on any group determined with the protected characteristic.

### **4 Review Date**

13/03/18

### **5 Action Plan**

There are no relevant issues, so no action plans are currently required.



**PUBLIC REPORT**

|   |   |
|---|---|
| <b>Report to:</b>                                       | <b>CABINET</b>  |
| <b>Report of:</b>                                       | <b>Corporate Director - Place</b>   |
| <b>Date of Decision:</b>                                | <b>27 March 2018</b>  |
| <b>SUBJECT:</b>   | <b>BIRMINGHAM COUNCIL HOUSING INVESTMENT<br/>PROGRAMME 2017/18 to 2019/20</b>                                     |
| <b>Key Decision: Yes</b>                                | <b>Relevant Forward Plan Ref: 004665/2018</b>   |
| <b>If not in the Forward Plan:<br/>(please "X" box)</b> | <b>Chief Executive approved</b> <input type="checkbox"/>  |
|   | <b>O&amp;S Chair approved</b> <input type="checkbox"/>  |
| <b>Relevant Cabinet Member(s)</b>                       | <b>Councillor Peter Griffiths – Cabinet Member for Housing<br/>and Homes</b>                                      |
|   | <b>Councillor Majid Mahmood – Cabinet Member for<br/>Commercialism, Commissioning and Contract<br/>Management</b> |
| <b>Relevant O&amp;S Chair:</b>                          | <b>Councillor Victoria Quinn – Housing and Homes</b>  |
|   | <b>Councillor Mohammed Aikhlaq– Corporate Resources<br/>and Governance</b>  |
| <b>Wards affected:</b>                                  | <b>All</b>  |

**REPORT**

**\* To be completed for all late reports, ie. which cannot be despatched with the agenda papers ie. 5 clear working days' notice before meeting.**

**Reasons for Lateness**

This was due to the necessary changes to reflect the acceptance of the City Council's budget and the update required on the capital works programme.

**Reasons for Urgency**

To authorise expenditure to enable works to be undertaken without delays.

