



Birmingham: A Great Place to Live

Vision	Every Citizen can find a great place to live		
Priorities	A strong supply of new high quality homes	Citizens are able to find, access and sustain housing that meets their needs	Neighbourhoods are enhanced and the quality of existing housing is improved
Challenge	<ul style="list-style-type: none"> Forecast household growth of 89,000 to 2031 Forecast capacity for 53,132 homes Some sites are challenging to develop 1/3 of requirement is for affordable homes – limited subsidy Households are larger than national average – shortage of 4 bed and larger homes Need more housing options for older residents Challenge to meet the required, increasing pace of completions 	<ul style="list-style-type: none"> Homelessness – very high rate of statutory homelessness; increasing number of street homeless. Wider impact on health, children and employment Pockets of severe overcrowding Many homes are under-occupied Affordability <ul style="list-style-type: none"> Low average incomes Young city – welfare reform disproportionately affects younger people Single LHA rate for the whole city – many neighbourhoods out of reach Vulnerable groups – challenge to find and sustain housing Tenancy failure – biggest single cause of homelessness 	<ul style="list-style-type: none"> Relatively old housing stock Low average incomes 37% of private homes non-decent (2010) - lack of resources to tackle the issue 18th worst authority for fuel poverty Poor housing estimated to cost B'ham health services £17m per year High demand for adaptations Growing PRS – some inexperienced landlords/some rogue landlords Accommodation for asylum seekers – additional pressure
Strengths	<ul style="list-style-type: none"> Focus on housing growth – approved Birmingham Plan 2031 Investment in strategic infrastructure – will attract investment in housing WMCA powers – CPO/potential £500m loan fund/land commission/£200m contaminated land fund Council development activity – largest house-builder in city; BMHT and InReach Housing association rent surpluses Empty homes action New Homes Bonus - £17.75m in 2015/16 	<ul style="list-style-type: none"> C.6,800 affordable lettings each year Supporting People Programme Opportunity of new funding model for housing with support History of innovation re. homelessness Examples of national best practice – eg. Youth Hub Impact of current homeless prevention 	<ul style="list-style-type: none"> Affordable housing providers have planned maintenance programmes Established Stay Warm, Stay Well Partnership Opportunities to access ECO funding Licensing and enforcement powers in the PRS & network of agencies who work in partnership and who have influence £4m per annum for adaptations

<p>Our Approach</p>	<ul style="list-style-type: none"> • Private Sector <ul style="list-style-type: none"> ○ Joint working arrangements to de-risk investment ○ Upfront agreements to purchase units for BMHT/InReach to reduce sales risk ○ Site assembly to release sites for delivery • The Council. Mitigate risks to continued development programme by: <ul style="list-style-type: none"> ○ CPO land-banked sites ○ Prioritise surplus, suitable BCC land for housing development ○ Use of poor quality/under-used POS where appropriate ○ InReach; sale of BCC sites and transfer of void stock • Use of New Homes Bonus to boost supply • Housing Associations <ul style="list-style-type: none"> ○ Use of Recycled Capital Grant and rental surpluses ○ Take opportunities to secure government grant for affordable home ownership ○ Joint ventures with BCC on adjacent sites • Empty Homes and Changes of Use <ul style="list-style-type: none"> ○ Empty Homes Strategy ○ 150% Council Tax ○ Facilitate conversion of empty properties to residential use • Encourage delivery of 4 bed and larger homes and housing options for older residents • Housing Delivery Plan 	<ul style="list-style-type: none"> • Homelessness Strategy – “In Birmingham we will work together to eradicate homelessness”. A positive pathway model: <ul style="list-style-type: none"> ○ Universal prevention – information, advice and assistance that is available to all at the earliest possible opportunity for those at risk of becoming homeless ○ Targeted prevention – risk-based interventions to prevent the threat of homelessness becoming a reality ○ Crisis prevention – providing relief and shelter at the point of crisis ○ Housing Recovery - preventing a further escalation of need and promoting recovery • Discharge of homeless duty into the private rented sector • New Allocations Scheme implemented April 2017 • Nominations agreement with housing associations • Sustaining tenancies • Review Strategic Tenancy Policy • Making best use of the existing stock <ul style="list-style-type: none"> ○ Mutual exchanges ○ Tackle under-occupation ○ Review of sheltered accommodation ○ Use of fixed term tenancies ○ Protect supply of 4 bed and larger homes • Young Persons Housing Plan • Improve access to private rented accommodation • Supported Housing Policy • Implement Child Poverty Commission actions • Welfare Reform Task and Finish Group 	<ul style="list-style-type: none"> • BCC - £169m investment programme for Council housing (2016-19) • High-rise fire safety: Comprehensive review of fire safety procedures and work with government and the fire service to test materials that have been used for external cladding. Birmingham City Council has committed to retro-fit sprinkler systems to all blocks • Target adaptations funding at private sector. Social landlords will fund their own tenants adaptations • Extend social housing ECO programmes to include privately owned homes in the neighbourhood • Establish Birmingham Energy Company: invest surpluses to tackle fuel poverty and encourage low income households to move to cheaper tariffs • Private rented sector. Target resources at worst parts of the market; <ul style="list-style-type: none"> ○ Promote sector self-regulation ○ Use enforcement powers (inc. licensing) to target worst neighbourhoods/landlords ○ Enhance partnership working to improve neighbourhoods ○ Seek dispersal of asylum seekers and ensure property standards are met • Raise standards of housing management • Partnership response to neighbourhood management
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Stretching Delivery	<ul style="list-style-type: none">• Increase housing association new build• Better align new homes with housing need – release pressure on the most challenged housing markets in the city• Explore potential for modular construction• Promote community-led housing and regeneration• WMCA Strategic Growth and Development Plan• Explore use of sovereign wealth funds to invest in new homes• Agree a WM housing deal with government to include a WM housing company supported by a single investment pot	<ul style="list-style-type: none">• De-conversion of social/affordable rented HMO/converted flats into family housing• Work with partners to explore options to maximise the value of local housing allowance so that there is better access to private rented housing across the city• Explore options to make better use of the housing assets of people receiving residential/nursing care to help meet their care costs and to meet housing need• Focus on affordability – particular for those impacted by welfare reform• Whole system approach – housing, employment and health	<ul style="list-style-type: none">• Increase the social value that landlords contribute to neighbourhoods• Co-produce and implement a new vision for social housing with a focus on giving tenants more control over their homes
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