

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

**BIRMINGHAM CITY COUNCIL**

**LADYWOOD DISTRICT COMMITTEE**

**TUESDAY, 10 NOVEMBER 2015 AT 14:00 HOURS**  
**IN COMMITTEE ROOMS 3 & 4, COUNCIL HOUSE, VICTORIA**  
**SQUARE, BIRMINGHAM, B1 1BB**

**A G E N D A**

**1 NOTICE OF RECORDING/WEBCAST**

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

**2 APOLOGIES**

To receive any apologies.

**3 - 8**

**3 MINUTES OF THE LAST MEETING - LADYWOOD**

To confirm and sign the Minutes of the last meeting held on 22 September 2015.

**9 - 12**

**4 TERMS OF REFERENCE WEST AND CENTRAL LOCAL COMMUNITY SAFETY PARTNERSHIP**

Nicci Collins and Local Community Safety Partnership to attend meeting.

**13 - 16**

**5 TERMS OF REFERENCE FOR HOUSING PANEL**

Note for consideration - Kate Foley.

**17 - 26**

**6 DISTRICT ENVIRONMENTAL CAPITAL REPORT**

Report of the Strategic Director Place

7     **LAUNCH OF THE PRIVATE RENTED SECTOR NEIGHBOURHOOD CHALLENGE**

Evidence Gathering - Pete Hobbs, Jacob Bonehill, Simon Hodge

8     **HOMELESSNESS AND ALLOCATIONS POLICY**

Jim Crawshaw

9     **LADYWOOD NEIGHBOURHOOD FORUM GRANTS**

Report of the Head of Ladywood District - Lesley Poulton

10    **WARD UPDATES**

To receive updates

11    **DATE OF NEXT MEETING**

To note the dates of future meetings at 2pm in the Council House as follows:-

Thursday, 14 January, 2016

Tuesday, 8 March, 2016

12    **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.

13    **AUTHORITY TO CHAIRMAN AND OFFICERS**

Chairman to move:-

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

## BIRMINGHAM CITY COUNCIL

<b>LADYWOOD DISTRICT COMMITTEE – 22 SEPTEMBER, 2015</b>
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### **MINUTES OF THE LADYWOOD DISTRICT COMMITTEE HELD ON TUESDAY 22 SEPTEMBER, 2015 AT 1400 HOURS IN COMMITTEE ROOM 6, COUNCIL HOUSE, BIRMINGHAM**

**PRESENT:** - Councillor Ziaul Islam in the Chair;

Councillors Tahir Ali, Mohammad Afzal, Kath Hartley, Nagina Kauser, Chaman Lal, Yvonne Mosquito, Chauhdry Rashid, Carl Rice and Sharon Thompson.

**ALSO PRESENT:** Nicci Collins, Community Safety Officer  
Richard Cowell, Planning and Regeneration  
Martin Eade, Planning and Regeneration  
Lesley Poulton, Head of Ladywood District  
Kate Foley, Acting Senior Service Manager  
Chief Inspector Chris Mallett, West Midlands Police  
Louisa Nisbett, Area Democratic Services Officer  
Josie Turner, Planning and Regeneration

There was 1 member of the public in attendance.

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### **NOTICE OF RECORDINGS**

- 244 The Chair advised that the meeting would be webcast for live or subsequent broadcast via the Council's Internet site ([www.birminghamnewsroom.com](http://www.birminghamnewsroom.com)) and that members of the press/public may record and take photographs. The whole of the meeting will be filmed except where there were confidential or exempt items.

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### **APOLOGIES**

- 245 Apologies were submitted on behalf of Councillor Sir Albert Bore and David Newman, West Midlands Fire Service for their inability to attend the meeting.

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### **MINUTES**

- 246 The minutes of the meeting held on 21 July, 2015 having been previously circulated, were agreed and signed as a correct record.

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### **SMITHFIELD DEVELOPMENT**

- 247 Richard Cowell and Josie Turner, Planning and Regeneration attended the meeting to give an update on the development. Members were given copies of the Birmingham Smithfield visioning document. During the discussion the following points were made:-

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**22 September, 2015**

- From a planning and regeneration point of view there were many opportunities for leisure, to reinvigorate the retail markets, opportunity for new public spaces, pedestrian routes possibly the metro. The details were in the masterplan for public consultation the following year.
  - Councillor Spence had requested the update and was excited about the plans and possible benefits for residents. She asked that the Committee be kept up to date with developments.
  - In response to questions the Committee was informed that there had been an internal and local launch with a lot of media attention including an exhibition at St Martin's Church. They would continue to engage residents. There was more detail about the type of housing in the masterplan
  - Councillor Carl Rice questioned whether the development would be sufficiently sustainable for the future. In response the officer informed that sustainability was at the top of the agenda and that the plans would be robust and longlasting. They would also consider the impact of the traffic.
  - Councillor Lal spoke about the plans being sustainable and queried the breakdown of the properties. He mentioned that some of the properties in the City centre were unoccupied owing to them being unaffordable. Councillor Lal queried whether a carbon footprint assessment had been carried out. In response the Committee were informed that there was a demand for City Centre Living. They would ensure the offer was diverse. There was the opportunity for job creation in the construction aspect of the development. Some further information could be arranged if necessary.
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**CONSULTATION ON THE BIRMINGHAM DEVELOPMENT PLAN EXAMINATION**  
**INSPECTOR PROPOSED MODIFICATIONS**

The following report of the Director of Planning and Regeneration was submitted:-

(See document no. 1)

Copies of the full document were available using the link below:-

<http://consult.birmingham.gov.uk/portal/ps/bp/bdpmods/>

- Martin Eade attended the meeting to give an update on the current position with the development plan. Following an examination by an independent inspector, a number of changes were required. They were currently consulting on the changes. Key points to note were there were no changes to the overall level of growth and no changes to the greenbelt. It had been accepted that Birmingham could not accommodate all the housing growth within its boundary therefore they were working with Neighbouring Authorities. Ladywood included 3 of the growth areas.
- There had been changes to the policy for gypsy and travellers resulting in the need to identify sites for their provision in line with other Local Authorities. Sites identified were Hubert Street/Aston Brook Street East, Rupert Street and Proctor Street.

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- It was hoped that the plan would be finalised and adopted by early 2016.
- The Chairman queried the modification related to the 89K houses. He commented that the gypsy site at Castle Vale was currently being used as a car park and there were a number of complicated legal issues.
- Councillor Mosquito was concerned that 2 of the proposed location of the travellers sites were in the Nechells Ward. She informed that a petition would be submitted objecting to the proposals. Councillor Mosquito further questioned what process had been used to make the decision. Martin Eade was aware there were concerns regarding the location of the sites. He explained the process used adding that 60 sites had been considered in total.
- Councillor Lal queried whether the housing needs were adequate bearing in mind the newly arrived community. In terms of the local population growth there was a robust process and the best information available was used. There was no longer a requirement for the Local Authority to make housing provision for travellers.
- Councillor Afzal referred to the homelessness policy and practice of placing refugees in inner city areas of the City. He stated that it was unacceptable to have the 2 sites in the Aston and Nechells area. Councillor Afzal objected to the proposal and asked that the decision be re-considered.
- Councillor Tahir Ali gave a commitment as a Cabinet Member to co-ordinate a meeting with the Councillors to discuss the sites and consider whether there were viable alternatives.

248

**RESOLVED:-**

That the report be noted

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**PLACE DIRECTORATE QUARTER 1 PERFORMANCE REPORT**

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

(See document No. 2)

Some amendments had been made to the report.

Lesley Poulton referred to the red performance indicators highlighted through the report and the explanation for some of those performances that had been circulated at the meeting.

In response to Councillor Afzal, Lesley Poulton explained that where there were red indicators an explanation had been sought, copies of which had been distributed. Councillor Afzal referred to standards of cleansing in the Ladywood Ward mentioning Aston in particular. Councillor Lal requested and Councillor Afzal agreed that officers should be invited to attend the Committee meeting when targets were not being met. Councillor Sybil Spence stressed the need to engage with and educate residents about street cleansing and rubbish and suggested that a public meeting be held. The Chairman agreed that problems with rubbish being dumped was ongoing and Councillors regularly reported problems to Fleet and Waste.

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Councillor Tahir Ali questioned who the targets were set by and felt that the targets were unrealistic and set too low, further that the District should not accept the targets and have them re-set, however Councillor Afzal commented that the targets needed to be met first before they were raised. The Chairman undertook to discuss the issue with the Vice Chairman.

249

**RESOLVED:-**

That the report be noted.

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**HOUSING TRANSFORMATION BOARD PERFORMANCE REPORT QUARTER 1**

The following report of the Service Director Place Directorate was submitted:-

(See document No. 3)

Kate Foley outlined the details of the report and highlighted the explanations for some of the areas of concern as set out in the narrative provided with the report. During the discussion the following was amongst the points made:-

- There was a review being done of the voids and lettings process. Tenancies started on a Monday resulting in the loss of days and impacting on the figures.
- The new contractors for repairs would start 1 April 2016.
- Councillor Lal suggested that a percentage figure be included next to the figures to make them more relevant. Kate Foley would work with the Head of the District and Chairman to provide a more meaningful report.
- Councillor Afzal spoke about the Council budget cuts and the effect on printing. He was concerned about repairs and the percentage of gas repairs completed within 7 days. He felt that 7 days was a long time to wait for a report especially if it was during the winter. Kate Foley was aware of issues with voids, repairs and gas. Performance was improving and the gas repairs did not include dangerous repairs. She could report back on the progress of procurement and issues were moving forward and would convey the concerns expressed to colleagues and contractors. Kate Foley undertook to let the Chairman have more information on vacant properties not owned by the Council following the meeting.

250

**RESOLVED:-**

That the report be noted.

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**COMMUNITY SAFETY**

251

Chief Inspector Chris Mallett attended the meeting to give an update on the Performance Indicators relating to Community Safety that affect the Ladywood District. During the discussion the following points were made:-

- No specific crime type had been experienced however the increase in crime was owing to better recording.

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- There had been a significant reduction in crime over the last few years.
- Domestic abuse was one of three priorities for the District.
- The percentage of residents who felt safe was difficult for the police to comment on and would be discussed outside of the meeting.
- Burglaries 17% reduction
- Robberies 5% reduction
- Drugs 9% reduction
- The work with families to tackle crime had been positive.
- Action had been taken with regard to urban street gangs and organised crime.
- Councillor Sybil Spence asked about gun crime. Chief Inspector Chris Mallett informed that there had been one gun related incident in the Aston/Lozells area. The incidents had been investigated and some significant arrests had been made with some firearms and materials had been recovered.
- Councillor Rice said that the key to managing the reductions in the police personnel was community engagement. The job carried out by the police was easier if it had the support of the community and members of the public had confidence in the police acting on information given to them. Councillor Rice spoke of the need for the police to feedback the outcome of actions etc to the community.
- Chief Inspector Chris Mallett reported that the decision about PCSO numbers had not yet been made. The force was clear that Neighbourhood Policing was important and would be delivered even if it was in a different format.
- Councillor Thompson informed that there had been some issues over the summer months following which some meetings had been held. She agreed that consulting the community stopped matters from escalating.
- Councillor Lal expressed concerns regarding lack of resources and the position with regard to the PCSO's. He highlighted the need for the police to interface with the public in order to be more effective.
- Whilst Chief Inspector Chris Mallett was uncertain about the police structure and delivery of service, he was confident about Neighbourhood Policing and there would be a programme to look at how to engage with the community. There would be a more specialised function in the future and the plans would be discussed with other agencies.
- Comments were made about disproportionate cuts affecting the West Midlands and the impact of budget cuts such as staff low morale. Whilst there was concern about services it should be recognised that partnership working was

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required. Residents should be encouraged to share information with the police and a joint responsibility for the safety of the community.

- In reply to an enquiry regarding the numbers of ethnic minority police officers in the Ladywood District Councillor Mosquito agreed with Councillor Lal that it was not appropriate to ask Chief Inspector Chris Mallet questions about the recruitment of BME officers. She continued that there was a lot of work being done on diversity and some conscientious improvements had been made. The decision had not been taken on the freeze on recruiting staff.

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**TOPICS FOR THE NEIGHBOURHOOD CHALLENGE**

252 Topics had been agreed as follows :-

1. Private Rented Sector and associated issues.
2. Environment.

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**DATES OF FUTURE MEETINGS**

253 That it be noted that the Ladywood District Committee will meet on the following dates at the Council House at 1400 hours.

Tuesday, 10 November, 2015

**Thursday, 14 January, 2016**

Tuesday, 8 March, **2016**

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**OTHER URGENT BUSINESS**

254 There was no other urgent business.

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**AUTHORITY TO ACT BETWEEN MEETINGS**

255 **RESOLVED:-**

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

The meeting ended at 1548 hours.

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Chairman



# **WEST & CENTRAL** **LOCAL COMMUNITY SAFETY PARTNERSHIP**

## **Terms of Reference**

### **Purpose**

The Local Community Safety Partnership (LCSP) shall enable partners to work together effectively on priorities which make residents safer, feel safer and build confidence in neighbourhoods.

These priorities will have been identified by the community across Ladywood and Perry Barr Districts and add value to existing partnership activity.

The LCSP will also ensure all it uses evidence based responses.

### **Objectives**

The objectives of the Local Community Safety Partnership (LCSP) are:

- Recommend local community safety priorities to the respective District Committees; identify clear annual objectives and monitor the priorities' action plan
- Encourage and support Neighbourhood Tasking Groups and Safer Communities Groups, and assist to resolve blockages in local delivery
- Understand the impact of these priorities in a local context, co-ordinate existing local delivery, and identify and deliver action to address gaps
- Keep up-to-date with local crime, anti-social behaviour and perceptions of safety trends with a particular view about local partnership opportunities
- Be informed about citywide interventions which may impact locally
- Ensure different neighbourhood management/ priority area approaches are working to complement each other in respect of community safety
- Influence service delivery by different organisations to make a positive impact on crime, anti-social behaviour and feelings of safety
- Monitor community tensions and develop partnership responses, as necessary

### **Structure**

- The Local Community Safety Partnership (LCSP) will meet bi-monthly and report to the respective District Committees and BCSP Police/

Crime Board. They will ensure there is an effective relationship with any citywide thematic groups to enable a joined up approach.

- The LCSP agenda will follow the objectives outlined above.
- The LCSP may set up working groups to address specific priorities – these working groups may be on-going or Task and Finish groups, as appropriate. The current groups for 2015-16 are:

Name of Group	Chair	Facilitator
<b>Violence Against Women Forum</b>	Paula Harding (BCSP)	Nicci Collins (BCC)
<b>Neighbourhood Tasking Groups</b>	Neighbourhood Team Sergeants (West Midlands Police)	Neighbourhood Team Sergeants (West Midlands Police)
<b>Safer Communities Groups</b>	Neighbourhood Inspectors (West Midlands Police)	Neighbourhood Inspectors (West Midlands Police)
<b>Vulnerable Adults</b>	tbc	tbc
<b>Vulnerable Youth</b>	tbc	tbc
<b>Local Priorities</b>	tbc	tbc

- All working groups will be accountable to the LCSP, and provide reports of activity as required
- The LCSP will review its terms of reference annually to ensure it remains appropriate and relevant (*next review September 2016*)

## Membership

- The table below is the core membership of the LCSP. Additional partners may be invited to the meetings, as appropriate
- All partners are asked to commit to regular attendance, and arrange suitable representation in the event they are unable to attend
- Where agencies are consistently not represented, the Chairperson may decide to contact that member directly to address
- The Local Community Safety Partnership will determine its own Chairperson and Vice Chairperson – this will be reviewed annually or in the event that the Chair or Vice Chairperson resigns
- In the event of the Chairperson being unable to attend the meeting, the Vice Chairperson will chair in their absence

- The minimum number of members that must be assembled for a LCSP meeting to be valid shall be three plus the Chair or Vice Chair
- New members will be agreed by the Local Community Safety Partnership before they are formally invited to join
- All members of the Local Community Safety Partnership must declare any conflict of interest where necessary

<b>Organisation</b>	<b>Name (Title)</b>	<b>Role in LDG</b>
<b>West Midlands Police</b>	Andy Beard (Superintendent)	Chair & report back to Police Priority Neighbourhoods
<b>Birmingham City Council</b>	Lesley Poulton (Service Head – Ladywood)	Vice- Chair & report back on BCC Governance
<b>Midland Heart</b>	Carolyn Palmer-Fagan (Head of Neighbourhoods)	Report back on Prevent Working Group, Local RSL Contact
<b>Birmingham Social Housing Partnership</b>	Alan Moorhouse	RSL Community Safety Co-ordinator
<b>West Midlands Fire Service</b>	Graham Homer (Partnerships Lead, Birmingham)	WMFS General Partnership Team
<b>West Midlands Fire Service</b>	Dave Newman (Fire Station Commander)	WMFS Local Senior Contact
<b>Birmingham City Council – Landlord Services</b>	Kate Foley (Acting Senior Service Manager Housing – West & Central)	Report back on Hoarding & Hygiene Working Group & Housing Priority Neighbourhoods Approach
<b>Birmingham City Council – Public Health</b>	Kyle Stott	To help facilitate links between community safety and health
<b>Birmingham Solihull Mental Health Foundation Trust</b>	Neil Atkinson	To help facilitate links between community safety and adult mental health
<b>South &amp; City College</b>	Paul Morris (Assistant Principal)	To help facilitate links between community safety and education
<b>Birmingham City Council – Youth Services</b>	Kalsoom Zubedah-Khan	To attend LDG when relevant agenda item

<b>Birmingham City Council – Landlord Services</b>	Parveen Nar (ASB Manager)	Report back on Safer Communities Group; Think Family and BRGV
<b>West Midlands Police</b>	Karen Geddes	Partnerships Inspector
<b>West Midlands Police - Counter Terrorism -</b>	Insp Jon Peepal PC Sarah Hopkins	Prevent Liaison
<b>West Midlands Police</b>	Sector Inspectors; Colin Barnes, Gareth Morris, Will O'Connor, Adam Henderson	Report back on Neighbourhood Tasking Groups and Sector Issues
<b>Birmingham City Council</b>	Nicci Collins (Safer Places Officer – West & Central)	LDG Co-ordinator/ Report back on Violence Against Women Forum
<b>CRI</b>	Natacha Bogard	Links between the LCSP and commissioned substance misuse (adults)
<b>Aquarius</b>	Emma Haley	Links between the LCSP and commissioned substance misuse (young people)

- The role of Chair and Vice Chairs will be reviewed annually (*next review September 2015*)

There will be also representation from local Elected Members which has been determined by the District Committees. The current nominated councillor representations are as follows:

<b>Ladywood District</b>	Cllr Nagina Kauser	Aston ward
	Cllr Sharon Thompson	Soho Ward
<b>Perry Barr District</b>	Cllr Gurdial Singh Atwal	Handsworth Wood Ward
	Cllr Mahmood Hussain	Lozells & East Handsworth Ward
	Cllr Barbara Dring	Oscott Ward
	Cllr Jon Hunt	Perry Barr Ward

## **Ladywood District Housing Panel: Next Steps**

### **Note for consideration**

**From: Kate Foley  
Acting Senior Service Manager  
September 2015**

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### **Background**

Ladywood District Committee first considered Cabinet proposals for the establishment of District Housing Panels at its meeting on 12 March 2013. The District further considered this matter further at a Member Briefing held on 26 June 2013 and established a working group to review the options and make recommendations about the way forward.

At the District Committee meeting held on 12 November 2013 it was agreed to establish a District Housing Panel to develop a shared understanding of strategic housing issues amongst local stakeholders and provide a means of securing support for strategies to address these. The focus of the Forum would be on:

- Understanding the District demographic profile and scoping out housing needs;
- Assessing current stock condition and investment requirements; and
- Reviewing housing growth requirements and opportunities within the District

Following this, approaches were made to a number of interested stakeholders and an initial meeting was held on 5 August 2014. The meeting included representatives from Trident Reach and Midland Heart housing associations, as well as BCC officers from housing strategy team, planning and development, housing development and private rented sector team.

That meeting agreed to take forward an agenda for the work of the District Housing Panel including:

- Mapping and focussing on hot spots (with particular reference to Soho and Aston Wards)
- Homeless prevention
- Opportunities provided by RSLs
- Mapping land ownership and identifying opportunities arising from this

A further meeting was held on 2 February 2015 and this paved the way for a well-attended workshop looking at Decent, Affordable Housing held as part of the Ladywood District Convention on 7 March 2015.

## **Recent Developments**

A number of policy developments make it appropriate to re-visit the arrangements for a Ladywood District Housing Panel. These include, but are not limited to:

- Changing role for District Committees in the light of recommendations from Kerslake Review and Improvement Panel
- Emerging role of Place Management and role of housing management in supporting the approach
- Continuing resource reductions impacting across Birmingham City Council general funds
- Emerging context of resource reductions for social housing providers arising from year on year 1% rent reductions
- Review of housing Allocation Scheme
- Changing tenure patterns with increases in Private Rented Sector housing stock (PRS)
- Emerging approaches towards regulation of PRS
- Continuing pressures to plan for and meet housing need in the context of population growth projections

## **Proposed Objectives for District Housing Panel**

The discussion on Decent, Affordable Housing held at the District Convention on 7 March 2015 provides a useful framework for taking forwards the work of the Ladywood District Housing Panel. Broadly, the concerns raised fell into the following areas:

- Meeting housing need – in particular the need for ‘affordable’ housing meeting the specific needs of local people
- Managing the impact of PRS/hostel accommodation and in particular considering how effective regulation might reduce negative impacts on neighbourhoods
- Considering how planning policy can be used to support the development of balanced communities including meeting requirements for local services, leisure, recreation and education
- Relationship between housing management and wider environmental and neighbourhood management

## **Next steps**

It is proposed to strengthen the local partnership approach to address these issues with leadership provided by the District Committee lead for Housing, Cllr Carl Rice. In the first instance officers are asked to:

- Scope the range of Registered Social Housing Providers across the District and work with Birmingham Social Housing Partnership to engage with them appropriately
- Scope opportunities for involvement by private sector landlords
- Assess how local residents can best contribute to taking forward this agenda
- Ensure up to date information is available about current and future housing need, tenure types and demographics for Ladywood District with a view to informing the work of the Panel
- Convene an initial meeting of the Panel





<b>Report to</b>	<b>LADYWOOD DISTRICT COMMITTEE</b>
<b>Report of:</b> <b>Date of Decision</b>	<b>Strategic Director Place</b> <b>10 November 2015</b>
<b>SUBJECT:</b>	<b>BIRMINGHAM COUNCIL HOUSING INVESTMENT PROGRAMME ENVIRONMENTAL WORKS BUDGET 2015/16</b>
<b>Key Decision: Yes</b>	<b>Relevant Forward Plan Ref:</b>
<b>If not in the Forward Plan: (please "X" box)</b>	<b>Chief Executive approved</b> <b>O&amp;S Chairman approved</b>
<b>Relevant Cabinet Member(s):</b>	<b>Councillor Ian Ward – Deputy Leader of the Council</b> <b>Councillor John Cotton – Neighbourhood Management &amp; Homes</b>
<b>Relevant O&amp;S Chairman:</b>	<b>Councillor Zafar Iqbal – Neighbourhood &amp; Community Services, Overview &amp; Scrutiny Committee</b>
<b>Relevant Executive Member</b>	<b>Councillor Ziaul Islam</b>
<b>Wards Affected:</b>	<b>Aston, Ladywood, Nechells, Soho</b>

## 1. Purpose of Report

- 1.1 To re-state to the District Committee that a sum of £126,576 has been allocated for carrying out environmental improvement works in neighbourhoods for 2014/15 and to provide an update on progress. The projects have been submitted by a combination of suggestions from Housing Liaison Boards, local residents and members and Council officers as outlined in Appendix 1.
- 1.2 To inform the District Committee that a further sum of £132,000 has been allocated for carrying out environmental improvement works in neighbourhoods during 2015/16.
- 1.3 To seek approval for the projects at £124,796.43 outlined within Appendix 2.
- 1.4 To inform the District Committee of the budgetary position to date (Appendix 3).

## 2. Decision (s) recommended

That the District Committee:

- 2.1 Note progress in connection with the projects initiated in 2014/15.
- 2.2 Approve the projects outlined at Appendix 2.
- 2.3 Note the budget position statement provided at Appendix 3.

<b>Lead Contact Officer</b>	<b>Kate Foley,</b> <b>Senior Service Manager – Landlord Services</b>
<b>Telephone No:</b> <b>E-mail address:</b>	<b>0121 303 1277</b> Kate.Foley@birmingham.gov.uk

### **3 Consultation**

#### **3.1 Internal**

All ward members within the district are being consulted on the project proposals for the District Committee Capital Environmental Budget for 2015/16.

#### **3.2 External**

The Housing Liaison Boards and other local residents are assisting with identifying the proposed projects to be funded from the Environmental Budget 2015/16.

### **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 Council Business Plan and Budget 2014+. 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, all of which are consistent with the themes identified in The Leader's policy statement.

The creation of targeted environmental projects on a district by district basis will significantly impact the quality of life for residents and enhance the stock improvements already in place

#### **4.2 Financial Implications**

The total capital funding for these schemes is contained within the approved Housing Public Sector Capital Budget 2015/16. The 2015/16 Capital Environmental Budget allocation to Ladywood is £132,000, and is based on the number of Council properties within the District.

#### **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. From a procurement perspective it makes good use of Repairs and Maintenance and framework contracts which have been established to secure improved performance and better value for money than conventional single scheme tendering.

#### **4.4 Public Sector Equality Duty (see separate guidance note)**

In making its decision the District Committee is required to have due regard to the 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.

The requirements of the Council's Standing Order relating to Contracts No. 9 in relation to equal opportunities and the West Midlands Forum Common Standard for Equalities in Public Procurement will be incorporated in the contracts for projects carried out within the programme.

**5. Relevant background/ chronology**

- 5.1 A citywide sum of £800,000 has been identified for capital environmental projects on Housing Revenue Account land and/ or property.
- 5.2 A sum of £132,000 has been allocated to the Ladywood District Committee for 2015/16. This allocation is based on a stock of 10,404 properties within the district.
- 5.3 The Local Housing Team together with their HLBs, elected members and other residents have identified the projects agreed by the District Committee and detailed at Appendices 1 and 2.

**6. Evaluation of alternative options**

- 6.1 Alternative options have been considered during the consultation with Housing Liaison boards and other residents. However, based on local priorities, it is recommended that the projects listed at Appendix 2 are proceeded with during the 2015/16 financial year.

**7. Reasons for decision(s)**

- 7.1 To enable the District Committee to meet its requirements in the delivery of the Housing Investment Programme Environmental Works Programme.

**8. Update on projects agreed in 2014/15**

- 8.1 An update on the delivery of capital projects agreed during 2014/15 is provided at Appendix 1.

**Signatures**

**Chief Officer**

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

**1.**

**List of Appendices accompanying this report (if any)**

- 1. Appendix 1: Ladywood District Environmental Capital Project: Update on schemes agreed 2014/15.
- 2. Appendix 2: Ladywood District Capital Environmental Budget 2015/16 : Proposed schemes 2015/16 for District Committee Approval.
- 3. Appendix 3: Ladywood District Committee: Overall Budget Sheet – Capital Environmental Budgets.

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Report Version 1		Dated	1 September 2015
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## APPENDIX 1

### Ladywood District Capital Environmental Budget: Update on schemes agreed 2014/15

Location	Ward	Scheme Details	Cost (£)	Position Statement
Boxhill Close	Aston	Redevelop communal land including relaying pathway, replacing trip rails, construction of wall	20,963.88	Completed 26 March 2015
Melbourne Avenue	Aston	Reinstate grow space	8,544.60	Completed 29 April 2015
Weston House	Aston	Replace flooring with altro flooring	4,214.09	Completed 27 March 2015
Guild Close and Rodney Close	Ladywood	Complete work to replace altro flooring to three staircases and top floor landings	22,411.20	Completed 20 March 2015
Block 47 Sheepcote Street	Ladywood	Replace flooring with altro flooring	3,411.60	Completed 4 February 2015
Pritchett Tower, 2 Erskine Street, 155-160 Nechells Park Road, 66-72 Eversley Road, 142-152 Conybere Street and 48-56 Dart Street	Nechells	Replace flooring with altro flooring	37,040.69	Completed 25 June 2015
38, 132, 144, 150 Duddeston Manor Road and 2 Erskine Street, 177 Vauxhall Road, 6-23 Horton Square	Nechells	Upgrade communal lighting	9,515.28	Completed 25 June 2015
6 Hindlow Close	Nechells	Upgrade communal lighting	2,436.00	Completed 25 June 2015
Land rear of 222-244 Ninevah Road	Soho	Provide soak away to improve drainage and fit perimeter fencing	4,000.00 estimated	Expected completion November 2015
Crabtree Road	Soho	Resurface area and install bollards to prevent vehicular access	5,486.23	Completed 28 April 2015

**Total cost = £118,023.57**

Saved as LadywoodDC2015App1



## APPENDIX 2

### Ladywood District Capital Environmental Budgets: Proposed Schemes 2015/16

Location	Scheme Details	Quote (£)
<b>Aston – Available for new schemes £37,948.86</b>		
Uxbridge Street	Install railings to prevent parking	10,187.76
Sadler House	Install altro flooring to all landings above ground floor (match funding with Housing Liaison Board Community Improvement Budget – total project cost £35,438.10)	13,539.78
Cherwell Gardens	Resurface car park	14,230.32
<b>Ladywood – Available for new schemes £22,577.35</b>		
46 Sheepcote Street, 9 Essington Street, 2 and 4 Broadfield Walk, 10 and 18 Ryland Street, 22 Grosvenor Street West	Altro flooring to communal stairs and landings	Quote awaited
Cambridge Tower	Tarmac drive, repaint parking bays and mark double yellow lines	Quote awaited
<b>Nechells – Available for new schemes £43,673.90</b>		
132 Duddeston Manor Road	Altro flooring to communal stairs and landings	Quote awaited
138 Duddeston Manor Road	Altro flooring to communal stairs and landings	Quote awaited
144 Duddeston Manor Road	Altro flooring to communal stairs and landings	Quote awaited
12-50 Hodnet Grove	Altro flooring to communal stairs and landings	2,877.60
1-41 Southacre Avenue	Altro flooring to communal stairs and landings	2,877.60
2-40 Southacre Avenue	Altro flooring to communal stairs and landings	2,877.60
3-19 Southacre Avenue	Altro flooring to communal stairs and landings	2,877.60
21-31 Southacre Avenue	Altro flooring to communal stairs and landings	2,877.60
62-72 Southacre Avenue	Altro flooring to communal stairs and landings	2,374.80
78-86 Southacre Avenue	Altro flooring to communal stairs and landings	2,374.80
2-24 Sugden Grove	Altro flooring to communal stairs and landings	2,877.60
22-60 Vernolds Croft	Altro flooring to communal stairs and landings	2,877.60
30-41 Wrentham Street	Altro flooring to communal stairs and landings	2,877.60

65-76 Wrentham Street	Altro flooring to communal stairs and landings	2,877.60
<b>Soho – Available for new schemes £20,596.32</b>		
Spring Grove Gardens	Supply and fit metal gate and keys	1,140.00
All Saints Road	Tarmac driveway, supply and fit concrete bollards, metal barrier, post, padlock and chain	Quote awaited
New Spring Street Sheltered Scheme	Resurface parking area at rear of common room, marking parking bays and painting 'Residential parking only' on new surface; widen steps and provide metal hand rails either side; build up area to rear of parking spaces to create soak away	Quote awaited



### APPENDIX 3

#### Ladywood District Committee

#### Overall Budget Sheet – Capital Environmental Budgets

	£	£
Slippage for 2014/15	110,820.00	
Allocation 2015/6	132,000.00	
<b><u>Total Budget</u></b>		<b>242,820.00 (A)</b>
2014/15 completed schemes paid	58,052.28	
Payments outstanding on 2014/15 schemes	59,971.29	
<b>2014/15 outstanding commitments</b>		<b>118,023.57 (B)</b>
2015/16 budget available for new project approvals		<b>124,796.43 (C)</b>
Project approvals requested		<b>124,796.43 (D)</b>
<b>Budget Remaining</b>		<b>Nil (E)</b>

Saved as LadywoosDC2015App3



## **Appendix 3**

### **Exercising the Neighbourhood Challenge Duty**

#### **1 Introduction**

The Constitution agreed by City Council in May 2015 sets out the new duty on District Committees to undertake “Neighbourhood Challenge”.

This note sets out the outline process for conducting a Neighbourhood Challenge, and should be read in conjunction with the Constitution (Volume B6 – see Appendix 4) which sets out principles for how District Committees should work.

#### **2 What is Neighbourhood Challenge?**

Neighbourhood Challenges are place-based inquiries focused on outcomes and priorities in Community Plans and ongoing performance review of public services at a local level.

The Neighbourhood Challenge is a duty on District Committees to “investigate, review and gather data on the performance of all local public services, working in a collaborative but challenging way with all service providers and seeking out and promoting new ways of improving services, in conjunction with the all Cabinet Members as appropriate.”

Through Neighbourhood Challenge, District Committees can advise or make representations to the Council, the Executive or an Overview and Scrutiny Committee on all matters affecting community interests.

Reports following Neighbourhood Challenge meetings can be:

- Issued to the Executive with recommendations or proposed actions;
- Submitted to an O&S Committee, to propose a city-wide investigation on the same topic.

A Neighbourhood Challenge is not:

- An alternative to an existing Council complaints system;
- A means to resolve individual casework issues.<sup>1</sup>

#### **3 Timetabling a Neighbourhood Challenge**

It is envisaged that Neighbourhood Challenges will take place later in the municipal year (from October onwards), following the agreement of a Community Governance Framework and a Community Plan for the district.

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<sup>1</sup> Where members have an issue that they cannot resolve, particularly where partners are involved, the Councillor Call for Action - in effect a referral to scrutiny – can be used.

A programme of Neighbourhood Challenge will be agreed in advance by the Committee, to allow proper planning. However, members may wish to reserve some time in their work programmes to respond to issues as they arise. These will be agreed by the Executive Member, in consultation with District Committee members, as necessary.

It will be important to be realistic about what can be achieved in one year, particularly given the resource constraints. Members will need to balance priorities and perhaps agreed to undertake two, or no more than three, Neighbourhood Challenges in a year, to ensure each is completed thoroughly and well.

#### **4 Selecting a Neighbourhood Challenge**

A Neighbourhood Challenge should be rooted in the local area and focused on outcomes.

Neighbourhood Challenges may be proposed in one of four ways:

- Identified by the Executive Member/other members of the committee;
- Referred by the Executive – to examine an issue that has arisen in a district and present options for the future based on community needs and views;
- Referred by an O&S Committee – to provide information or guidance, based on evidence gathered by District Committee, to support scrutiny work;
- Raised by local partners.

Members of the public would be able to propose issues by referring these (in writing) to the Executive Member to consider.

Neighbourhood Challenge topics should be selected following discussion by members of the District Committee. Under Neighbourhood Challenge, committees can consider any matter that is:

- a. A local issue rooted in the district; and
- b. Focused on outcomes for citizens in the district; and
- c. Linked to the Community Plan.

##### **A local issue rooted in the District**

A Neighbourhood Challenge enables members to drive forward service improvement, community empowerment, active citizenship and local partnership working in their district. It should therefore be centred on a matter that has arisen within a specific locality.

A balance needs to be struck between the need to properly reflect local concerns and effective use of resources. If the proposed challenge has arisen because of city wide council policy, or is an issue that is replicated across other districts, then this should

be referred to the relevant O&S Committee, which can then take a city-wide view of the issue. This would avoid the need for multiple neighbourhood challenges on the same topic across a number of District Committees.

When considering referrals of this type, the O&S Committee would take evidence from those districts affected; therefore District Committees could use a session to collate that evidence, as it relates to that district, in public.

*For example, if a change in policy is perceived to have a negative impact on outcomes, such as the introduction of charging for a service, then any impact of that would be felt across the city, and so should be considered on a city-wide basis by the relevant scrutiny committee, using evidence collated from District Committees.*

### **Focused on outcomes for citizens in the district**

The District Committee role is to “ensure maximum influence over the use of service budgets and resources, to ensure they are aligned with local needs, with the ultimate outcome of improving the economic, social and environmental wellbeing of the local area”.

Therefore the Neighbourhood Challenge should be focused on achieving positive outcomes for citizens in that district. A Neighbourhood Challenge would arise where there were concerns that outcomes, particularly those identified as priorities in the Community Plan, were either not being achieved, or were in danger of not being achieved.

Evidence for this may come from:

- Performance monitoring reports;
- Strategic intelligence reports on outcomes;
- A high level of user / general public dissatisfaction with a service (e.g. through opinion surveys / complaints);
- Reports or new evidence provided by external organisations;
- Issues raised by external audit reports.

Additionally, members may wish to look forward to how policy changes at either national or local level may impact on outcomes, including where:

- City council policy or changes in delivery models, or policies/ changes in delivery models of a key partner, appears to be in conflict with the Community Plan or would put the achievement of the outcomes at risk;
- New Government guidance or legislation may/will have an impact on Community Plan priorities.

*For example, strategic intelligence reports may reveal high child poverty levels in a district, or disproportionately high unemployment levels, and so the District Committee may initiate a challenge to all partners working in that district, asking*

*what that district's specific requirements were to address poverty/unemployment levels, or whether all partners had the right approach for that district.*

*Or*

*Members may be concerned that a proposed change in legislation may have an impact on outcomes, for example the proposed "right to buy" housing association homes. The Neighbourhood Challenge could focus on provision within that district and the likely impact.*

Referrals from the Executive or Scrutiny may involve policy Overview work – where the Cabinet Members are developing, or are seeking to develop, new policy.

### **Linked to the Community Plan**

Finally, any Neighbourhood Challenge should be linked to priorities identified in the Community Plan.

## **5 Preparing a Neighbourhood Challenge**

A short outline should be prepared, stating:

- Purpose / key questions;
- Expected outcomes;
- Timescale;
- Witnesses;
- Background information needed – papers, data, case studies etc.

A lead member should be identified to lead on the work – this need not be the Executive Member, but could be another member of the Committee, or, if appropriate, a representative of a partner organisation (if co-opted on to the Committee).

The outline will be agreed by the Executive Member or Lead Member, in consultation with District Committee members.

Mindful of the need to be responsive and of the limited resources available, these outlines should be agreed (preferably two months, but at least one month) ahead of the meeting, to enable witnesses to be invited and information to be prepared.

Following agreement of this outline, a call for evidence can be issued, and an evidence pack pulled together ahead of the meeting.

Witnesses will be invited. District Committee members, in agreeing their Community Governance arrangements, may agree to create a standing panel of key partners, and witnesses could be drawn from this panel (though not exclusively).

All witnesses should receive written details of the evidence gathering event, including as appropriate:

- What objectives members are looking to get from the session;
- How evidence is expected to be gathered;

- Whether the meeting is in a public or private setting; and if public, whether the session will be live-streamed.

## **6 The Neighbourhood Challenge Session**

The Neighbourhood Challenge will be held through a meeting of the District Committee. The expectation is that they will be held in public and live-streamed on the internet. Recordings of each meeting will be kept by Committee Services.

In-depth investigations – including gathering further information or visiting relevant organisations – could be undertaken by members prior to the session and reported back at the meeting.

A session plan will be prepared, based on the outline.

The outcomes from the meeting will be recorded on a report template, which will include:

- Reason for challenge;
- Summary of evidence received;
- Recommendations / proposed action.

As this will be the record of the meeting (along with the recording), formal minutes will not be taken.

Each Neighbourhood Challenge report will be published and placed on the web page for that Committee.

## **7 The Neighbourhood Challenge Report**

### **Drafting the Report**

The report will be agreed by members following the meeting.

Where witnesses are quoted within the report, a draft will be shared with them prior to publication, to allow them to comment on how their views have been represented.

Depending on the subject, a quick turn-around may be beneficial. However, any conclusions and recommendations should result from careful consideration of the analysed evidence. It is important in particular to avoid:

- Jumping to conclusions and making indefensible, rash statements that are not readily supported by the data;
- Over-reliance upon anecdotal evidence that cannot be readily substantiated one way or another;
- Expressing views that are not moderated (i.e. do not reflect a balanced view of the evidence presented).

On occasion, evidence may be conflicting since a range of people will have been consulted. Ultimately, this must be weighed up in a professional manner and

considered from a balanced perspective whereby the Committee's recommendations are derived from the evidence. This may involve checking the evidence again at source and could (resources permitting) involve external specialists or experts.

## **Recommendations**

Where recommendations are made, these should ideally follow the SMART concept. They should be:

- **Specific** about what needs to be done or achieved;
- **Measurable**, enabling achievement against the recommendation to be quantified;
- **Achievable**, and based on a realistic appraisal of what can be done;
- **Relevant** in that the person recommended to take action can achieve the outcome required;
- **Time-Based** so that it is clear when the recommendation should be achieved by.

Identifying who is responsible for the recommendation is important, as is clearly indicating what success would look like.

In all matters, the City Council's (and partner's) budget position must be at the forefront of any Neighbourhood Challenge. The Executive is responsible for the financial management of the budget once Council sets it for the year. In making recommendations that have cost implications, members cannot assume that any additional resources needed to implement their recommendations would or could be made available.

Occasionally, members may wish to make recommendations to partnership bodies. This can be done either with the agreement of that body or through the relevant O&S Committee, by using the statutory powers available to O&S Committees in relation to some partners.

## **Agreement of the Report**

The report and recommendations will be agreed by the Committee by majority. If any members dissent from the main findings, they shall have the right for this to be recorded in the report (at their request).

The report will then be referred for action. This will either be:

- Issued to the Executive with recommendations or proposed actions;
- Submitted to an O&S Committee, to propose a city-wide investigation on the same topic or to otherwise feed into the scrutiny work programme;
- Submitted to a partner body.



Where a report is submitted to the Executive, this could either be to the relevant Cabinet Member, or with the agreement of the chair, the report may be discussed at Cabinet.

It should be noted that Neighbourhood Challenges need not result in recommendations or further work; it may be that in the course of the challenge, partners or officers agree a course of action that the District Committee then monitors.

### **Submission to the Executive / Scrutiny / Partners**

In determining whether a report should be referred to the Executive or Scrutiny or dealt with under delegated powers, the following guidance should be used:

- A local issue requiring local solution e.g. parking restrictions outside a school: where the action required can be taken by officers under delegated powers and within existing budget, the report should be referred to the relevant Strategic Director and Cabinet Member
- A local issue with wider implications for City Council policy: where the matter is applicable only to one or two districts, this should be referred to the Executive, either the relevant Cabinet Member or Cabinet (for the Chair of that committee to determine);
- A local issue with wider implications for City Council policy: where the matter is or may be applicable to a number of districts, this should be referred to the relevant O&S Committee;
- A local issue with budget implications: this should be referred to the Executive, either the relevant Cabinet Member or Cabinet (for the Chair of that committee to determine);
- A local issue with implications for the implementation of national policy should be referred to the relevant O&S Committee;
- A local issue with implications for partner organisations: these can be referred by letter to that organisation. Precise arrangements will depend on the relationship with that organisation and these will become clearer as the Partnerships work-stream of the Future Council is developed. Broadly speaking, recommendations can be made either with the agreement of that body or through the relevant O&S Committee, by using the statutory powers available to O&S Committees in relation to some partners.

Referrals from the Executive or Scrutiny may specify where the Neighbourhood Challenge report should be directed.

Where reports are submitted to the Executive, a response will be required within a set timescale.

District Committees will then have an “action tracker” for the outcomes (the “Neighbourhood Challenge Action Tracker”).

Where a report is submitted to the relevant O&S Committee, this will be taken to the next meeting. There will be a standard item on each O&S Committee agenda for Neighbourhood Challenge reports.

At the meeting, the O&S Committee will either:

- Note and feed it into the committee's work programme;
- Agree to undertake further work on a matter that has wider (cross-city) implications.

It will be for the O&S Committee Chair to determine how best to take the Neighbourhood Challenge forward as part of that Committee's work programme.

### **Publication of the Report**

Whatever the destination, the process for publication shall be:

- Draft report agreed by members of the committee in the week following the meeting (the recommendations will have been agreed at the meeting)
- Draft report sent to the relevant cabinet members/scrutiny committee for comment on feasibility of recommendations/actions (8 working days).
- Committee agrees any changes (members have final word)
- The report is then submitted to the Cabinet Member/O&S Committee /Cabinet, who has 10 working days to provide a published response.

There may be occasions when a Cabinet Member or O&S Committee Chair has a number of Neighbourhood Challenges to respond to at the same time. If this is the case, then the timescales above shall be subject to review by both the Cabinet Member/O&S Committee and Executive Member for that District.

## **8 Reviewing the Neighbourhood Challenge**

It is suggested that the Neighbourhood & Community Services O&S Committee receive a summary report on all neighbourhood challenges in April 2016 – a “health check” of the challenge. If required, a report could then be taken to City Council in June 2016, to highlight both the operation of the challenge and some of the issues addressed by the challenge.

The Corporate Resources O&S Committee will be reviewing the district and ward structures as a whole, and so the two may report together.

**Ladywood District Committee**  
**Neighbourhood Challenge : Project Brief**  
**Private Rented Sector Project**

**1. Lead Member**

As agreed at the Ladywood District Committee meeting on 21 July 2015, the Committee's lead member for Housing matters is Councillor Carl Rice.

**2. Purpose**

To establish the impact that high concentrations of private rented accommodation, HMOs and hostel accommodation have on local communities within the Ladywood District, and explore how this might be better controlled/managed in future

**3. Outcome**

A shared understanding amongst local stakeholders about the issues created by specific housing tenures and the powers available to the City Council to control the patterns of housing tenure in an area; and a commitment amongst relevant agencies to work in a co-ordinated manner to manage/respond to the impact in local neighbourhoods.

	Key Lines of Enquiry	Who Can Provide	How/When
1	To review the patterns of housing tenure and type in the District, and identify how they may differ from the rest of the City and other urban areas	BCC Housing Strategy	District Committee 10 November
2	<p>To understand the powers and mechanisms available to the Council to manage and control the number or concentration of a) private rented accommodations b) Houses in Multiple Occupation (HMOs) or c) hostel type accommodation in any given area, and consider whether these are being deployed to best effect within Ladywood District</p> <p>And</p> <p>To consider what means are available to the Council and other stakeholders to secure more balanced patterns of tenure in localities</p>	<p>BCC</p> <p>Private Rented Sector Housing</p> <p>Planning &amp; Regulation</p> <p>Homeless Team</p>	District Committee 10 November
3	<p>To understand the views and concerns of local residents with regard to the impact of private rented accommodation, HMOs and hostel accommodation</p> <p>and</p> <p>To establish in which specific streets/neighbourhoods within</p>	<p>Residents</p> <p>Ward Councillors</p>	<p>General Call for Evidence to known Residents Associations and Forums</p> <p>Ward Forum Discussions Autumn 2015</p>

	the District there is perceived to be a particular problem		District Committee 14 January 2016
4	To establish if there is evidence to support the perception that there is a correlation between different types of housing and specific social/community issues such as anti-social behaviour or the condition of shared public space	Neighbourhood Policing Teams BCC Regulatory Services BCC Private Rented Sector	District Committee 14 January 2016
5	To establish with local stakeholders and partner organisations if there are common concerns arising from concentrations of particular types of housing, and what opportunities there may be for more co-ordinated responses to these	Registered Social Landlords Private Landlord Forum Representative Neighbourhood Policing Teams Homeless Support (BCC and Third Sector) Registered Providers & Third Sector "Supporting People" BCC O&S Report "Homeless Health" 7 July 2015	General Call for Evidence District Committee 14 January 2016 Review of Case Study (Soho)
6	To establish whether there are any policies or procedures that could be adopted by the Council that could improve the position and/or if the Council should be recommended to make representations to national government for new/additional powers	Cabinet Member University	TBA



**Ladywood District Committee**

# Information briefing

**Report from:** Peter Hobbs, Service Head PRS**Date:** 23 October 2015**Summary: NEIGHBOURHOOD CHALLENGE re: PRIVATE RENTED SECTOR****Background**

The Ladywood District has been provided with a District Profile for the area housing market. The profile shows that the PRS has grown significantly in the District and across the city as is predicted to continue to grow in scale over the next 5 years. It is now larger than Council housing as a tenure. Current Government policy is not likely to curtail this growth and for many citizens, especially young people, the PRS will be a sector of choice as they will not be able to afford owner occupation or get access to limited social housing resource.

**Key Facts**

- The District does contain a number of diverse and dynamic housing markets; encompassing city centre apartments, specialist student housing, traditional pre-1919 inner city terraced housing and post-war social housing.
- Private Rented Sector accounts for 14,224 households, (29.8% of total households)
- The PRS is diverse with 80% of Ladywood Ward PRS tenanted households being economically active, whereas only 40% in Aston
- The PRS in Soho also shows high levels of economic active heads of households and it is suggested this may be due to inward migration of EU citizens
- White and Chinese ethnic households predominantly reside in the PRS
- 25% of households in PRS in receipt of LHA, lower rate than city average of 40%
- Ladywood District has the highest rate of unintentional homelessness in the city, Aston has the highest rate across the city
- The number of empty private homes is increasing in the District probably due to flats in the city centre.
- The Council has issued 164 Licenses to HMOs where there is a statutory requirement
- The Council publishes a register of HMO licenses on the BCC Website

## **Enforcement of Standards in the PRS**

The Council has a range of powers to tackle property conditions and to address illegal action by landlords and agents. The Council aims to resolve issues through advice and information and giving landlords the opportunity to respond to requests from tenants. Often in legislation enforcement is a last resort.

The Council does not have a register of all PRS properties although changes to Council Tax legislation may now require the tenure of properties to be identified.

The Council does, however, take legal action in serious cases and has prosecuted landlords and agents for illegal eviction, failure to apply for an HMO Licence and failing to ensure a property is in a safe condition and well managed

The PRS Team is set up as follows

### **1. HMO Licensing : Team Leader - Roy Haselden**

**General Enquiry Number: 0121 303 4009**

This team ensures that certain Houses in Multiple Occupation are licensed and comply with fire safety and amenity standards and are effectively managed.

### **2. PRS Services: Team Leader – Andrew Greathead**

**General Enquiry Number: 0121 303 5341**

This team deals with all requests for assistance from tenants and landlords in the PRS. Majority of the issues relate to disrepair and tenancy conditions such as notices to quit, threats of eviction or tenancy deposits

### **3. Private Sector Empty Properties: Team Leader – Matthew Smith**

**General Enquiry Number: 0121 303 7978**

This team deals with private property empty for over 6 months and works with owners to try to get them back into use, tackles eyesore properties, issues of vandalism and ASB associated with this type of house and can use Compulsory Purchase Powers in the worst cases

## **Key Legal Powers**

### **Housing Health and Safety Rating System**

The key legislation is the HHSSRS which allows the Council to rate conditions in a house according to risk to health and safety of the tenant. The Council will serve notices for high risk categories (A\_C), such as extensive dampness and mould growth, lack of heating or lack of fire precautions.

The current Council Enforcement Policy is to give priority to tackling high risk conditions. Many of the low risk repair issues, therefore, are not considered enforceable under the discretionary policy of the Council.

## **HMO Licensing**

Certain types of shared houses (HMOs) are required to have a licence. The licence can set conditions to ensure the HMO has adequate fire precautions and amenities and is well managed. A licence lasts for 5 years and currently costs £1150 per property



Not all shared housing is required to have a licence and these include self-contained flats, HMOs less than 3 stories or less than 5 people sharing facilities. Registered Providers who are regulated by the Homes and Communities Agency are excluded from licensing. Many of the city's Hostels are managed by RPs and are not in the licensing scheme.

### **Landlord and Tenant Act 1985 and Protection from Eviction Act 1977**

This provides the Council with the power to prosecute landlords or agents who illegally evict a tenant. Often this type of case involves complex issues between landlord and tenant where relationships have broken down. The Acts also set out responsibilities on landlords and tenants to ensure a tenancy goes ahead successfully.

### **Town and Country Planning Act 1971 and 1990**

This legislation gives the Council power to take action on empty properties that are a potential danger, or are having a detrimental effect on the local amenity.

### **Local Government Misc Provisions Act 1982**

The Council has the power to deal with empty properties that are open to access.

### **Compulsory Purchase Order (CPO)**

The Council has the power to CPO property and land and uses this power to target long term high risk empty properties. The Council brings forward a CPO order on average once per year with approx. 10 properties per Order but the threat of CPO often resolves the issue so in the end few properties are approved for CPO.

## **Partnership Working**

### **Landlord Forum**

The Council facilitates a Landlord Forum meeting once per year, generally responsible landlords attend but this is a useful means of discussing key issues and promoting good practice. The Landlord Forum Steering Group made up of representatives from sectors of the PRS meets every 6 weeks to discuss issues affecting the sector such as welfare reform and new ASB powers.

### **Homestamp**

The Council is a member of the Homestamp consortia along with other W Mids Councils, WMFS and National Landlords Association (NLA). The partnership promotes good practice and provides advice and guidance on common standards across the W Mids. It supports the MLAS (see below) For more information go to

<http://homestamp.com/>

### **Midland Landlords Association MLAS**

This organisation supports good practice in the PRS. In particular it works with local colleges and university accommodation agencies to ensure student housing is of a good standard and well managed.

## **Current Issues**

### **Growth of PRS**

This is predicted to continue and there will be demand pressures on all housing sectors. This may give rise to exploitation of private tenants over competition for lettings.

### **Consultation on Extending Licensing**

The Council has powers to extend the licensing requirement and designate areas of their district subject to

- a) Additional licensing for HMOs where for a significant proportion of the HMOs in the area are being managed sufficiently ineffectively as to give rise, or to be likely to give rise, to one or more particular problems either for those occupying the HMOs or for members of the public.
- b) Selective licensing for PRS properties to tackle issues of potential low demand where there are problems of anti-social behaviour.

The Council is currently looking at whether there is sufficient evidence in neighbourhoods to justify use of these powers. The extended licensing can relate to single streets or small areas of PRS properties and not have to be across a Ward or District area

So far in the Ladywood District feedback suggests there are issues in Soho Ward and general concerns over hostels that house the most vulnerable citizens in the city.

This work will involve Place Managers, local elected members and stakeholder groups.

### **Impact of Welfare Reform**

Clearly the changes to welfare provision are likely to impact tenants in the PRS esp single people and lone parents. Cross agency work is underway to look at the impacts and target resources to help those at greatest risk

### **Rogue Landlords**

The Government is proposing to introduce new powers in the Housing and Planning Bill to tackle Rogue Landlords including banning them from managing property, recovering housing benefit from repeat offenders and developing a register of landlords. The Bill if approved will come into force after April 2016 at the earliest

**Background information:**

District Strategic Assessment 2012 - on the website Fairbrum  
<https://fairbrum.files.wordpress.com/2012/10/draft-ladywood-strategic-assessment.pdf>

Ladywood District Profile presented to District Convention

**Contact details:**

Peter Hobbs, Service Head,  
Email: [Pete.hobbs@birmingham.gov.uk](mailto:Pete.hobbs@birmingham.gov.uk)

Tel: 0121 675 7936



## **BRIEFING NOTE**

### **HOUSES IN MULTIPLE OCCUPATION AND HOSTELS**

**27/10/15**

#### **Background**

Under current planning legislation the change of use of dwelling house to a house of multiple occupation (HMO) does not always require planning permission. This is because the General Permitted Development Order gives permitted development rights for changes between the C3 use class (dwelling houses) and the C4 use class (HMO with 3-6 occupants). A change of use to a larger HMO, which is considered to be Sui Generis, does require planning permission. Equally changes of use to hostels (Sui Generis), guest houses (C1) and care homes (C2) also require planning permission.

#### **Existing Planning Policy**

The Birmingham Unitary Development Plan includes several policies relating to this topic area. Policies 8.23-8.24 provide criteria for determining planning applications for Houses in Multiple Occupation; Policies 8.26–8.27 set out guidance on the assessment of planning proposals for flat conversions and policies 8.28-8.29 provide criteria for the assessment of proposals for hostels and residential homes. These policies are considered to be broadly in line with the National Planning Policy Framework. In each of these sets of policies there is a criteria for assessment which requires consideration to be given to cumulative effect of the proposed change of use on the residential character and appearance of the area, where a number of other non-dwelling house uses exist. It should be noted however that these policies do not set a threshold on the proportion of these uses and as such it is a matter of judgement as to whether or not the cumulative impact of an individual application is significantly detrimental to warrant refusal.

There are also a number of Areas of Restraint in the City, where historically it was identified that there was an undue concentration of residential uses that do not fall within the C3 use class. These require the Council to consider the exercise of control in determining any planning application that may further impact on the character of these areas. However, these documents were produced in the early 1990's and as such are based on out of date survey data. Therefore only very limited weight can be given to them when determining planning applications within the areas that they cover.

#### **The emerging Development Management DPD**

Planning & Regeneration are in the process of preparing a Development Management DPD which, when adopted, will replace the UDP policies and the Areas of Restraint referred to above. The precise wording of the policies has not yet been agreed, but it is proposed that the new policies for HMO's and hostels will include a threshold for such uses within a particular geographical area (for example 10% within a 100 metres radius). The precise threshold and area on which it is applied are yet to be determined, but will need to be justified. For such a policy to be effective the City Council will also need to maintain a record of existing HMO's and hostels which itself causes issues as while we hold data on licensed HMO's (only HMO's over 3 storey's and with more than 5 residents), HMO's approved through planning (the larger Sui Generis HMO's) and properties

claiming student council tax exemption; this is not a full data set of all HMO's in the City. Work is being undertaken to consolidate and map the data that we do hold and there are emerging proposals from Government to extend the licensing scheme which may help to provide a more complete picture.

#### **Article 4 Directions**

As noted above one of the challenges with utilising the Planning Management Service to control the proliferation of HMO's is that smaller HMO's benefit from permitted development rights. This creates issues both in terms of monitoring the number of HMO's in an area and with regards to further properties being converted to HMO's. One solution to this is to remove the permitted development rights through the use of an article 4 direction, which has been done for parts of Selly Oak. However this has to be justified and a robust evidence base is needed to demonstrate that the permitted development rights should be removed. In the case of Selly Oak the data that we do hold was consolidated as part of the process of preparing the article 4. As identified above work is currently being undertaken to produce the same dataset for the rest of the City and the proposed extension to extend the licensing scheme may further help with this. This will have the dual benefits of firstly indicating where there are overconcentration's of HMO's and then providing the evidence base to support the introduction of article 4 directions if they are considered necessary.

It should be noted that an article 4 direction does not mean that all applications for HMO's in an area will be refused. It simply means that planning permission must be sought which means that the merits of each proposal can be considered.

Given the above it is proposed that when the evidence base to support the Development Management DPD has been produced and/or Government extend the HMO licensing scheme that the data is reviewed to ascertain whether or not Article 4 directions are needed in areas where there are high concentrations of HMO's. This will also allow the effectiveness of the operation of the Selly Oak article 4 to be considered.

Finally, it should be noted that preparing and making an article 4 direction is a lengthy process which requires a significant amount of resources. As always the impact that this would have on delivering other priorities will need to be taken into consideration when deciding whether or not to prepare proposed article 4 directions.

**Jacob Bonehill**

**Senior Development Planning Officer**

**Planning & Regeneration**

# BIRMINGHAM CITY COUNCIL

## PUBLIC REPORT

<b>Report to:</b>	<b>LADYWOOD DISTRICT COMMITTEE</b>	
<b>Report of:</b>	<b>Head of Ladywood District – Lesley Poulton</b>	
<b>Date of Decision:</b>	<b>10 NOVEMBER 2015</b>	
<b>SUBJECT:</b>	<b>CITY CENTRE NEIGHBOURHOOD FORUM GRANT</b>	
<b>Key Decision: No</b>	<b>Relevant Forward Plan Ref:</b>	
<b>If not in the Forward Plan: (please "X" box)</b>	<b>Chief Executive approved</b>	<b>N/A</b>
	<b>O&amp;S Chairman approved</b>	<b>N/A</b>
<b>Relevant Cabinet Member(s):</b>	<b>Local Executive Member for Local Services, Councillor Ziaul Islam</b>	
<b>Relevant O&amp;S Chairman:</b>	<b>Chairman of Districts and Public Engagement, Councillor Waseem Zaffar</b>	
<b>Wards affected:</b>	<b>Ladywood Ward</b>	

<b>1. Purpose of report:</b>
<p>1.1 To receive the annual reports of the City Centre Neighbourhood Forum and to authorise the award of the annual grant of £900 towards the Forum's administrative costs.</p> <p>1.2 The City Council has supported the establishment of Neighbourhood Forums as one of a number of mechanisms to allow local people to influence the way local decisions are made. The role of the District Committee is to consider whether a local Neighbourhood Forum should be recognised for partnership purposes and to approve, if appropriate, a small grant.</p>

<b>2. Decision(s) recommended:</b>
<p>2.1 That the Committee recognises the City Centre Neighbourhood Forum and notes its annual report and accounts (Attached)</p> <p>2.2 That the Committee requests the Neighbourhood Forum to continue to provide representation to the Ladywood Ward Forum and other consultative group and partnership bodies, as appropriate.</p> <p>2.3 That the Committee authorises the award of a grant of £900 to be paid to the City Centre Neighbourhood Forum to help with running costs for the 2015/16 financial year. The award of grant is subject to City Centre Neighbourhood Forum meeting the Council's Condition of Grant Aid terms and conditions.</p> <p>2.4 That the Committee requests the Neighbourhood Forum to provide advance notification of its next Annual General Meeting to the Neighbourhood Forums' Link Officer so that assistance can be given in advertising the meeting to all residents</p>

- 2.5 That the District Committee authorise the Neighbourhood Forum Link Officer to process the grant in accordance with the Conditions of Grant Aid procedures and the City Council's Financial Regulations, as appropriate.

<b>Lead Contact Officer(s):</b>	Pat Whyte Neighbourhood Forum Link Officer
<b>Telephone No:</b> <b>E-mail address:</b>	0121 303 5674 Pat.Whyte @birmingham.gov.uk

### 3. Consultation

Consultation should include those that have an interest in the decisions recommended

#### 3.1 Internal

Ladywood District Elected Members have been properly and meaningfully consulted on this report, together with relevant officers.

#### 3.2 External

The City Centre Neighbourhood Forum held its Annual General Meeting (AGM) on 28 February 2015. Residents from the Neighbourhood Forum catchment area were invited and the minutes of the AGM record that 39 members of the public were in attendance.

### 4. Compliance Issues:

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

This report is in line with Birmingham's Sustainable Community Strategy 2026 and the Council Business Plan and Budget 2015.

#### 4.2 Financial Implications (Will decisions be carried out within existing finances and resources?)

Yes. The grant that is payable to the City Centre Neighbourhood Forum is at the same level as in previous years, i.e. £900 based on number of households (4100) in the defined Forum area and this amount will come from a central budget allocation set aside for this specific purpose.

#### 4.3 Legal Implications

Section 1 Localism Act 2011 gives the City Council a general power of competence where the function is not otherwise prohibited. The District Committee has the delegated decision-making powers concerning Neighbourhood Forum funding within the District, under the constitution



#### 4.4 Public Sector Equality Duty

Elected Members are required to have due regard to the Equality Act and to its public sector equality duty.

Neighbourhood Forums were established in order to engage with all sections of the local community, and each Forum is required to have an equal opportunities statement contained within their constitution.

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

- 5.1 Since 1991 the City Council has supported the establishment of Neighbourhood Forums as an important mechanism for ensuring that local people can influence the way in which decisions are made for their neighbourhoods. This approach was endorsed by the Local and Neighbourhood Advisory Team (April 2000).
- 5.2 The role of the District Committee is to consider whether the Neighbourhood Forum should be recognised, and to confirm an annual grant.
- 5.3 The Council has provided developmental support to Birmingham Neighbourhood Forums and in September 2012 launched "The know-how guide for Neighbourhood Forums" to bring together useful information and advice about running a successful Neighbourhood Forum. The guide covers topics such as developing a constitution, keeping in touch with members, running meetings and events, and leading projects and campaigns. The guide is complemented by a website ([www.theneighbourhood.info](http://www.theneighbourhood.info)) which provides additional resources for forums, such as template documents for policies and procedures, and information about how to claim a support grant from Birmingham City Council.
- 5.3 The process through which a Neighbourhood Forum can claim a grant has been refreshed in line with the Council's Grant Funding Framework and Toolkit for third sector organisations (mandatory policies & process for awarding grants - April 2011).
- To qualify for a grant, Neighbourhood Forums must complete the application form and submit it along with supporting documents e.g. copy of the Forum's constitution, independently examined accounts, most recent bank statement, approved AGM minutes, equal opportunities policy, and safeguarding policy.

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

- 6.1 The establishment of and continuing support to Neighbourhood Forums is consistent with the Council Plan priorities.

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

- 7.1 The operation of the City Centre Neighbourhood Forum has followed the existing protocol and it is necessary for the Committee to consider whether it wishes to endorse it and award a further grant.

**Signatures****Date**

Executive Member for Local Services

Ladywood District .....

Chief Officer: .....

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

The Establishment of Neighbourhood Forums April 2000

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

1. City Centre Neighbourhood Forum - AGM 2015 Minutes
2. City Centre Neighbourhood Forum – Grant Expenditure Analysis to 30 December 2014

<b>Report Version</b>	<b>1</b>	<b>Dated</b>	29 October 2015
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## **Birmingham City Centre Neighbourhood Forum**

Web: [brumcitycentre.co.uk](http://brumcitycentre.co.uk)

Email: [forum@brumcitycentre.com](mailto:forum@brumcitycentre.com)

### **Annual General Meeting, Saturday 28<sup>th</sup> Feb 2014**

Venue: Soprano Room, Hyatt Regency Hotel, Broad Street @ 11am – 1pm

#### **Attendees:**

Please see attached signature sign in log.

#### **Apologies:**

Karen Caine  
David Johnson  
John Lord  
Albert Bore

#### ***Guest speakers were:***

Rob Groves, Senior Project Director, Argent  
(Leading the Paradise Re-Development Project)  
Jim Wilson, Project Delivery Manager, Birmingham CC  
(Centenary Square Re-design completion and public consultation plans)

1. There were no outstanding matters from last year's minutes.
3. The Chairman's report (attached in PowerPoint Slide) was presented and received.
4. The Treasurer's report (attached in PowerPoint Slide) was presented and accepted.
5. The following were proposed and seconded to serve on the Management committee for the next year:

John McDermott  
David Foster  
Karen Caine  
David Johnson  
Lorna Lee

There being no other business the annual general meeting ended.

After the AGM presentations were held as per above mentioned speakers:

Questions arising from presentations and general discussions are noted as follows:

City Centre Neighbourhood Forum  
Notes of public meeting – February 28, 2015

This was a well-attended meeting which filled the Soprano Room at the Hyatt hotel.

First there was a necessary formal Annual General meeting, which included a report on the past year's activities and achievements.

The main contents of the meeting were presentations on Paradise Forum and Centenary Square.

Rob Groves, from Argent, described the current status of the design work on the Paradise project and the developing ideas for the first two buildings for which full planning approval will be sought during this year.

The project is being managed so that the traffic changes around the site, the main pedestrian route through the centre of the site and the major public spaces in Chamberlain Square will be completed first. Demolition of the Central Library and associated buildings will be done in stages. The area where the old Library Theatre and Bebo/Woktastic restaurants stood will be cleared first so that the temporary pedestrian route can move to that side of the building. This will allow the rest of the Library to be demolished safely, before the pedestrian route is returned to the eventual street line. Detailed timing is not yet resolved as it depends on coordination with the management of vehicle traffic.

The meeting was very concerned that the traffic diverted temporarily into unfamiliar streets (Cambridge Street and Holliday Street in particular) was not being monitored. Speeds were too high so posed a danger to local residents who could not cross the roads safely. The Forum committee members undertook to use every available means to confront the relevant authorities with these dangers. There was also challenge to the initial concepts of the first two buildings. Rob Groves took note of these comments and emphasised that these ideas were very provisional and there will be scope for later comment and consultation.

Jim Wilson, from Birmingham City Council, then described the project to redesign Centenary Square. An outline budget of £8m has been allocated to allow for a major improvement to the appearance of the square, to respond to the major changes to much of the perimeter of the space. An open competition, managed by the RIBA, attracted 185 responses from 31 different countries. An internal City Council assessment reduced this to 35 entries which was examined by a 6-person panel of members which included local representatives (including the Neighbourhood Forum chair). They selected five of these for detailed development by their designers. Jim Wilson showed images of each of these. The proposals, which were very varied, attracted a great deal of interest; many included water in different ways.

The chosen five finalists will present their final versions by early May. They will be displayed in the Library in the week 16 – 22 May 2015 for public view and comment. A final decision, which will take all the public comments into account, will be made by early July. Construction work is expected to start January 2017 and finish summer 2018. This timing is designed both to coordinate with the Metro extension works in Centenary Square and also minimise the impact on Christmas attractions.

Questions from the meeting were focussed on:

- The impact of through traffic on the Broad Street edge of the square
- The proposals for Arena Central.
- The Neighbourhood Forum should aim to host a second meeting in 2015 to hear from Centro about the Metro extension works and the impact on Centenary Square, and from the Arena Central developers.
- Need for iconic buildings in 'Paradise' without detracting from the already great buildings such as the Town Hall / BMAG etc
- Impact on traffic at Sheepcote Street / Cambridge Street / Holliday Street, no crossings installed etc, despite the raise in traffic on these roads
- More green spaces required in planning consultations
- Good management of the new developments required
- Influx of homeless in the City Centre, knock on effects







# City Centre

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## Neighbourhood Forum

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Annual General Meeting  
28 February 2015



# City Centre

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## Neighbourhood Forum

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**A voluntary, non-political, organisation of City Centre residents**

**The main objective is to enhance the quality of the area by:**

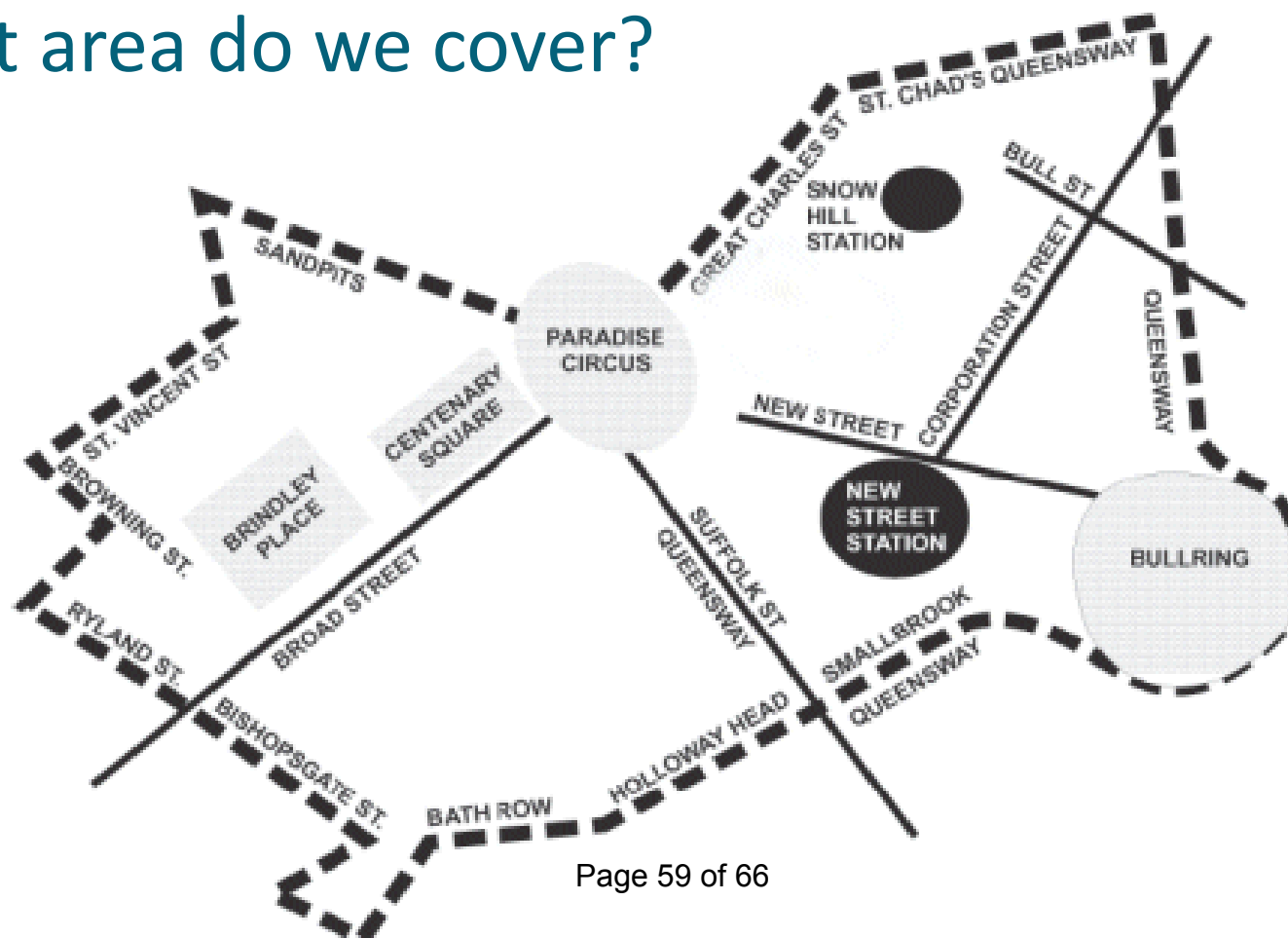
- Discussing and influencing issues affecting the community
- Raising awareness
- Informing the public of developments
- Undertaking research for public benefit
- Bringing residents together to address issues of concern
- Encouraging people to show an interest in the area



# City Centre

## Neighbourhood Forum

What area do we cover?





# City Centre

## Neighbourhood Forum

Who do we connect with





# City Centre

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## Neighbourhood Forum

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### Since 2004

Become a credible voice in the City with

*Police, Council, Library, Centro...*

*Consulting and Highlighting issues*

Board level resident representation CCP, BIDS

Helped residents

- *Antisocial behaviour*
- *Recycling*
- *Find out what's happening*
- *Managing agents*

Appeared in person at Planning Committee meetings

Supported planning for Britain in Bloom

Created **[www.brumcitycentre.com](http://www.brumcitycentre.com)**



# City Centre

## Neighbourhood Forum

STATEMENT OF EXPENSES FROM 1<sup>st</sup> October 2013 to 31<sup>st</sup> December 2014

Opening Balance				£1215.82
31 Jan 2014	Room hire & catering Meeting Jan 2014	£556.91		£ 658.91
26 Sept 2014	Data protection insurance	£ 35.00		£ 623.91
31 Oct 2014	BCC annual grant		£ 900.00	£1523.91
25 Nov 2014	Web site upgrading	£ 90.00		£1433.91
Closing Balance				£1433.91



# City Centre

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## Neighbourhood Forum

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### 2014 Committee

John McDermott - Chair

Lorna Lee - Secretary

David Foster - Treasurer

Karen Caine

David Johnson

Jon Lord (Resigned)



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# City Centre

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## Neighbourhood Forum

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### 2015 Committee?

We would value new thinking and welcome new members to the Committee

- We meet for an hour once a month at 6pm in the Library
- We attend meetings occasionally as resident representatives
- We lobby on behalf of the resident voice in the city centre
- We support Geoff with items for the website





# City Centre

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## Neighbourhood Forum

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Many thanks to...

Geoff Caine without whom we would not have a website

All the people who contact us & keep in touch through the website



# City Centre

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## Neighbourhood Forum

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Please can we urge you to encourage your friends and neighbours to visit...

**[www.brumcitycentre.com](http://www.brumcitycentre.com)**

Keep up to date, subscribe, comment or email us