

Birmingham City Council

Report to Cabinet

13 December 2022



Subject: HOUSING STRATEGY 2023-2028

Report of: Paul Langford, Interim Strategic Director, City Housing

Relevant Cabinet Member: Cllr Sharon Thompson – Cabinet Member Housing and Homelessness

Relevant O &S Chair(s): Councillor Mohammed Idrees, Housing and Neighbourhoods

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Are specific wards affected?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No – All wards affected
If yes, name(s) of ward(s):		
Is this a key decision?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, add Forward Plan Reference:009966/2022		
Is the decision eligible for call-in	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, provide exempt information paragraph number or reason if confidential:		

1 Executive Summary

This report seeks approval to publish and adopt the refreshed Housing Strategy 2023-2028 for Birmingham. The full strategy can be referenced in Appendix B.

Over the past decade Birmingham has witnessed a surge in development and investment, providing jobs, homes, improved public transport and public spaces that we need as a growing city. The level of investment into the city presents a golden decade of opportunity which we must capitalise on going forward.

We are keen to play our part in strengthening Birmingham's position as a thriving, young and diverse global city, looking to be the 'best in class.'

Our ambitious approach is based heavily on the priorities set out in our Corporate Plan 2022-2026, moving towards a Bolder, Brighter Birmingham.

We recognise this strategy is aspirational and will require a great deal of hard work, collaboration and innovation to make it a reality. The council have approached the development of the strategy in the context of the Council Plan 2019, taking steps to ensure Birmingham is a great place to live.

We have set three clear, priorities which will act as mechanisms for delivery:

- Priority 1- Accelerate the supply of genuinely affordable housing
- Priority 2- Ensure citizens can access and sustain the right home for them
- Priority 3- Enhance neighbourhoods and improve the quality of existing housing

This strategy is a statement of our shared commitment. A partnership approach to delivering the strategy means we will be represented by a wide spectrum of people and organisations with different interests.

We know Birmingham is growing, in terms of its population, economy, and its ambition and we are committed to supporting this process by making sure the citizens of Birmingham have good quality, green and safe homes to live in, enabling communities to thrive.

We all share the same determination to work together so that every citizen lives in a home and a neighbourhood that provides a firm foundation for their life.

2 Recommendations

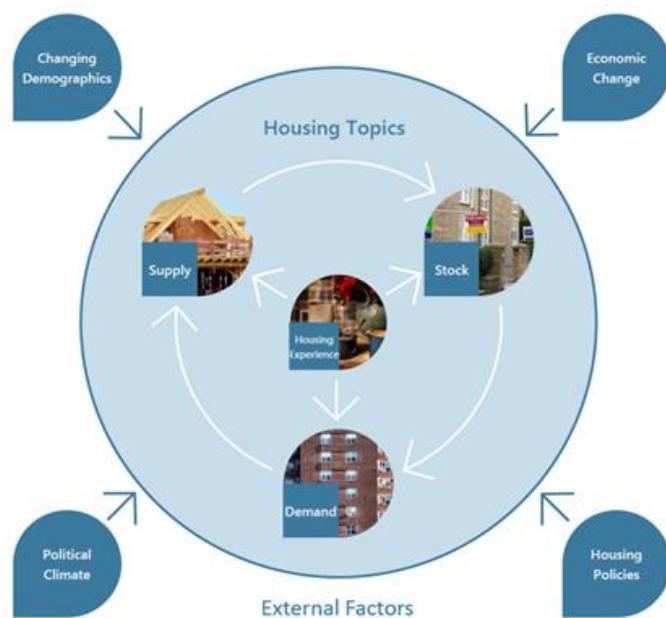
That Cabinet:

- 2.1 Approves the proposed Housing Strategy 2023-2028, including the delivery plan which sets out how key strategic priorities will be delivered.
- 2.2 Notes the nature and variation of challenges faced in Birmingham, understanding that this strategy is the start of a long-term plan to improve outcomes for citizens.
- 2.3 Authorises the Strategic Director of City Housing, in consultation with the Cabinet Member for Housing and Homelessness, to make any additional

minor amendments to the Housing Strategy to ensure factual accuracy and clarity prior to publication.

3 Background

- 3.1. The Council are responsible for the delivery of housing functions, from the management of our 60,000 properties to the delivery of new homes across all tenures. Since the implementation of the Homelessness Reduction Act (2017) and the Grenfell disaster, the housing sector has faced considerable challenge.
- 3.2. This has been compounded by the expectations of the Social Housing White Paper, changes to the National Planning Framework and the development of an overarching Levelling Up White Paper which have all required a rapid response.
- 3.3. In line with the 'Be Bold' approach set out in the Corporate Plan, it is vital that there is a comprehensive and robust Housing Strategy which will set out all the challenges and opportunities affecting the sector and the way in which the Council are proposing to respond. This includes collaboration with tenants, elected Members and colleagues within the Place Prosperity and Sustainability, Adult Social Care and Birmingham Children's Trust.
- 3.4. Birmingham is a unique city that is full of opportunities; the Commonwealth Games and HS2 are projecting the city on an international stage, looking to support local people to improve economic activity.
- 3.5. However, the Levelling Up strategy demonstrates the significant inequalities that we are looking to tackle across the city, narrowing the gap between those who are affluent and those who are on a low income. This means our Housing Strategy must take into consideration a wide range of inter-linking areas to ensure residents have the best possible opportunity to live good, fulfilled lives.
- 3.6. The Housing Strategy is a key component as this document shapes the work of our city in line with the city's key priorities and governs how we will work with our partners to deliver on these. The below diagram demonstrates the areas that will be included in the strategy development and how they fit together. This illustrates how external factors such as legislative change or changing demographics can impact the core functions of housing:
 - Supply- the throughput or flow of housing and tenure types in the local area and how this is made available to local people
 - Stock- the core stock that is available and how this is protected and increased
 - Demand- the population requiring housing in the local area and whether this is met



3.7 This strategy must take into consideration several key areas across the council and will require involvement and consultation from several directorates:

Directorate	Strategy Area
Adult Social Care	<ul style="list-style-type: none"> • Supported Housing • Supporting older people and people with disabilities • Early intervention and prevention
Birmingham Children’s Trust	<ul style="list-style-type: none"> • Support for younger people- care leavers • Think Families • St Basils positive pathway model
Place Prosperity & Sustainability	<ul style="list-style-type: none"> • Affordable Housing delivery • Large scale regeneration • Market shaping • Place building and sustainable communities • Inward investment • Supporting growth of community capacity
City Housing	<ul style="list-style-type: none"> • Tenant engagement/co-production • Asset management and HRA business plan • Financial inclusion • Homelessness and allocation of social housing • Whole housing retrofit program, green and sustainable homes • Under occupancy, right to buy

Public Health	<ul style="list-style-type: none"> • Health and wellbeing • Recovery from the pandemic • Anti-poverty/ linked with financial inclusion
Digital and Customer Services	<ul style="list-style-type: none"> • Customer services strategy • Digital cities

3.8 The proposed Housing Strategy 2023-2028 can be found in Appendix B.

4 Options considered and Recommended Proposal

4.1 Do Nothing - If the Council does not approve the proposed Housing Strategy 2023-2028, there is no clear strategic direction setting out how the city will tackle some of the national and local challenges facing Birmingham. This includes where resources will be diverted, and what areas of work need to be prioritised to best support our citizens.

4.2 Approve the proposed Housing Strategy 2023-2028, enabling the delivery of many projects to be accelerated across the city to improve the lives of the citizens of Birmingham.

5 Consultation

5.1 City Housing Liaison Board and local Housing Liaison Boards have been consulted and are supportive of the contents of this report.

5.2 The Poverty Truth Commission have been consulted and are supportive of the contents of this report

5.3 Public consultation has been undertaken via Be Heard and their comments have been taken into consideration as part of the development of the strategy

5.4 A Residents Survey was undertaken as part of the Strategic Housing Needs Assessment and the 1800 responses received have been included in the contents of this strategy

5.5 A Tenant Satisfaction Survey has been undertaken and the 2718 responses received have been included in the contents of this strategy

5.6 A stakeholder engagement session with external partners was undertaken on the 14th July 2022, stakeholder comments have been included in the contents of this strategy

5.7 Member briefing sessions were undertaken on the 20th and 21st September 2022 and their comments have been taken into consideration.

5.8 Internal colleagues at Birmingham City Council have been consulted throughout and their views have been taken into consideration through the development of this strategy.

5.9 The responses from the various consultative processes have been summarised in Appendix A.

6 Risk Management

- 6.1 The Housing Strategy 2023-2028 does not receive the commitment from stakeholders across the city and delivery is not achieved. A robust governance structured supported by the Strategic Director of both City Housing and Place, Prosperity and Sustainability has been mobilised to ensure there is continued assurance around the delivery of the strategy and this will be ongoing.
- 6.2 Legislative change or change in Council priorities may impact the strategic priorities set out in the proposed strategy. Delivery groups will be mobilised across each workstream and will respond flexibly to changing priorities. These will be reported on regularly through an annual report.
- 6.3 The strategy has been developed in conjunction with multiple Directorate areas across the Council and takes into consideration the Corporate Plan and Council Plan.

7 Compliance Issues

How are the recommended decisions consistent with the City Council's priorities, plans and strategies?

- 7.1 A Bold Prosperous Birmingham: the strategy highlights how to capitalise on inward investment, increase the supply of affordable housing and our approach to successfully develop and regenerate communities.
- 7.2 A Bold Healthy Birmingham: the strategy improve the health of citizens by ensuring safe, sustainable and suitable homes are delivered. This includes homes for those who have both physical and mental health issues. This also includes those experiencing homelessness.
- 7.3 A Bold Green Birmingham: the strategy sets out how the city's commitment to route to zero will be delivered. This is considered in the context of housing, whereby the city are under pressure to retrofit homes across all tenures.
- 7.4 A Bold Inclusive Birmingham: the strategy sets out how Birmingham will be a more inclusive city. 40% of people will be affected by the cost-of-living crisis. This strategy not only feeds into the corporate Council response to the recent crisis but prioritises initiatives that promote financial resilience and independence across the city.
- 7.5 A Bold Safe Birmingham: the strategy sets out how the city will contribute to safer neighbourhoods. This considers the way in which the Council will manage owned properties, in addition to how exempt accommodation, supported housing and the private sector will be managed.

8 Legal Implications

In England, local housing strategies are currently prepared by local housing authorities. They are set out in specific documents – dissemination of the housing strategy to key service users, key stakeholders and other interested parties is an important part of the strategic housing role. These documents are made available to and appraised by the Government Offices for the Regions to ensure they are “fit for purpose” i.e they can deliver the local authority’s housing function to the standard demanded by Government. They are currently sent to the Government Offices pursuant to section 65 of the Local Government and Housing Act 1989.

9 Financial Implications

The renewed Housing Strategy is funded fully from the £295m per annum ringfenced Housing Revenue Account and borrowing funded from the same. The strategy commits the organisation to progressing towards the objectives laid out, the financial resources to deliver priorities in line with the strategy will be detailed in the HRA Business Plan, which forms a separate report to Cabinet in February, and so the Strategy itself doesn’t commit BCC or the HRA to any financial pressures beyond its means.

10 Procurement Implications

There are no procurement implications from the recommendations in this report. Any procurement(s) resulting from implementation of the strategy and delivery plan will be the subject of separate reports and will need to be compliant with the Council’s Procurement and Contract Governance Rules and the Public Contract Regulations.

11 Human Resources Implications (if required)

There are no HR implications from the recommendations in this report. Any additional resource resulting from implementation of the strategy and delivery plan will be the subject of separate reports and will need to be compliant with the Council’s resourcing procedures.

12 Public Sector Equality Duty

12.1 Equality Impact Assessment submitted- EQUA999, no adverse impacts highlighted.

13 Environment Sustainability Assessment

Not required.

14 Appendices

Appendix A – Consultation Responses

Appendix B – Housing Strategy 2023-2028 (*n.b. dates on this appendix will be amended by Corporate Comms prior to launch*)

Appendix C – Equality Assessment