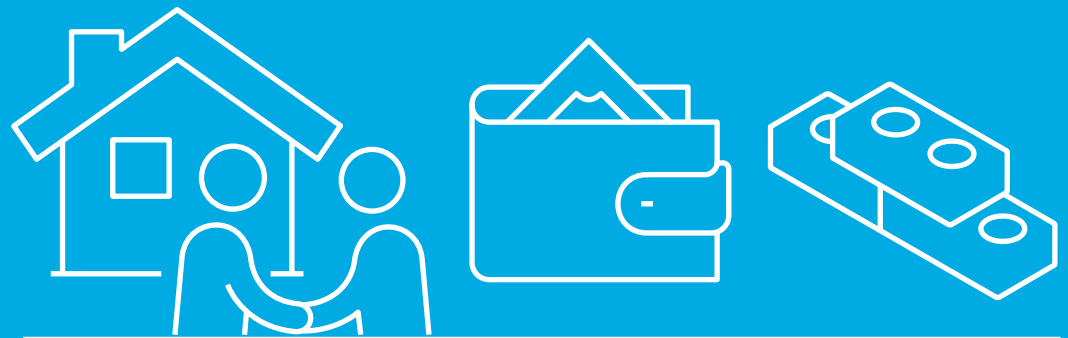




# HOUSING STRATEGY

2022-2027



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## FOREWORD



We are pleased to announce the city's new Housing Strategy 2022-2027, setting out how we will tackle some of the local and national challenges facing Birmingham. We see our housing strategy as a vehicle to make a difference locally. It also provides citizens, partners, and stakeholders with a vital opportunity to have their say and influence the future delivery of housing in our communities.

We are committed to our vision; finding the right home, in the right place at the right time, to enable our citizens to live fulfilled lives. There are a multitude of reasons why this isn't something that all our citizens experience and this strategy seeks to work towards a position where people are living in safe, sustainable homes that meet their needs.

Birmingham is seeing an exciting period of inward investment, after hosting the Commonwealth Games the opportunities are even greater, but we need to make sure that everyone benefits.

Over the next 5 years, this strategy will help to re-shape the market and improve housing options for the citizens of Birmingham. As a city united, we are focused on encouraging innovation and enthusiasm to tackle the big issues.

This strategy is a commitment to learning from lived experience; working with partners like the poverty truth commission, our tenants, and citizens, making sure that the city rallies round through the challenges to come.

I am pleased to present this strategy; the document acts as a blueprint to meaningfully improve the lives of citizens. As Cabinet Member, I am excited about the opportunity delivery can bring and am looking forward to bringing all our stakeholders on the journey with us.

**Cllr Sharon Thompson**

Cabinet Member for Housing and Homelessness

## EXECUTIVE SUMMARY

This strategy will ensure Birmingham is a forward thinking, proactive city that utilises the resources available to meaningfully change the lives of our citizens.

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.

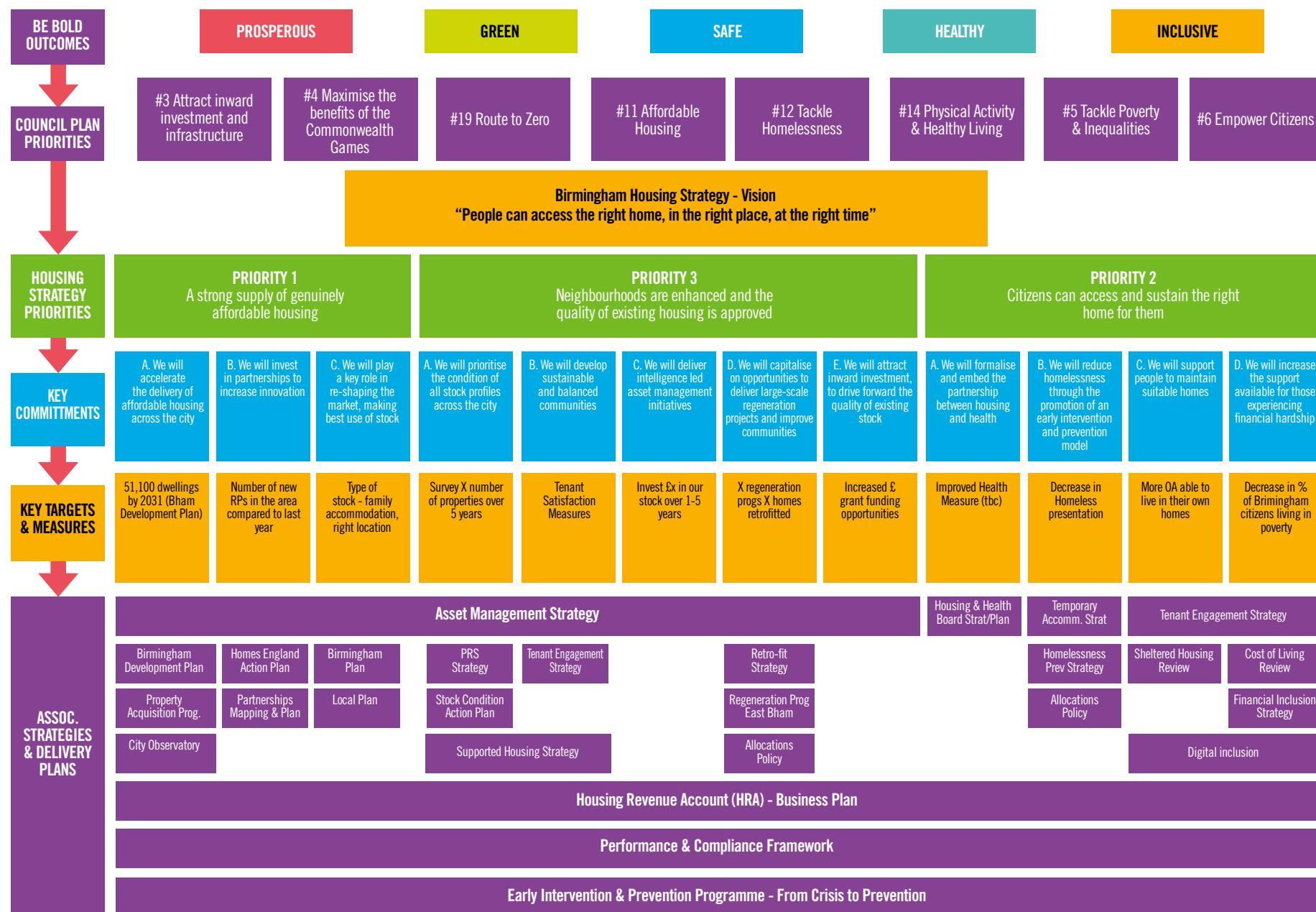
We are keen to play our part in strengthening Birmingham's position as a thriving, young and diverse global city, looking to be the 'best in class.'

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

These priorities have been designed after a detailed analysis of both qualitative and quantitative datasets, taking into consideration demographic and need information, lived experiences from tenants and citizens and representation from professionals working in the field.

# HOUSING STRATEGY 2022-2027



# PRIORITY 1- A STRONG SUPPLY OF GENUINELY AFFORDABLE HOUSING

## KEY COMMITMENTS

- We will accelerate the delivery of affordable housing across the city
- We will invest in partnerships to increase innovation
- We will play a key role in re-shaping the market, making the best use of stock

## INDICATORS

- We will continue our commitment to deliver 51,100 new homes by 2031, of which 19,400 should be affordable
- We will deliver 2,850 dwellings over the next 5 years
- We will deliver 1,083 affordable dwellings over the next 5 years
- Deliver a refreshed Local Plan by 2026, setting out new delivery targets for the city
- Commission BSHP to undertake a gap analysis of the city's stock portfolio- informing housing need over the next 5 years

## PLANS

- Birmingham Development Plan
- The Local Plan- issues and options



# PRIORITY 2- CITIZENS CAN ACCESS AND SUSTAIN THE RIGHT HOME FOR THEM

## KEY COMMITMENTS

- We will formalise and embed the partnership between housing and health
- We will reduce homelessness through an early intervention and prevention model
- We will support people to maintain suitable homes
- We will increase the support available for those experiencing financial hardship

## INDICATORS

- Eliminate the use of Bed & Breakfast for households with dependent children
- Deliver a Temporary Accommodation strategy within the next 12 months, setting out plans for long-term and sustained reduction
- Eradicate the use of B&B for all households by 2024/2025
- Embed Early Intervention & Prevention Model within the next 2 years
- Deliver training to all front-facing services over the next 12 months around the resources available to improve financial inclusion
- Incorporate lived experience into all strategic delivery groups

## PLANS

- Homelessness Prevention Strategy
- Domestic Abuse Strategy
- Rough Sleeping Strategy
- B&B Elimination Plan
- Health & Wellbeing Strategy
- Cost-of-Living Response Plan



## PRIORITY 3- NEIGHBOURHOODS ARE ENHANCED AND THE QUALITY OF EXISTING HOUSING IS IMPROVED

### KEY COMMITMENTS

- We will prioritise the condition of all stock profiles across the city
- We will develop sustainable and balanced communities
- We will deliver intelligence-led asset management initiatives
- We will capitalise on opportunities to deliver large-scale regeneration projects
- We will attract inward investment, to drive forward the quality of existing stock

### INDICATORS

- Deliver a comprehensive stock condition survey programme of BCC stock, at a rate of 10% per year over the next 5 years
- Develop a 30-year Housing Revenue Account (HRA Business Plan) by April 2023 setting out approach to investment
- Re-profile 11,000 units of exempt supported accommodation into family homes
- Secure investment to fully retrofit 30% of BCC stock over the next 5 years
- Prioritise the delivery of key regeneration projects, like Druids Heath, Ladywood and Perry Barr etc.

### PLANS

- Interim Investment Plan (HRA)
- Supported Housing Strategy
- Private Sector Housing Strategy



# VISION

## RIGHT HOME, RIGHT PLACE, RIGHT TIME.

We want Birmingham to be a fulfilling and fantastic place to live.

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.

Birmingham is a centre of growth within the national landscape and is the country's second largest city, home to over 1.15 million people.

We are also a global city with an economy larger than some countries and have a uniquely young population with significant opportunities for innovation and creativity.

Whilst Birmingham looks to build on the incredible levels of growth over the last decade, the structural inequalities within the city pose a significant challenge.

The city understands the need to level up as Birmingham continues to grow and become an ever more dynamic place to live.

The last 5 years have seen services and structures adapt to meet the many challenges we have faced and the pressure to respond has been greater than ever.

Housing is, in its broadest sense, a fundamental issue for its citizens. Every citizen should have access to a decent home they can afford. Poor or unsuitable housing impacts negatively on people's lives; without decent housing, all aspects of life become more difficult and less manageable.

This strategy is a high-level plan that sets the course for our services to develop in the coming years. The 3 priorities we have identified set out a roadmap that will enable us to achieve our aims.

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.

## NAVIGATING A NATIONAL HOUSING CRISIS

Several national drivers need to be considered as part of this strategy; the landscape has changed drastically over the last 5 years.

High rents make it hard to save enough for mortgages that would cost less each month. Runaway house prices mean that for some it is impossible to ever save a big enough deposit to raise a mortgage.

Evidence suggests that 145,000 affordable homes should be built annually in the UK over the next 5 years to meet the current need.

In the last 2 years, an average of 7,000 affordable homes have been delivered across the country showing a significant gap between supply and demand.

In the meantime, the gap between the private sector and social rents continues to widen, leaving households with no option but to wait for years to access traditional affordable housing models.

Whilst supply generally takes the headlines, the backdrop of legislative change across the last 5 years must not be underestimated.

2017 saw two major changes in the housing sector; the first was the implementation of the Homelessness Reduction Act (2017) which fundamentally changed the legal duties on Local Authorities, in relation to their offer for households facing homelessness.

The second major change was the Grenfell tragedy, taking the lives of many and putting a laser focus on the quality of affordable housing and the deadly consequences when landlord responsibilities are not met.

## HOUSING STRATEGY 2022-2027

For landlords, this meant a raft of legislative change with a significant focus on fire and building safety. The Fire Safety Act (2021) and Building Safety Bill triggered a new culture of regulation, particularly in relation to high-rise blocks.

The Social Housing Regulation Bill summarises all the proposed changes, focusing on giving tenants a real voice so that landlords are more transparent about their performance.

The increased culture of regulation has left many landlords scrambling to review the way in which they look after their properties, both those who manage affordable housing or those who own private sector property.

The climate has been uncertain at a national level; the implementation of Brexit and a continual change of direction through a high turnover of housing ministers has led to a lack of stability.

This has been compounded by a national pandemic and cost-of-living crisis; altering our economy and making people think differently about the way in which they live their lives. The war in Ukraine adds another layer of complexity, prompting a national response.

Climate change and the road to zero is also a key driver. The Climate Change Act 2008 committed the UK to an 80% reduction in carbon emissions relative to the levels in 1990, to be achieved by 2050.

In June 2019, secondary legislation was passed that extended that target to “at least 100%”. These changes require an accelerated response, actively seeking opportunities to retrofit our homes and make housing more sustainable across the board.

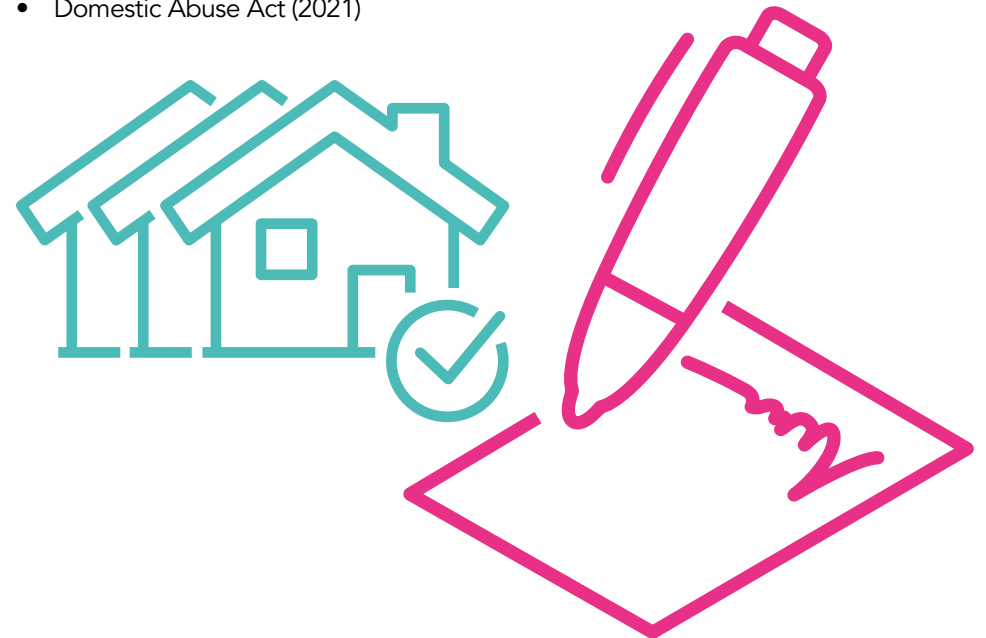
The government released their Levelling Up strategy this year, prompting everyone to face the level of inequality that is evident across the country.

The focus is around balancing the books; supporting communities to make sure that everyone benefits from inward investment and that the offer relating to housing is equal for everyone.

This strategy will contribute to this agenda, making sure Birmingham does their bit to tip the scales across the city.

### RELATED DOCUMENTS:

- Levelling Up strategy
- Social Housing Regulation Bill
- Fire Safety Act (2021)
- Homelessness Reduction Act (2017)
- Building Safety Bill
- Independent Review of Building Safety and Fire Regulations (2018)
- Coronavirus Act (2020)
- Rough Sleeping strategy
- Consumer Regulations Review 2018/2019
- National Planning Policy Framework 2021
- Domestic Abuse Act (2021)





## WHAT DOES THE LOCAL PICTURE LOOK LIKE?

Birmingham is a city that is full of opportunity and promise. It has a unique, young population and is grounded in its history as one of the key players in the industrial revolution.

Birmingham is a great place to live for many. The focus on education, with two high-performing universities, and the growing technology and financial sectors, means it is attractive for professionals seeking employment, and recent investment following the Commonwealth Games leaves a legacy that represents opportunity for local people.

Birmingham is a diverse city where multiple communities settle and live together in harmony, and over recent years has positioned itself as an alternative to London offering city living without the price.

Whilst Birmingham has many positives; the national focus on levelling up has meant the city has had to face up to the high levels of poverty present in the city. Birmingham is the 3rd most deprived core city in the UK and 90% of its wards are more deprived than the national average.

From a housing perspective, Birmingham is a unique environment. Birmingham City Council is one of the largest landlords in Europe, with a stock profile of just under 60,000 properties. Whilst this seems like a substantial supply, the reliance on social housing outweighs the demand.

The Birmingham Development Plan seeks to address this, setting out delivery targets up until 2031. Achieving delivery targets in Birmingham to be a complex landscape to navigate; concerns with viability and limited land supply means social housing in its traditional sense cannot be developed quickly or on mass.

The way the geography of the city is made up also has its own complexities; wards are drastically different in terms of population, demographic and financial mobility which means it is often different to find a 'one size, fits all' solution that works for the whole city.

The East Birmingham regeneration programme is a good example of what local solutions look like and will act as a blueprint for other areas like Druids Heath and Ladywood etc.

Since the implementation of the Homelessness Reduction Act (2017), 57% of Local Authorities have seen an increase in temporary accommodation and this is an even more acute issue in Birmingham. Over 4,000 people are currently living in temporary accommodation with just over 600 in Bed & Breakfast.

The number of families with dependent children is more significant in Birmingham, than other core cities which means there is a need for more accommodation options for large families.

Birmingham have made headway with rough sleepers, almost halving the rough sleeping population after 'Everyone In' and have been applauded by DHLUC as having an exemplar approach.

The quality of accommodation in Birmingham is also a concern. Limited investment in the Birmingham City Council stock profile, leaves the city catching up to achieve Decent Homes standards. The private rented sector has grown with limited regulation and enforcement for years, and quality is inconsistent across the city.

Unregulated, supported accommodation, better known as exempt accommodation, is another area with a reputation for delivering poor quality homes to some of the most vulnerable tenants in the city, and has reduced the supply of available family homes.

The road to zero is a key commitment for the council and housing must play a part in making sure the council's aspirations are met; the aspiration for the city to hit net zero carbon by 2030 has accelerated the need to retrofit homes across all tenures.

Birmingham has also recognised the changing role of the customer and seeks to ensure lived experience shapes the work we do across the council and across the city.

## HOUSING STRATEGY 2022-2027

Our Customer Service Strategy and improvement programme look to incorporate the voice of our citizens in a more meaningful way. Digitalisation is also on the agenda, with a focus on giving as many citizens as possible the opportunity to become digitally capable across a variety of platforms.

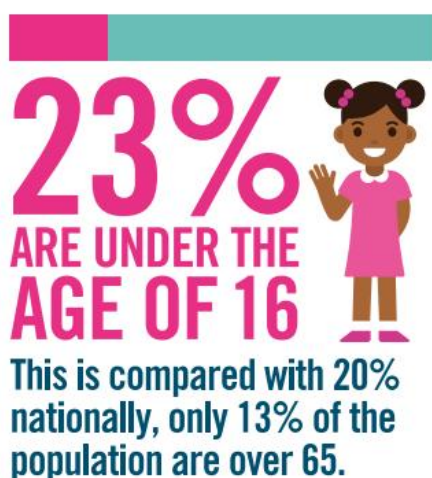
With so many competing priorities, this strategy aims to pull together and develop partnerships across the different initiatives, making sure that all these stay in tune with the vision- making sure people can access the right home, in the right place, at the right time.

### RELATED DOCUMENTS:

- Birmingham Development Plan
- Everybody's Battle, Everybody's Business
- Council Plan (2019 update)
- Birmingham Levelling Up strategy
- Digital Cities strategy
- Customer Service strategy and improvement programme
- Financial Inclusion strategy 2017-2022
- Supported Housing strategy
- Homelessness Prevention strategy 2017
- Birmingham Rough Sleeping strategy
- Commonwealth Games legacy action plan
- Tenant Engagement strategy
- East Birmingham Inclusive Growth Strategy
- Corporate Plan 2022-2026
- Route to Zero Commitment 2019
- Public Property and Assets Strategy 2019



# WHAT DOES THE DATA TELL US?







People in the city living in unsuitable, or no accommodation with 1/4 in the Central sub-area

## TENURE CHANGE



**23,352**

People on our housing register, in the last financial year only 12,486 actively bid

Birmingham	Owner/Occupier	Private Rent	Social Rent
2012	239,379	80,182	105,259
2019	244,216	84,878	112,442
Change	4,837	4,696	7,183
Change %	2.02%	5.86%	6.82%



of households on the housing register require 4 bedrooms or more.

**x4**



**48.6%**

Of residential housing housing stock was built before the Second WW



**11,083**

Tenants in social housing with rent arrears over £500



**22,139**

Number of people with a clearly identified need for affordable housing within the city

**145,000 AFFORDABLE HOMES**

Over the next 5 years across the UK

Over the last 2 years, only **7,000** affordable homes have been delivered





**37%**

Of households in Birmingham have someone living in their home with a long term disability or health condition.

**16%**  
**POPULATION GROWTH IN THE CITY SINCE 2001**

Compared with 14% regionally and 13% across the rest of the country.



**2020-2040**  
**AN INCREASE OF 35%**

of people aged over 65 will be diagnosed with dementia whilst an increase of 33% will experience mobility issues.

**£120,000 ONE BED**  
**£250,000 TWO BED**

Average house prices in the city as of July 2022

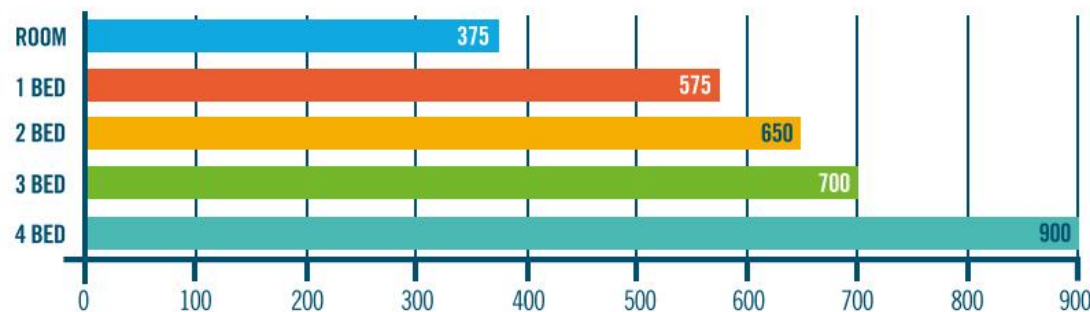


**21%**

**APPROXIMATELY 23,173**

units private sector stock in the city have at least **ONE CATEGORY 1 HAZARD**

**What it costs to rent privately?**



## PRIORITY 1- A STRONG SUPPLY OF NEW, AFFORDABLE HOUSING

### OBJECTIVES:

#### KEY COMMITMENTS

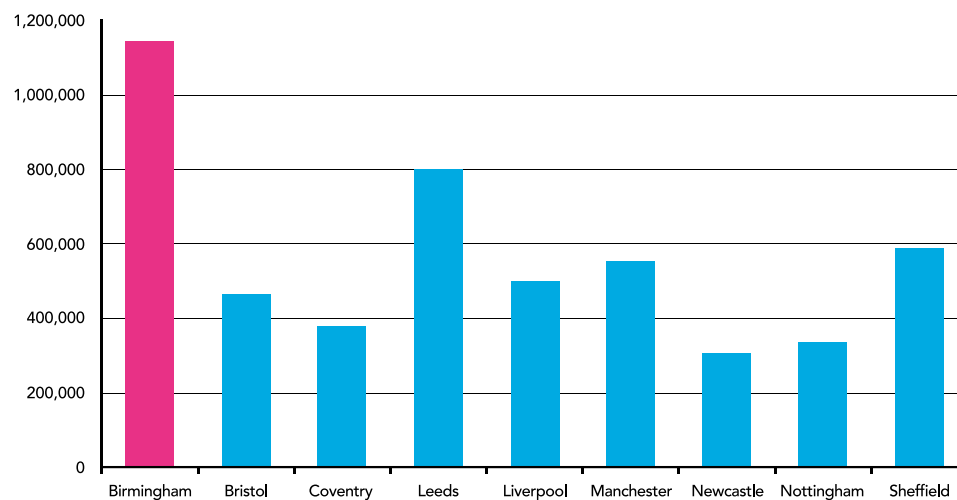
- We will accelerate the delivery of affordable housing across the city
- We will invest in partnerships to increase innovation
- We will play a key role in re-shaping the market, making best use of stock

### WHAT DOES THE AFFORDABLE HOUSING SUPPLY LOOK LIKE IN BIRMINGHAM?

#### A CITY OF GROWTH

One of the most significant challenges the city faces is the growth in its population and the resultant pressures this puts on services, jobs and infrastructure. By 2031, Birmingham's population is expected to grow by around 150,000. Figure 1 demonstrates the population growth in Birmingham in comparison to other core cities:

FIGURE 1



It will be important that growth is supported by high quality and affordable homes that integrate with communities. The city needs 51,100 homes in total by 2031. This is one of the main goals of the Birmingham Development Plan (BDP) (2011-2031), which was approved in 2011.

The trajectory for delivery is set out in the BDP which is currently under review, reflecting new housing needs targets set out in the strategy.

Good quality housing has a key role to play in boosting the city's economy and results in valuable quality of life improvements. Between 2011/12 -2020/21, a total of 26,175 net new dwellings were completed against the target of 22,650 dwellings. The target to date has therefore been exceeded by 3,525 dwellings. This data demonstrates that Birmingham is developing, and this has been a vital part of attracting investment, solidifying the city as a place that professionals want to live and work in.





## DEFINING AFFORDABLE HOUSING

Whilst growth targets have been met, the government's renewed focus, both centrally and locally, on levelling up, has enabled the city to take stock and make sure growth is being delivered in an inclusive and sustainable way, so all people and places share in the benefits.

To truly level up, we need more affordable housing options right across the spectrum, from social rent to home ownership. Birmingham is clear in the sense that affordable housing, needs to support those people on a low income to access different affordable tenures in a way that is sustainable for them.

In Birmingham, we understand people and communities are different and want to make sure the full range of affordable tenures are available.

We recognise that affordable tenure takes many forms; shared ownership, build to rent, key worker homes, and the more traditional social rent model are all examples of types that must be accelerated because we know that one size does not fit all.

To achieve this, we must make the most of centralised grants and work collaboratively with Homes England as a strategic partner. The support, relationships, and connectivity they can provide are vital in terms of turning the aspirations we have, into a reality.

A total of 4,395 affordable dwellings have been completed between 2011/12 –2020/21 against the BDP requirement of 8,607 for this period. This means that only 51% of the target has been met with an under-delivery of 4,212 dwellings.



**FIGURE 2**

Figure 2 sets the overarching need for affordable rented homes at 5,396, whilst affordable home ownership is set at 1,031.

**Estimated annual need for affordable housing split between rented and affordable home ownership by sub-area**

	RENTED AFFORDABLE NEED	AFFORDABLE HOME OWNERSHIP NEED	TOTAL ANNUAL NEED	% AS AHO
<b>CENTRAL</b>	<b>925</b>	<b>253</b>	<b>1,178</b>	<b>21%</b>
<b>EDGBASTON</b>	<b>409</b>	<b>146</b>	<b>555</b>	<b>26%</b>
<b>ERDINGTON</b>	<b>480</b>	<b>51</b>	<b>531</b>	<b>10%</b>
<b>HALL GREEN</b>	<b>436</b>	<b>149</b>	<b>585</b>	<b>25%</b>
<b>HODGE HILL</b>	<b>629</b>	<b>-2</b>	<b>627</b>	<b>0%</b>
<b>NORTHFIELD</b>	<b>435</b>	<b>51</b>	<b>486</b>	<b>11%</b>
<b>PERRY BARR</b>	<b>717</b>	<b>36</b>	<b>753</b>	<b>5%</b>
<b>SELY OAK</b>	<b>501</b>	<b>36</b>	<b>537</b>	<b>7%</b>
<b>SUTTON COLDFIELD</b>	<b>379</b>	<b>232</b>	<b>611</b>	<b>38%</b>
<b>YARDLEY</b>	<b>485</b>	<b>78</b>	<b>563</b>	<b>14%</b>
<b>BIRMINGHAM</b>	<b>5,396</b>	<b>1,031</b>	<b>6,426</b>	<b>16%</b>

Source: Draws from earlier analysis

Birmingham recognises the need to develop more socially rented homes. However, this alone will not enable citizens to access the different affordable options that are right for them, instead leaving them to wait for long periods to access a small supply.

We know that building the right homes is just as important as the numbers; this strategy aims to close the gap between those who can afford high rents or own their homes and those on a low income who have different needs.

We intend to give citizens options, making sure they are supported to be financially mobile, that ownership becomes a reality for those who never thought they could achieve it.

We want people to live in a home that is right for them, our role is to make sure they have a choice, they are not pigeon-holed and ultimately to make sure that a low income doesn't have to mean a poor quality of life.

## MEETING THE NEED

Meeting housing need poses a significant challenge in Birmingham; the needs are so high that it could be argued that all development in the city should be geared towards affordable housing.

To illustrate this, our overall housing need across all tenures is 7,136 new dwellings per year, so the total annual need of 6,426 across all affordable tenures identified, represents 90% of the overall housing need.

Excluding existing households this gives a target figure of 3,049 for affordable housing, as demonstrated in Figure 3.



**FIGURE 3****Table 7.17 Estimated Need for Affordable Housing (social/affordable rented) excluding households already in accommodation - Birmingham**

	EXCLUDING EXISTING HOUSEHOLDS	INCLUDING EXISTING HOUSEHOLDS
<b>CURRENT NEED</b>	<b>576</b>	<b>1,107</b>
<b>NEWLY FORMING HOUSEHOLDS</b>	<b>5,409</b>	<b>5,409</b>
<b>EXISTING HOUSEHOLDS FALLING INTO NEED</b>	<b>0</b>	<b>1,815</b>
<b>TOTAL GROSS NEED</b>	<b>5,984</b>	<b>8,331</b>
<b>RE-LET SUPPLY</b>	<b>2,935</b>	<b>2,935</b>
<b>NET NEED</b>	<b>3,049</b>	<b>5,396</b>

*Source: Range of sources as discussed*

We are not helped by limited availability of land in the city, competition for other land uses and the need to ensure we support facilities such as schools, open space and transport infrastructure. Viability of land sites continue to present barriers to accelerated development.

The difficulty around viability also pushes developers to use sites commercially rather than for residential use as profit margins are likely to look more favourable.

The location and quality of sites will also have an impact on the mix of housing. For example, brownfield sites in the city centre are suited to flatted development, whereas a more suburban site may be more appropriate for family housing.

**FIGURE 4**

	OWNED	SHARED	SOCIAL RENT	PRIVATE RENT	LIVING RENT FREE
<b>INNER</b>	<b>18.0%</b>	<b>1.6%</b>	<b>32.5%</b>	<b>46.0%</b>	<b>1.8%</b>
<b>OUTER</b>	<b>39.6%</b>	<b>0.7%</b>	<b>36.1%</b>	<b>20.9%</b>	<b>2.7%</b>
<b>CENTRAL</b>	<b>33.6%</b>	<b>1.0%</b>	<b>35.1%</b>	<b>27.8%</b>	<b>2.5%</b>
<b>CITY</b>	<b>55.2%</b>	<b>1.0%</b>	<b>24.2%</b>	<b>17.9%</b>	<b>1.7%</b>

Figure 4 paints a picture of the inner-city area as a location for those privately renting, tending to be younger employed residents. In turn these households have started to have children while in their existing homes, which are not always suitable for families.

The outer central sub-area has more households with dependent children but does have social infrastructure to respond. We would therefore likely see greater demand for larger homes in these areas as families grow.

The inner-city area, due to its lack of social infrastructure can then be used to accommodate smaller homes for singles and couples.

The evidence tells us that Birmingham is a city with more dependent children than the UK average and large families are a prevalent household group.

House prices continue to rise whilst a third of households across the city earn under £20,000 per annum. Large families have the existing pressure of financially supporting dependent children, and the cocktail of increasing house prices and lower wages only worsens the potential for financial mobility.

The city's aspirations for sustainable communities are hampered by a lack of affordable family housing; evidence shows that families who cannot afford to rent privately or buy in the city migrate to surrounding areas such as Worcestershire and use commuter routes to work in the city.

## HOUSING STRATEGY 2022-2027

In contrast, families on a very low income need to remain in Birmingham, where they have a local connection, to access social housing.

This pattern skews the income level across the city, creating pockets of deprivation, surrounded by areas of wealth.

**FIGURE 5**

	NUMBER OF HOUSEHOLDS	% OF HOUSEHOLDS
<b>1 BEDROOM</b>	<b>4,136</b>	<b>23.9%</b>
<b>2 BEDROOMS</b>	<b>5,272</b>	<b>30.5%</b>
<b>3 BEDROOMS</b>	<b>4,765</b>	<b>27.5%</b>
<b>4+ BEDROOMS</b>	<b>3,134</b>	<b>18.1%</b>
<b>TOTAL</b>	<b>17,307</b>	<b>100.0%</b>

Figure 5 shows the number of households on the housing register and their bedroom need. 18.1% of people need 4-bedroom homes or larger; this differs significantly to the average UK figure where just 4% require 4 bedrooms or more.

To fully invest in sustainable communities, we intend to adopt a strategic approach to develop larger homes for growing families and flesh out a higher quality offer to retain and attract higher income households to the city.

### KEY PLAYERS IN DELIVERY

Birmingham Municipal Housing Trust (BMHT) has developed more affordable housing sites than any other developer in the city and accounts for 45% of all affordable housing completions since its inception in 2009.

The Birmingham Municipal Housing Trust Delivery Plan 2019-2029 aims to continue to deliver around 3,000 new homes for rent and sale over the next 10 years at an estimated cost of £346m. Housing association and private sector stock has also

increased by 28.81% and 4.75% respectively. However, Birmingham City Council's social rented housing stock has seen large losses of 3,962 (-6.13%) dwellings since 2011 and faces a continual loss of between 600-700 properties per year through right to buy.

The success of BMHT has been significant, however, this has impacted other registered providers (RPs) and developers who have been unable to benefit from initiatives such as discounted land sales etc. Stakeholder engagement across the city has indicated that some providers have felt ostracised from Birmingham, since the inception of BMHT.

RPs do continue to have a presence across the city, making up just over 40,000 units. The RP portfolio ranges from small community based providers like Bournville Village Trust to large scale providers like Midland Heart and Clarion etc. Historically, the Council and RPs have worked in isolation to deliver their respective targets, encouraging growth wherever possible.

It is recognised that there is a need to consider BMHT and RP stock together as a total portfolio, making up just over 100,000 units across the city. Failure to do this means development across the city suffers; each individual organisation from the Council to small community-based RPs, has their own intelligence and understanding of housing need. Bringing this intelligence together, means citywide development is based on what citizens want, with a full understanding of the gaps.

This strategy recognises that there is a need for a collective effort from all small and large RPs, including BMHT to bolster the supply of affordable housing, moving away from having just one major player delivering one tenure type.

We want to utilise intelligence across the city much more effectively, working with both providers and developers to build a picture of 'what works' in relation to affordable housing delivery and create a blueprint that supports the many different localities in our vast and diverse city.

This strategy is an opportunity for providers and developers with different expertise and specialisms to work together to meet the varied needs of our communities. One size does not fit all.

## ENCOURAGING MOVEMENT

Council tenants are capitalising on the right to buy scheme at a rate of between 600-700 sales per year. The reality though, is that these homes cannot be replaced quickly enough in the current market, leading to a significant gap between supply and demand.

Limited land availability further complicates the development process and puts pressure on other sources of land such as open space. Given the difficulties increasing supply, it is vital that we make best use of the stock we do have.

The council has a comprehensive Empty Homes Strategy which aims to contribute to bringing properties back in to use, driving housing supply; the strategy is ambitious and promises to bring 350 properties per year back in to use.

The pandemic has stalled the process somewhat and historically use of Empty Dwellings Management Orders or Compulsory Purchase Orders have been minimal.

Within the council stock portfolio, schemes such as wisemove are in operation to reduce under occupancy and provide an incentive for households to move into smaller accommodation, making way for larger families.

Whilst this has had some success, the scheme has been under advertised and under occupancy remains a considerable area of concern. New build dormer bungalows have also been advertised to the general need population, rather than restricted to sheltered to encourage downsizing.

Other initiatives such as community led housing offers more creativity around development. This is supported by the property acquisitions programme, where the council are bypassing the building process by purchasing properties on the open market.

Assets owned by the council can also contribute to affordable housing delivery. The council have a property services function, responsible for the management and letting of council-owned commercial buildings, including shops, offices, industrial units, warehouses, business parks and car parks.

This function support economic activity and dispose of properties and assets which are surplus to the council's requirements. These include commercial, industrial, and mixed-use sites, non-commercial properties, houses, former schools, care homes and libraries for development and regeneration.

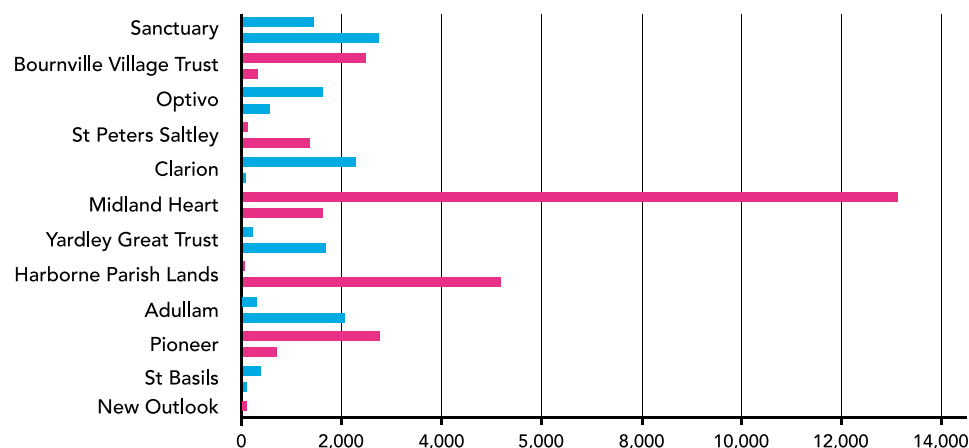
Whilst the council have disposed of their assets, to support regeneration and development before this is not common-place activity. The pandemic has fundamentally changed the way in which people live their lives, more people are working from home and the impact on commercial buildings is not fully understood.

It is possible that council-owned assets could support the supply of affordable housing, to understand whether this is the case, a full analysis must be undertaken to draw out viable options.

It isn't just the Council who operate across the city, and movement is needed across the board. Intelligence from RPs helps to build a picture of need, understanding how we can make best use of stock.

Figure 6 sets out the RP stock portfolio in the city; the information has been provided by the Birmingham Social Housing Partnership, in which 21 RPs work closely with the city to try and improve housing options for citizens.

**FIGURE 6**



## HOUSING STRATEGY 2022-2027

Generically, RPs in Birmingham hold in majority general needs stock with some specialisms around supported housing and older persons housing in the main.

HOME TYPE	PORTFOLIO SIZE
GENERAL NEEDS- SOCIAL RENT	25,848
SUPPORTED/CARE	1,923
OLDER PEOPLE	1,081
SHARED OWNERSHIP	442
LEASEHOLDERS	359
INTERMEDIATE RENT	166
AFFORDABLE MARKET RENT	380

Demand across the RP sector, mirrors what the BCC experience; homes for large families, bungalows, and affordable homes for people between the ages of 16-35 are scarce and in high demand. In contrast, properties in the portfolio that remain void for a long time tend to be 1 bed homes, HMO accommodation and sheltered schemes. The headlines are set out below:

- Out of the 21 RPs operating in Birmingham, 17 felt their most significant demand was for large families
- Out of the 21 RPs operating in Birmingham, 18 said that 1 bed flats or shared houses remain void the longest
- Out of the 21 RPs operating in Birmingham, 14 said that housing for older people or sheltered schemes also remained for void for a longer timeframe
- Out of the 21 RPs operating in Birmingham, 13 do not operate their own waiting list and use Birmingham City Council's housing register to advertise

The city has not done enough work to consider affordable housing as a whole; the Council have operated in the main via BMHT and RPs have continued to deliver based on their own organisational priorities. It is important that the collaborative relationship we are working together to build is not just focused on building and development.

Both the Council and RPs hold a substantial number of units; just over 100,000 across the city. Whilst there is some shared data, a thorough analysis of the types of property available, the demand, properties that become void and the area in which they are situated, is vital in terms of encouraging movement across the city.

Birmingham Strategic Housing Partnership (BSHP) have a key role to play here; as a city we accept the full analysis of stock across the city is incomplete and there are gaps around what we know. The partnership enables us to share this information and work together.

A commitment of this strategy is to work together as a partnership to fill in the gaps. 100,000 units is a significant number and by pooling resources to truly understand whether what is available is meeting the needs of our citizens, gives us the evidence base for change.

We know that working in silos impacts our citizens, leaving them stuck and unable to move forward in a system that operates in pockets. To really create movement that allows citizens to be mobile, benefiting from greater choice and control, we must all commit to moving away from organisational models and start working together as a city.

### ROLE OF THE PRIVATE RENTED SECTOR

The private rented sector makes up 18% of the market in Birmingham. Evidence tells us that privately rented accommodation in Birmingham is generally occupied by people in their 20-30s, often economically active and with young children.

It is likely that these households are not able to afford to buy and are stuck in the rental market without the capital in the bank for home ownership.

Whilst there is little difference in affordability between mortgage payments and monthly rents, household surveys indicate that 41% of those living in the private rented sector have no savings and are in some form of debt which makes pulling together a deposit unrealistic.

Landlords have an ample choice of tenants who are economically active and unable to move, presenting as less high risk than those who are benefit dependent or on a very low income.

The growth of Houses of Multiple Occupation (HMO) accommodation and exempt accommodation means the city has seen a significant loss in privately rented family homes.

The city recognises the need to reduce exempt accommodation from 21,000 down to 10,000 which although ambitious, is fundamental in bringing accommodation back in to use for families.

An ambitious Private Rented Sector Strategy is in place to ensure landlords can't take advantage of households. This includes a selective licensing scheme to ensure our approach to enforcement sets out clear expectations to landlords.

The landscape is not easy for landlords either and the city recognises this; the pending removal of s.21 notices alongside the expectation to bring EPC ratings up to C by 2025, makes the industry much less profitable than it has been historically.

The regulatory approach is admirable and intends to drive up quality for people living in the private market. However, the increased responsibilities landlords must take on, means more are moving away from the sector. The city needs to take a proactive approach to supporting private landlords to remain on board.

## **STRONG AND SUCCESSFUL PARTNERSHIPS**

Nationally, the delivery of affordable housing is high up on the agenda; in 2021 £24 bn was earmarked by central government for housing including up to £11.5bn for up to 180,000 affordable homes.

The definition of what is 'affordable' for households has been much debated within national policy impacting which parts of the community are able to access these initiatives. Shelter says affordable housing should cost no more than 35% of your household income after tax and benefits. However even the ratio between price and income has its limitations. It does not consider household borrowing costs to acquire housing and, because such figures are calculated at the aggregate level, they do not always reflect the distribution of housing affordability regionally.

Over recent years, government have focused heavily on supporting homeowners through initiatives such as Help to Buy and promoting shared ownership; this has been valuable but emphasises the stark difference between those who have the money to buy and those who don't.

Birmingham is also a lead member of the West Midlands Combined Authority (WMCA); a strategic authority with powers over transport, economic development and regeneration and now includes housing, skills, and digital technology.

Its priority is to accelerate an improvement in productivity and enable the West Midlands to become a net contributor to the UK exchequer - while improving the quality of life for everyone who lives and works in the area. Housing and land use is a key priority of WMCA; devolved funding means

Birmingham City Council can work in partnership to support the delivery of up to £10bn in schemes that emphasise the West Midlands as the UK's new growth capital which includes new and innovative approaches to affordable housing delivery.

The WMCA are a key strategic partner to deliver the city's ambitions around levelling up; prioritising the redevelopment of brownfield land across the region, the role of WMCA is to try and remove barriers to make sure land is being used for public benefit.

Birmingham City Council's involvement in this partnership is vital in terms of advocating for those who need more genuinely affordable housing options in the short-, medium- and long-term future.

## HOUSING STRATEGY 2022-2027

Homes England is another key strategic partner; working to support the city to capitalise on local partnerships and looking at ways to develop more effectively using grant funding, the partnership is fundamental.

Investing in the relationship with Homes England means Birmingham are supported based on national best practice and well-established relationships.

Delivery of partnership initiatives like the One Public Estate (OPE) programme can also act as a key driver for delivery; OPE is an established national programme delivered in partnership with the Local Government Association (LGA). The programme provides practical support and funding to councils to deliver ambitious property focused programmes, in collaboration with government.

Whilst Birmingham is part of initiatives like the OPE, these relationships need to be better maintained so that we can capitalise on all possible development opportunities.

It is also an aspiration, as part of this strategy for Birmingham to take initiative from international models of affordable housing delivery; considering every possible opportunity to review innovative solutions that could be adopted in Birmingham, whether these come from the UK or abroad.



## PRIORITY 2- CITIZENS CAN ACCESS AND SUSTAIN THE RIGHT HOME FOR THEM

### KEY COMMITMENTS

- We will formalise the partnership between housing and health
- We will reduce homelessness through an early intervention and prevention model
- We will support people to maintain suitable homes
- We will promote resilience by increasing the support available for those experiencing financial hardship

### HOW DOES HOUSING CONTRIBUTE TO INEQUALITY IN BIRMINGHAM?

#### HOUSING AND HEALTH

The links between tackling our housing crisis and the nation's health are growing; the BRE estimates that avoidable disease and injury caused by poor housing costs the NHS at least £600m a year.

A safe, settled, home is the cornerstone on which individuals and families build a better quality of life, access the services they need and gain greater independence. Given the increased life expectancy and public health since the second World War, the cost of poor-quality housing seems more fitting for Dickensian slums or industrialising towns of previous generations than to Britain today.

Poor housing and homelessness are issues that have a significant impact on the lives of individuals and can, in some circumstances be life threatening. 41% of homeless people report a long-term physical health problem, compared to 28% of the general population.

This strategy highlights the persistent impact of poor housing and homelessness on health and how the combination contributes to inequality within the city. We will formalise the relationship between housing, health, and poverty to stress the importance of intervening early and keeping people in stable environments

wherever possible. The city is committed to doing all that they can to make this a reality for people living in Birmingham, levelling up services to improve citizen's lives.

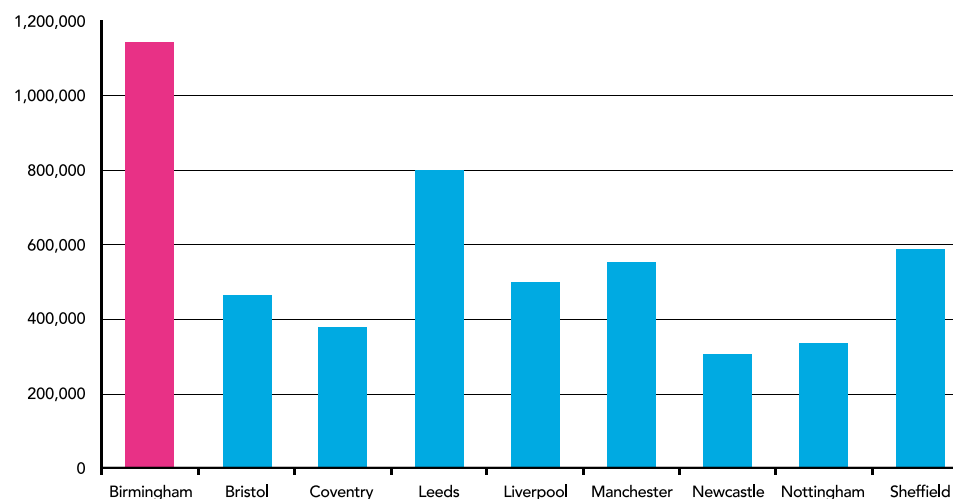
### TACKLING FUEL POVERTY

The World Health Organisation recognises fuel poverty as one of the most significant causes of poor health. Fuel Poverty is generally defined via the 10% rule, whereby a household needs to spend more than 10% of their income on heating their homes.

This is supported by the evidence that Birmingham experiences higher under 75 respiratory illnesses than the national average, linked to an inability to heat their homes. Households are fuel poor if they live in a home with an energy efficiency rating in band D, E, F or G or have residual income that would be the household below the poverty line.

The West Midlands has one of the highest fuel poverty rates in the UK. In the latest estimate (2019), around 304,000 households in the West Midlands are classed as fuel poor and 69,692 (16.6%) in Birmingham.

FIGURE 7





## HOUSING STRATEGY 2022-2027

An estimated 8,000 houses in Birmingham lack central heating and cannot heat their homes to the temperature required to be healthy and warm.

Energy advice has traditionally been the driving force behind supporting households in fuel poverty (i.e. switching energy suppliers, use of heating controls etc.), with crisis support forming a small part of the work carried out).

Birmingham was one of the last authorities to launch the ECO 3 scheme, enabling LAs to use their discretion and extend their criteria to provide home adaptations or financial assistance to those experiencing fuel poverty and have not had the resources to adequately support the exploration of alternative solutions.

Public Health recognise the significance of fuel poverty in Birmingham, particularly post pandemic and are in the process of developing a Fuel Poverty Alliance to try and get to grips with the situation.

The cost-of-living crisis has also promoted faith groups, community organisations and voluntary sector agencies to improve the quality of advice and sign posting around energy use, in the face of growing bills.

There are multiple offers of support, both locally and across the whole city but a lack of co-ordination has meant that services are often working in silo at a high pace to meet the needs alone.

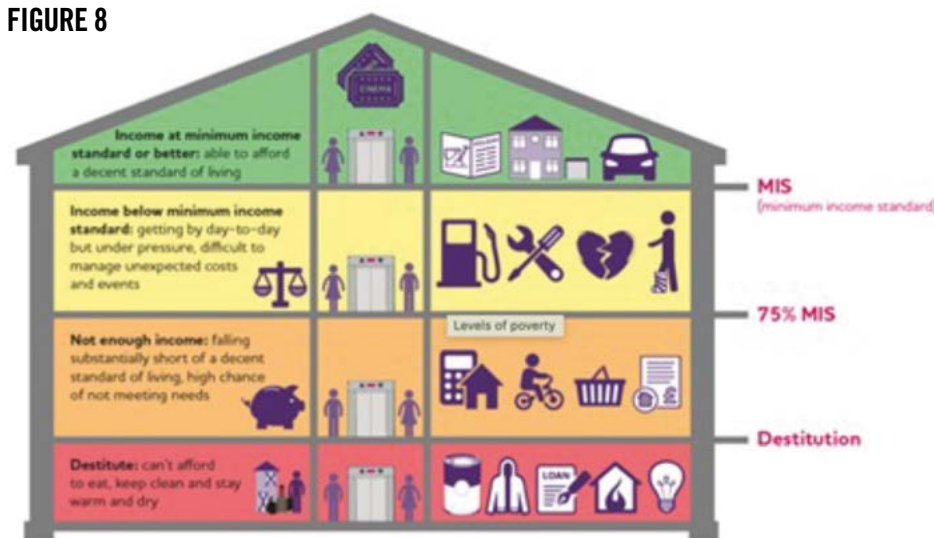
### FINANCIAL INCLUSION

The Indices of Multiple Deprivation 2019 (IMD2019) provide a set of relative measures of deprivation for LSOAs (Lower-layer Super Output Areas) across England, based on seven domains of deprivation.

The proportion of LSOAs in the most deprived 10% nationally provides a measure of the presence of serious deprivation in any given local authority area. Using this measure Birmingham is the 7th most deprived local authority in England, with nearly half of the city within the bottom 10% most deprived nationally.

Figure 8 gives a visual representation of what poverty looks like in the context of the home environment.

**FIGURE 8**

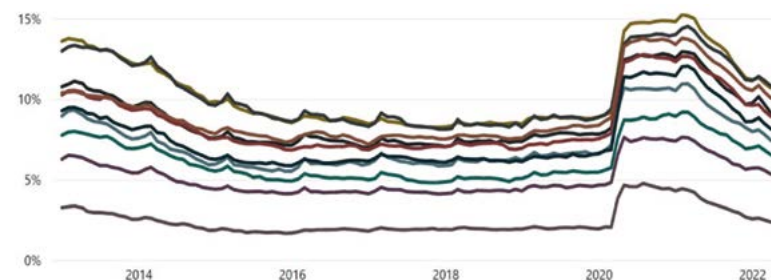


Only 55% of people in Birmingham are owner occupiers, compared with 63% nationally and generally, approximately 9% of working age population in Birmingham have no qualifications which is significantly higher than the 6% national average.

Unemployment is also much higher in Birmingham; 3.7% of people between the ages of 16-64 claim nationally whilst only one ward in Birmingham falls lower than 5%.

Figure 9 demonstrates the increase in benefit claimants between 2014 and 2022.

**FIGURE 9 - ALTERNATIVE CLAIMANT RATE (% OF RESIDENTS AGED 16-64)**





As young city, it is also concerning that the percentage of the population aged 16-64 qualified to at least NVQ4 in Birmingham is 38%, substantially lower than the 43% national average.

For those who are employed, median work-based earnings in the city are around £602 per week whilst residence-based earnings are lower at £547 per week, demonstrating that many of the higher paid jobs are going to those that commute from outside of the city.

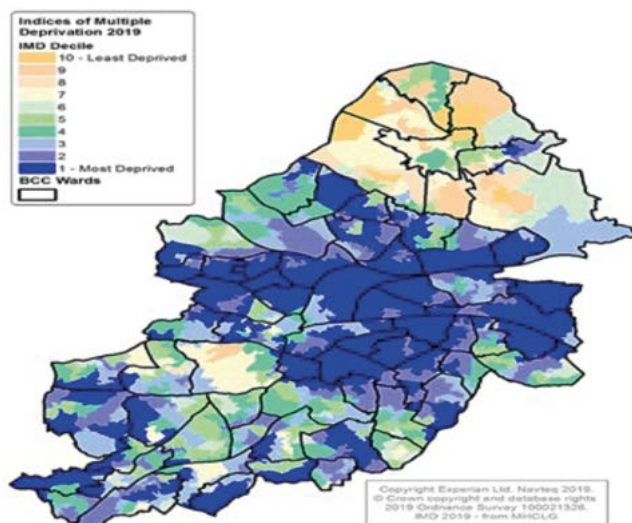
Poverty is widespread but doesn't look the same across the city; Figure 10 demonstrates the pockets over deprivation across the city.

Areas such as Ladywood, Hodge Hill, Druids Heath and Nechells demonstrate some of the highest levels of poverty across the city.

It cannot be ignored that these areas have large council owned estates that are generally made up of socially rented accommodation.

Within the city, pockets of deprivation exist whereby households who rely on social rented homes seek to settle. This is not necessarily because of choice and is more focused on what these households can afford.

**FIGURE 10**



The accidental separation amongst households who can afford to rent privately or own their own home vs those who cannot epitomises the lack of equality across the city.

The strategy seeks to continue invest in financial inclusion so that people have more choice and freedom around the type of homes they can access.

Birmingham City Council have a well-established Financial Inclusion Partnership, organising initiatives that give citizens the opportunity to maximise their income. This is supported by a cross directorate cost-of-living task and finish group.

The work done as a response to the cost-of-living crisis has provided much more clarity around what help is available for people experiencing hardship, where that help is and how it can be accessed.

For example, warm welcome spaces are being developed within a 15-minute walking radius of every home in Birmingham to mitigate the impact of rising fuel prices etc.

Birmingham was facing deprivation prior to the pandemic and prior to the recent cost-of-living crisis. Recent events have prompted the city to declare an emergency, understanding the continued adverse impact on the city.

The response requires a wholesale anti-poverty approach, examining root causes through a cross city governance structure and bringing people together both inside and outside the housing sector to improve people's lives.

People who are experiencing poverty are a rich source of data and can provide us with vital insight when we respond.

Engagement with lived experience groups such as the Poverty Truth Commission promotes the development of innovative solutions and improves professional understanding. Only by truly understanding can we truly develop services that work.

## AFFORDABILITY

We know 54% of households are unable to afford market housing before subsidy. Lower wages and restrictions in relation to accessing higher paid roles, makes the housing market unattainable many households.

The cost-of-living crisis is contributing further to affordability concerns. Local Housing Allowance rates have always been significantly lower than market rents and this has pushed households to seek cheaper alternatives, usually social housing.

Rents are continuing to rise to keep up with inflation and the drastic rise in inflation through the cost-of-living crisis only seeks to worsen the issue. Figure 11 demonstrates what the LHA rate covers, compared to both national rents and rents in BCC.

**FIGURE 11**

PROPERTY SIZE	LHA RATE	NATIONAL RENT	BCC RENT
SHARED ACCOM	£291.13	£399	£477
1 BEDROOM	£524.99	£650	£818
2 BEDROOM	£625.02	£735	£1,100
3 BEDROOM	£674.99	£800	£1,160
4 BEDROOM	£850.02	£1,150	£1,598

The table demonstrates that there is a difference of up to £747.98 between LHA rates and market rents in Birmingham for a 4-bedroom property. Whilst this is the most expensive, the smallest difference is the shared accommodation bracket; £185.87 between LHA rates and market rents in Birmingham.

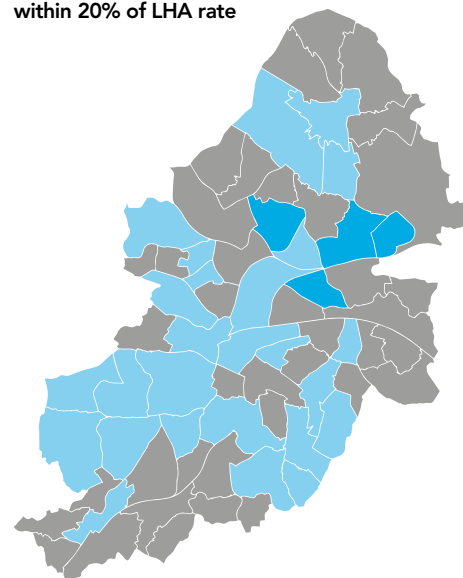
The national figure sits somewhere in the middle across all property types. The concern for citizens who do not work or are in receipt of a low-income is that social rent becomes the only financially viable option.

Figure 12 drills down further; based on 4 bed or larger properties available on Rightmove in September 2022. The data shows the darker blue shaded areas are advertised 4 beds within 20% of the LHA rate, whilst lighter blue shaded areas demonstrate areas that have 4 bed properties outside of the LHA rate.

The greyed-out areas have no 4 bed properties available for rent at all. The only areas of Birmingham which advertised 4 bed properties or larger within the LHA rate were Pype Hayes, Castle Vale, Ward End and Stockland Green, all with 1 property advertised, meeting the bedroom specifications and within LHA rate.

**FIGURE 12**

4 bed PRS properties available within 20% of LHA rate



**FIGURE 13**

1 bed PRS properties available within 20% of LHA rate

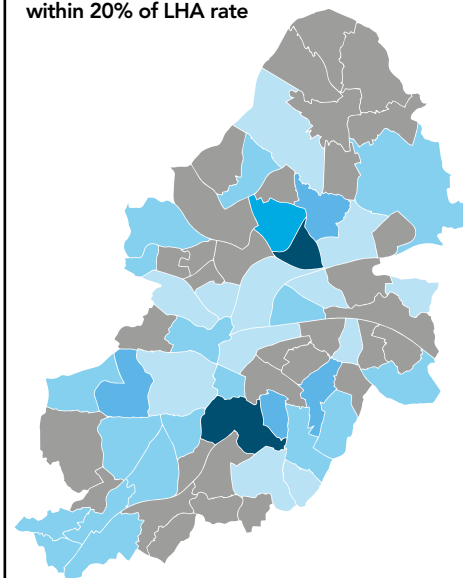


Figure 13 shows that there are more 1 bed properties than 4 bed properties available within Local Housing Allowance rate, as advertised on Rightmove during September 2022. Whilst those requiring a smaller number of bedrooms have slightly more flexibility, the supply in no way meets the level of demand across the city.

For example, the dark blue shaded area on the map is Moseley, where 11 1 bed properties were advertised. 5 out of the 11 properties advertised were within Local Housing Allowance rate. In Edgbaston, 4 1 bed PRS properties were advertised and none of these were within Local Housing Allowance rate.

No ward had more than 11 properties advertised, and no ward had more than 6 properties advertised within Local Housing Allowance rate.

Whilst these maps are only indicative of one month on the private market and do not claim to be a long-term representative sample, it goes some way to represent the difficulty citizens face, when trying to navigate the private market for accommodation that is affordable.

Young people are arguably even more adversely affected; restricted benefits for those under the age of 35 often make work and meaningful contribution to society too expensive and young people find it difficult to carve out an affordable, independent future.

The city has come some way to moving this forward through the 'live and work scheme' model being delivered by St Basils. The scheme provides accommodation for young workers for a subsidised rent, inclusive of all bills. This is a particularly welcome ideal for apprentices or those on a low income who are looking to build independence.

Whilst this is a significant step forward in terms of supporting financial mobility for young people, it is not a widespread initiative that gives all young people an equal opportunity to access the right home for them and this is something we would like to see change in the future.

## HOMELESSNESS

The city has made huge strides to work differently with homeless households, post Homelessness Reduction Act (2017). The level of legislative change has prompted a new target operating model across the statutory function, aiming to become more preventative and less reactive.

There is a strong Homelessness Partnership Board which is well established and brings robust partnerships together to create pathways for citizens. This is supported by a Homelessness Prevention strategy, due for renewal next year.

The Everyone In initiative, also enabled the city to reduce the numbers of rough sleepers, through increased centralised funding during the pandemic. DHLUC have applauded Birmingham's approach to rough sleeping and have invested in service delivery through the Rough Sleeper Initiative (RSI) grants.

There is a £60m property acquisitions scheme in operation to increase the supply available specifically for homeless households. The council are directly purchasing properties on the open market, focused on large families.

The council have been late to the party, in terms of working with the private rented sector to support homeless households. Large numbers of UK authorities have discharged homeless duties into the private rented sector for the last 5 years, whilst Birmingham have historically been much more reliant on social rent.

In keeping with the need to broaden the scope of affordable housing available, the council have mobilised an accommodation finding team. The team will act as a specific resource, working alongside landlords to increase the availability of rented properties available to homeless households. Whilst the team is new, over 97 properties have already been identified.

Pathways have been devised for specific cohorts, working closely with partners such as Womens Aid and St Basils. Ensuring that there are targeted skillsets in place means that accessibility is improved for hard-to-reach groups and the council accept that third sector partners often have a broader knowledge base and know how to engage.

This strategy sets out the importance of continuing to foster those relationships, actively investigating opportunities for collaboration, joint commissioning, and pooling resources for mutually beneficial outcomes.

Despite these achievements, there is continued pressure at the front end; there are currently record numbers of households in temporary accommodation (over 4000), with approximately 600 families in Bed & Breakfast (B&B) at any given time. These numbers change daily but still demonstrate a significant obligation for the council.

There is a recognition that the number of households living in temporary provision is unsustainable and Birmingham are working towards developing a specific strategy that focuses on accelerating move on opportunities for these households.

B&B elimination is a key priority; mobilisation of alternatives such as Barry Jackson Tower, Magnolia House and more recently Oscott Gardens have been embedded over the past 5 years. Whilst these have been admirable attempts to reduce B&B, the level of demand far outweighs the speed in which new provision can be developed.

Approaches to our services from households either facing or already experiencing homelessness have increased off the back of the pandemic, Figure 14 clearly demonstrates this.

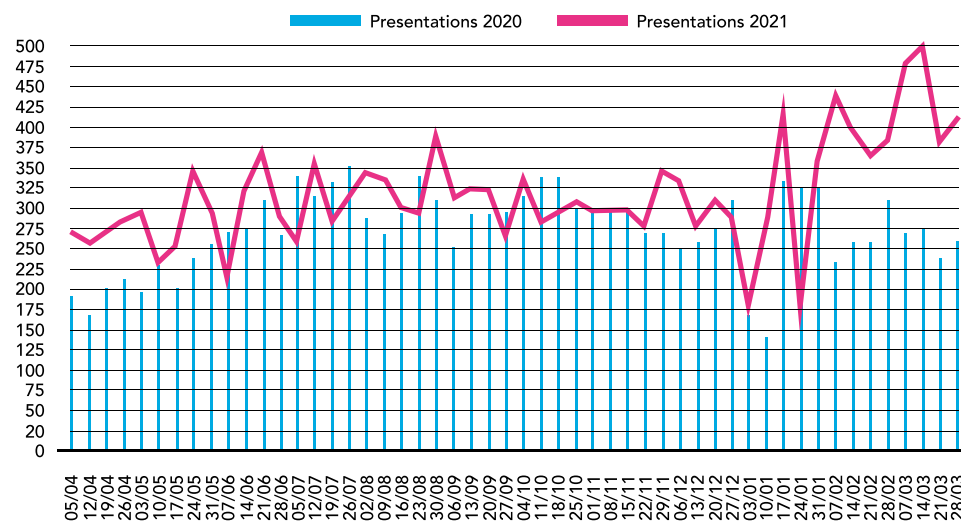
The impact is being felt most by those who were already struggling and compounded with the cost-of-living crisis and poor mental and physical health inequalities within the city, citizens are reaching crisis point before they seek help.

Acute need will always cause pressure on statutory services; reasons for homelessness such as Domestic Abuse have been met with a national response following the implementation of the Domestic Abuse Act (2021) and our services have responded in the same way.

Early help services such as Think Family, support families who are struggling before they reach crisis point. The council has also invested in an 'in house' Domestic Abuse team ensuring the approach to survivors who are speaking out is supportive, prioritises safety and removes barriers.

There is a zero tolerance to abuse of this kind, across all areas of service delivery and perpetrators are held to account. Aiming to achieve the Domestic Abuse Housing Accreditation (DAHA), means our approach is informed by best practice and is in line with the direction set out in the Domestic Abuse Strategy.

**FIGURE 14**



To prioritise those in most need, the council have reviewed their Allocations Policy and aim to launch this in December 2022. Whilst this won't reduce the level of demand, it will enable those facing the most risk to access a home quickly.

This strategy mirrors the sentiments of Birmingham's Levelling Up strategy, understanding the need to act much more preventatively; providing both visible and local services that are easily accessible at the earliest possible opportunity.

We are responding to these challenges by implementing an Early Intervention & Prevention model, a cross-directorate initiative aiming to improve the accessibility of localised advice before people reach crisis point.

The approach builds on strong voluntary sector partnerships within the city. The only way to move away from crisis driven, reactive service delivery is to fully invest in prevention.

## SUITABLE HOMES

It is vital that households have a suitable home that meets their needs. Older people and people with disabilities make up a significant cohort of the population in Birmingham; projections show an increase in the population aged 65 and over of 47,300 people.

Whilst 67% of the older people's population in Birmingham are owner-occupiers, 26% rely on social housing and a further 7% access the private rented sector.

The increase in over 65s population does mean that it is likely more specialist homes will be needed to support those with medical need or disability. The data tells us that 37% of households in Birmingham have someone living in the home with a long-term health condition or disability.

There are also projected increases in the number of older people experiencing dementia (by 35% from 2020 to 2040 and mobility problems (33% increase over the same period). Identifying a clear offer for older people, led by best practice examples such as Housing 21's co-living approach, is a priority we will drive throughout the life of the strategy.

The council will commit to a full sheltered housing review within their current stock profile, aiming to make sure that the options for older people are in keeping with what people need, promoting social inclusion and a sense of community.

We want to make sure as many homes as possible, particularly those specifically for older people meet the M4(2) Lifetime Home Standards

Whilst data around health is focused in the majority on physical disability, young cities such as Birmingham should not disregard mental health illness or disabilities like autism; the NHS report average cost of an inpatient stay is £3500 per week, or £182,000 per year (NHS digital 2020) for mental health support.

Anecdotally, it is reported that around 60-70% of children and young people who are admitted to general adolescent units may be autistic, though many are undiagnosed.

The significance of long-term health conditions, age and disability can have a significant impact on housing. Whilst the council have a large stock portfolio in comparison with other areas in the country, high rise living is common and often doesn't provide the necessary requirements for those living with long-term health conditions or disabilities.

Birmingham has the largest number of high-rise blocks in the country, with 213 still operating. This means living in proximity with large numbers of other people, often inappropriate for those experiencing mental health conditions such as autism and ADHD.

Lived experience experts who were consulted as part of the development of this strategy have emphasised the increased difficulties people with significant mental health or neurological conditions face, in homes that are noisy or involve sharing with large numbers.

The ability to physically adapt a property is difficult; the council deliver 3,500 adaptations per year to support those experiencing long-term health conditions or disabilities to remain at home. The average age of our stock is 70 years old which means most properties are not built in such a way that they lend themselves to adaptation.

Private sector landlords are generally opposed to adaptations within their properties as lets are often not made on a long-term basis. Hospital discharge continues to remain difficult, meaning there is an increased level of pressure on NHS services to keep patients in hospital for longer.

A new Disabled Facilities Grant policy is embedded, enabling funds to be used creatively to support homes being made suitable. Tech enabled care is also being explored as part of the Digital Cities agenda, focusing on using technology to improve the suitability of people's homes.

Adult Social Care have increased support packages, offering legal fees or deposits to enable people to own their own home and have an appropriate care package in place. There are opportunities for financial support to be made available through the Homelessness Prevention Grant, provided by government.

## HOUSING STRATEGY 2022-2027

This strategy sets out a collaborative approach between Housing and Adult Social Care professionals, who aim to pool resources with the common goal to keep people in their own homes for as long as possible.

This includes a commitment to workforce development within teams so they understand the resources available to citizens and can work in a joined-up way. Improved connections will only improve outcomes for citizens who may have specialist and complex needs that need to be met.

Whilst this strategy cannot resolve the city's inequalities alone, it does offer a strategic commitment to improve the ability to access and sustain suitable housing, which will in turn, contribute to the overall levelling up agenda.



## PRIORITY 3- NEIGHBOURHOODS ARE ENHANCED AND THE QUALITY OF EXISTING ACCOMMODATION OFFERS ARE IMPROVED

### KEY COMMITMENTS

- We will prioritise the condition of all stock across all tenures
- We will develop sustainable and balanced communities
- We will deliver intelligence led asset management initiatives
- We will capitalise on opportunities to deliver large-scale regeneration projects a
- We will attract inward investment, to drive forward the quality of existing stock

### INCREASED REGULATION

Whilst growth is a priority, we cannot underestimate the importance of preserving and maintaining the existing stock we already have.

We want to ensure that all citizens in Birmingham, no matter what their specific circumstances are, can live in homes that are safe, sustainable and of a good quality.

The Grenfell tragedy in 2017 opened the eyes of landlords to the poor condition of certain properties and the appalling consequences this can have on people who are forced to live in this way.

Government have led the way by promoting legislative change that is designed to make people safer in their home; the Social Housing Regulation Bill, Building Safety Bill and Fire Safety Act have afforded tenants additional protections and mechanisms for redress, particularly for those living in high-rise accommodation.

Local Authorities are under pressure to find ways to make their localities more sustainable, to contribute to the route to zero agenda.

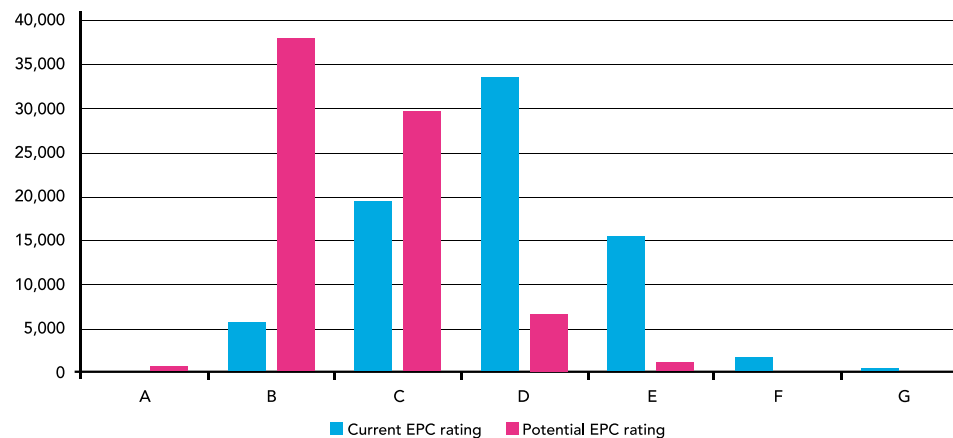
We will use this strategy to set out the city's approach to driving up quality across all tenures, with the clear objective that citizens should have a safe place to call home.

### PRIVATE RENTED SECTOR STOCK CONDITION

The private rented market is one of the main considerations of this strategy, when considering the importance of good quality housing. Over the last decade, Birmingham have followed the national trend and seen significant growth in the private sector, now making up over 18% of the total tenure types within the city.

Birmingham City Council commissioned a stock condition survey this year. The survey demonstrates that approximately 23,173 privately rented properties are likely to have a serious category 1 hazard, making up 21% of private sector stock in the city. North Edgbaston (698) and Stockland Green (692) have the highest number of properties with at least one Category 1 hazard. This is significantly more than the national average which sits at 12%.

FIGURE 15



Properties are likely to be expensive to run; evidence tells us that 17,657 private sector properties in Birmingham have an E, F, and G rating and 2,217 of those properties would be likely to fail the MEES statutory requirement. Figure 15 demonstrates current EPC ratings in the sector against potential across the stock profile.

## HOUSING STRATEGY 2022-2027

There is a notable gradient of risk with the age of the property, the risk being greatest in dwellings built before 1900, and lowest in the more energy efficient dwellings built after 1980.

Birmingham has a significant proportion of its residential housing stock built pre 1900 (11.9%). A high proportion of private housing stock was built before the Second World War (48.6%), which means there is higher risk of ageing and decline.

Another indicator of quality is the number of complaints received by the council relating to the number people who are dissatisfied with the condition of their property.

The council have received 4,058 complaints in the last 5 years, relating specifically to quality within the sector; these complaints equated to 3.7% of all private rented properties within the city.

The city has already made some headway in terms of tackling some of the fundamental issues with safety and quality in the private sector. Working collaboratively with partners, the council have developed a robust Private Sector Strategy, outlining a clear approach to enforcement of rogue landlords.

In addition to this, a bid has been approved to deliver a Selective Licensing Scheme within the city, pushing landlords to achieve specific standards. The intention clearly outlines the city's commitment to support citizens experiencing poor quality housing.

The commitment to additional regulation is highlighted within this strategy and shows that mechanisms to support citizens are being developed and embedded into common practice.

### SUPPORTED AND EXEMPT ACCOMMODATION

Another area of the market that is in desperate need of regulation is the supported exempt sector; this term refers to unregulated supported provision managed by private landlords.

Landlords receive an enhanced rent via housing benefit to provide additional housing management tasks, given the vulnerability of the client group. Generally,

this accommodation type does not require planning permission (if it is for less than 6 people) and is not subject to HMO licensing.

The reduction in administration and bureaucracy within the exempt accommodation sector appeals to landlords as they won't be regulated as heavily.

The number of exempt accommodation units has been increasing exponentially in Birmingham, rising from 11,740 units in 2018 to over 20,000 by the end of 2020.

The roots of growth in Birmingham can be traced back to national disinvestment and deregulation. This includes reduction in budgets for key vulnerable groups such as substance misuse, mental health, offenders, and removal of the ring-fenced funding from the supporting people programme.

Additionally, there has been a reduction in regulatory powers, resources and agencies which has led to other parts of the housing sector being left to explore how best to meet the demand that was still there and has grown.

The lack of national guidance on current regulations has made it easy to enter the market and meet the minimum requirements. The range and quality of this accommodation varies and at its worst, provides poor support to some of the most vulnerable people living in our city.

Birmingham is held as a leader in the field, tirelessly lobbying to improve the quality of exempt accommodation and reduce growth. Since November 2020, Birmingham have been running a pilot to test new approaches to improve quality of provision

Multi-disciplinary inspection teams have been undertaking inspections of housing standards, reviews of support and benefit arrangements, and investigations into community safety including ASB and organised crime.

As at, December 2021, 770 properties have been inspected as part of the pilot, using a Housing Health & Safety Rating System checklist and these inspections have found 2545 Category 1 hazards (those where the most serious harm outcome is identified – risk to life, fire, damp and mould, asbestos) and 1465 Category 2 hazards (If a hazard is less serious or less urgent).



The pilot has been instrumental in demonstrating to government the serious risk to vulnerable people's lives and has led to a new Supported Housing Strategy, additional investment, and extended funding for the original pilot.

This strategy sets out a commitment to explore all opportunities to expand the current project and work towards an approach where this level of regulation becomes business as usual.

We will do our bit locally by driving forward set Quality Standards and a Charter of Rights for tenants.

Further work to lobby government and encourage independent regulation is paramount if the sector is to improve. It is imperative that this remains one of the key priorities of the city over the next 5 years.

## **MANAGING OUR ASSETS**

Whilst Birmingham continues to make headway in other aspects of the market, it is vital that the quality of the council's own stock is managed effectively.

This strategy sets out how we will manage our stock; with a strong focus on evidence led and intelligent investment, Birmingham will continue to be one of the largest providers of social housing in Europe.

Birmingham City Council own and manage just under 60,000 properties which sets the city apart from others in the country who transferred their stock in the 1980's and 90's to registered providers.

The average age of the stock portfolio is 70, with 213 of these being high-rise blocks. Due to the average age of the portfolio, the construction of the properties varies across the piece, and heating and insulation standards are not always met.

For example, 51 high-rise blocks are of Large Panel System construction that do not have efficient heating and hot water systems. Prior to 1966, Building Regulations did not require any form of insulation, so it was often not installed at the time of construction.

It is not easy to retrofit these buildings as they are classed as hard to treat. There are an additional 900 low rise blocks of varying construction types that also do not meet modern day thermal insulation levels.

The Grenfell tragedy in 2017 has certainly encouraged Birmingham to review the way in which high-risk buildings are managed, given that the city has such a significant high-rise population.

Birmingham have been particularly proactive in relation to fire safety, the Fire Safety Act received Royal Assent on the 29th April 2021 and prompted the council to invest £33m in sprinkler systems, as well as developing a programme to install 3500 fire doors across 2022/2023.

Birmingham has worked closely with West Midlands Fire Service, the Fire Safety Steering Group, and the government, who have praised the additional investments Birmingham has made since Grenfell.

The Building Safety Bill has also forced changes to the way the stock portfolio is managed. The introduction of an additional regulatory body has led the council to consider the way in which high rise blocks are resourced, prompting the recruitment of Building Safety managers and officers who are responsible for ensuring compliance.

Whilst this level of investment has been applauded, government has not provided any additional funding to support the new requirements, meaning that Birmingham have had to find this out of existing funds, impacting investment in other areas.

Investment in the portfolio has not been sufficient; the introduction of the Decent Homes programme in 2004 led to over £700m investment in the portfolio. Once this planned investment had been undertaken, no further government funds followed.

FIGURE 16

CITY	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020	2020 - 2021	TOTAL	STOCK	INVESTMENT OVER 5 YEARS PER PROPERTY
BIRMINGHAM	£53,545m	£68,260m	£80,597m	£79,406m	£88,364m	£370,172m	59,600	£6,211
SOUTHWARK	£95,989m	£95,801m	£99,390m	£102,052m	£102,651m	£495,883m	37,962	£13,063
ISLINGTON	£92,451m	£87,830m	£84,149m	£97,572m	£94,546m	£456,548m	25,515	£17,893
LEEDS	£78,000m	£77,527m	£77,039m	£77,220m	£78,600m	£388,386m	54,377	£7,142
SHEFFIELD	£70,481m	£73,857m	£74,880m	£76,947m	£79,645m	£375,810m	38,887	£9,664

Figure 16 suggests other large stock holding authorities invest significantly more in their stock than Birmingham per year and per property, which has an impact on the long-term quality and condition of the stock portfolio, and in turn the number of repairs.

Recent expenditure has increased to support vital works post Grenfell, this has been largely reactive and focused on high-rise blocks. Unfortunately, this means BCC is only achieving 68% compliance with Decent Homes Standards.

This strategy provides the council with an opportunity to launch a more strategic approach to investment; this will be followed by a robust Asset Management Strategy and Housing Revenue Account Business Plan which will set out the council's investment priorities over the long term.

To supplement initial investment and improve resilience, we will deliver an annual rolling stock condition survey programme so that there is a robust intelligence and evidence base to inform future investment and service priorities.

## ROUTE TO ZERO

Birmingham has made a commitment to reach route to zero. Whilst Birmingham owns 60,000 properties, coupled with Coventry and Wolverhampton as the other core cities in the region, there are nearly 161,000 properties across the portfolio.

The three cities are looking to retrofit their housing stock as well as working with housing providers to do the same. The scale provides a critical mass, and the scale and diversity of the project provides a step change that can also be shared beyond the three cities at a regional and national level and represents an exciting future.

The economic consequences of the pandemic, alongside the recent cost of living crisis means that it has never been more important to support our citizens to live in more efficient homes that are cheaper to run.

Birmingham are trying to respond quickly; the Large Panel System (LPS) pilot and Local Authority Delivery grant schemes seek to raise the energy efficiency of low-income and low EPC (E,F&G) rated homes to EPC C.

These projects have provided a source of learning and act as a positive step in the right direction, but they are limited in scale and scope and are reliant on public sector grant funding which in relative terms is small and often very time limited. Rapid scaling up is necessary and this requires adjustments to scope, delivery models and financing models.

Birmingham have received government funding to undertake a whole housing retrofit pilot for 300 homes in East Birmingham; the scope of the pilot is for 300 properties of two archetypes, cross wall houses and low-rise flats.

Combined, these two archetypes comprise between 35%-40% of the non-high rise social housing stock overall. It is expected that the findings and outcomes of the pilot will play a significant role in contributing to the direction and approach adopted in Birmingham.

The pilot represents a significant step in the right direction, but the reality is that this only improves a small sample of the overall portfolio.

The cost of addressing the entirety of Birmingham's 60,000 homes, without even looking into other tenure types has been estimated to be more than £3.6bn over 30 years. Sourcing the funds and planning to address this is a significant challenge for the city and it is imperative that we capitalise on grant funding opportunities.

The council's existing budgets are already committed to delivering frontline services. There is limited funding available, hence a creative financial solution is required that ensures costs and benefits are spread equitably. This doesn't just provide limitations within our own stock; we must consider retrofit a priority across the city and across all housing types.

This strategy highlights the limitations that sit alongside the opportunities within the retrofit agenda and the long-term plan to explore alternative technical solutions and funding models as part of the pilot learning.

## **SUSTAINABLE COMMUNITIES**

Improving the quality of the physical spaces available to the citizens of Birmingham is so important, particularly following the Grenfell tragedy and the level of legislative

change that has followed. The quality of the environment around homes is as important as the homes themselves.

We work to create safe, healthy neighbourhoods with the right infrastructure, parking, transport, green spaces, leisure facilities and amenities, achieved through joint working, for example across Highways, Planning, Transportation and Public Health.

Birmingham is capitalising on opportunities for regeneration across the piece; East Birmingham is the most high-profile programme of work supporting this agenda.

In 2017 a baseline study was undertaken to explore the best way forward for the East Birmingham and North Solihull Inclusive Growth Corridor, to tackle the long-standing problems facing the area and make the most of the social, environmental, and economic opportunities provided by the coming of HS2, the Midland Metro East Birmingham to Solihull extension and the jobs growth that is expected at key employment sites.

This has led to a commitment to deliver infrastructure that will support 10,000 new homes and 60,000 new jobs.

Throughout the life of the strategy, there are other opportunities to re-design, regenerate and improve the quality of life for our citizens across several our estates. Druids Heath, Ladywood and Perry Barr all represent opportunities for large scale regeneration, supported by citywide partnerships.



### REGENERATION PROJECTS:

**Paradise Circus** has already transformed Chamberlain Square and made the city centre better connected. With phase two under construction adding a new hotel and a fourth office building plus plans for a landmark residential tower, this new part of Birmingham, will be a premier destination and one we can take great pride in.

**Langley Sustainable Urban Extension** is the largest development site in the city and will provide around 6,000 homes making a significant contribution to meeting the city's housing needs. With a focus on family housing and other housing types provided, the site will support a mixed community and be sustained by a comprehensive range of social infrastructure including new schools, shops, healthcare, recreation and leisure facilities.

**Icknield Port Loop** is a mixed use development involving the redevelopment and remediation of 43 acres of land which will deliver 1,150 new homes plus employment and leisure facilities is circled by a kilometre of historic canal and located only 1km from Central Birmingham.

**Smithfield**, formerly the site of Birmingham's Wholesale Markets, the 14 hectare site which lies in the heart of the city centre, will provide a new home for the city's historic Bull Ring markets, outstanding new leisure and cultural spaces, including a festival square and landscaped park, integrated public transport, and 3,000 new homes alongside community facilities.

**Perry Barr** is currently benefitting from £700+ million of public sector investment focusing on enhancing infrastructure, providing 2,000 new homes and creating new community spaces. The wider regeneration programme has other long-term opportunities, including further housing to be built over the next 20 years and ongoing infrastructure improvements, which have been captured in the 'Perry Barr: A Vision for Legacy' master plan.

**Curzon Enterprise Zone** is centred on construction of the HS2 railway, the planned Curzon Station will bring a step-change in connectivity for the city and the region, unlocking major cultural, development and investment opportunities.

**Ladywood Estate** is a predominantly 1960s residential neighbourhood spanning 153 acres in Birmingham's city centre. The ambition is to transform the estate into a high-quality residential neighbourhood of exemplar sustainable development and radically improve connectivity into the surrounding area.

**Bordesley Park** and its environs offers a major opportunity for transformational change and the creation of 1,500 jobs for East Birmingham, one of the most deprived areas in Birmingham.

As part of the Asset Management Strategy, appraisals need to be undertaken across all BCC estates, including stock condition and recommendations around viability. Once the data and intelligence around the condition of our properties is made available, decisions around regeneration become much more evidenced based.

This strategy focuses heavily on sustainability, and this reaches across the piece to all aspects of community living.

Good design is a priority for helping to build resilient communities by developing connected spaces that encourage social interaction, reducing isolation, and building those connections that enable residents to support each other. This also relates to the way in which we, as a landlord, manage our properties

Key to sustainable communities is the preservation of family accommodation; planning teams within the council have begun to crack down on planning applications for HMOs to reduce the number of family homes being lost.

Figure 17 demonstrates how policies have been altered to prevent harmful concentrations of HMOs arising in the city.

The image represents the sandwiching method. The blue units are existing HMOs and the greyed-out units are general residential housing. The units with a red cross represent properties that are not allowed to be HMOs as they impact general family life. Ultimately, preventing families from being sandwiched between 2 HMO properties.

Additional restrictions exist, for example HMO applications that would result in more than 10% of residential properties within an 100m radius will not be accepted. Whilst these restrictions are relatively new, they do provide additional protections and stop family homes being lost unnecessarily.

**FIGURE 17**



Part of the Local Plan review will focus on what other measures are needed to protect family accommodation in the city and prevent more from being lost. Whilst there is an acceptance that these actions are being taken later than we would like, preservation of larger homes across the city is a key priority and the commitment to improve this is a key part of our strategic plan.

Enhancing neighbourhoods is key to our responsibilities as a landlord; the laser focus on high-rise accommodation nationally means that we need to consider models in both the UK and abroad that enable this style of living to succeed in the best way possible.

A strategy specifically focusing on high rise accommodation and how we in Birmingham intend to manage the provision we are responsible for, is an intention of the future and is imperative given the increased regulation that is likely to hit these styles of buildings.

The kind of landlord we are directly correlates with how satisfied our tenants are and the way in which they engage with our services.

The inevitable lack of visibility throughout the pandemic, prompts the city to make the most of the strong partnerships we have in place, to ensure there is a localised model that enables tenants to seek help quickly and have a say in how services are delivered.

Nationally, the Social Housing Regulation Bill and updated Consumer Regulations read with a strong undercurrent, advocating the importance of the tenant voice.

Birmingham is working with TPAS, a national leader in the field of tenant engagement to develop a strategy that enables mechanisms for co-production and meaningful engagement. We want to be an organisation that invites scrutiny and actively works with our tenants to improve services.

This is a theme that we want to underpin all our strategic and operational efforts across the board. The focus on looking after our properties and collaborating with the people who live within them, helps us to develop neighbourhoods and communities that thrive.

## **MONITORING AND GOVERNANCE**

This strategy is designed to encourage real change across the city and, over the long term, to work towards re-shaping the market for the citizens of Birmingham. To ensure the strategy achieves its vision, there will need to be a commitment from both the council and key stakeholders to deliver on the strategic priorities and workstreams identified.

We have tried to build this strategy on a comprehensive and robust evidence base, and will continue to invest in developing, mapping, improving, and extending our evidence to show what is working and to consider what changes are needed throughout the life of the strategy, through the support of the City Observatory.

This approach is complemented by the wealth of practical experience and knowledge of elected members, officers, providers, investors, developers, industry professionals, voluntary groups, campaigners, and, most importantly, residents who contributed to the discussions which have informed this document.

The proposed governance structure we have devised (Appendix 3) focuses on accountability and delivery. Whilst we believe the strategy paints a clear picture of the opportunities and challenges, we face in Birmingham, it is imperative that this is underpinned by a robust governance structure whose members are charged with providing assurance that the identified workstreams are delivered for the best interests of our citizens.

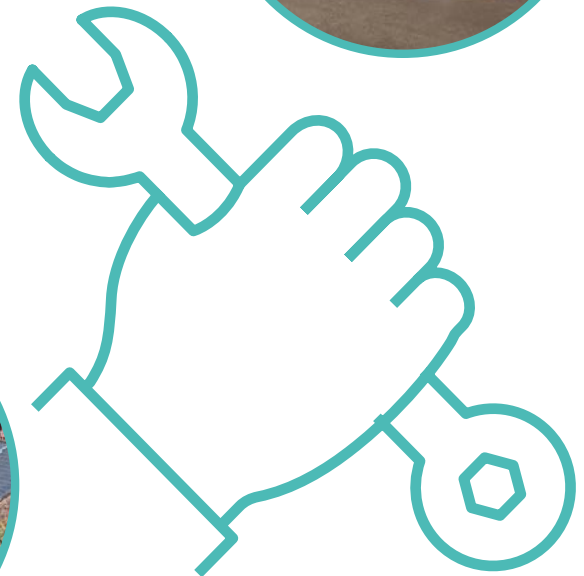
## HOUSING STRATEGY 2022-2027

The delivery plan (Appendix 4) sets out in detail how these workstreams will be delivered, who they will be delivered by, and the timescales in which they are expected to move forward.

Throughout the life of the strategy, the partnership group will deliver an annual report confirming what actions have been completed, what is outstanding, and will review priorities based on the changing landscape across the sector. All stakeholders will have a shared responsibility in contributing to the delivery of the strategic priorities set out.

The list of stakeholders below contributed to the formation of the Housing Strategy 2022-2027 and will be key players in terms of delivery. A commitment has been made across all partners to work together over the next 5 years, to make our shared vision a reality.

- Birmingham City Council
- Birmingham Municipal Housing Trust
- Homes England
- West Midlands Combined Authority
- Birmingham Strategic Housing Partnership
- Fortem
- Equans
- Bournville Village Trust
- Pioneer
- Spring Housing Association
- Platform Housing Group
- Midland Heart
- Citizen
- Housing 21
- St Basils
- Trident
- Clarion
- Anchor Hanover
- Accord
- Walsall Housing Group
- Optivo
- Sanctuary
- Sifa Fireside
- Bromford
- Lovells
- Willmott Dixon
- Acivico
- Places for People
- Poverty Truth Commission
- City Housing Liaison Board/ Local Housing Liaison Boards
- Shelter
- Homeless Link
- Longhurst Group
- Nehemiah
- Viridian Housing
- BVSC
- Birmingham University
- Severn Trent
- Jessups
- Greensquare Accord





## SOURCES:

- Birmingham Development Plan
- The Local Plan (Issues & Options)
- Metastreet- Birmingham City Council Private Sector Stock Condition Survey (Feb 2022)
- Health & Wellbeing Strategy
- Birmingham Housing and Economic Development Needs Assessment (June 2022)
- Supported Housing Needs Assessment & Strategy (draft)
- Private Rented Sector Housing Strategy
- Statutory Homelessness Live Tables- Department of Levelling Up Housing and Communities
- Savills BCC Stock Condition Survey (desktop) 2019
- Birmingham Levelling Up Strategy
- Poverty Review- Birmingham (BCC internal document)
- National Development Team for Inclusion: Supporting autistic flourishing at home and beyond: Considering and meeting the sensory needs of autistic people in housing
- Property and Assets Strategy
- Retrofit Balsall Heath Birmingham & Solihull Integrated Care System Health Inequalities Programme Board
- Homes England: Birmingham Housing Associations Survey
- BMHT Analysis 2017-2022
- New Economics Foundation: Building the Homes we Need
- Draft DPH Report 2021-2022
- Birmingham City Council HMO Stressors Report
- Everybody's Battle, Everybody's Business
- Council Plan (2019 update)
- Birmingham Levelling Up strategy
- Digital Cities strategy
- Customer Service strategy and improvement programme
- Financial Inclusion strategy 2017-2022
- Homelessness Prevention strategy 2017
- Birmingham Rough Sleeping strategy
- Commonwealth Games legacy action plan
- Tenant Engagement strategy
- East Birmingham Inclusive Growth Strategy
- Corporate Plan 2022-2026
- Route to Zero Commitment 2019
- B&B Elimination Plan
- Levelling Up strategy
- Social Housing Regulation Bill
- Fire Safety Act (2021)
- Homelessness Reduction Act (2017)
- Building Safety Bill
- Independent Review of Building Safety and Fire Regulations (2018)
- Coronavirus Act (2020)
- Rough Sleeping strategy
- Consumer Regulations Review 2018/2019
- National Planning Policy Framework 2021
- Domestic Abuse Act (2021)
- Census Data (2022)

## APPENDIX 3 - GOVERNANCE STRUCTURE



## APPENDIX 4 - HOUSING STRATEGY 2022-2027 DELIVERY PLAN - PRIORITY 1: A STRONG SUPPLY OF GENUINELY AFFORDABLE HOUSING

OBJECTIVE	ACTION	BCC LEAD	CITYWIDE LEAD	RAG
<b>Accelerate the delivery of affordable housing</b>	Develop an Affordable Housing Delivery Group, focused specifically on accelerating affordable tenures	Strategic Director of Place & Prosperity	Homes England	
	Increase the use of compulsory purchase and empty dwelling orders to re-purpose empty homes for existing need	Strategic Director of Place & Prosperity		
	Improve the use of 'buy backs' increasing the throughput and supply of affordable housing	Strategic Director of Place & Prosperity		
	Utilise the city observatory and intelligence across the sector to create a blueprint of 'what works' in relation to affordable housing delivery	Assistant Director of Strategic Enabling	BSHP	
	Ensure the effective implementation of planning policy to deliver new affordable homes i.e 35% that then not reduced due to viability	Strategic Director of Place & Prosperity		
	Expand opportunities for Build to Rent, (BTR); purpose-built accommodation for rent, where multiple units are developed and held in single ownership for long term rental, delivering more secure tenancies and increasing the provision of affordable rented housing etc.	Assistant Director of Development	Homes England	
	Improve the package of support for landlords, incentivising them to work with the city and contribute to housing need	Strategic Director for City Housing	Landlords Forum Lead	
	Continue to progress the Property Acquisitions programme, focusing on bringing properties in from the open market	Strategic Director for City Housing		
	Identify packages of land to be presented to RPs, encouraging bidding and pushing multi-provider development across the city	Strategic Director of Place & Prosperity	Homes England	
	Deliver the current development commitments set out in the Birmingham Development Plan (BDP)	Strategic Director of Place & Prosperity	Affordable Housing Delivery Group	
<b>Invest in partnerships to increase innovation</b>	Strengthen partnership working across Directorates in BCC through shared Affordable Housing Delivery resources	Strategic Director of City Housing Strategic Director of Place & Prosperity		
	Develop Affordable Housing Delivery Group, acting as a key vehicle to accelerate affordable housing delivery	Strategic Director of Place & Prosperity	Homes England	

## APPENDIX 4 - HOUSING STRATEGY 2022-2027 DELIVERY PLAN - PRIORITY 1: A STRONG SUPPLY OF GENUINELY AFFORDABLE HOUSING

OBJECTIVE	ACTION	BCC LEAD	CITYWIDE LEAD	RAG
<b>Invest in partnerships to increase innovation</b>	Develop mutually beneficial relationship with the West Midlands Combined Authority (WMCA), advocating for the city in relation to potential sites and investment opportunities that support our aspirations in relation to affordable housing	Strategic Director of Place & Prosperity	WMCA	
	Increase the use of compulsory purchase and empty dwelling orders to re-purpose empty homes for existing need	Strategic Director of Place & Prosperity		
	Investigate best practice models for affordable housing delivery in the UK and abroad	Strategic Director of Place & Prosperity	BSHP	
	Investigate opportunities to promote multi-provider sites, particularly in relation to large-scale regeneration projects	Strategic Director of Place & Prosperity		
	Improve dialogue with other stock retaining authorities to share best practice and adopt a co-ordinated approach to delivery	Strategic Director of City Housing		
	Agree robust action plan with Homes England around strategic support required to create a development presence in Birmingham	Strategic Director of Place & Prosperity	Homes England	
<b>Take a key role in re-shaping the market, making best use of stock</b>	Develop a 'loss of family accommodation policy' through the new Birmingham Plan	Strategic Director of Place & Prosperity		
	Deliver existing regeneration projects- including Druids Heath, Ladywood etc.	Strategic Director of Place & Prosperity	Local Residents Groups- example Druids Heath	
	Investigate opportunities to encourage specialist providers to develop in areas of need- Housing 21 co-living scheme	Strategic Director of Place & Prosperity	Housing 21- BSHP Lead	
	Develop a new Local Plan, clearly focusing on accelerating affordable housing delivery	Strategic Director of Place & Prosperity		
	Reduce exempt supported accommodation by 11,000 units over the next 5 years, supporting the increase of family homes	Head of Strategic Enabling	Exempt Sponsor Board	
	BSHP to lead an analysis of the city's 'affordable housing' stock portfolio, looking for opportunities to encourage movement	Strategic Director for City Housing	BSHP chair	

## APPENDIX 4 - HOUSING STRATEGY 2022-2027 DELIVERY PLAN - PRIORITY 1: A STRONG SUPPLY OF GENUINELY AFFORDABLE HOUSING

OBJECTIVE	ACTION	BCC LEAD	CITYWIDE LEAD	RAG
<b>Continue to support and embed the partnership between Housing and Health</b>	Embed a fuel poverty alliance, working across the city to make sure all citizens can keep warm in their home	COL Taskforce	COL Partnership Board  Creating a city without inequalities board	
	Ensure opportunities to expand support for those facing fuel poverty is expanded through the delivery of ECO 4	Strategic Director of Strategy & Policy		
	Build on the new Disabled Facilities Grant policy to develop innovative solutions to adapt properties and keep people in their home	Strategic Director of Adult Social Care		
	Develop a housing and health board, focusing on reducing barriers operationally and improving outcomes for people with health needs	Strategic Director of Adult Social Care/Strategic Director of City Housing		
<b>Support people to maintain suitable homes</b>	Complete a full review of BCC's sheltered housing stock profile, ensuring it meets the needs of older people	Strategic Director of City Housing	BSHP	
	Work collaboratively with St Basils to expand the live and work scheme model, carving out a robust housing offer for young people	Assistant Director of Strategic Enabling	St Basils - CEO	
	Explore opportunities to work in conjunction with providers, such as Housing 21 on their co-living model for older people	Assistant Director of Strategic Enabling	Housing 21	
	Develop mechanisms to utilise the lived experience of citizens in order to raise awareness of inequalities within housing and improve services	Head of Strategic Enabling	TPAS	
	Support the Digital Cities and ASC agenda by exploring ways in which technology can support people to remain in their home, particularly through the use of tech assisted care	Strategic Director of Digital & Customer Services	BSHP Older Persons Group	
<b>Reduce homelessness through the promotion of an early intervention and prevention model</b>	Develop a robust temporary accommodation strategy, focused on reducing numbers and improving suitability	Strategic Director of City Housing		
	Complete a refresh of the Homelessness Prevention Strategy, last refreshed in 2017	Strategic Director of Adult Social Care	Homelessness Partnership	

## APPENDIX 4 - HOUSING STRATEGY 2022-2027 DELIVERY PLAN - PRIORITY 1: A STRONG SUPPLY OF GENUINELY AFFORDABLE HOUSING

OBJECTIVE	ACTION	BCC LEAD	CITYWIDE LEAD	RAG
<b>Reduce homelessness through the promotion of an early intervention and prevention model</b>	Launch new Allocations Policy and regularly review to ensure prioritisation of existing stock is fair and reflects those in the most need	Strategic Director of City Housing		
	Embed the new Housing Solutions & Support operating model, focusing on preventing homelessness at the earliest possible stage	Strategic Director of City Housing		
	Support the development of the Early Intervention & Prevention programme, contributing to the corporate initiative from a housing perspective	Strategic Director of Adult Social Care		
	Develop a package to incentivise, education and support landlords- improving the offer from the council and encouraging landlords to work with us	Strategic Director of City Housing	Landlord Forum Lead	
	Invest in the Accommodation Finding function, improving access to the private sector for homeless households	Strategic Director of City Housing		
	Continue to work towards achieving a DAHA accreditation and embedding a robust response to Domestic Abuse	Strategic Director of City Housing	Domestic Abuse Housing Alliance (DAHA)	
<b>Increase the support available for those experiencing financial hardship</b>	Support a city-wide response to the cost-of-living, co-ordinating resources and making support clear and accessible	Strategic Director of Strategy & Policy		
	Refresh the Financial Inclusion Strategy, with a specific focus on the COL response	Strategic Director of City Housing	Financial Inclusion Partnership	
	Support the Poverty Truth Commission to improve the way services are delivered, promoting empathy and respect	Strategic Director of City Housing	Poverty Truth Commission	
	Ensure there are clear, regular and useful communications delivered to citizens advertising the level of support available across the city	Strategic Director of City Housing	Homelessness Partnership	
	Ensure housing is a key workstream in the COL taskforce	COL Taskforce	COL Partnership Board	



## APPENDIX 4 - HOUSING STRATEGY 2022-2027 DELIVERY PLAN - PRIORITY 1: A STRONG SUPPLY OF GENUINELY AFFORDABLE HOUSING

OBJECTIVE	ACTION	BCC LEAD	CITYWIDE LEAD	RAG
<b>Prioritise the condition of stock across all portfolios</b>	Embed Additional Licensing scheme regulating HMO properties across the city and ensuring suitability	Strategic Director of Operations	Landlord Forum Lead	
	Mobilise Selective Licensing scheme, endorsing an enforcement focused approach	Strategic Director of Operations	Landlord Forum Lead	
	Continue to raise awareness of the exempt accommodation sector across the city; particularly in relation to revs & bens and planning to reduce the likelihood of further growth	Assistant Director of Strategic Enabling	Exempt Accommodation Sponsor Board	
	Deliver on existing retrofit grant schemes- LAD 1,2,3, Social Housing Decarbonisation Fund etc.	Assistant Director of Strategic Enabling	Accivico Equans Fortem- Retrofit Board	
	Continue to lobby government to increase opportunities for regulation and enforcement within the exempt sector	Assistant Director of Strategic Enabling	Exempt Accommodation Sponsor Board	
<b>Develop sustainable and balanced communities</b>	Continue to promote and endorse the charter of rights and quality standards across exempt accommodation providers	Assistant Director of Strategic Enabling	Exempt Accommodation Sponsor Board	
	Embed mechanisms to seek feedback and understand customer satisfaction, ensuring feedback is incorporated in to service delivery	Strategic Director of City Housing	City Housing Liaison Board/ HLB Structure	
	Increase opportunities for tenants to engage, inform and make decisions about how their homes are managed	Strategic Director of City Housing	TPAS	
	Mobilise a Housing Management Board, focusing on BCC responsibilities as a landlord and improving the quality of services our tenants receive	Strategic Director of City Housing		
<b>Deliver intelligence led asset management initiatives</b>	Improve the quality of intelligence and stock condition data across the city	Strategic Director of City Housing	BSHP	
	Complete a robust, comprehensive and long term investment plan for the BCC stock portfolio, setting out a strategic approach to investment	Strategic Director of City Housing		
	Develop a regular appraisal programme focused on BCC estates, identifying opportunities for estate renewal and large scale regeneration	Strategic Director of City Housing	Affordable Housing Delivery Group	

## APPENDIX 4 - HOUSING STRATEGY 2022-2027 DELIVERY PLAN - PRIORITY 1: A STRONG SUPPLY OF GENUINELY AFFORDABLE HOUSING

OBJECTIVE	ACTION	BCC LEAD	CITYWIDE LEAD	RAG
<b>Deliver intelligence led asset management initiatives</b>	Continue to embed model to respond to Building and Fire Safety/ BSM and BSO posts	Strategic Director of City Housing		
	Continue prepare for pending legislative change in response to the Social Housing Regulation Bill, including regular impact and self-assessment	Strategic Director of City Housing	Regulator of Social Housing/ARCH	
<b>Capitalise on opportunities to deliver large scale re-generation projects and improve communities</b>	Seek opportunities to regenerate estates across the city, preserving existing stock and improving the lives of communities	Strategic Director of Place & Prosperity	Affordable Housing Delivery Group	
	Work collaboratively across the full city to ensure regeneration projects are delivered with specialist expertise where required and meet the needs of the local community	Strategic Director of Place & Prosperity	Affordable Housing Delivery Group	
	Deliver the whole house retrofit pilot- 300 homes in East Birmingham	Strategic Director of City Housing		
	Progress the East Birmingham growth and regeneration programme, to use as a blueprint for regeneration across the city	Strategic Director of Place & Prosperity		
<b>Attract inward investment driving forward the quality of existing stock</b>	Actively seek out and capitalise on grant funding opportunities to enable retrofit across all tenure types to become embedded in our housing and infrastructure	Assistant Director of Strategic Enabling	BSHP	
	Capitalise on opportunities to expand the Supported Housing Improvement programme, driving forward the quality of exempt accommodation in the city	Assistant Director of Strategic Enabling	Exempt Accommodation Sponsor Board	



