CITY WIDE HOUSING STRATEGY 2022-2027 CONSULTATION

HOUSING AND NEIGHBOURHOODS- O&S COMMITTEE

THURSDAY 13TH OCTOBER 2022

BE BOLD BE BIRMINGHAM

BIRMINGHAM 2022 commonwealth games

PROUD HOST CITY

Birmingham City Council

GOLDEN DECADE OF OPPORTUNITY

WE'RE BIRMINGHAM: OUR CONTEXT

- SIGNIFICANT SCALE AND SIZE.
- LARGEST CITY OUTSIDE LONDON - 1.15M PEOPLE (89,000 HOUSEHOLDS) AND POPULATION GROWING - ESTIMATED 150,000 ADDITIONAL PEOPLE BY 2031.
- YOUNG AND DIVERSE CITY - BIRMINGHAM IS THE YOUNGEST CITY IN EUROPE AND 40% OF POPULATION AGED UNDER 25; MOST DIVERSE POPULATION OUTSIDE LONDON.

- Diversity and youth are strengths and sources of innovation.
- Fastest growing economy pre-pandemic but impacted hard by COVID.
- 40% of economy and population of West Midlands CA area.
- Over 100,000 new jobs needed.
- 407ha of employment land required.
- Birmingham City Council is Europe's largest single-tier authority.
- Major transformations taking place and we're hosting the Commonwealth Games.

A GROWING CITY

- 150,000 additional people
- 89,000 additional homes needed.
- Current supply of 65,000 of which 19,400 should be affordable
- Over 100,000 new jobs needed
- 407ha of employment land required

GROWTH PROGRAMMES

- BCC investing £3.5bn to help deliver CWG, make city heart of the HS2 network, and deliver 51,000 homes and 253ha of employment land.
- Working with partners to deliver large development programmes to spur new homes, employment space, community facilities, environmental improvements and growth and jobs.
- Programmes include:
  - Smithfield
  - Digbeth
  - Perry Barr
  - Langley
  - Longbridge
  - Peddimore
  - Arden Cross
  - Millennium Place
  - Bordesley Park
  - NEC
  - Greater Icknield
  - Druids Heath
  - Birmingham Health Innovation Campus
  - Oval Estate

Spotlight on: Smithfield, Martineau Galleries, Oval Estate - will deliver:

- 6,000 homes
- 4,000,000+ sqft of commercial floorspace
- 35,000 jobs
- £1bn+ boost to the local economy

LEVELLING UP STRATEGY: PROSPERITY AND OPPORTUNITY FOR ALL

- STRATEGY PUBLISHED NOVEMBER 2021.
- LEVELLING UP CENTRAL TO BCC'S AIMS AND ANCHORED IN EXISTING STRATEGIES INCLUDING CORPORATE PLAN.
- WANTED TO LEAD NOT FOLLOW HENCE ISSUING STRATEGY AHEAD OF GOVERNMENT'S WHITE PAPER.
- BIRMINGHAM'S VOICE IS IMPORTANT - SIGNIFICANT NEEDS, 1.15M PEOPLE AND SIZE OF COUNCIL.
- STRATEGY AN 'INVESTMENT PROSPECTUS' NOT BEGGING BOWL. WE'RE:
  - HARNESSING AND DELIVERING THE BEST COMMONWEALTH GAMES.
  - MAXIMISING THE BENEFIT OF HS2.
  - HARNESSING THE CITY'S ENERGY, INNOVATION, DIVERSITY AND YOUTH.
  - HAVE 'SKIN IN THE GAME' - BRINGING FORWARD AND DELIVERING LARGE DEVELOPMENT PROGRAMMES.

WHY WE NEED A NEW HOUSING STRATEGY?

A NEW HOUSING STRATEGY

WHY ARE WE HERE TODAY?

- WHAT HAVE WE DONE SO FAR?

HEDNA REPORT, INFORMAL STAKEHOLDER SESSIONS, CONSULTATION WITH CHLB

- SET OUT OUR VISION FOR A COLLABORATIVE STRATEGY THAT RE-SHAPES THE MARKET IN BIRMINGHAM
- UNDERSTAND THE BARRIERS WE FACE AS A CITY
- HOW CAN WE WORK TOGETHER TO IMPROVE OPPORTUNITIES FOR CITIZENS?
- TIMETABLE
- WE CAN'T DO IT ALONE, HOW CAN YOU HELP US?

VISION
'MAKING BIRMINGHAM A GREAT PLACE TO LIVE'

- City owned Housing Strategy that makes a real difference to lives of the people that live in Birmingham
- A cross-council initiative addressing both development of new stock and our existing stock
- A strategy with citizens at the heart of it
- Achieve a step change in the number of new homes built
- Drive up the quality of housing for all citizens across Birmingham
- Ensure that housing delivers wider community benefits and contributes to the city
- Connecting people to an improved housing offer
- Keep tenants safe, ensure they are listened to and live in good quality homes
- Promote the preservation, rehabilitation, and investment in our housing stock and neighbourhoods
- Accelerate affordable housing delivery within the city
- Contribute to the levelling up agenda by working together to reduce inequalities in the housing market

TIMETABLE

July 2022	External and internal stakeholder sessions- identifying strategic priorities
August 2022	Public consultation on priorities launched via be heard (6 weeks)
September 2022	Consultation with CLT and Members
October 2022	Consultation with ECLT and submission of final document at DMT
November 2022	CLT sign off of the final Housing Strategy 2022-2027
December 2022	Cabinet sign off
January 2023	Housing Strategy launch session scheduled for the 19th January 2023
February 2023	Mobilisation of delivery groups and governance structure

PRIORITY 1 – A STRONG SUPPLY OF GENUINELY AFFORDABLE HOUSING

PRIORITY 1- A STRONG SUPPLY OF GENUINELY AFFORDABLE HOMES

- OPEN FOR BUSINESS
- CALL TO ARMS- STRONGER TOGETHER
- ENABLING DELIVERY
- WHAT ARE THE DRAG FACTORS?
- SUGGESTED SOLUTIONS

CURRENT PERFORMANCE

REQUIREMENT OF 51,100 NET NEW HOMES TO BE PROVIDED WITHIN BIRMINGHAM BY 2031.

THE CUMULATIVE REQUIREMENT FOR THE PERIOD 2011/12 TO 2020/21 WAS 22,650 DWELLINGS.

A TOTAL OF 26,175 NET NEW DWELLINGS WERE COMPLETED IN THIS PERIOD, THUS EXCEEDING THE TARGET BY 3,525 DWELLINGS.

HOWEVER, OF THE 51,100 DWELLINGS REQUIREMENT SOME 38% (19,400) HAVE BEEN IDENTIFIED AS NEEDING TO BE AFFORDABLE HOMES.

TO DATE A TOTAL OF 4,395 AFFORDABLE DWELLINGS HAVE BEEN COMPLETED BETWEEN 2011/12 – 2020/21 AGAINST A REQUIREMENT OF 8,607 FOR THIS PERIOD.

THIS MEANS THAT JUST 51% OF THE TARGET HAS BEEN MET WITH AN UNDER-DELIVERY OF 4,212 DWELLINGS.

OF THE 4,395 AFFORDABLE DWELLINGS PROVIDED IN THE CITY TO DATE 2,070 (X%) OF THESE HAVE BEEN DELIVERED BY THE COUNCIL'S BMHT DIRECT DELIVERY PROGRAMME.

WHAT ARE THE DRAG FACTORS?

- HISTORICALLY LOW LAND VALUE AND PATCHY INWARD INVESTMENT INTEREST
- COMPLEX SITE DELIVERY AND NO SUCH THING AS 'LOW HANGING FRUIT'
- DISJOINTED STRATEGY FOR THE PROVISION OF HOUSING ACROSS THE CITY
- OVER RELIANCE ON NARROW RANGE OF PARTNERS
- CAPACITY AND CAPABILITY – COMMERCIAL, MAJOR PROJECTS, ESTATE REGENERATION, STRATEGY
- RP'S CAN CHOOSE TO DEVELOP IN MANY AREAS

WHAT ARE THE KEY WORKSTREAMS?

- STRENGTHEN PARTNERSHIPS WITH RSLS
- DEVELOP 'LOSS OF FAMILY ACCOMMODATION' POLICY THROUGH THE NEW BIRMINGHAM PLAN
- MOBILISE CROSS DIRECTORATE AFFORDABLE HOUSING DELIVERY BOARD
- EFFICIENT USE OF EMPTY DWELLINGS MANAGEMENT ORDERS AND COMPULSORY PURCHASE ORDERS
- COLLABORATE WITH WMCA TO ACCESS NEW SITES AND INVESTMENT OPPORTUNITIES
- WORK WITH HOMES ENGLAND WHO NOW HAVE A WIDER REMIT TO SUPPORT LAS IN DRIVING UP THEIR AMBITIONS FOR NEW AFFORDABLE HOUSING
- EXPAND OPPORTUNITIES FOR 'BUILD TO RENT'
- EXPLORE MODELS FOR AFFORDABLE HOUSING DELIVERY IN BOTH THE UK AND ABROAD
- WORK COLLABORATIVELY WITH PRIVATE LANDLORDS TO INCENTIVISE THEM TO WORK WITH THE COUNCIL TO REDUCE HOUSING NEED

WHAT ARE SOME OF THE SOLUTIONS?

- REFRESHED HOUSING STRATEGY
- IMPROVED APPROACH TO COUNCIL LAND OWNERSHIP
- POTENTIAL IN PARTNERSHIPS
- FINANCE AND FUNDING
- REMOVE BARRIERS WITH RSLS
- ENABLE ASSET BASE TO INCREASE PROPERTY GROWTH

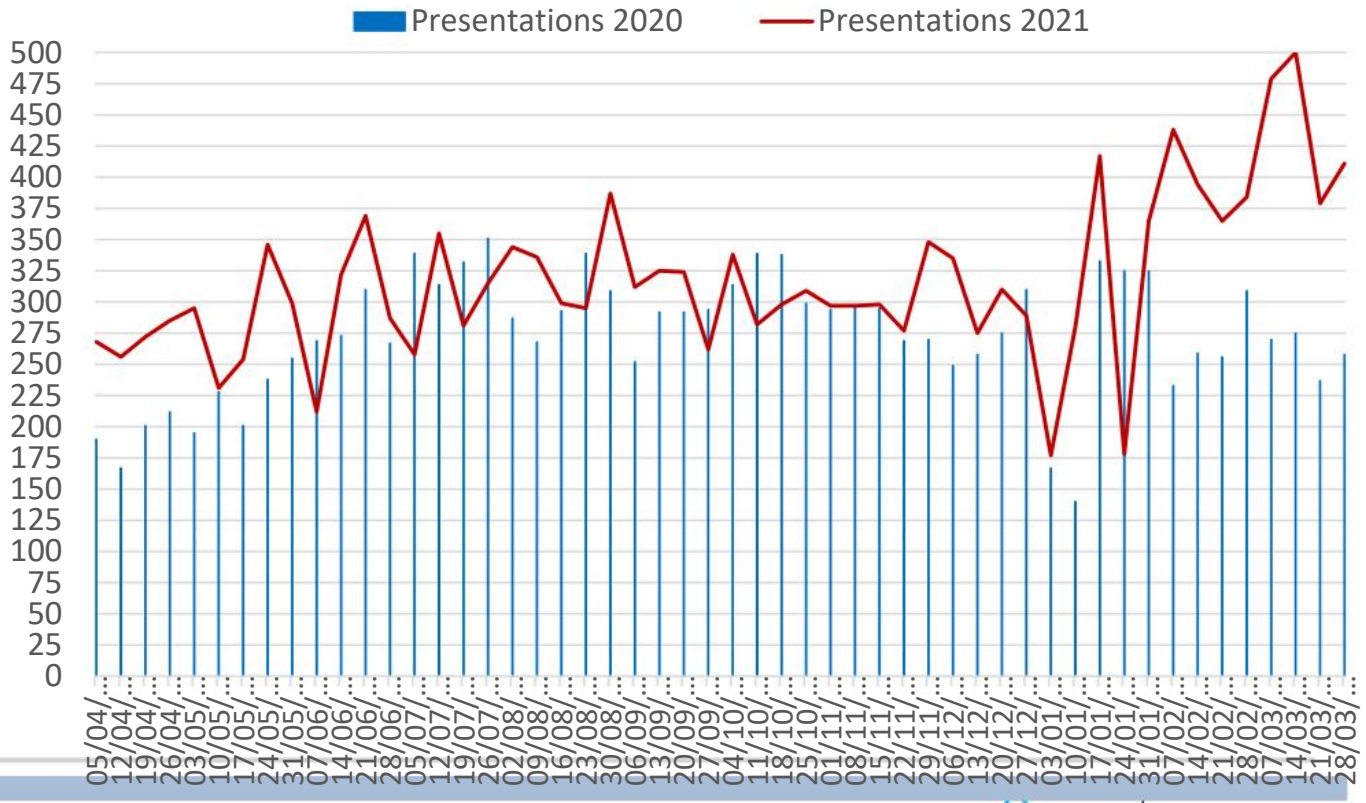
PRIORITY 2 – CITIZENS CAN ACCESS AND SUSTAIN THE RIGHT HOME FOR THEM

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

- EARLY INTERVENTION AND PREVENTION APPROACH
- HOMELESSNESS AND CRISIS MANAGEMENT
- OFFER FOR YOUNG PEOPLE
- HOUSING AND HEALTH
- WHAT ARE THE DRAG FACTORS?
- POTENTIAL SOLUTIONS

How are we currently managing increased demand?

Presentations (Average)	Assessments (Average)
2020	**2020**
272	177
2021	**2021**
317	211
16% increase	**19% increase**



BE BOLD BE BIRMINGHAM

BIRMINGHAM 2022 commonwealth games

PROUD HOST CITY

Birmingham City Council

WHAT ARE THE DRAG FACTORS?

- COST OF LIVING CRISIS AND THE PANDEMIC HAVE INCREASED HOMELESSNESS PRESENTATIONS
- LARGE FAMILIES- RESTRICTED ACCOMMODATION OPTIONS
- HOSPITAL DISCHARGE
- POVERTY AND AFFORDABILITY
- IMPACT OF THE PANDEMIC ON THE CITY
- TEMPORARY ACCOMMODATION AND MOVE ON

WHY IS HOUSING AND HEALTH AN IMPORTANT PARTNERSHIP?

SERVING A CITY WITH A YOUNG POPULATION

Enable young people to afford to live and work independently → Collaboration with St Basils

Expand live and work schemes → Closer working relationship with schools/colleges- education is key to prevention

Supporting families with dependent children → Think family and early help/ invest in the next generation

WHAT ARE SOME OF THE SOLUTIONS?

- EMBED STRONG HOUSING AND HEALTH PARTNERSHIPS
- FOCUS ON ANTI-POVERTY
- EXPAND OFFER FOR YOUNG PEOPLE
- RESOURCE REVIEW WITH ADULT SOCIAL CARE
- FUEL POVERTY ALLIANCE
- LIVED EXPERIENCE INFORMS DELIVERY

WHAT ARE THE KEY WORKSTREAMS?

- Ensure lived experience is a key focal point in developing and delivering services
- Ensure poverty within housing is considered in the round, with all key stakeholders as part of larger Anti-Poverty Strategy
- Continue to develop the Fuel Poverty Alliance, identifying innovative solutions to tackle fuel poverty in the city
- Support the development of the Early Intervention & Prevention model, investing in working upstream to prevent crisis
- Develop a temporary accommodation strategy, focusing on moving away from reliance on Bed & Breakfast
- Embed Housing Solutions and Support operating model, responding to increased demand
- Formally recognise the significant links between housing and health; developing a partnership board that supports delivery related to connected issues
- Work collaboratively with St Basils to expand the live and work scheme model, carving out a robust housing offer for young people
- Launch new Allocations Policy and regularly review to ensure prioritisation of existing stock
- Support the Digital Cities and Adult Social Care agenda by exploring ways in which technology can support people to remain in their home

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

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

- COMMITMENT TO ROUTE TO ZERO
- PLACE MAKING
- SUSTAINABLE COMMUNITIES
- INTELLIGENT ASSET MANAGEMENT
- ROLE OF THE PRS MARKET
- WHAT ARE THE DRAG FACTORS?
- POTENTIAL SOLUTIONS

ROUTE TO ZERO- WHAT IS THE PLAN?

- ADDRESSING FUEL POVERTY, HEALTH AND WELLBEING
- ACCELERATING PATH TO NET ZERO THROUGH REDUCTION OF HOUSING EMISSIONS
- LEVELLING UP HOUSING STOCK AND IMPROVING STANDARDS
- REDUCING COSTS OF HOUSING MAINTENANCE & ENERGY USE
- ENABLING AN UPLIFT OF SKILLS AND DEVELOPING JOB OPPORTUNITIES FOR THE BENEFIT OF LOCAL PEOPLE
- GROWING LOW CARBON ECONOMY AND SUPPLY CHAINS
- DEVELOPING INVESTABLE PROPOSITION
- OPTIMISING THE BENEFIT OF INVESTMENT TO CONNECT WITH WIDER POLICY AREAS SUCH AS DIGITAL AND ENERGY TRANSFORMATION

WHOLE HOUSE RETROFIT PILOT

174 Low Rise Flats:

- Fabric efficiency improvements
  - External wall & loft Insulation
  - Windows & doors
- Renewable Energy Generation
  - Air Source Heat Pump & Solar PV
  - Battery storage

126 Cross Wall Homes:

- Fabric efficiency improvements
  - External wall panels & roof cartridge
  - Windows & doors
  - Underfloor insulation
  - Active ventilation
- Renewable Energy Generation
  - Air Source Heat Pump & Solar PV
  - Battery storage
- Digital performance monitoring
- Performance guarantee
- Comfort plan

1

WHAT ARE THE DRAG FACTORS?

- HISTORIC LACK OF INVESTMENT IN OUR STOCK
- PRS STOCK CONDITION- HOW WE DO DRIVE UP QUALITY IN THE SECTOR?
- AFFORDABILITY & ACCESSIBILITY
- LACK OF STRATEGY AROUND ASSET MANAGEMENT/HRA
- POOR REGULATION IN THE EXEMPT SECTOR
- AGE AND CONDITION OF LA STOCK
- VIABILITY VS REGENERATION

ROLE OF THE PRIVATE RENTED SECTOR

- PRS MARKET MAKES UP 24.3% OF ALL TENURE TYPES ACROSS THE CITY
- 21% OF THE PRS MARKET ARE ESTIMATED TO HAVE AN ACTIVE CATEGORY 1 HAZARD
- 48.6% OF PRS STOCK WAS BUILT PRE- SECOND WORLD WAR
- 4,058 COMPLAINTS RECEIVED BY THE COUNCIL RE THE QUALITY OF PRS PROPERTIES

WHAT ARE THE KEY WORKSTREAMS?

- Deliver whole house retrofit pilot and explore future funding opportunities to embed into existing stock portfolio
- Develop Asset Management strategy focused on intelligence led investment
- Deliver Housing Revenue Account business plan
- Explore opportunities to embed Selective and Additional Licensing in the private sector
- Explore funding opportunities to expand the Exempt Accommodation pilot
- Continue work to lobby government around regulation of the exempt sector
- Develop and embed Housing Management offer, focused on localisation and sustainability within communities
- Develop a specific strategy around high rise blocks and the management of these
- Collaborate effectively with other authorities/RSLs, adopting best practice in relation to preserving and maintaining existing stock
- Improve insight and intelligence into the way properties are let, focusing on building communities that are mixed and sustainable
- Embed 5 year rolling stock condition survey programme, using intelligence to inform investment

WHAT ARE SOME OF THE SOLUTIONS?

- Intelligence led investment in stock
- Strategic approach to assets
- Quality in the PRS
- Regulation in exempt accommodation
- Wholescale retrofit opportunities
- Re-shaping communities

GOVERNANCE

1 Priority 1

2 Priority 2

3 Priority 3

Strategic Housing Board

Affordable Housing Delivery Group

- Specific focus on affordable housing and development
- Led by AD Place & Prosperity
- Focused on the acceleration of affordable housing
- Supported by Homes England
- BDHT and RPs

Financial Inclusion Partnership

- Specific focus on poverty in housing
- Cost of living
- Maximising financial opportunities for tenants
- Poverty Truth Commission and lived experience
- Financial Inclusion Strategy

Homeless Partnership Board

- Collaborative response to reducing homelessness
- Temporary accommodation
- Rough sleeping
- Number of homelessness presentations
- Homelessness and young people
- Refreshed Homeless Prevention Strategy

Exempt Accommodation Sponsor Board

- Monitors exempt accommodation pilot
- Lobbying for legislative change and regulation
- Supported Accommodation strategy

Birmingham Housing Partnership

Private Sector Delivery Group

- Accommodation finding
- Support for landlords- forums etc.
- Additional licensing and Selective Licensing schemes
- Balance between enforcement and support
- Link to PRS Strategy

Health & Housing Delivery Group

- Formalise links across the 2 areas
- Prevention through the use of DFGs, adaptations etc.
- Mental health in homes- professional development for HM staff
- Pooling resources to prevent people from having to leave their homes

Housing Management Board

- Focus on existing stock and provision of services as a landlord
- Asset management strategy- HRA and investment
- Tenant Engagement- refreshed approach
- Quality of existing stock/ stock condition

Retrofit Delivery Group

- WHR project- 300 homes in East Birmingham
- Explore funding opportunities for further funding
- 3 cities work
- Sustainability of stock and how to improve across the board
- Retrofit in the PRS

PROPOSED GOVERNANCE MODEL

- CORPORATE SPONSORSHIP ACROSS THE COUNCIL
- HOUSING BIRMINGHAM PARTNERSHIP REVIEWED AND RE-INVIGORATED
- DELIVERY GROUPS FOCUSED ON ACTION PLAN
- TENANTS AND CITIZENS INVOLVED IN THE DELIVERY
- ACCOUNTABILITY, TRANSPARENCY AND FOCUS

DISCUSSION

- DO YOU AGREE WITH THE STRATEGIC PRIORITIES WE HAVE IDENTIFIED?
- HAVE WE MISSED ANYTHING?
- ANY OTHER THOUGHTS YOU WANT TO SHARE