

Ladywood District Committee –
8 March, 2016
BIRMINGHAM CITY COUNCIL

LADYWOOD DISTRICT COMMITTEE – 8 MARCH, 2016
--

**MINUTES OF THE LADYWOOD DISTRICT COMMITTEE HELD ON TUESDAY,
8 MARCH, 2016 AT 1400 HOURS IN COMMITTEE ROOM 3 & 4, COUNCIL HOUSE,
BIRMINGHAM**

PRESENT: - Councillor Ziaul Islam in the Chair;

Councillors Tahir Ali, Sir Albert Bore, Kath Hartley,
Nagina Kauser, Chaman Lal, Carl Rice and Sybil Spence

ALSO PRESENT: Jim Crawshaw, Integrated Service Head Homeless & Pre-Tenancy
Services
Kate Foley, Acting Senior Service Manager
Pete Hobbs, Integrated Services Head
Louisa Nisbett, Area Democratic Services Officer
Lesley Poulton, Head of Ladywood District
Eddie Howard, Highgate HLB

NOTICE OF RECORDINGS

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

APOLOGIES

288 Apologies were submitted on behalf of Councillors Afzal, Kath Hartley, Chauhdry Rashid, Sharon Thompson also from David Newman, West Midlands Fire Service.

MINUTES OF THE LAST MEETING - LADYWOOD

- Page 159 – Councillor Lal had referred to the New Metropolitan Hospital and not Heartlands.
- Councillor Carl Rice had sent his apologies for the last meeting however they had not been received.

289 **RESOLVED:-**

That the minutes of the meeting held on 14 January, 2016 having been previously circulated, be agreed and signed as a correct record.

**HOUSING TRANSFORMATION BOARD PERFORMANCE REPORT – QUARTER 3
2015-2016**

The following report was submitted:-

(See document no. 1)

Kate Foley presented the report. She was accompanied by Eddie Howard, Highgate Housing Liaison Board (HLB). During the discussion and in response to questions the following points were made:-

- Kate Foley gave a summary of the appendix to the report noting that there was a high level of anti-social behaviour cases owing to the nature of the stock.
- Eddie Howard informed that there was an issue with drug users and beggars at Horton Square, Nechells. A meeting had taken place following which new gates had been installed and the shopkeepers had been told to keep them closed. Eddie Howard commended Kate Foley's team at Botany Walk.
- They worked hard with staff to develop an improvement plan. Two Industrial Steamers had been bought by the HLB for £500 each and had been used to clean walls etc.
- The HLB had helped housing staff with the estate assessments.
- Voids had improved.
- Wates had been appointed as the new repairs contractors from April and they would manage the Repair and Gas. A meeting had already been held with tenants and Councillors were due to receive a briefing about the new arrangements.
- Councillor Bore referred to the statistics for void properties for the Ladywood District. In reply to his query, Kate Foley undertook to speak to the Void Manager to get details of the total void properties in the District per year. With regard to void sheltered accommodation the properties usually required structural repairs and she would report back on this.
- Councillor Spence regularly received many complaints from tenants that repairs promised to be done in 2015 had not been completed neither had a completion date been given to tenants. She hoped that the new contractor would carry out the repairs.
- Kate Foley clarified that the properties that Councillor Spence was referring to were on Kent Street North. Work on the properties was Capital Investment rather than individual repair items. She had been in touch with the Capital Investment team during the last few week and there was a scheduling programme for the year ahead. Kate Foley undertook to keep Members updated on the programme.
- Councillors Carl Rice and Lal commented that Councillors were not kept engaged in the process to enable them to inform residents. Lesley Poulton

Ladywood District Committee –

8 March, 2016

reported that a process had been introduced for notifying Members about capital works. She would check that the process was still being used.

- Councillor Islam said that where a tenancy had ended the remaining people in occupation could not afford the legal costs to secure their tenancy.

290

RESOLVED:-

That the report be noted.

LANDLORD SERVICES ANNUAL VISITS

The following report of the Head of Landlord Services was submitted:-

(See document no. 2)

Kate Foley presented the report. During the presentation and discussion the following points were made:-

- Kate Foley gave a summary of the results. 82% of the visits had been completed. The vast majority of properties were occupied by the correct people. Tenancy breaches were mainly for eg. Satellite dishes fitted without permission and non-maintenance of gardens.
- There was a dedicated team to help people to address welfare reform issues.
- Councillor Bore welcomed the report. Councillor Kauser was pleased that the issue of gardens had been picked up. Councillor Rice said that networking between the different bodies such as the HLB's and police etc. was needed.
- Kate Foley said that a hand held system was used to input data.
- The Chairman thanked the officers who had carried out the work.

291

RESOLVED:-

That the report be noted

NEIGHBOURHOOD CHALLENGE

292

Apologies were received from Councillor Cotton, Cabinet Member.

Private Rented Sector

- Pete Hobbs advised that the rapidly increasing private rented sector was making challenges to the delivery of the Council Housing service.
- Consideration had been given to the extension of the Licensing Scheme for Houses with multiple occupation. A pilot was scheme was operating in Selly Oak and Stockland Green.

Ladywood District Committee –
8 March, 2016

- Work was been undertaken in partnership with the District Housing Panels.
- Community Safety issues were being looked at.
- 150 Landlords had attended the regional conference in Walsall the previous year. There was a conference at Millenium Point on 10 March.
- The police had expressed concerns about hostels and growth of unregistered providers including support to vulnerable people and the impact on neighbourhoods. In reply to Councillor Lal they had been successful in a bid for some funding before Christmas.
- The issue of absentee landlord and disruptive tenants was raised. There were legal processes to be followed and the police was tackling the issue.

Local Residents – Submissions received

The following documents were received and noted:-

(See document no. 3)

Homelessness and Allocations Policy

During the discussion the following points were made:-

- There had been 6,000 applications across the City. 900 of those with the last address being in Ladywood.
- The current figure for people in temporary accommodation provided by BCC was 1308. 260 in the Ladywood District.
- Bed and Breakfast was used as the last resort.
- Jim Crawshaw reported that homelessness was a Citywide issue. There were 21,000 on waiting lists and 5,000 lettings per year. There were not enough properties to meet demand leading to significant use of private rented properties.
- Councillor Bore said that issues Ladywood with homelessness, drugs etc had been discussed with the police.
- Councillor Lal queried whether the problem of homelessness had been worsened by migration to the City.
- Councillor Rice asked to place on record that the person dealing with homelessness issues had been good at responding. He said that affordable housing for people on low income should be built in Ladywood. Councillor Rice asked whether a resident was still eligible for nomination rights if a property was bought under Right to Buy, also what assistance was provided for victims of domestic violence.

Ladywood District Committee –

8 March, 2016

- Jim Crawshaw answered that Right to Buy would be rolled out to RSL's. They would look to replace the properties sold by building new properties to replace them.
- Victims of domestic violence sometimes preferred to remain in their current home. Legal remedies were being looked at. There was a sanctuary scheme that could be put in homes. They supported victims in receiving help, making them safe and ensuring they received the correct benefits. Councillor Rice expressed concern about the already pressurised service prior to the right to buy being implemented. It would be useful to receive projections on the impact of the policy.
- The average stay in a B&B was 3 weeks. In temporary accommodation the period was 6 weeks. In private accommodation it was 1 year. There had been cases in excess of 5 years in temporary accommodation however this tended to be larger families with specific needs.

REGULATION 33 VISITS TO ADULT ESTABLISHMENTS – LADYWOOD DISTRICT

293 The following list of Adult Establishments in Ladywood District and dates of visits was received and noted:-

(See document no. 4)

Councillor Lal was concerned about the lack of visits carried out. Councillor Spence said that there was now no officer support also DBS checks were now required.

LADYWOOD DISTRICT JOBS AND SKILLS PLAN 2015

294 The following report was received and noted:-

(See document no 5)

Lesley Poulton introduced the report. During the discussion the following comments were made:-

- Councillor Mosquito was the District Champion. The activities were set out in the document also actions for the future.
- Councillor Bore was concerned that young people in Ladywood did not do as well as their peers in the City. There were also adults without qualifications making it more difficult for them to find work. He said that focus should be on raising the achievement level of young people also the action plan should change.
- The Head of the Family Learning in the Adult Education Service was doing important work in a number of schools. Councillor Bore did not think the issues had been addressed by the report.

Ladywood District Committee –

8 March, 2016

- Councillor Lal supported the comments by Councillor Bore. He was concerned that no changes had been made related to poverty and deprivation in Ladywood and Ladywood District had been overlooked by Leaders and Parliament.
 - Councillor Spence concurred with the comments made and added that the young people that did do well moved out of Ladywood. Councillor Rice said that the people moving out were replaced with newcomers to the Country who moved to Ladywood owing to the affordable housing. He felt that the challenges being faced by people were underestimated.
 - Lesley Poulton informed that the Chairman would be attending a Scrutiny Committee to reply to the question about what was being done by the District to support young people.
 - It was requested that a Jobs Fayre be organised to encourage people and Lesley Poulton advised that this was being done with partners.
-

WARD UPDATES

295 No updates were given.

DATES OF FUTURE MEETINGS

296 Members will be informed of dates following the Elections.

OTHER URGENT BUSINESS

297 There was no other urgent business.

AUTHORITY TO ACT BETWEEN MEETINGS

298 **RESOLVED:-**

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

The meeting ended at 1620 hours.

.....
Chairman