

CITY COUNCIL

10 JANUARY, 2023

**AMENDMENTS TO
MOTIONS IN THE
COUNCIL AGENDA
RECEIVED IN ADVANCE
OF THE MEETING**

AMENDMENT TO MOTION

1 to 11a

CITY COUNCIL TUESDAY 10 JANUARY 2023

Add after bullet point 11:

Council further notes:


- Tenants often struggle to get adequate compensation for damage to their property and possessions which is not their fault e.g. flooding due to accidental setting off of sprinkler systems by other tenants.
- The cost-of-living crisis has left many Council tenants are struggling to pay their bills
- The UK Government is allowing council rent increases of up to 7% for 2023-24.
- The lack of housing and long waiting lists means many tenants feel they have no choice but to accept sub-standard council accommodation, particularly those tenants in the clearance process.
- There is a net loss to the Council's housing stock every year. This is mainly due to completions of new properties not making up for properties lost through right-to-buy, but also due to Council estate redevelopments not fully replacing the Council properties they demolish.
- On one redevelopment site in Kings Norton there was a net loss of around 240 Council properties.
- The Executive's bid to the Social Housing Decarbonisation Fund will only be enough to retrofit 2,000 properties, and only to an EPC C energy rating.

Add after final bullet point:

Council further calls on the Executive to:

- Consider freezing rent levels for 2023-2024 at the current rate, subject to advice from the Section 151 Officer, in light of the cost-of-living crisis and the poor condition of Birmingham City Council housing stock.
- Review the compensation and repair policies for tenants, to ensure tenants are not left out of pocket when damage and repairs occur that are not their fault.
- Ensure all voids properties meet the Decent Homes standard before the property is advertised on Birmingham Choice, and any outstanding repairs are completed before a tenant moves into a property.
- Review the clearance process to ensure any future council rehousing is done in a fair and supportive manner and tenants do not feel forced to move into sub-standard accommodation.
- Develop a model for Council estate redevelopments in the city which does not result in a net loss of Council properties.
- Develop an urgent retrofit plan to improve the energy efficiency of all Council properties in the city, to the highest possible energy efficiency standards.
- Develop a plan for all new build Council housing in Birmingham to be Passiv Haus or an equivalent standard.

PROPOSED BY:



Councillor Julien Pritchard

SECONDED BY:



Councillor Rob Grant

Received on

at hours

AMENDMENT TO MOTION

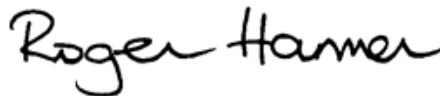
2 to 11a

CITY COUNCIL TUESDAY, 10 JANUARY 2023

Add at the end:

“Further, this Council notes that:

- 1) For the thousands in Birmingham in the most acute housing need, including the over 4,000 households in temporary accommodation, ‘affordable housing’ is not affordable. This constitutes a Housing Emergency, which has an onward impact throughout the whole housing market. A major programme of building new, carbon-neutral, socially rented housing is vital to tackle it. It therefore calls on the Government to provide the financial environment to make this possible.
- 2) Anti-social behaviour is a major issue in several communities across Birmingham and expresses its concern that having a centralised Early Intervention Team is not the best way to deal with this issue and that this work should be decentralised to local housing teams.
- 3) There is a large variability in the response of housing associations to problems raised by members and calls for increasing efforts to ensure a consistent quality response to member casework relating to them.”



PROPOSED BY:

.....
Councillor Roger Harmer



SECONDED BY:

.....
Councillor Izzy Knowles

Received on

at

hours

AMENDMENT TO MOTION

3 to 11a

CITY COUNCIL TUESDAY 10 JANUARY 2023

Before “This Council notes that between 2004 and 2012” add:

This Council notes that:

Since 2012, 55,000 social homes in England have been taken out of Local Authority ownership through Right to Buy.

The ongoing housing crisis has forced Birmingham City Council to focus on providing Temporary Accommodation to families who cannot afford market rents.

The Government’s failure to fund fire safety measures in the wake of the Grenfell disaster has meant that Birmingham has spent £51 million on retrofitting tower blocks with sprinklers and other fire safety measures. This has impacted the amount of investment that the Council is able to make in repairing and maintaining its housing stock.

The Government's disastrous mini budget of September 2022, added to rising prices, workforce shortages, and financial uncertainty, have further exacerbated the already difficult situation.

In 2010 the Conservative-led coalition slashed funding for subsidised housing by 60% and redirected the remaining money away from social rent and towards more expensive affordable rent housing.

The government also limited councils’ ability to borrow to build housing, further hitting supply.

These government decisions have contributed to a housing crisis for people in Birmingham and across the country.

After “This Council notes that between 2004 and 2012” add:

- a period predominantly under the last Labour Government:

After “the first new social housing in the city for 30 years:

Remove full stop, replace with:

, made possible through the Labour Government’s legislative changes that allowed Councils to access grants through Homes England and to retain more Right to Buy receipts to build new social housing.

After “£77 m of rent raise in Birmingham was being handed over to the treasury each year:

Remove full stop, replace with:

, offset by a Major Repairs Allowance which was subsequently scrapped by the coalition government.

After “to reinvest in the housing stock.” add:

However, the price for this additionality was that the Council had to pay the Government £336 million, funded by HRA borrowing.

Before “This Council notes that between 2012 – 2022” add:

Despite the work of the Council, huge challenges still face City Housing. Given the context of Conservative Austerity, the deepening housing crisis, the increased pressures on the HRA and nationally for all social housing providers, and the Council’s work to retrofit high-rise towers post-Grenfell,

DELETE the bullet point that begins:

This Council has no confidence in the Executive’s management of the repair and maintenance...

And replace with:

This Council notes that:

- Birmingham’s stock portfolio currently has an average age of 70 years.
- Following the Grenfell disaster in 2017, Birmingham has significantly invested in fire and building safety within high-rise blocks to comply with the requirements of the Fire Safety Act (2021) and recently implemented Building Safety Bill.
- The Conservative Government repeatedly refused to fund this vital and potentially life-saving work.
- Council Tenants were surveyed in July 2022 through a pilot Tenant Perception Survey to help gain a greater understanding of the issues that tenants face.
- The City Housing Department is fully aware of the issues surrounding the condition of its stock and the resulting complaints that have been received from tenants and has taken strides to respond to the situation, particularly considering the pending regulatory regime, this includes:
 - Commissioning a now completed Target Operating Model setting out how City Housing can achieve its vision of excellence including its approach to Asset Management and performance.
 - Developing a robust Housing Revenue Account (HRA) business plan and an Asset Management Strategy to clearly set out the investment needed to deliver Decent Homes alongside other HRA priorities including Building and Fire Safety, retrofit and energy efficiency work.
 - Accessing government grant funding to undertake energy efficiency work to some of the poorest stock in the city to support our commitment to route to zero and targeting some of this work in the most deprived neighbourhoods in the city
 - Undertaking a self-assessment against the full requirements of the Social Housing Regulation Bill, including the Housing Ombudsman Complaint Handling Code.
 - Completing the statutory self-assessment required for the Housing Ombudsman
 - Developing a refreshed tenant engagement strategy focusing on how tenants can help shape and monitor service delivery
 - Beginning the procurement process for the repairs and maintenance contracts expiring in 2024
 - Putting in place a clear plan to undertake stock condition surveys for all BCC stock over a rolling 5-year period.
 - Increased focus on contractor performance.
 - Putting additional focus on the backlog and Work in Progress, including weekly monitoring and resolutions, with dedicated leads in service areas.

- Independently reviewing historic cases to ensure learning and actions are being evidenced, in response to recent reports from the Housing Ombudsman.
- Ongoing liaison with the Housing Ombudsman and the Social Housing Regulator.
- In addition, further planned work includes:
 - Implementing the Target Operating Model agreed recommendations
 - Delivering a refreshed Business plan and Asset Management Strategy to Cabinet by mid-2023
 - Implementing the mechanism to being regular Tenant Perception Surveys, to ensure that tenant voice informs operational delivery
 - Developing a lesson learned group with tenants which focuses on learning from complains and has a genuine impact on operational service delivery.
 - Developing an assurance process for City Housing, focusing specifically on the requirements of the Housing Ombudsman Complaint Handling Code and as part of an overarching performance framework.
- The long-term effects of limited investment in the portfolio will continue to take some time to rectify and it is accepted that Birmingham will not be able to reach Decent Homes Standards overnight.
- A new approach to business planning and a clear focus on strategic priorities such as investment in the Council's stock will support the objective and, in the long-term, will greatly improve the standard of tenant's homes and reduce complaints and Ombudsman interventions.

Before "Refocus the Council's Housing Department on its core purpose..." add:

Build on the ongoing work to

Delete "with a target of 99% compliance by 2026" and replace with:

and on a cross-party basis lobby the Government for further investment in Decent Homes so that the standard can be met as quickly as possible.

Delete: "within 6 months on progress against this." and replace with:

in line with the Ombudsman's recommendations.

PROPOSED BY:



Councillor Sharon Thompson

SECONDED BY:



Councillor Lee Marsham

Received on

at hours

AMENDMENT TO MOTION

1 to 11b

CITY COUNCIL TUESDAY 10 JANUARY 2023

After “so have their struggles to travel and access basic needs.” Add:

This Council notes that:

Birmingham Children’s Trust has a statutory duty to support all care leavers up to the age of 21 and up to the age of 25 if the care experienced young person requests support beyond 21, in this context the Trust offers support to young people in the form of day savers or with the cost of transport to attend interviews for work, college or university and in specific circumstances a monthly bus travel offer will be made.

The NHS BSOL ICB has agreed to offer free prescriptions for care leavers up to the age of 25 who are not eligible for free prescriptions on a 12 to 18 month pilot.

The Therapeutic Emotional Support Service (TESS) is an emotional wellbeing service for Birmingham’s children in care and care leavers up to the age of 25. TESS supports the development of secure attachments, helping our young people to recover from the complex trauma they have experienced.

Care leavers can self-refer via telephone or via our web link, also offering a Monday to Friday contact point to offer advice via TESS’ duty desk and there is also a regular drop-in direct contact service for YP. TESS also offers a consultative service to the network of professionals around YP, predominately offering supportive sessions to their Personal Advisors.

Before: “Lobbying the Combined Authority...” add

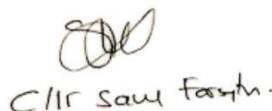
To continue

PROPOSED BY:



Councillor Karen McCarthy

SECONDED BY:



Cllr Sam Forsyth

Councillor Sam Forsyth

Received on

at hours