

<b>Report of:</b>	<b>Cabinet Member for Neighbourhood Management and Homes</b>
<b>To:</b>	<b>Neighbourhood and Community Services Overview and Scrutiny Committee</b>
<b>Date:</b>	<b>17 September 2015</b>

## **Progress Report on Implementation:**

### **Working with Housing Associations**

#### **Review Information**

Date approved at City Council:	8 <sup>th</sup> April 2014
Member who led the original review:	Councillor Majid Mahmood
Lead Officer for the review:	Robert James, Service Director Housing Transformation
Date progress last tracked:	26 January 2015

1. Members are asked to consider progress against the recommendations and give their view as to how progress is categorized for each.

#### **Appendices**

<b>1</b>	<b>Scrutiny Office guidance on the tracking process</b>
<b>2</b>	<b>Recommendations you are tracking today</b>
<b>3</b>	<b>Recommendations tracked previously and concluded</b>

#### **For more information about this report, please contact**

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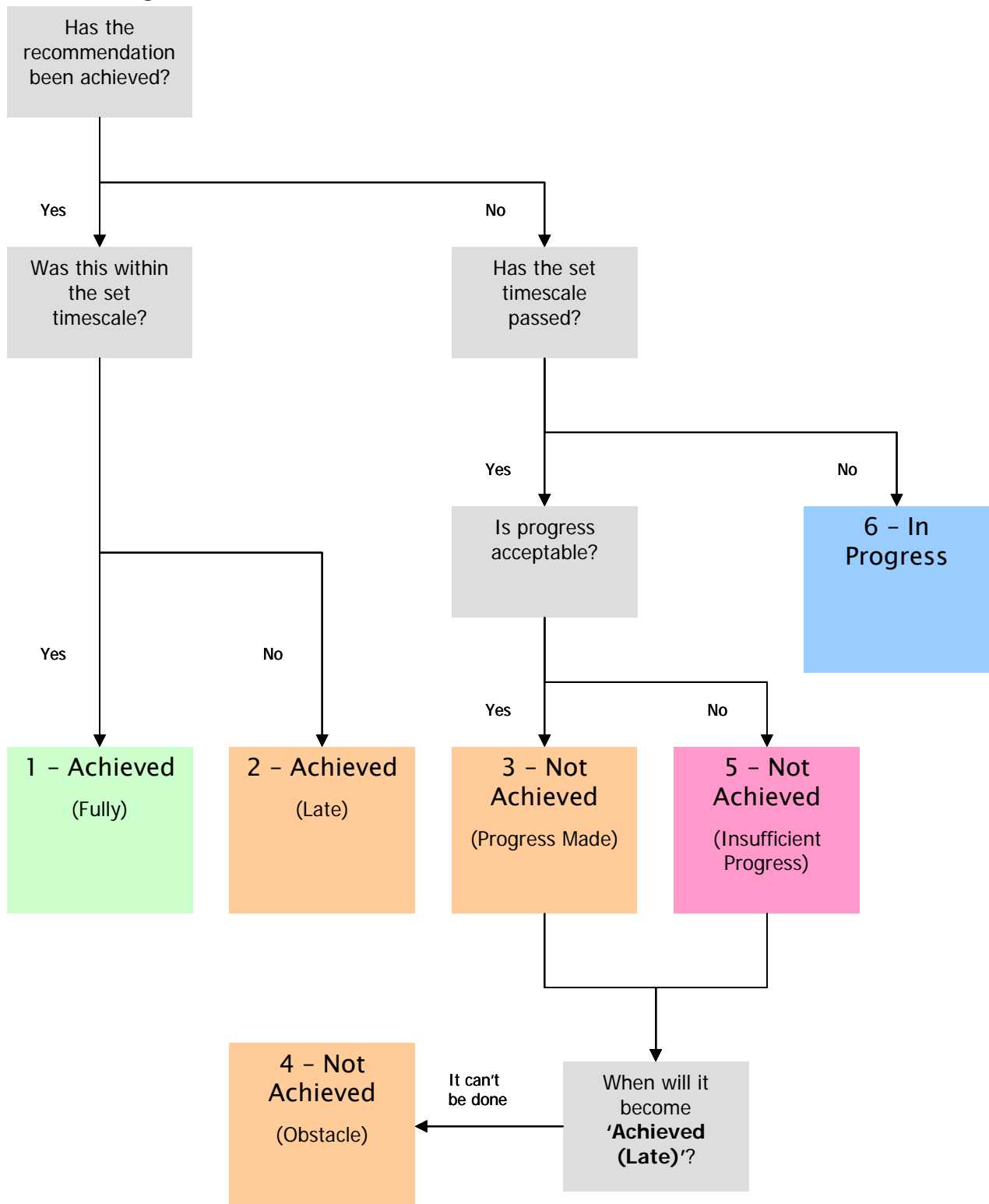
## Appendix ①: The Tracking Process

In making its assessment, the Committee may wish to consider:

- What progress/ key actions have been made against each recommendation?
- Are these actions pertinent to the measures required in the recommendation?
- Have the actions been undertaken within the time scale allocated?
- Are there any matters in the recommendation where progress is outstanding?
- Is the Committee satisfied that sufficient progress has been made and that the recommendation has been achieved?

Category	Criteria
<b>1: Achieved (Fully)</b>	The evidence provided shows that the recommendation has been fully implemented within the timescale specified.
<b>2: Achieved (Late)</b>	The evidence provided shows that the recommendation has been fully implemented but not within the timescale specified.
<b>3: Not Achieved (Progress Made)</b>	The evidence provided shows that the recommendation has not been fully achieved, but there has been significant progress made towards full achievement. <b>An anticipated date by which the recommendation is expected to become achieved must be advised.</b>
<b>4: Not Achieved (Obstacle)</b>	The evidence provided shows that the recommendation has not been fully achieved, but all possible action has been taken. Outstanding actions are prevented by obstacles beyond the control of the Council (such as passage of enabling legislation).
<b>5: Not Achieved (Insufficient Progress)</b>	The evidence provided shows that the recommendation has not been fully achieved and there has been insufficient progress made towards full achievement. <b>An anticipated date by which the recommendation is expected to become achieved must be advised.</b>
<b>6: In Progress</b>	It is not appropriate to monitor achievement of the recommendation at this time because the timescale specified has not yet expired.

## The Tracking Process



## Appendix 2: Progress with Recommendations

No.	Recommendation	Responsibility (Lead officer in brackets)	Original Date For Completion	Cabinet Member's Assessment
R1	That a clear & integrated framework for partnership working with Registered Providers at: <ul style="list-style-type: none"> <li>- Strategic</li> <li>- District (including District Committees as well as District Housing Panels) and</li> <li>- Neighbourhood levels (including Ward Committees)</li> </ul> be agreed jointly with Birmingham Social Housing Partnership (BSHP) members.	Leader of the Council Exec Members for Local Services CHF Exec Board BSHP Exec Board  - in partnership  (Louse Collett)	September 2014	2 - Achieved (late)
<b>Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')</b>				
<p>At the previous meeting, Members were advised as follows:</p> <p>A new strategic partnership has been established to enable joint working between the City Council, Registered Providers and other interested parties. City Housing Forum has now met three times, has agreed Terms of Reference and developed a work programme.</p> <p>Much of the work following on from this Review will be taken forward by City Housing Forum (CHF).</p> <p>Background documents for this report include the CHF Terms of reference and work programme.</p> <p>At a district level good progress has been made on establishing District Housing Panels and most districts have now held at least one DHP meeting. The purpose of the DHP is to provide a forum for identifying local housing issues and developing local responses. Membership of the panels varies at a local level depending upon the nature of housing local housing priorities but registered providers do attend the majority of the established DHPs.</p> <p>Understandably at a neighbourhood level the situation is more diverse, reflecting the patterns of registered provider stock ownership within the city. Within some neighbourhoods registered providers, such as Castle Vale Community Housing Association, have a well-developed role in neighbourhood management. This is usually where the registered provider is the major landlord in the area. Actions arising from R2 will seek to further develop registered providers role at the neighbourhood level.</p> <p>Since the previous meeting, ongoing discussions have taken place and work is underway at District Housing Panel meetings. In terms of integrated strategic partnership working, this is in place and progress has been made in delivering the work programme adopted by the City Housing Forum (CHF). This will be discussed at the next meeting of CHF and subsequently with the BSHP Executive.</p>				

<b>No.</b>	<b>Recommendation</b>	<b>Responsibility (Lead officer in brackets)</b>	<b>Original Date For Completion</b>	<b>Cabinet Member's Assessment</b>
R4	That the Councillor guide to BSHP be refreshed to include dedicated contacts for BSHP organisations and clear routes of contact for Councillors and that both be kept up-to-date.	BSHP Exec Board  (Rob James)	September 2014	2 - Achieved (late)

**Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')**

At the previous meeting, members were advised that work was nearing conclusion, and would coincide with the refresh of the BSHP website. A final document would also be produced which would be consistent with the content of the website.

Since that meeting Lead Contacts for RSLs have been distributed to the District Councillors. The website is now complete and will be re-launched mid September, thereby giving Councillors a guide to the work of BSHP

<b>No.</b>	<b>Recommendation</b>	<b>Responsibility (Lead officer in brackets)</b>	<b>Original Date For Completion</b>	<b>Cabinet Member's Assessment</b>
R5	That the framework outlined in R01 includes a commitment from both the Executive and BSHP Executive Board to a new conversation and developing a new offer to address the development issues identified by Housing Associations during the Inquiry with a shared focus on strategic planning.	Leader of the Council Cab Mem for Dvt, Jobs and Skills Exec Members for Local Services BSHP Exec Board  (Clive Skidmore)	September 2014	2 – Achieved (Late)

**Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')**

At the previous meeting, members were advised that the key issue of Housing Growth had been included within the first work programme of the new City Housing Forum referred to in R1, and the development of District Housing Panels would provide mechanism to discuss housing development at local levels. Since that meeting, there has been active discussion at some of the DHPs on potential BCC sites for development, notably the Greenwood Academy site at Castle Vale. The Council has published its Housing Growth Plan which sets out how the Council will work with Housing Associations to develop more homes and sets out a policy framework

At the previous meeting, BSHP were keen to continue engagement with the City at a strategic level on the issue of housing growth and welcomed the opportunity for further dialogue with senior members and officers as to how the capacity of housing associations within the city could be maximised to contribute towards achieving housing growth targets.

Since that time, BCC have continued to work with Housing Associations providing strategic guidance/support for bids to the Homes and Communities Agency for grant funding to develop new affordable homes in Birmingham. In 2014-15, 226 new affordable homes (affordable rent and low cost home ownership) were built by Housing Associations, which contributed towards the housing growth targets.

In the 2015-18 Affordable Homes Programme the HCA have allocated funding to Housing Associations to deliver 422 new affordable homes on sites in Birmingham. In addition, BCC has supported Continuous Market Engagement bids for a further 173 new homes (to be built by HAs).

BCC have also worked closely with YMCA, St Basil's and Catalyst Mutual Enterprise who have submitted bids under the Homelessness Change/Platform for Life programme. Homelessness Change will provide tailored hostel accommodation and improved facilities for the provision of healthcare, training or education for rough sleepers with the aim of helping them off the streets and transforming their lives.

Platform for Life is a new programme for shared accommodation, let at an affordable rent, for young people aged 18 to 24, who are homeless or at risk of homelessness, in housing need and who would not be a priority for self-contained housing. The aim is to provide a stable place to live, where residents can be supported into training and education, linked effectively into existing health services, and encouraged into long term employment, independence and healthy living. This is not supported housing but is aimed at young people with low support needs who want to work or study, but need stable accommodation in order to do so.

£25 million has been made available by the Department of Health to support developments across both elements of this funding programme in England which will be delivered by the HCA.

This work and relationship will be further strengthened as we take forward the Leader's Policy Statement commitment by developing a Comprehensive Housing Offer.

<b>No.</b>	<b>Recommendation</b>	<b>Responsibility (Lead officer in brackets)</b>	<b>Original Date For Completion</b>	<b>Cabinet Member's Assessment</b>
R6	That the Executive and BSHP lobby the Homes and Communities Agency jointly to enable Birmingham to secure a greater and proportionate share of Housing Grants monies.	Leader of the Council BSHP Exec Board  (Clive Skidmore)	June 2014	2 - Achieved (Late)

#### **Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')**

At the previous meeting, Members were advised that management structure issues within the HCA have led to this recommendation being stalled. Dialogue would continue, but it seemed unlikely that there would be a short term conclusion. The growth agenda forms part of a larger issue affecting all aspects of BCC priorities. Consideration was to be given to the way this dialogue was taken forward taking account of the implications for City Deal and the Local Enterprise Partnership.

Members are now advised that there is currently significant unallocated funding within the HCA's Affordable Homes Programme 2015-18 which is available for Housing Associations to bid for. The HCA is using a model of continuous market engagement to ensure a more flexible approach to funding new schemes and to give maximum scope to Associations to bid for the available funding. There is approximately £800m funding available via the HCA'S Continuous Market Engagement.

The real challenges to HAs delivering more homes in the city relate to the Government's recent announcements launching Housing Association Right to Buy, and the 1% cut in rents over the next 4 years. Both of these will affect the financial viability of HAs and disincentivise development on their part.

The Cabinet Member and the Chair of BSHP have written to the Secretary of State on this and other issues arising from the Chancellor's Budget.

<b>No.</b>	<b>Recommendation</b>	<b>Responsibility (Lead officer in brackets)</b>	<b>Original Date For Completion</b>	<b>Cabinet Member's Assessment</b>
R7	That the potential for shared services – both neighbourhood-specific & service-specific – be explored in detail with BSHP members.	Leader of the Council Deputy Leader of the Council Cab Mem for HWB Exec Members for Local Services BSHP Executive  (Rob James)	October 2014	2 - Achieved (late)

**Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')**

Members were advised previously that, discussions had taken place between the Leader of the City Council and BSHP reps and the issue was also addressed at the October event mentioned earlier. District Housing Panels will continue to address local issues, and further development was required – which would be monitored through City Housing Forum.

Members are advised that this work is ongoing and will develop as further opportunities arise, but the recommendation has been made in that the exploration of current options have been discussed. See Recommendation 8. This is being explored through BSHP and City Housing Forum eg. House 2 Home – ongoing assessment will continue through City Housing Forum.

<b>No.</b>	<b>Recommendation</b>	<b>Responsibility (Lead officer in brackets)</b>	<b>Original Date For Completion</b>	<b>Cabinet Member's Assessment</b>
R8	That a joint neighbourhood management scheme be piloted to inform ongoing work on the feasibility of lead neighbourhood managers with BSHP members in appropriate localities.	Deputy Leader Exec Members for Local Services  (Rob James)	October 2014	2 – Achieved (late)

**Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')**

Members were advised that Midland Heart were working in the Perry Barr area on a neighbourhood management project. The results from this project will assist in shaping future models and progress would be monitored through the City Housing Forum.

Members are advised that a proposal from Midland Heart will be presented to the Cabinet Member in September, and will be discussed at the Midland Heart/BCC Board Meeting on 11<sup>th</sup> September. An evaluation of the proposal will take place and will be presented to the Executive.

No.	Recommendation	Responsibility (Lead officer in brackets)	Original Date For Completion	Cabinet Member's Assessment
R9	That dedicated work on opportunities for joint procurement be undertaken with BSHP members with an emphasis on supporting local economies.	Cab Mem for Commissioning, Contracting and Improvement BSHP Exec Board  (Nigel Kletz)	October 2014	4 – Not Achieved (Obstacle)
Evidence of Progress (and Anticipated Completion Date if 'Not Achieved')				
<p>Members are advised that it is considered it is not yet appropriate to consider joint procurement activity with BSHP members until more progress is made on neighbourhood management arrangements.</p> <p>Wider consideration of joint procurement will feature on a refreshed work programme for City Housing Forum. This is likely to be later this year and the Lead Officer will be included in City Housing Forum discussions.</p>				



## Appendix ③: Concluded Recommendations

These recommendations have been tracked previously and concluded. They are presented here for information only.

**concluded**

No.	Recommendation	Responsibility	Date Concluded by Overview and Scrutiny Committee	Tracking Assessment
R2	That BSHP hosts a workshop, supported by the Council, to develop working with Councillors at all levels within the context of the new framework (as stated at R01) for partnership working.	Deputy Leader of the Council and BSHP Exec Board  (Louise Collett)	26 January 2015	1 – Achieved (fully)
R3	That clear structure charts for housing-related areas and other relevant departmental contact information be shared with Housing Associations and updated regularly (as part of a wider commitment to a more joined-approach to working with Housing Associations and recognising continuing change within Council staffing).	Deputy Leader of the Council  (Rob James)	26 January 2015	2 – Achieved (late)
R10	That an assessment of progress against the recommendations and suggestions made in this report should be presented to the Partnership, Contract Performance and Third Sector Overview and Scrutiny Committee, Housing Transformation Board.	Deputy Leader  (Rob James)	26 January 2015	1 – Achieved (fully)