

Members are reminded that they must declare all relevant pecuniary and non-pecuniary interests relating to any items of business to be discussed at this meeting

BIRMINGHAM CITY COUNCIL

HOUSING AND HOMES OVERVIEW AND SCRUTINY COMMITTEE

TUESDAY, 25 JULY 2017 AT 14:00 HOURS
IN COMMITTEE ROOMS 3 & 4, COUNCIL HOUSE, VICTORIA
SQUARE, BIRMINGHAM, B1 1BB

A G E N D A

1 NOTICE OF RECORDING/WEBCAST

The Chairman to advise/meeting to note that this meeting will 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 except where there are confidential or exempt items.

2 APPOINTMENT OF HOUSING AND HOMES OVERVIEW AND SCRUTINY COMMITTEE AND CHAIR AND DEPUTY CHAIR AND MEMBERS

To note the resolution of the City Council appointing the Committee, Chair and Deputy Chair and members to serve on the Committee for the period ending with the Annual Meeting of the City Council 2018.

3 APOLOGIES

To receive any apologies.

4 DECLARATIONS OF INTERESTS

Members are reminded that they must declare all relevant pecuniary interests and non-pecuniary interests relating to any items of business to be discussed at this meeting. If a pecuniary interest is declared a Member must not speak or take part in that agenda item. Any declarations will be recorded in the minutes of the meeting.

5 TERMS OF REFERENCE

To note the Committee's terms of reference, as set out in the attached schedule.

6 **SCHEDULE OF MEETINGS FOR 2017/2018**

To approve the following arrangements:-

The Chair proposes that meetings will be held on the following Tuesdays at 1400 hours in the Council House:-

20 September - Committee Rooms 3 & 4

17 October - Committee Rooms 3 & 4

14 November - Committee Rooms 3 & 4

12 December - Committee Rooms 3 & 4

23 January - Committee Rooms 3 & 4

20 February - Committee Room 6

28 March - Committee Room 6

17 April - Committee Room 6

The Committee is also requested to approve Tuesdays at 1400 hours as a suitable day and time each week for any additional meetings required to consider 'requests for call in' which may be lodged in respect of Executive decisions.

Monthly dates have been reserved with a view to planning all work i.e. Committee meetings, inquiries to fit into the schedule.

9 - 12

7 **HOUSING AND HOMES ACTION NOTES - 16 MAY 2017**

To confirm the action notes of the meeting held on 16 May 2017.

13 - 34

8 **CABINET MEMBER FOR HOUSING AND HOMES**

Councillor Peter Griffiths, Cabinet Member for Housing and Homes, to set out key priorities for the year.

The following documents are attached:

(i) Priority Report;

(ii) "Building Great Homes, Creating Great Places - Birmingham Leads the Way" pamphlet.

35 - 64

9 **RESPONDING TO HOUSING NEED AND DEMAND**

The Housing Birmingham Strategy (for approval by Cabinet on 25th July) is attached.

10 **WASTE UPDATE**

Jacqui Kennedy, Corporate Director, Place, to give a verbal update.

65 - 68

11 **HOUSING AND HOMES O&S COMMITTEE WORK PROGRAMME 2017-18**

For discussion.

12 **REQUEST(S) FOR CALL IN/COUNCILLOR CALL FOR ACTION/PETITIONS RECEIVED (IF ANY)**

To consider any request for call in/councillor call for action/petitions (if received).

13 **OTHER URGENT BUSINESS**

To consider any items of business by reason of special circumstances (to be specified) that in the opinion of the Chairman are matters of urgency.

14 **AUTHORITY TO CHAIRMAN AND OFFICERS**

Chairman to move:-

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

HOUSING AND HOMES OVERVIEW AND SCRUTINY COMMITTEE

To fulfil the functions of an Overview and Scrutiny Committee as they relate to any policies, services and activities relating to the Council priority “Housing – so Birmingham’s a great city to live in”. This includes matters relating to housing, homes, land use planning, neighbourhood services, waste management, street scene, regulation and enforcement, cleaner neighbourhoods, open spaces and community safety.

This Committee shall be the Crime and Disorder Committee (Police and Justice Act 2006).

All Councillors, except Cabinet Members (and the Lord Mayor) can be members of an Overview and Scrutiny Committee. Chairs of these committees are appointed by the Full Council and Deputy Chairs are elected by each committee at its first meeting, for the purpose of substitution for the Chair if absent.

General role

Overview and Scrutiny Committees will:

- (a) make reports and/or recommendations to the full Council, the Executive and/or other organisations in connection with the discharge of the functions specified in their terms of reference;
- (b) consider any matter covered in their terms of reference that may affect or be likely to have an effect on the citizens of Birmingham; and
 - (i) is relevant to the Council’s strategic objectives: and/or
 - (ii) is relevant to major issues faced by officers in managing a function of the Council; and
 - (iii) is likely to make a contribution to moving the Council forward and achieving key performance targets.
- (c) exercise the “request for call-in” and “call-in” any Executive decisions made but not yet implemented by the Executive.

Overview and Scrutiny Chairs should maintain regular engagement with Cabinet Members to enable flexibility to be built into the Overview and Scrutiny work programme, so as to respond to the council’s policy priorities in a timely way.

Specific functions

- (a) Policy development and review

Overview and Scrutiny Committees may:

- (i) assist the Council and/or the Executive in the development of its budget and policy by appropriate analysis of policy and budget issues;
- (ii) conduct appropriate research, community and other consultation in the analysis of policy and budget issues and possible options;
- (iii) consider and implement mechanisms to encourage and enhance community participation in the development of policy options;

- (iv) question Members of the Executive and/or Chief Officers about their views on issues and proposals affecting their areas of responsibility; and
 - (v) liaise with other external organisations operating in the city, whether national, regional or local to ensure that the interests of local people are enhanced by collaborative working.
- (b) Scrutiny

Overview and Scrutiny Committees may:

- (i) review and scrutinise the Executive decisions made by and performance of the Executive and/or Chief Officers in relation to decisions taken by them or in relation to their areas of responsibility/department;
- (ii) review and scrutinise the performance of the council in relation to its policy objectives, performance targets and/or particular service areas – including the areas of responsibility of the Regulatory and Non-Executive Committees, but not the actual decisions of the Regulatory and Non-Executive Committees;
- (iii) make recommendations to the Executive, Chairmen of Committees, Chief Officers and/or Council arising from the outcome of the scrutiny process;
- (iv) review and scrutinise the performance of other relevant public bodies in Birmingham (including Health Authorities) and to invite reports from them by requesting them to attend and engage with the Overview and Scrutiny Committee about their activities and performance;
- (v) question and gather evidence from any person (with their consent);
- (vi) establish sub-committees to undertake aspects of that committee's remit, or Task and Finish Committees to carry out specific time limited enquiries as agreed with the five Overview and Scrutiny Committee Chairs and subject to available resources.

Conflicts of interest – Membership of Overview and Scrutiny Committees and District and Ward Forums

- (a) If an Overview and Scrutiny Committee is scrutinising specific decisions in relation to the business of the District Committee and / or Ward Forum of which an Overview and Scrutiny Committee Councillor is a Member, then that Councillor must withdraw from the meeting during the consideration of such matter.
- (b) Where, however, the Overview and Scrutiny Committee is reviewing policy matters, generally, as opposed to a specific decision of the District Committee and/or Ward Forum, the Member must declare his/her interest before the relevant agenda item is reached, but need not withdraw.

Overview and Scrutiny Work and Non-Executive Committees

- (a) Overview and Scrutiny Committees are only permitted by law to scrutinise the Executive decisions of the council – Cabinet, Cabinet Committees, Cabinet Members, District and Ward Forums, and officers.

- (b) In terms of the Regulatory Committees, these carry out quasi-judicial functions and, as such, appropriate appeal rights and procedures apply to the same, which do not involve the Overview and Scrutiny Committees arrangements.

Chairs of the Overview and Scrutiny Committees

The five Overview and Scrutiny Chairs shall monitor the work of the Overview and Scrutiny Committees so as to ensure that such work is properly planned, co-ordinated and progressed. In this connection, they shall have the power to:

- (a) give such guidance to the Overview and Scrutiny Committees in any cases of uncertainty, as to work which they should or should not be undertaking, as may be necessary to achieve such co-ordination, including the allocation of “call-in” to the appropriate Committee;
- (b) determine, in any cases of uncertainty, the allocation of responsibility for specific tasks between the Overview and Scrutiny Committees;
- (c) publish each year an Annual Programme of major scrutiny reviews as suggested by individual Overview and Scrutiny Committees following consideration of the Council Plan and priorities; and;
- (d) agree the establishment of any task & finish groups; and
- (e) consider overview and scrutiny development, working practices and constitutional arrangements
- (f) elect one of the Scrutiny chairs to act as “Lead Scrutiny Member”

An observer from the Principal Opposition Group may attend meetings of the five committee Chairs when considering the above matters.

“Request for Call-In” and “Call-In”

- (a) When an Executive decision is taken by the Cabinet, Cabinet Member(s) or Chief Officer jointly with Cabinet Members, Cabinet Committee Local Leadership, District Committees or Ward Forums, the decision shall be published by electronic means, and copies of it shall be available at the main offices of the Council, normally within three days of being made. All Members and Chief Officers will be sent a notification of all such decisions within the same timescale, by the Committee Services Officer responsible for publishing the decision.
- (b) The relevant notice will bear the date on which it is published and will specify that the Executive decision may be implemented, after the expiry of three working days after the publication of the decision, unless a “Request for call-in” is made of the Executive decision, by at least two Councillors (who are not members of the Cabinet) The “Request for Call In” should state the reason for call-in.
- (c) Once a “Request for Call In” has been received, the five Overview and Scrutiny Chairs will agree which Overview and Scrutiny Committee should hear the call-in. That Committee must meet to consider the request. The meeting should take place not later than 15 clear working days after the original publication of the decision.

- (d) It is for the Committee to decide whether to Call In a decision or not. The council does not expect an Overview and Scrutiny Committee to Call In an Executive decision unless one or more of the following criteria applies.
- (e) Where the Committee does decide to call in a decision, the “re-consideration” which is then required must take place at a meeting of the full Cabinet – irrespective of who made the original decision on behalf of the Executive.

Call-In Criteria

	<i>(a) Is the Executive decision within existing policy?</i>
1	<i>the decision appears to be contrary to the Budget or one of the ‘policy framework’ plans or strategies;</i>
2	<i>the decision appears to be inconsistent with any other form of policy approved by the full Council, the Executive or the Regulatory Committees;</i>
3	<i>the decision appears to be inconsistent with recommendations previously made by an Overview and Scrutiny body (and accepted by the full Council or the Executive);</i>
	<i>(b) Is the Executive Decision well-founded?</i>
4	<i>the Executive appears to have failed to consult relevant stakeholders or other interested persons before arriving at its decision;</i>
5	<i>the Executive appears to have overlooked some relevant consideration in arriving at its decision;</i>
6	<i>the decision has already generated particular controversy amongst those likely to be affected by it or, in the opinion of the Overview and Scrutiny Committee, it is likely so to do;</i>
7	<i>the decision appears to be particularly “novel” and therefore likely to set an important precedent;</i>
8	<i>there is a substantial lack of clarity, material inaccuracy or insufficient information provided in the report to allow the Overview and Scrutiny Committee to hold the Executive to account and/or add value to the work of the Council.</i>
	<i>(c) Has the Executive decision been properly taken?</i>
9	<i>the decision appears to give rise to significant legal, financial or propriety issues;</i>
10	<i>the notification of the decision does not appear to have been in accordance with council procedures;</i>
	<i>(d) Does the Executive decision particularly affect a district?</i>
11	<i>the decision appears to give rise to significant issues in relation to a particular District.</i>

BIRMINGHAM CITY COUNCIL

HOUSING AND HOMES O&S COMMITTEE – PUBLIC MEETING

1400 hours on Tuesday 16 May 2017, Committee Room 2

Present:

Councillor Victoria Quinn

Councillors Gurdial Singh Atwal, Roger Harmer, Mahmood Hussain, Mary Locke, Gary Sambrook and Sybil Spence

Also Present:

Councillor Tristan Chatfield, Cabinet Member for Transparency, Openness and Equality

Rob James, Service Director, Housing Transformation

Jacqui Kennedy, Corporate Director, Place

Martin Tolley, Head of Capital Investment City Wide and Repairs East and South

Jayne Power, Research & Policy Officer, Scrutiny Office

Emma Williamson, Head of Scrutiny Services

1. NOTICE OF RECORDING/WEBCAST

The Chairman advised the meeting to note that this meeting will be webcast for live and subsequent broadcast via the Council's Internet site (www.birminghamnewsroom.com) and that members of the press/public may record and take photographs.

2. APOLOGIES

Apologies were received from Councillors Andy Cartwright, Matthew Gregson, Ron Storer and Margaret Waddington.

3. DECLARATIONS OF INTEREST

None.

4. ACTION NOTES – 11 APRIL 2017

(See document No 1)

Members were advised that the Housing Strategy would be going to Cabinet in July. It was agreed that arrangements would be made for Members to receive an informal briefing prior to this.

RESOLVED:-

- An informal briefing on the Housing Strategy to be arranged.

- The Action Notes were noted.

5. CABINET MEMBER FOR TRANSPARENCY, OPENNESS AND EQUALITY

(See document No 2)

Councillor Tristan Chatfield, Cabinet Member for Transparency, Openness and Equality, presented his update report.

In response to questions from Members, the following were among the main points raised:

- In general, Members felt that more detail was needed in Cabinet Member reports, together with data upon which Scrutiny can challenge. The Cabinet Member advised Members that KPIs would be available the following month;
- Members expressed concerns that there is no one in the Multi-Agency Safeguarding Hub (MASH) directly linked to Housing but were advised that there is a named contact officer in each of the quadrant areas;
- Concerns were raised about the way in which anti-social behaviour is dealt with and in particular Cllr Harmer requested information on what sanctions have been imposed on council tenants with regard to off-road bikes;
- With regard to the additional burdens to local authorities with the implementation of the Homelessness Reduction Act, Rob James confirmed that funding has been set aside and discussions are taking place with DCLG to see how funding will be allocated. A review of our approach to homelessness and commissioned services within the city has been underway and this is being pulled together with partners.

RESOLVED:-

- Names of the MASH contact officers to be sent to Members;
- Officers to provide the information requested with regard to off-road bikes;
- Officers to report back when the whole system review of homelessness has been completed.

6. HOUSING REPAIRS – CONTRACTOR PERFORMANCE END OF YEAR REPORT

(See document No 3)

Martin Tolley, Head of Capital Investment City Wide and Repairs East and South, attended for this item.

Members raised a number of issues with the contractor performance end of year report, including:

- Lack of detail about the nature of challenges, progress and problems, etc.
- Customer satisfaction, specifically about the way that information is gathered and the timing of customer satisfaction surveys;
- Value for money on repair works;
- Lack of consistency of messages from call centre;

RESOLVED:-

- Officers to provide extra information and details in response to Members' concerns;
- Contractors to be invited to a future committee meeting.

7. WORK PROGRAMME 2016-17

(See document No 4)

RESOLVED:-

- The Chair invited Members and officers to send through any suggestions for the work programme for the forthcoming year;
- The Work Programme was noted.

8. OTHER URGENT BUSINESS

None.

9. DATE OF NEXT MEETING

Noted.

10. REQUEST(S) FOR CALL IN/COUNCILLOR CALL FOR ACTION/PETITIONS RECEIVED (IF ANY)

None.

11. AUTHORITY TO CHAIRMAN AND OFFICERS

Agreed.

The meeting ended at 1628 hours.

HOUSING AND HOMES OVERVIEW AND SCRUTINY COMMITTEE 25 JULY 2017

PRIORITY REPORT OF CABINET MEMBER HOUSING AND HOMES

REPORT BY: COUNCILLOR PETER GRIFFITHS

1. PURPOSE OF REPORT

This report sets out my portfolio priorities for 2017/18.

2. RESPONSIBILITIES

I have accountability for:

Council housing management services	Oversight and direction of estate management services and best use of housing stock (across all housing providers). Repairs and maintenance programmes.
Registered Social Landlords	Liaison with the Birmingham Social Housing Partnership on neighbourhood management initiatives and the housing growth agenda.
Private Rented Sector	Licensing and regulation. Private Tenancy Unit activities. Bond and deposit scheme initiatives.
Pre-tenancy Services/ Housing Options	Assessing housing need, options for vulnerable adults, children and young people and offenders. Temporary accommodation provision/ homelessness. Initiatives for rough sleepers.
Housing Supply	To review the supply of housing and tenure based on an analysis of housing need including responsibility for BMHT. The Cabinet Member will advise the Deputy Leader in relation to housing supply and tenure.
Tenant engagement in social housing	Tenant engagement in the management and development of social housing and Housing Liaison Boards.
Neighbourhood Management	Wider council and public sector integration at the local level.

3. PRIORITIES

In May, Cabinet agreed the Council's vision for Birmingham 'A City of growth where every child, citizen and place matters' with housing being one of four clear strategic priorities:

- **Housing – a great place to live in**
Provide housing in a range of types and tenures to meet the housing needs of all current and future citizens of Birmingham.

This means:

- Making the best use of our existing stock.
- Delivering through a range of partnerships to support a strong supply of new high quality homes in a mix of tenures.
- Supporting the people of Birmingham to access good quality housing provision.
- Working with our partners to reduce homelessness.

4. OTHER PRIORITIES

In addition to the priorities outlined above, there are a number of other portfolio priorities that I will be progressing during 2017/18, as set out in the '*Building Great Homes, Creating Great Places – Birmingham Leads the Way*' pamphlet, launched at the LGA Conference on 5 July, (attached) including:

- Following our collaborative work in developing the Housing Birmingham Strategy, I will work with the partnership to enable more homes, of all tenures, to be built, to meet the housing needs of the city. The strategy will be presented to Cabinet for approval on 25 July.
- Work with partners to finalise Birmingham's Homelessness Strategy, to ensure there is better prevention and support for residents who are at risk of becoming homeless.
- Work with resident organisations, HLBs and partners to develop a new shared understanding of neighbourhood and place, developing appropriate communication systems with tenants of all ages.
- Work with the West Midlands Mayor, Leader and others in developing a regional housing deal with the Government.

We will also continue to work to mitigate the impact of welfare benefit changes to Birmingham residents, in particular the impending roll out of Universal Credit. The Welfare Reform Multi-Agency Task and Finish Group, chaired by Councillor Chatfield, Cabinet Member for Openness, Transparency and Equality, has been established to prepare the city for the implementation of the full rollout due to commence in November 2017. Terms of Reference and Membership (Appendix 1)

Over the weeks and coming months we will also continue to undertake fire safety and reassurance visits to residents in 213 tower blocks across the city. We are working closely with West Midlands Fire Service in relation to any appropriate testing and have given a commitment to retro fit sprinkler systems and other fire suppression measures in tower blocks. The Council leader wants Britain's biggest councils to lobby the Government to help pay for fire suppression measures in all of the country's local authority residential tower blocks. We will continue to work with DCLG to establish the position regarding other building owners.

It is right that the initial focus on fire safety should be targeted at Council and Housing Association tower blocks but I am keen to ensure the Government and partner agencies remain focused on conditions in the private rented sector, where some of the most vulnerable citizens are housed. I have recently written to the new Minister of State for Housing and Planning, urging him to deliver the extension of HMO licensing for any property with 5 tenants sharing and to consider removing the 20% of private rented sector stock constraint on councils' discretion to implement Selective Licensing without needing his consent. These measures would help us drive up safety standards for all tenants in the private rented sector.

5. KEY PERFORMANCE INDICATORS

The KPIs to monitor progress to deliver on our strategic priorities:

- 51,000 new-build homes by 2031 – annual
- Homelessness will be prevented or relieved – quarterly
- Minimise the number of households living in temporary accommodation per 1,000 households - monthly
- Number of homes built that are affordable – half yearly
- Empty properties that are brought back into use – monthly
- Available council housing as a percentage of stock - monthly

The End of Year Performance against our council business plan targets are listed in appendix 2.

The targets for the 2017/18 Vision and Priorities council plan measures and the service delivery measures and targets relating to housing (April 2017 to March 2018) are listed in Appendix 3.

6. KEY BUDGET ISSUES

I am responsible as the Cabinet Member for significant financial resources in 2017/18 to deliver my portfolio of services – these are summarised in the table below:

Service	Expenditure £m	Income £m	Net Budget £m
Provision of Social/Affordable Housing for tenants by the Council	281.7	(281.7)	-
Private Sector Housing (including empty properties, private sector licensing, safer places, troubled families and development of new housing for rent at market levels)	3.6	(4.8)	(1.2)
Homelessness (including temporary accommodation)	21.4	(16.4)	5.0

In addition, a total of £466m of capital resources will be invested over the next three years between 2017/18 and 2019/20 across all those services to maintain our existing homes and deliver new housing. This will include:

- £175m for the building of new social/affordable homes (including demolition of some stock that is no longer viable)
- £168m on our existing council homes to ensure that key property elements including central heating, double glazing, kitchens, bathrooms and rewires are replaced as they reach the end of their planned life cycle
- £105m on the building of new market rent homes (through the Council's wholly owned company)
- £18m on other programmes, including the provision of adaptations to promote independent living for Council tenants, returning empty private sector homes into use and refurbishing properties for use as interim accommodation.

I am expecting all services to be provided within the approved financial resources for 2017/18 and that all budgets will be balanced (although there are pressures on our services, particularly demand for social homes, greater use of temporary accommodation as demand increases and potential slippage in the delivery of our market rent homes).

All capital projects are also scheduled to be completed as planned in 2017/18 and the capital budgets will continue to be monitored closely.

My portfolio of services will be facing significant challenges over the next 2-3 years. There is an increasing need for new homes of all tenures, homelessness and the use of

temporary accommodation is likely to increase in part due to the national welfare reforms and the continued reductions in public funding for services.

I, together with tenants raised significant concerns relating to the Housing and Planning Act 2016 and am pleased to indicate that some aspects of the legislation will now not be implemented by the government e.g. 'Pay to Stay'. We will continue to raise our concerns on other aspects of the legislation that should not be implemented e.g. lifetime tenancies and sale of empty social homes.

I also wrote to the DCLG at the end of April as a response to the Housing White Paper – there is much work to do by all concerned to provide good homes across the country. I will continue to develop this financial agenda by working constructively and closely with the Chairs of Birmingham Social Housing Partnership, City Housing Liaison Board, Landlords Forum, the Combined Authority and of course central government.

Our medium and long term financial plans will be under continuous review to ensure the long term sustainability and affordability in the provision of all services and to protect investment in new build and our existing stock.

I want the Council to continue to improve the housing offer in the city, considering innovation in funding mechanisms, housing construction methods and available land in the delivery of mixed tenure housing, including specialist housing.

Councillor Peter Griffiths

Cabinet Member for Housing and Homes

Terms of Reference for Multi-Agency Welfare Reform Task and Finish Group

Objective of the Team

To prepare Birmingham for the implementation of the full rollout of UC due to commence in November 2017

1. To work collaboratively across a number of agencies bringing together items of best practice, knowledge, capability, energy and enthusiasm to contribute to the objective.
2. To prepare a series of communications and briefings relevant to citizens, advice agencies, housing providers, landlords, Elected Members to inform of the changes associated with the introduction of Universal Credit
3. To arrange relevant training for affected parties in readiness for the introduction of Universal credit
4. To oversee the arrangements for both the personal budgeting and support and digital assistance services needed in preparation for the introduction of UC
5. Receive briefings from Job Centre Plus in relation to timelines, volumes and updates in relation to turnaround timescales for Birmingham.
6. Collaborating with the work of the Financial Inclusion Partnership and the Child Poverty Action Group in relation to Universal Credit
7. To promote the alignment of Birmingham City Council (and other) employment and skills support programmes/activities with support packages offered to Universal Credit claimants and those affected by the Benefit Cap .

Membership

Chaired by Councillor Chatfield, Cabinet for Transparency, Openness and Equality

Third Sector Agencies

Job Centre Plus

Housing Associations (BSHP)

Local Authority

- Housing
- Benefit Service
- Employment & Skills Service

Meeting Frequency

Monthly commencing June 2017 until March 2018

Meeting Support

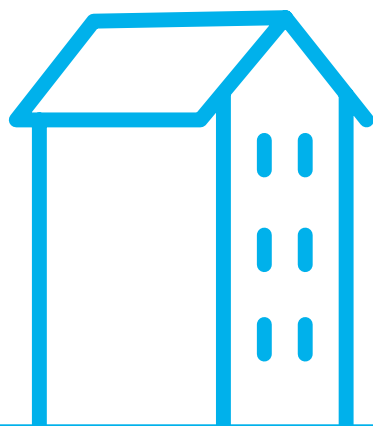
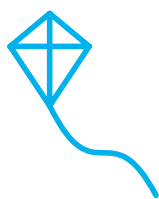
Supplied by BCC Customer Services Division

Housing performance information for scrutiny report 2016/17					
Measure	Aim	Yearly Target 2016/17	End of year performance 2016/17	RAG	Commentary
Council Business Plan Measures					
Available Council Homes as a % of total stock	Bigger is better	98.8%	99.7%	Green	
Empty properties brought back into use (cumulative)	Bigger is better	324	303	Red	The Council was on target to achieve the overall 324 properties but it was agreed from February 2017 to divert resources for the delivery of the priority to consult and implement Selective Licensing for the Privated Rented Sector in target wards.
No. of properties improved in the Private Rented Sector as a result of Local Authority intervention (cumulative)	Bigger is better	288	490	Green	
Number of cases where homelessness is prevented or relieved	Bigger is better	8000	8,549	Green	
number of homes built that are 'Affordable' homes	Bigger is better	203(Apr to Sept target)	353	Green	
Birmingham Promise Measures					
We will respond to council housing emergency repairs within 2 hours	Bigger is better	98.1%	95.2%	Amber	There has been an improvement from below tolerance to within tolerance (red to amber). We continue to work with all contractors on a weekly basis to improve performance.
We will resolve council housing routine repairs within 30 days	Bigger is better	92.6%	94.5%	Green	
High Level KPI's					
Percentage of Right to Repair jobs completed on time	Bigger is better	92.6%	87.3%	Red	Although performance ended the year as red, there was an in month improvement in March 2017 City wide; although performance remained fractionally below target. Keepmoat (Erdington and Sutton) achieved 85.0%, Wates Central (Ladywood and Perry Barr) achieved 89.6%, Fortem South (Edgbaston, Northfield and Selly Oak) achieved 84.8% and Wates East (Hall Green, Hodge Hill and Yardley) achieved 89.4%. The service continue to work with all contractors on a weekly basis to improve performance.
Percentage of gas servicing completed against period profile - snapshot figure	Bigger is better	98%	100%	Green	
Average days taken to turn around a void	Smaller is better	28	30.2	Amber	Performance continued to improve towards the end of the year. This reflects the improved processes in place and more stringent repairs targets.
Number of Households in B&B	Smaller is better	No Target	282	No Target	
Number of Households in Temporary Accommodation	Smaller is better	No Target	1713	No Target	
High Level KPIs - RENT SERVICE (HOUSING CABINET MEMBER REPORT)					
Percentage of rent collected	Bigger is better	94.9%	99.3%	Green	
Total number of current tenants in rent arrears	Smaller is better	No Target	17,486	No Target	
Current rent arrears - City	Smaller is better	£ 13,800,000.00	£ 12,274,533.00	Green	

Housing performance information for scrutiny report 2017/2018									
Measure	Type	Aim	Data frequency	End of year target 2017/18	Directorate	Performance			
						April 17	Monthly target	May 17	Monthly target
Council Business Plan Measures									
Empty properties brought back into use	CBP	Bigger	Monthly	300	Place	29	25	55	50
Available council homes as a percentage of total stock - snapshot figure Total Available	CBP	Bigger	Monthly	98%	Place	99.7%	98.8%	99.7%	98.80%
						62,368	62,344		
						62,162	62,131		
The number of new homes built by 2031 will meet the project demand for housing	CBP	Bigger	Annual	51,000 by 2031 (3,400 per year)	Economy				
Number of homes built that are affordable.	CBP	Bigger	Half yearly	293 (Mid year predicted target)	Economy				
Context for: The number of new homes built by 2031 will meet the project demand for housing / Number of homes built that are affordable. There are three strands to collecting information for this measure and BCC rely on external sources for two data sets, they are both classified as National Statistics and one of them is only released twice a year. The three sets of data are; 1. Birmingham Municipal Housing Trust – this is Birmingham City Council and we have access to this information 2. Homes and Communities Agency provide information regarding all HCA grant funded Registered Provider activity in Birmingham twice yearly (November 2017 for the first two quarters and July/August 2018 for the last two quarters). 3. Communities and Local Government statistics- the next date for publication of Help to Buy sales is end of September 2017									
Homelessness will be prevented or relieved	CBP	Bigger	Quarterly	10,000	Place				
Minimise the no. of Households living in Temporary Accommodation per 1,000.	CBP	Smaller	Quarterly	National trend 43%	Place				
High Level KPIs									
No. of properties improved in the Private Rented Sector as a result of Local Authority intervention (cumulative)	Service delivery KPI	Bigger is better	Monthly	350	Place	30	29	56	58
we will respond to council housing emergency repairs within two hours	Service delivery KPI	Bigger is better	Monthly	98.10%	Place	98.00%	98.10%	96.90%	98.10%
we will resolve council housing routine repairs within 30 days	Service delivery KPI	Bigger is better	Monthly	92.60%	Place	93.10%	92.60%	93.00%	92.60%
Percentage of Right to Repair jobs completed on time	Service delivery KPI	Bigger is better	Monthly	92.60%	Place	93.10%	92.60%	93.00%	92.60%
Percentage of gas servicing completed against period profile - snapshot figure	Service delivery KPI	Bigger is better	Monthly	98.00%	Place	99.10%	98%	99.10%	98%
Average days taken to turn around a void	Service delivery KPI	Smaller is better	Monthly	28	Place	33.3	28	40.1	28
Number of Households in B&B	Service delivery KPI	Smaller is better	Monthly	No Target	Place	321	No Target	302	No Target
Number of Households in B&B - This measure has no target due to external influences. BCC cannot control how many people will need accommodation.									

Building great homes creating great places

Birmingham leads the way



Taking inspiration from our heritage

"An achievement on the part of Birmingham that has no parallel in this or any other country" – Neville Chamberlain, Chancellor of the Exchequer on the occasion of the completion of Birmingham's 40,000th council home, 1933.

"Housing transforms lives, it transforms futures. It has an impact on people's physical and mental health, it has impacts on education and much more. The housing crisis can only be fixed through local government intervention and Birmingham City Council is playing a leading role" – Cllr John Clancy, Leader of Birmingham City Council.

Birmingham's radical 19th century mayor Joseph Chamberlain began clearing the city's slums in 1874, demonstrating that local government could make a positive difference to people's lives. That heritage was continued into the 20th century, allowing his son Neville to talk about council homes in 1933. Chamberlain Senior understood that poor housing is an economic as well as a social issue. Families living in warm, decent homes tend to be healthier, happier, better educated, and have better jobs, higher wages, and brighter prospects. Improving housing supports inclusive economic growth, boosting the economy, creating jobs.

Joseph Chamberlain's vision is as true today as it was in Victorian times. Fast forward to 2017 and Birmingham City Council is proud to follow in the footsteps of Chamberlain. The Birmingham Municipal Housing Trust is building more homes than any other developer, delivering over 2,350 new homes for sale or rent since 2009, having 800 homes under construction, and with plans for up to 400 homes for market rent also in place.

This year's Housing White Paper was an admission from the Government that the housing market is broken – the low level of house building is not the fault of the planning system and the



Shenley Lane, Weoley

housing crisis cannot be fixed without a role for local government. Its proposals to encourage smaller developers and to put more pressure on developers to bring forward construction are welcome.

The challenge today is every bit as stark as that in 1874. Some 89,000 new homes are needed to meet growth in jobs and households in the city by 2031 and this will require positive partnership working in the West Midlands by councils, the regional mayor and combined authority, the private house building sector and the Government. But we also need homes that are affordable for the whole population, so we must provide more social housing. In doing so, we want to be bold and to rethink social housing for the modern age. Above all we want to create great neighbourhoods not just great homes.

We will not fail to innovate and meet the challenge. As Chamberlain did 143 years ago, we will do in 2017.

Birmingham leads the way

Today, Birmingham is once again a leader in the provision of decent homes for all. Known for decades as pro-development and a friend to investors, the city council works hard to enable private companies to develop brownfield sites and bring homes to market.



We have established the successful Housing Birmingham Partnership, with political and agency leaders committed to working together on long-term housing aims.

We are also a developer ourselves, providing both social housing and private rental homes through the Birmingham Municipal Housing Trust. Birmingham City Council has built more social housing since 2009 than any other local authority in the UK. Birmingham was also the first local authority to build new homes for sale, and has built more than any other council. We are ambitious for growth but also ambitious for the quality of the homes we provide.

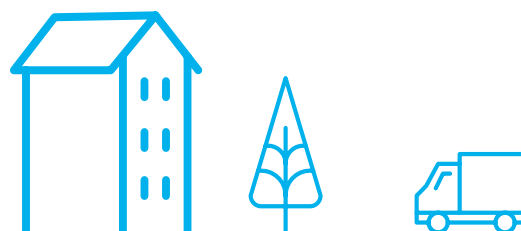
Birmingham pioneered the "buy now, pay later", approach to the sale of new homes in 2009. This means the council shares with developers some of the risks of development – delays in securing planning permission, fixing bad ground conditions, buying land upfront in a fragile housing market.

In 2016, we developed this approach further with InReach, so that the city council acts as developer and takes all of the sales risk, but also captures all of the profit. The council is currently on site developing 150 new homes using this approach. The homes are selling faster than they can be built and often well before completion. The surpluses generated will be used to build new affordable rented housing to help to meet the needs of some of the 23,000 (as of April 2017) households on the council's housing waiting list.

Earlier this year the city council successfully launched its first 'Brummie Bond' – a £45 million investment by Phoenix Life. This will help to boost our house-building programme, while also benefiting the council from a lower rate of interest than that offered by the Public Works Loan Board.

Our housing record

- The council has built 1430 new homes over the last three years
- Built 21% of all of new homes in Birmingham since 2011, exceeding our plan trajectory
- A further 1,500 homes will be built by 2020, 800 of which are already under construction
- Raised the standard of new social housing by building all new rented homes to Code 4 of the Code for Sustainable Homes
- Continued to build rented homes at social rents after 2010 when most housing associations moved over to charging "affordable rents"
- Won seven major national awards for innovation and design, as well as being named Midlands Social Housing Provider of the Year 2016 and 2017
- Created the Building Birmingham Scholarship programme, which provides bursaries to young people from deprived neighbourhoods to enable them to enter higher education; the programme is currently supporting 70 young people



- Created investment of £2.12 billion into the economy and generated £2.8 million in additional council tax
- Developed 130 acres of brownfield land

Action on rough sleeping

- Facilitated additional hostel provision for people with dogs
- Established capacity within immediate access hostels for couples
- Established a new network group with charities and volunteers
- Made use of European Social Fund for vulnerable people, furthest from the labour market
- Submitted an alternative proposal to Department for Communities and Local Government for a local authority led supported housing model

Empty homes back into use

- Brought 303 empty homes back into use in 2016/17 as a direct result of pro-active intervention
- Brought 40, four-bedroom empty properties back into use as temporary accommodation for homeless households
- Reduced void turnaround times for council stock so that 99.5% of the stock is available
- Developed 69 new homes on derelict garage sites



Helping tenants manage money

- Developed a triaged, 12-week support package for new council tenants
- Delivered a House to Home scheme that shows prospective tenants how to furnish a property on a budget
- Provided debt advice to council tenants

More sustainable investment for housing and public services

- Generated over £10 million in additional rent to the Housing Revenue Account
- Generated £6.4 million in New Homes Bonus
- Generated over £20 million in capital receipts from the development of homes for sale
- Drawn down £50 million in Government grant and borrowing approvals to build new homes.

Delivering our vision

To address the challenges we face requires a bold new vision for housing, a strong partnership of local authorities and the private sector, stretching across the city region and a partnership of equals with Government, including significant devolution of decision making and funding. Our aims are simple but ambitious:

- Build enough new homes of all types
- Enable people to get and keep the housing they need and eradicate homelessness
- Improve existing housing and its management.

To do this we will:

1. Work collaboratively with our neighbours to support housing delivery

- Look at housing strategically across the West Midlands
- Make sure transport links connect people to jobs
- Work in partnership to maximise the opportunities of devolution

2. Enable the private sector to build more homes

- Encourage further investment such as the use of sovereign wealth funds and from capital raised by selling Brummie Bonds
- Extend our partnership approach to the development of new homes for sale in which the council part funds the development and shares the profits
- An upfront agreement with developers to buy a proportion of new homes, reducing sales risk
- Secure the release of good quality public and private sector sites

Egg Hill Estate, Longbridge



- Provide more opportunities for small and medium-sized builders
- Encourage more self-build and custom-build through the sale of plots and providing practical advice and guidance
- Support delivery of more housing options for older residents

3. Maximise the capacity of the council to directly deliver new homes

- Enhanced use of Compulsory Purchase Order powers
- Use council surplus land for direct delivery of new homes
- Develop surplus, under used and poor quality open space where appropriate
- Extend the scope of InReach to increase delivery of private rented homes
- More effective use of New Homes Bonus to drive delivery
- Work with other registered providers to unlock additional investment in new housing



4. Eradicate homelessness

- Use our City Homeless Taskforce and continue the Birmingham Trailblazer (better access to private rented accommodation)
- Provide practical help and assistance to enable young people to access and sustain suitable housing
- Work with partners to increase the supply of larger affordable homes
- Provide practical support to access private rented accommodation
- Introduce self-regulation of the private rented sector and a targeted approach to enforcement activity – including selective licensing



5. Agree a new vision for social housing with tenants

- Work in partnership with our tenants, partners and external experts to develop a new vision for the role of social housing in the 21st century
- Find new ways of delivering affordable homes for all
- Give tenants greater control over their homes and neighbourhoods
- Improve repair and maintenance services and safety
- Support and facilitate communities to create better local neighbourhoods

- Secure a Council Regional Housing Deal and an agreement on the future of housing associations and Right to Buy, as part of a Regional Housing Deal with Government
- Invest £169m over three years to improve council homes

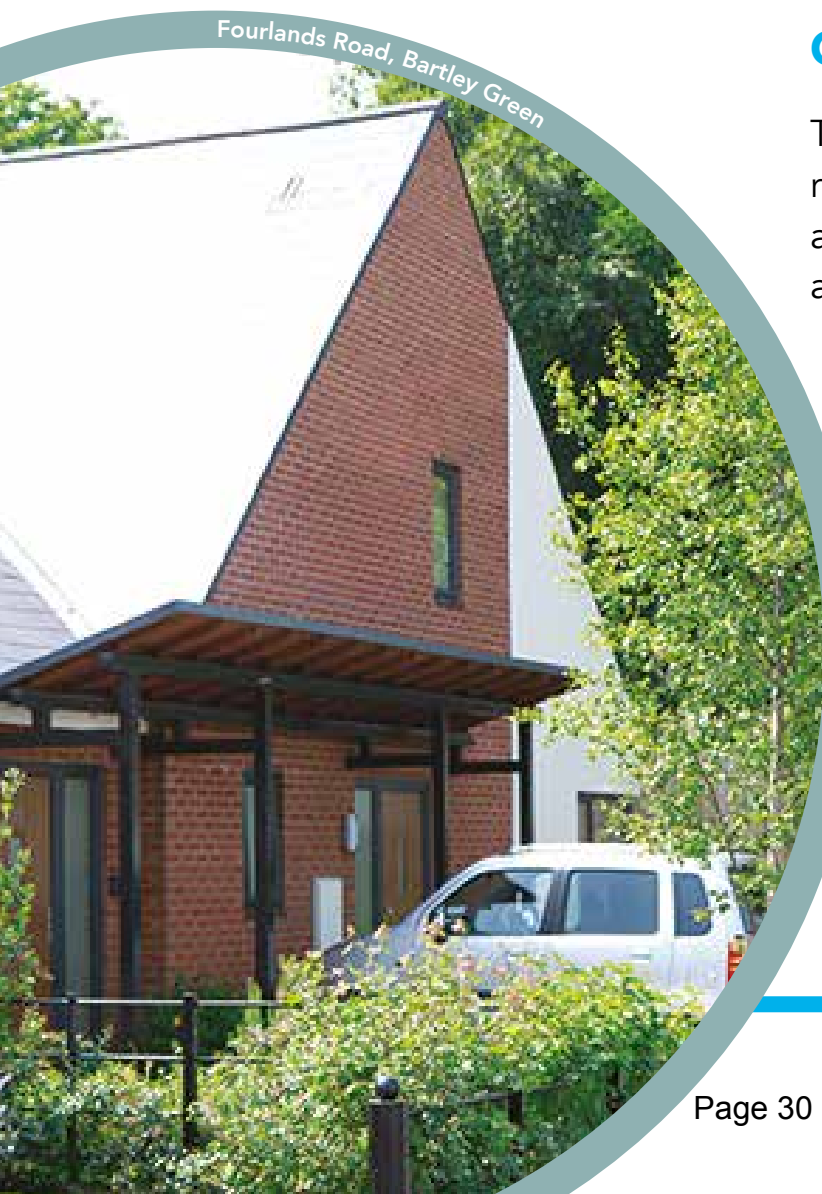
6. Agree a Regional Housing Deal with the Government

- Work collaboratively with neighbouring authorities, other social landlords and the regional mayor and combined authority, using our experience to facilitate new housing solutions across the city region.

Our offer to Government

To deliver our vision for housing will require partnership with Government and substantial devolution of funding and powers.

The White Paper called for local authorities to propose regional housing deals with the Government, setting out how they will deliver more new homes with greater local flexibility and resources. The Conservative manifesto for the election went further and proposed Council Regional Housing Deals to deliver more social housing.



Working with partners in the West Midlands, we have already begun discussions on such a deal and we now want to move quickly to put it in place. We have offered to take on a leadership role to deliver more and better homes and to make our contribution to addressing the national housing crisis. The main parts of this offer could be:

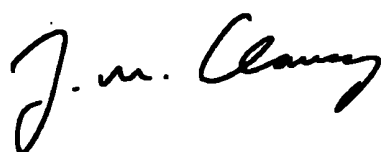


- Working collaboratively with our neighbours to support housing delivery
- Establishing a number of Housing Action Zones – large strategic sites that can provide significant numbers of new homes relatively quickly
- Scaling up Birmingham's approach to direct delivery of new homes and working with the private sector in a new West Midlands municipal housing company.
- Increased investment in land remediation – bringing back into use sites that are currently too expensive to develop, particularly in the Black Country
- A co-ordinated strategy across public services and Government for making use of redundant public land
- Exploring use of Land Value Capture to ensure that the increased value that comes from public investment in regeneration is captured and recycled into further development
- A Council Regional Housing Deal – using low-cost capital investment to create new council homes for rent and rent to buy in diverse communities with different tenures and different forms of social housing
- An agreement on how Right to Buy will operate across council and other social housing to meet local needs
- Redevelopment of specific estates.



Providing people with better, more secure and more affordable homes is a big priority for Birmingham. We are ready to work with anyone and to do things very differently to achieve that aim. We have the heritage, track record and ambition needed to lead the nation in tackling our housing crisis. In partnership with Government and the private sector we aim to secure the funding and the powers we need to make a truly historic difference to housing in our city. In doing so we will develop innovative solutions that can be applied across the country.

Cllr John Clancy



Leader of the Council
Birmingham City Council

Cllr Peter Griffiths



Cabinet Member for Housing
Birmingham City Council



Brooklea Grove, Kings Norton

For any further information about housing in Birmingham

Contact:

corporatecommunications@birmingham.gov.uk



HOUSING BIRMINGHAM

Birmingham: A Great Place to Live



Housing Birmingham is a partnership for organisations and individuals who want to work collaboratively to tackle Birmingham's housing challenges. The Partnership Board, chaired by the Cabinet Member for Housing and Homes, brings together key housing stakeholders including registered providers, private landlords, third sector bodies, the Local Authority and the Homes and Communities Agency. In addition there is a wider and very diverse network of partners who support and shape the work of the board. All elements of the partnership have been engaged to develop this first Housing Birmingham Strategy. The Strategy is intended to provide the basis for partnership working to achieve shared goals.

Foreword

Everybody needs somewhere to call home. A decent and safe home is a basic requirement and a fundamental foundation for a healthy and fulfilling life. That is why the Housing Birmingham Partnership has been formed and why we are committed to our vision that:

“Every citizen can find a great place to live”

For many citizens Birmingham is already a great place to live. The city’s economy is growing and investment in infrastructure and new homes will continue to benefit residents. We want to ensure that growth is inclusive and that nobody is left behind. For housing, this means:

- A strong supply of new high quality homes;
- Citizens are able to find, access and sustain housing that meets their needs;
- Neighbourhoods are enhanced and the quality of existing housing is improved.

Our approach is based on our strengths as a Partnership and as a city. We have much to be proud of in our city’s history of innovation and getting the job done; but we are not complacent and recognise the challenges that we face. The Housing Birmingham Partnership is committed to working together to make the best of our strengths and to take all opportunities that are available to deliver our vision.

This strategy is a statement of our shared commitment. The Housing Birmingham Partnership Board will take the strategy forward and will lead on implementation. Whilst the strategy sets out our priorities and the direction of travel, we know that we will need to be dynamic, flexible and responsive to changes in need and to new situations and opportunities. The Partnership represents a wide spectrum of people and organisations with different interests. But 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.

Councillor Peter Griffiths, Chair of Housing Birmingham/Cabinet Member for Housing and Homes – Birmingham City Council

Jonathan Drifill, Vice-Chair of Housing Birmingham/Chair of Birmingham Social Housing Partnership

Our Vision for Housing is:

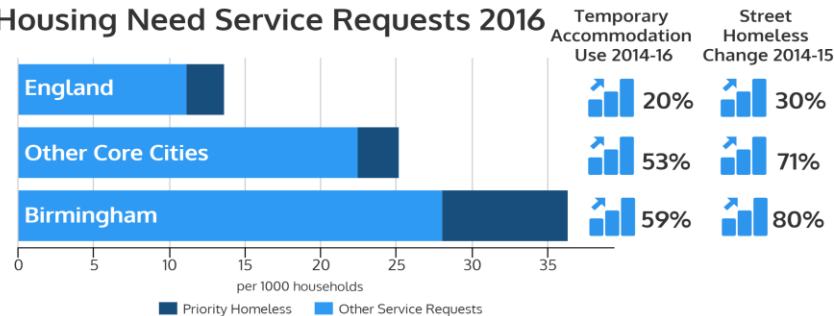
“Every citizen can find a great place to live”

Good housing – alongside health, a sense of purpose and strong positive personal relationships - is a cornerstone that enables citizens to lead happy and fulfilled lives.

Our Priorities:

- A strong supply of new high quality homes
- Citizens are able to find, access and sustain housing that meets their needs
- Neighbourhoods are enhanced and the quality of existing housing is improved

Housing Need Service Requests 2016



Key Housing Issues in Birmingham

Social Housing Need Met 2015/16



Households requiring up to 3 bedrooms
34% of need met



Households requiring 4 bedrooms or more
6% of need met

Affordability

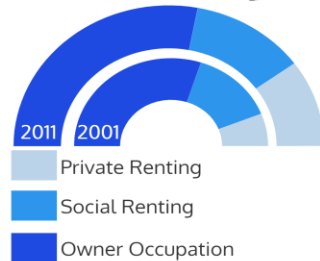
Income to house price ratio

6.8 Birmingham

6.4 Other Core Cities

7.6 England

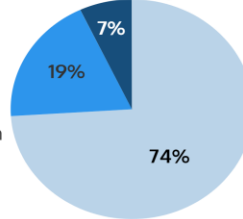
Tenure Change



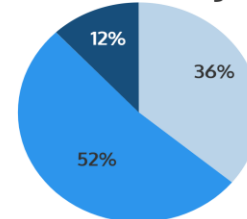
Occupancy Rates

Overcrowding
Optimal Occupation
Under Occupation

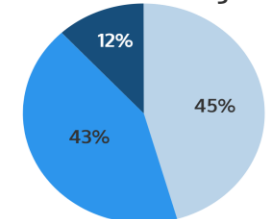
Owner Occupation



Social Housing

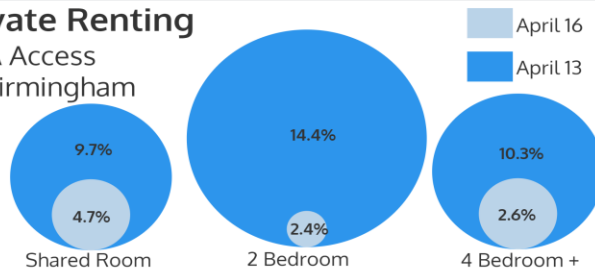


Private Renting

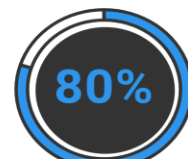
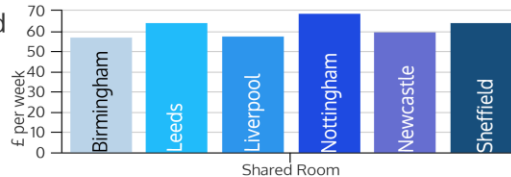


Private Renting

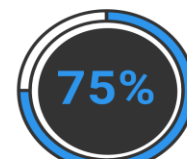
LHA Access in Birmingham



LHA Shared Room rate for selected Core Cities (2016)



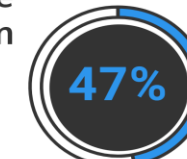
BCC Tenants on Universal Credit who are in arrears



BCC Tenants who are on benefits to pay some or all of their rent



BCC tenants affected by the under-occupation charge



BCC tenants who have had their benefit capped and on income support

Welfare Reform



House Building & Household Growth



89,000 new homes needed by 2031 to meet household growth

53,132 net additional homes the city can accommodate

1,944 net additional homes completed 2016/17 (includes 476 student units)

12,061 additions to the housing stock since 2011

Types of Homes required

28% 4 bedroom or larger

2,800 homes for older people



1/3 affordable housing
2/3 market housing

A strong supply of new high quality homes

The Challenge

Birmingham is a city of growth. New homes are needed to accommodate a growing population and to help drive and support the economic development of the city and the city-region. 89,000 new homes are needed from 2011 to 2031. Whilst it is not possible to deliver all of this new housing within the city boundary, we have ambitious but achievable plans to build at least 51,000 new homes in this period.

Land, investment and planning policy are the crucial factors in delivering housing growth.

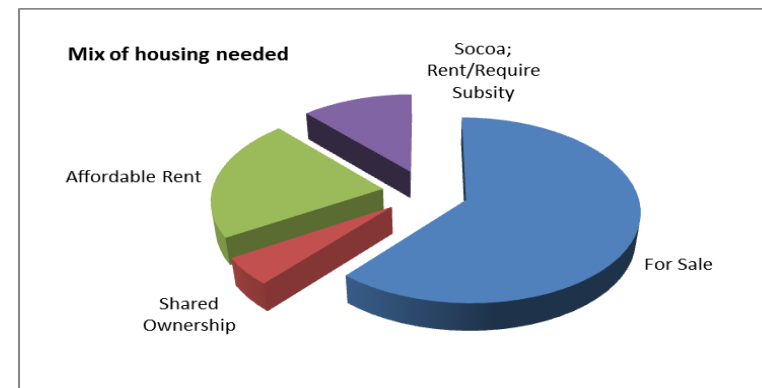
The Adopted [Birmingham Development Plan 2031](#) seeks to encourage housing growth. This strategy complements the Birmingham Development Plan, reinforcing the requirements of the plan for the kind of housing that is needed in the city. The Council uses planning powers positively to enable and accelerate delivery.

Including completions to date, we have identified sites with capacity for 46,247 new homes. In addition, we anticipate that, over the life of the Birmingham Development Plan, new “windfall” sites with capacity for a further 6,885 homes will become available; suggesting capacity for a total of 53,132 additional homes.

Birmingham is an attractive location for property investors with strong demand for housing. Overseas investors have already recognised this potential and are taking the opportunities that are present in the city. We have a track record of innovation in securing investment into the city and will need to continue to work creatively to ensure that all sites in the city deliver their potential to contribute towards our housing target. In particular it is recognised that return on housing investment is not equal across the city and that some locations are more challenging for investors.

The proud industrial legacy of the city means that many brownfield sites will require remediation work in advance of development.

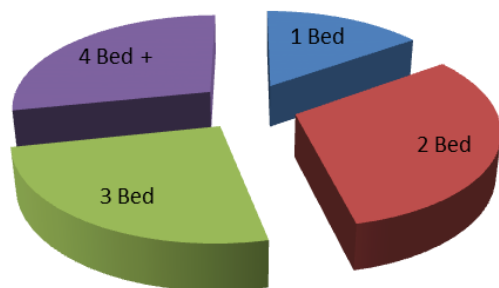
Additional housing is required across all tenures (Fig 1).



An estimated 1/3 of the requirement for 89,000 dwellings is for affordable homes. Whilst a range of affordable housing types are required, the ability to deliver affordable homes is constrained by the availability of subsidy, whether from the government or from development. Government funding in recent years has been targeted at affordable homes for sale rather than rent. The ability of the affordable housing sector to fund development has been further constrained by the introduction of 1% rent reductions for a four year period that commenced in April 2016. This has an impact on the ability of providers to service debts for development investment.

Household sizes in Birmingham are larger than the national average. This is reflected in the Birmingham Development Plan's assessment of housing requirements by bedroom size (Fig2).

Fig 2: Housing Requirement by Bed Size



8

Development provides an opportunity to increase the choice of housing types and options. Whilst Birmingham is a young city, we also have an aging population. The links between suitable housing and health and wellbeing are well established. We have identified that there is an opportunity to develop housing options for older people who wish to move to a more suitable property within the city. Older owner-occupiers have considerable resources in terms of the equity they hold in their homes. Increased housing options for older people would have considerable benefits both in terms of releasing family housing and for the wellbeing and independence of older residents.

Housing completions peaked in 2005-6, but have reduced since 2009-10. In 2015/16, 3,113 net additional homes were completed. Net additions to the housing stock total 12,061 since 2011 against a target of 11,600.

The ability to deliver new homes is also constrained by the capacity of the house-building industry and the availability of skilled workers and materials.

The context of a national, historical undersupply should be recognised. Until the 1980's, Councils were building up to 100,000 homes per year. The consequent fall in supply has led to a national undersupply of 2-3 million homes that has built up over the last 30 years.

Our Strengths

The city has a strong focus on delivering housing growth. The Birmingham Development Plan 2031 has been approved by the Secretary of State. The Plan sets out a clear vision for housing delivery and has identified

V0.10

significant land capacity for new homes. Since 2011 we have kept pace with the housing targets outlined in the Birmingham Plan. At present, 4,589 dwellings are under-construction – reflecting our appetite for growth, the opportunities that are available and the confidence of investors in the strength of demand that is present in the city.

Investment in strategic infrastructure, in particular HS2, will attract further inward investment for housing development. There are a number of key strategic residential sites in the city that will deliver large scale investment opportunities.

Birmingham is part of the West Midlands Combined Authority (WMCA). One of the objectives of the WMCA is to increase the provision of new homes across the West Midlands region. As part of the agreement with Government, a number of powers have been devolved to the WMCA. These include:

- Devolved compulsory purchase powers, to help drive housing delivery;
- A potential devolved £500 million loan fund derived from existing Homes and Community Agency programmes;
- A West Midlands Land Commission looking at best practice;
- £200m to bring contaminated land back into use for housing and employment – grant and loan.

The Council is now the biggest single housing developer in the city. In 2015-16 the Council delivered almost 20% of new housing supply in the city. Through the Birmingham Housing Municipal Trust (BMHT) the Council is the only provider of new homes at social rent levels in the city.

Additionally, the Council works with the private sector to provide new homes for sale. High design quality sets aspirational standards to drive up the overall quality of the city's housing stock. Most BMHT homes built for sale are sold to first time buyers. Through InReach, the Council's Wholly Owned Company (WOC), the Council is providing new homes for private market rent which also generates income for the Council.

Community-led housing is a growing movement in the UK. Although there are different models, the fundamental principle is that ultimately ownership or stewardship of the asset is in the hands of residents. Community-led housing models offer an alternative vehicle for housing development, bringing together people from local areas or communities of interest who want to collaborate on meeting their housing needs.

Housing choices for older citizens have been greatly enhanced through the development of a number of extra-care villages in the city. These provide an attractive offer that encourages people to down-size from their current home. As well as providing a good housing option, the ability to access care and the ethos of keeping mentally and physically active deliver wider health and well-being outcomes. [The Housing in Later Life Market Position Statement](#) outlines the demand and opportunities to expand housing choices for older residents.

Nationally, rental surpluses generated by housing associations reached a record level of £3 billion in 2014/2015.

Empty homes represent an opportunity to increase housing supply. There is an effective [Private](#) Sector Empty Property Strategy in place that makes a valuable contribution to annual supply.

New Homes Bonus, the grant paid by central government to local councils to reflect and incentivise housing growth in their areas, is currently paid for every new home for 6 years – although this is being reduced to 4 years. It is based on the amount of extra Council Tax revenue raised for new build homes, conversions and long-term empty homes brought back into use. In previous years the overall allocation has been used to meet corporate priorities rather than targeted at initiatives that could increase the supply of housing in the city. Birmingham's allocation was £17.75 million in 2015/16.

Our Approach

There are three main delivery vehicles for the development of new homes – the private sector, housing associations and the Council. We intend to maximise the potential of each of these sectors to deliver housing growth. In addition, we will continue to target empty homes and will work with neighbouring authorities to meet housing need across the region.

Private Sector

There is strong interest from private developers when good quality sites become available in the city – as shown by our housing completions. However, some sites within our identified land capacity are more challenging to develop. In addition, private developers are risk adverse following their experiences in the wake of the 2008 financial crisis and have adopted business models based on profit margin rather than

volume. Major developers are national organisations and seek opportunities in locations where they can maximise return.

We recognise the issues facing private developers but we believe that there is considerable scope for partnership models that will achieve both the objectives of Housing Birmingham and of developers. Our offer to the private sector is:

- An upfront agreement with private sector developers to buy a proportion of the new homes that they build for inclusion within the Housing Revenue Account (HRA) or InReach portfolio, thus reducing the sales risk and providing more certainty;
- Promote and support the release of good quality public and private sector sites for housing delivery;
- Provide opportunities for small and medium sized house builders to build BMHT homes through the establishment of a regional Dynamic Purchase System. Small and medium sized house builders located in and around Birmingham will also be available to other local authorities in the West Midlands Combined Authority area and adjacent authorities wishing to use the system;
- Support for Build to Rent - High quality purpose-built accommodation for rent, where multiple units are developed and held in single ownership for long term rental, is supported as making an important contribution to the supply of housing in the city. The Council recognises the different characteristics of such developments and will have regard to this in the planning process

when assessing the acceptability and viability of schemes. There are currently 1,500 build to rent units under construction in the city.

- Self and Custom-Build can provide a route into home ownership for individuals and groups who want to play an active part in developing their own homes. A register for people interested in self and custom build has been established. We will continue to develop our approach to support people build their own homes. Specifically, the Council will offer plots to sell on the open market for self-build and will provide web-based advice and information for those interested in self and custom build. In addition we are keen to support community-led housing initiatives and will explore opportunities to release land for this purpose.

Housing Associations

The number of new affordable homes delivered by housing associations in the city has declined since the most recent peak of 933 in 2009-10. Drivers for this decline include a much less generous grant regime (with no grant available for rented schemes except sheltered housing), relative high cost of land in the city and the 1% rental income cut. Like private developers, some housing associations are increasingly national organisations and pursue opportunities where the conditions are most favourable.

Measures to increase delivery by housing associations include:

- Use of Housing Association Recycled Capital Grant Fund (RCGF) to build new homes;
- More use of accrued rental surpluses to build new homes;
- Development of shared ownership homes using Government grant. Government has recently increased grant rates for shared ownership as part of its drive to encourage owner-occupation, and this represents an opportunity for Associations to develop more homes in this tenure;
- Partnerships with the Council to redevelop adjacent housing sites where there is low density and scope for growth. Where such sites occur, comprehensive redevelopment on a joint venture basis would provide economies of scale and could mean that higher levels of density could be achieved across the whole site.

The Council

In a relatively short space of time the Council has become the biggest single developer of new homes in the city; delivering homes for rent and sale in a wide range of locations. The continued success of the model is threatened by both the availability of Council- owned land and the impact of the national 1% rental reduction – effectively reducing resources by £42m over the 4 year period. We will seek to continue The direct delivery of new homes at scale and pace by:

- Use of Compulsory Purchase Order (CPO) powers to acquire land-banked residential development sites.

- Prioritising suitable, surplus Council land for delivery of new homes. This will generate a long-term revenue stream, rather than a one-off capital receipt.
- Development of under-utilised and poor quality public open space in Council ownership where appropriate. 8 acres of under-used space have already been released to build 600 homes.
- Extending the scope of InReach – the Council’s Wholly Owned Development Company - by selling more sites to the WOC for market rented development, and by selling a proportion of voids from the Council stock for refurbishment and use as market rented homes. The proceeds of the sale will be used to fund the construction of new social rented Council homes.
- Use of New Homes Bonus (NHB) to increase housing supply. We intend to make use of NHB as:
 - A substitute for Homes and Communities Agency (HCA) grant to directly support the provision of social and affordable housing through the Council’s house building arm, the BMHT, or through housing associations;
 - A fund for strategic infrastructure to unlock sites for development. The NHB could be repaid once the development is completed;
 - A revolving loan fund for developers – targeted at small and medium sized local companies.

Empty Homes & Changes of Use

We will continue to target bringing private sector empty homes back into use through the delivery of an Empty Homes Strategy that makes full use of the powers available to us including compulsory purchase. In addition the Council will charge 150% of Council Tax on empty homes to incentivise owners to bring this valuable resource back into occupation.

There is a track record of facilitating property conversion to residential use, with 415 units added to housing supply in this way in 2015/16. The Council will continue to approve such proposals subject to the design and density being appropriate to the character of the area.

Sustainable Development

The Birmingham Development Plan sets out the city’s policies for sustainable development – placing sustainable neighbourhoods at the heart of the process. All new housing must demonstrate compliance with policy to ensure that new homes are delivered in the most sustainable way, contribute to creating a strong sense of place, meet high standards of design and environmental sustainability and are climate proof. We must ensure that the necessary infrastructure is in place to support housing growth in the context of creating sustainable neighbourhoods including schools, health facilities, transport, leisure and quality recreational space. This also supports the strategy objective of enhancing existing neighbourhoods. In addition, schemes must be in locations that are appropriate for housing.

Members of the Housing Birmingham Partnership - who directly deliver new homes - will aim to ensure that all new housing meets Code for Sustainability Level 4.

Duty to Co-operate

We recognise that there is insufficient land capacity within the city to meet all of the housing need that will be generated by forecast growth. Through the duty to co-operate we will work with neighbouring authorities to determine a collective approach to accommodate housing growth to best support regional economic development.

Balancing Supply

Whilst the number of additions to the housing stock from new housing development are relatively small compared to the total number of homes, development does provide an opportunity to diversify supply, respond to changes in need and to replace obsolete housing. The type, size and density of residential developments are as important as the overall numbers that are delivered. New housing provision in Birmingham should meet the requirements of the Birmingham Development Plan, which promotes the creation of sustainable communities containing a mix of dwelling types, sizes and tenures.

About 38% of the city's overall future housing requirement is for affordable housing. As a partnership we will continue to seek to deliver housing that is affordable to citizens. New affordable homes from developer contributions on privately owned sites will continue to play an important role in meeting the City's affordable housing needs.

Given the particular housing needs of the city we would particularly encourage the development of 4 bedroom and larger homes in the city across all tenures and an increase in housing options – such as the dormer bungalows targeted at under-occupying older tenants developed by BMHT - and housing with care options for older people.

Housing Delivery Plan

We will bring forward a Housing Delivery Plan to provide further details on the proposals outlined above to unlock the potential for housing development in the city, speed up delivery and enable housing growth. In addition it will reflect opportunities identified through development of the ideas outlined in “Stretching Delivery” below.

Stretching Delivery

The proposals outlined in “A strong supply of new high quality homes - Our Approach” represent current, agreed actions and priorities for delivery. In addition to these, the partnership will explore the following, more challenging, themes and opportunities to further stretch delivery and deliver more transformative solutions:

- Review all options to increase housing association development in the city;
- Better align new homes with housing need – release pressure on the most challenged housing markets in the city
- Unlock the potential of modular construction;

- Greater promotion of community-led housing and regeneration;
- WMCA Strategic Growth and Development Plan;
- Explore use of sovereign wealth funds to invest in new homes;
- Agree a WM housing deal with government to include a WM housing company supported by a single investment pot.

Citizens are able to find, access and sustain housing that meets their needs

The Challenge

A growing population is placing high demand on the existing housing stock. This pressure results in homelessness and overcrowding as households are unable to access suitable housing that meets their needs. At the same time many dwellings across the city are under-occupied.

With a growing economy and the development of the HS2 link to London, it is anticipated that we will continue to attract new residents into the city.

Birmingham has high levels of statutory homelessness with over 1,700 households living in temporary accommodation. At present we seek to permanently accommodate homeless households within the social housing stock – but it is clear that there is an insufficient supply of social housing to meet the needs of both homeless households and other residents with a housing need.

In line with national trends, street homelessness has increased in recent years; rising from 20 individuals identified by the 2014 annual count to 55 in 2016. Street homelessness is the visible tip of a deeper homelessness problem within the city.

Homelessness is not just about access to housing. Loss of employment, domestic abuse and ill health are just some of the factors that can both trigger homelessness or be exacerbated by homelessness. Homelessness cuts across the city's vision; with impacts in terms of childhood development, health and accessing employment as well as the more obvious housing issue.

The Homelessness Reduction Act 2017, which is likely to be enacted in 2018, will require fundamental changes to the approach taken to prevent and to respond to homelessness at an earlier stage.

The Health and Well-Being Board have identified housing, and homelessness in particular, as a crucial issue for well-being in Birmingham – recognising that homelessness affects social bonding, school performance as well as being linked to disadvantage in future generations. The Board have decided that an ambition to abolish the use of temporary accommodation for families with children is appropriate.

In addition, the Health and Well-Being Board want to improve the well-being of the most disadvantaged and have identified housing as a fundamental issue for those with mental health problems and learning disabilities. Housing is vital to generating stability. The WMCA Mental Health Commission advocates the "Housing First" model for people with mental health problems and the Board supports this ambition. Outcomes

for citizens with learning disability in the city are too low; people are not being enabled to live independently and develop their potential. We need to reduce the number of people living in institutions and increase the number living in accommodation of their choice in order to provide the platform to improve their outcomes.

There are pockets of high overcrowding in the city. There are 5 wards in the city where more than one in five households are short of at least one bedroom. In a further 6 wards, one in ten households suffer the same problem.

However, many homes, across all tenures, are under-occupied. In 32 of the 40 wards, half of all households have at least one spare bedroom.

Across all tenures the need and demand for 4 bedroom and larger properties exceeds the available supply. This is a particular issue for the affordable rented sector where an acute shortage of this property type is apparent. This poses real difficulties in terms of finding suitable settled accommodation for homeless households as well as resulting in overcrowded tenants having little realistic prospect of securing a transfer to a larger home. There is a significant risk that the introduction of right-to-buy for the registered provider sector will further reduce the availability of larger social rented homes. Once lost, it will be virtually impossible to replace these assets on a like-for-like basis.

Some sheltered housing schemes in the city are obsolete and experience issues of low demand. This provides an opportunity for change of use or redevelopment.

Affordability is a key factor both in terms of accessing market rented and market sale properties. It is estimated that only 5% of advertised private rented dwellings have rents that are fully covered by the local housing allowance. As well as the increasing cost of market renting, households can face exclusion from the sector as a result of needing to make rental payments in advance or to provide a cash deposit. Some landlords are unwilling to take tenants in receipt of benefits. Those seeking to own a home typically face prices that are 6.8 times the average income for the city and also need to provide large deposits to secure a mortgage.

Within the affordable housing sector, there is an increasing issue of households being unable to afford affordable rented tenure homes where the rent is set at up to 80% of the market value.

Average incomes in the city are relatively low. The median household income is £26k. In 6 out of 10 districts, people on lower quartile incomes would be unable to afford the cost of buying or renting lower quartile market accommodation (based on using a relatively high threshold of 1/3 of gross income for rent or mortgage payments).

In Birmingham there are many people who require support in accessing and sustaining accommodation. At present 11,744 vulnerable individuals are supported through Council commissioned housing-related support. Vulnerabilities may include learning difficulties, mental health issues, recent periods in prison or other institutions, recent arrival in the country and domestic abuse.

Vulnerable people are more likely to find barriers to accessing accommodation and navigating their way around the housing system.

This can result in the person becoming street homeless or living in precarious housing, placing them at further risk of harm.

Changes to welfare benefits will increase the number of households with extremely restricted housing options. The roll-out of Universal Credit (UC) is likely to result in households facing 6 week waits for payment – putting many at risk of financial hardship.

Birmingham is a young city with 38% of the population aged less than 25. Affordability presents a particular barrier for young people seeking to access housing. Changes to UC from April 2017 mean that those aged 18-21 will have no entitlement to the housing element of UC unless they fall into an exempt group (including those who are unable to return home to live with their parents; certain claimants who have been in work for 6 months prior to making a claim; and young people who are parents). Other young people under the age of 35 are only able to claim local housing allowance at the shared room rate.

Tenancy failure is costly for both landlords and tenants across all rented tenures. In 2016, 733 local authority tenants were evicted as a result of breaching tenancy conditions. The majority of these cases were due to serious rent arrears. 572 social housing tenants were accepted as being statutorily homeless, most commonly as a result of domestic abuse. The ending of a private tenancy is now the single largest reason for homelessness in Birmingham with 864 households accepted as homeless in 2015/16 – almost a quarter of all homeless acceptances.

Our Strengths

The affordable housing stock comprises 24% of total homes. Although the proportion of affordable housing has reduced from the historic peak levels of the past, this is still a relatively high proportion compared to national averages. Turnover releases c.6,800 council and housing association dwellings for letting each year.

The Supporting People Programme in Birmingham is still in place, albeit on a reduced scale, and helps vulnerable people improve their quality of life through the provision of stable accommodation and quality, cost-effective support.

In addition the exempt supported housing market provides accommodation with enhanced management and support. However, the standard and quality of this provision varies greatly.

From 2019/20 a new funding model for supported housing will be introduced. Government proposes that core housing costs up to 1 bedroom at the local housing allowance level will be funded through the housing element of Universal Credit, with additional housing costs being met through the introduction of a ring fenced top-up funding administered by Local Authorities. Whilst this may represent an opportunity for local commissioning it is also recognised that this model is unlikely to work for short-term transitional supported housing.

We have a history of innovation in tackling homelessness and have examples of national good practice within the city. There is a strong network of community and third sector organisations committed to

working to reduce homelessness and to support those who are homeless or who are living in insecure accommodation.

The Youth Hub in Birmingham provides an excellent, nationally-recognised, model of best practice for responding to the multiple needs of young people who are at risk of being homeless.

The impact of existing homelessness prevention work should not be under-estimated. Every year, housing partners across the city ensure that thousands of households who are homeless, or at high risk of homelessness, are provided with shelter and a pathway into settled accommodation. For 2015/16 this included 5,578 households assisted through the statutory homeless system as well as an additional 7,824 households whose homelessness was prevented or relieved by Council delivered services or commissioned services delivered by partners. In addition, there are many other agencies active in the city who provide advice and assistance to people in housing crisis.

Our Approach

Homelessness

The Council has a statutory duty to have a strategy to prevent homelessness. The Council will bring a new Homelessness Prevention Strategy forward for approval in 2017. This will set out the direction for meeting the city's vision; "In Birmingham we will work together to eradicate homelessness."

Our fundamental aim is to prevent homelessness by ensuring that people who are at risk of homelessness have access to accommodation and do not end up living on the street. The strategy will detail how partners will seek to deliver on this objective through a positive pathway model that incorporates:

- Universal prevention – information, advice and assistance that is available to all at the earliest possible opportunity for those at risk of becoming homeless;
- Targeted prevention – risk-based interventions to prevent the threat of homelessness becoming a reality;
- Crisis prevention – providing relief and shelter at the point of crisis;
- Housing Recovery - preventing a further escalation of need and promoting recovery.
- Range of housing options - a platform to move into something long term stable and secure

A Homeless Positive Pathway Partnership Board has been established to develop and deliver the strategy. Membership of the board will reflect the need for holistic responses to homelessness that address the impact on children, health and the ability to access employment as well as securing access to accommodation. This is essential in order that citizens have the resilience to sustain a home.

In addition to the Partnership strategy and in the context of the Homeless Reduction Act, the Council will publish a Homeless Policy setting out the detail of how statutory duties will be delivered. This will incorporate good practice from the Trailblazer project and the use of the private rented sector to discharge homelessness duties.

We recognise the benefits of working together across the region to prevent homelessness. Cross-authority work includes joint programmes with Solihull MBC to improve access to the private rented sector and to provide a holistic response to entrenched street homelessness.

Allocating Social Housing

A new Housing Allocation Scheme was implemented by the Council in April 2017. This has simplified the process for assessing those who are in greatest need of social housing. A [summary of the scheme](#) provides further detail.

The scheme will be formally reviewed every 12 months to ensure that the strategic aims are being met and to review the equality impact assessment.

Nominations

Housing associations in the city have an agreement with the Council to provide a proportion of lettings to the Council for letting to households on the local authority's housing register. In summary, Housing associations have committed to make available:

- 50% of 0-3 bedroom properties that become vacant;
- 75% of 4 bedroom and larger properties that become vacant; and
- 100% of new homes built on Council land or delivered via a planning agreement.

Delivery against this agreement is monitored on a quarterly basis.

Sustaining Tenancies

To address tenancy failure affordable housing providers will work collectively and individually to:

- Assist and encourage tenants into work and training pathways;
- Budget and manage finances to prioritise the payment of rent;
- Resolve benefit issues and promote financial inclusion;
- Work with households on their waiting lists to be "tenant-ready" when they are successful in bidding for, or being made an offer of accommodation;
- Prevent tenants from becoming homeless via anti-social behaviour, domestic violence and family mediation work.

The Council operates a weekly eviction panel with representatives from key business areas including Benefits, Housing Options and Think Family to review every case that is due for eviction. Discussing each case enables identification of gaps in benefit entitlements, provides access to the Homeless Prevention fund and to support from Think Family to enable tenancy sustainment. We would like to extend this approach to include registered provider and private landlords.

Birmingham's multi-agency- Financial Inclusion Partnership has developed a strategy and action plan and will work collaboratively to deliver the key objectives. Delivery of this strategy is an integral part of the Housing Birmingham approach.

Making Best Use of the Housing Stock

We will pursue opportunities to make better use of the existing housing stock. As a partnership, our ability to influence the way in which housing in the city is utilised is greatest for the affordable housing sector. Within this sector we will:

- Promote the use of mutual exchanges as a way for tenants to move to a home that is of an appropriate size for their needs. This could include only allowing transfer applications if tenants have been unable to secure a suitable mutual exchange;
- Explore the most effective use of fixed term tenancies to align accommodation with an individual households need;
- Review the provision of sheltered housing accommodation. Retaining the best quality stock and releasing obsolete accommodation for re-purposing or redevelopment;
- Minimise the time that properties are left empty between tenancies;
- Give priority within allocation schemes for tenants who are under-occupying larger homes, particularly houses, and explore all options – including schemes to incentivise and assist down-

sizers - to enable the release of under-occupied homes; especially 4 bed and larger properties;

- Explore ways of protecting the stock of 4 bed and larger homes so they remain available as an asset to meet a pressing housing need.

Reducing Child Poverty

The Birmingham Child Poverty Commission published its findings in July 2016. Housing providers have a role to play in delivering the recommendations of the Commission. In particular, the Housing Birmingham Partnership will commit to:

- Introducing a minimum of 3-year tenancies for families with children in the affordable housing sector, allowing for greater stability for tenants and landlords;
- Undertake a formal review of the Council's housing standards enforcement, with a view to introducing a landlord accreditation scheme.

Housing Options for Young People

Young people often require assistance to find and secure accommodation and support to build up their capacity to maintain the accommodation. Building upon the strengths of the Youth Hub, we will develop a Young People's Housing Plan centred around delivery of the St Basil's and Barnardo's Positive Pathway model.

The key elements will focus on preparing young people to understand their housing options, how to access these options, employment and training and their housing and benefits rights alongside the responsibilities of being a tenant.

The plan will also consider alternative housing models for young people such as shared housing and live and work schemes.

The provision of housing linked to employment will be a key feature with the aim of providing young people with the financial capability to maintain their housing whilst progressing through a career path.

Access to rented housing for single people under-35 remains an area of concern. Initiatives such as shared housing models need to be explored for this cohort.

Access to Market Rented Housing

We need to improve access to market rented housing to assist in meeting housing need. We will explore the following options to assist citizens to overcome the barriers to renting privately:

- Continuation of the Social Lettings Agency;
- A Birmingham Rent Deposit/Bond scheme;
- Feasibility study into how to develop effective schemes to access the Private Rented Sector.

Supported Housing Policy

In spite of challenging financial circumstances, the Council has maintained funding – albeit at a reduced level – for supported housing; recognising the importance of investing in a preventative model.

We will provide housing support initially worth £25m annually but with a planned reduction to £20m in the period 2017-20. This will be prioritised to prevent vulnerable people from becoming homeless and preventing repeat homelessness. In particular the resource will be targeted towards homeless households, people who have experienced domestic abuse, people who have disabilities or mental health issues that make them more vulnerable, ex-offenders and young people.

In response to the challenge posed by the changes to funding of short-term supported housing, the Housing Birmingham Partnership have offered to pilot a locally co-designed model which would reduce transactional costs, improve standards and facilitate joint commissioning of support.

In addition we will develop a Supported Housing Policy and model. This policy will be informed by evidence of need and a market position statement in relation to the provision of supported housing. The policy will set out an outcomes based approach for the use of the total resource that is available for housing with support.

The Council's vision is that adults with a social care need are enabled to live as independently as possible. Boosting the number of citizen's benefiting from "Shared Lives" is a key aspiration. This model seeks to

place people into private homes where the householder and their family provide care and support.

Stretching Delivery

The proposals outlined in “Citizens are able to find, access and sustain housing that meets their needs - Our Approach” represent current, agreed actions and priorities for delivery. In addition to these, the partnership will explore the following, more challenging themes, and opportunities to further stretch delivery and deliver more transformative solutions:

- De-conversion of social and affordable rented Houses in Multiple Occupation (HMOs) and converted flats into family housing;
- Work with partners to explore options to maximise the value of local housing allowance so that there is better access to private rented housing across the city;
- Develop options to make better use of the housing assets of people receiving residential/nursing care to help meet their care costs, better maintain the value of their asset and to meet housing needs;
- Focus on affordability – particular for those impacted by welfare reform;
- Greater integration of activity across the whole system of housing, employment, education, social care and health;

- Better outcomes for citizens with mental health and learning disabilities by enabling greater housing choices and opportunities to live more independently.

Neighbourhoods are Enhanced and the Quality of Existing Housing is Improved

The Challenge

Every citizen should have the opportunity to live in a safe and warm home within a neighbourhood they are proud of. Rented homes should be well-managed by a competent landlord.

The physical condition of homes in the city is dependent on 2 key factors – their age and the ability of owners to maintain their properties. Birmingham has a relatively old housing stock with many residential areas being built in the Victorian, Edwardian and inter-war periods. Consequently many homes are 70 or more years old and have inherent issues such as single-skin walls and poor quality original construction. Older homes tend to be more expensive to maintain and to heat. A substantial minority of more recent properties were built using non-traditional construction methods. Some of these require costly structural work. In particular, the Council owns a large number of these properties, with over 200 tower blocks, many low rise flats and some houses. In many cases the cost of remedial works can be prohibitive.

The most recent Birmingham Private Sector Stock Condition Survey (2010) found that 37% of all private sector homes failed the decent

homes standard. Within the private rented sector the proportion rose to 42%. Of the 117,500 failing homes, 69,000 had a Category 1 hazard. This is a hazard that presents a health risk such as the property being excessively cold or containing fall hazards. 46,000 failed on the thermal comfort criteria whilst 43,000 had severe disrepair issues.

In the context of a city with high levels of income deprivation many homeowners struggle to find the funds to properly maintain their homes. Government austerity measures have effectively ended state assistance for marginal home-owners to carry out essential maintenance.

Whilst the social housing stock in the city is overall of a better physical standard than the private sector, revenue reductions as the result of the 1% annual rent cut will impact upon planned maintenance programmes and is prompting some landlords to review stock viability and long-term investment plans.

The tragic events at Grenfell Tower have focussed attention on the safety of residents living in high-rise accommodation. There are a large number of high-rise residential blocks within the city including over 230 that are owned by social landlords. We must ensure that all high-rise

accommodation is as safe as it is possible to be and that residents are satisfied that their homes are safe places to live.

Birmingham is ranked as the 18th worst local authority in terms of fuel poverty with 14.1% of households unable to adequately heat their home. This is due to a combination of poor property conditions, low household incomes, rising fuel prices and behavioural factors such as incorrect use of heating systems and not choosing the best tariff. This has a negative impact on the health and well-being of citizens, especially the young and the old.

Medical treatment as a result of cold homes was estimated, in 2011, to cost the health service in Birmingham £17m per year. By contrast, the cost of eliminating the problem from the homes of those affected was estimated at £5m.

In addition to policy drivers around health and well-being for greater energy efficiency there is also a requirement to reduce carbon emissions from the housing stock as part of Birmingham Green Committee's vision to reduce CO2 emissions by 60% by 2027 against 1990 levels. This can create competing pressures with a potential tension between targeting resources to achieve the biggest carbon reductions versus helping the fuel poor to afford to heat their homes and remain healthy.

A growing older population is increasing the demand for adaptations to enable people to remain living independently in their own homes. Commonly required adaptations include hand-rails, stair lifts and accessible bathrooms.

Private renting has grown rapidly in Birmingham in recent years; from 12% of the total housing stock in 2001 to 20% in 2011. Private landlords are a large and diverse group. Whilst some are well-established with large portfolios, many are individuals with small portfolios and limited experience of property management. Within the sector there is great variation in the knowledge of law and legal responsibilities and economies of scale go unrealised. Local authority resources to maintain legal standards in the sector have not kept pace with the scale of growth.

The majority of landlords in the city are responsible and seek to provide a good management service; but there are a minority that oversee poor practices and quality. At the extreme end of the spectrum some landlords knowingly engage in criminal activity – posing a particular risk to tenants with vulnerabilities such as a learning disability or benefit dependency.

Management standards are generally more consistent within the affordable housing sector with tenants enjoying greater protections and stronger routes to redress issues. Nevertheless, the often concentrated nature of affordable housing does generate management issues such as anti-social behaviour and other breaches of tenancy conditions that cause nuisance for neighbours.

Birmingham is a city of sanctuary and has provided a place of refuge for many asylum seekers. However, the procurement of accommodation for asylum seekers through the national framework does place additional stress on to the local housing market. In addition there are some concerns regarding the suitability of some accommodation that has been procured.

Our Strengths

Affordable housing providers within the city all operate planned and reactive maintenance programmes to keep properties in a decent condition.

We have a well-established “Stay Warm Stay Well” (SWSW) programme that delivers practical solutions to vulnerable people affected by fuel poverty. The programme is delivered through a network of third sector partners.

Utility companies are required to contribute to the Energy Company Obligations (ECO) fund. This is available for investment in affordable warmth measures – targeted at low income households and those in fuel poverty. The Council also has the ability to define a “flexible eligibility” for households outside of the target households.

The Council has a range of licensing and enforcement powers designed to maintain legal standards in the market rented sector in terms of both physical condition and management. The use of powers is a last resort and should be seen within the context of partnership working which spans government bodies (Police, Fire Brigade, Home Office, other Councils), private landlords, business and higher education establishments. By working collectively the outcomes we seek are far more likely to be achieved and sustained; to the benefit of tenants and the city as a whole.

The growth of the private rented sector in the city also provides an opportunity in terms of new investment and new players including social

investors in the sector who have the specific aim of improving practices and standards. However, the key asset for the sector remains the existing core of decent landlords. The National Landlord’s Association are well represented and very active locally, working in partnership with their members and providers across tenures.

The proposed creation of a new, stand-alone regulator for the registered provider sector following the review of the Homes and Communities Agency offers the potential for a refreshed approach to the regulation of the sector.

£4m is currently available on an annual basis to undertake adaptations to privately owned homes occupied by residents with a physical disability. In addition, social housing providers make funding available to adapt homes within their own stock – although it is recognised that increasing demand is placing additional pressure on providers.

Our Approach

Affordable Housing Stock Condition

The Council has a £169m, three year capital investment programme (2016-19) for planned improvements and maintenance to its housing stock. This is part of a broader approach to asset management that includes a programme of clearing obsolete, costly dwellings and replacing them with high quality, new build homes through BMHT. The long-term sustainability of all units will be reviewed annually. Dwellings that are assessed as being non-viable will undergo an options appraisal to

determine the best course of action. Options include redevelopment, conversion or disposal.

Non-traditional high-rise blocks will be subject to an options appraisal in advance of the expiry of their planned lifespan. This will evaluate the feasibility of extending the lifespan of each block for a further 30 years.

Registered providers of affordable housing have a similar commitment to maintaining their stock.

Fire Safety in High-Rise Accommodation

For all landlords within the Housing Birmingham partnership the health and safety of residents is of paramount importance. In the wake of the Grenfell Tower fire we will comprehensively review our fire safety procedures and work with government and the fire service to test materials that have been used for external cladding. Birmingham City Council is the landlord with the largest number of high-rise dwellings and has made a commitment to retro-fit sprinkler systems to all blocks.

Privately-owned Housing Stock Condition

Apart from assistance for adaptations and affordable warmth, the Council is unable to offer any financial support for private owners to maintain or improve the condition of their homes.

See section on the Private Rented Sector for details of approach to stock condition for market rented homes.

Adaptations for Disabled Citizens

The Council has committed to using all of the DFG funding it receives from the government to assist those living in the private sector. Applications for a DFG are assessed by an occupational therapist. Those with low levels of need are offered information, advice and support on how to pursue adaptations independently, while those with medium and high levels of need are able to access a grant to fund the cost of works. The Council will procure new delivery arrangements to drive efficiency and maximise the benefits of grant funding for citizens.

Within the affordable housing stock, the Council currently makes £3m available to assist council tenants to live independently. Housing associations also fund the cost of adapting homes to meet the needs of their tenants.

Affordable Warmth

The importance of tackling fuel poverty to improve health, well-being and financial inclusion is well recognised and is highlighted as a cross-cutting issue within the Council's Vision and Priorities statement. As a partnership we need to further develop our approach to this issue to address both fuel poverty and the environmental impact of housing.

The Council has an ambition to extend an offer of affordable warmth works to private sector households within the areas where ECO-funded improvement works are being carried out on Council-owned homes.

The Council is also developing a business case for a local energy company. This is intended to deliver benefits to residents – both in terms of more affordable tariffs and opportunities to locally target surpluses on energy efficiency measures.

Private Rented Sector

We will focus the resources we have to tackle issues in the worst parts of the market; to ensure that private tenants can live in good homes and neighbourhoods. We will make use of licensing and other powers to target rogue landlords across the city. In particular we will:

- Promote greater self-regulation of the sector to secure a professionally managed rental market, by:
 - Developing a more strategic, professional Landlord/Agent partnership;
 - Developing with partners a Rental Charter/Code for Birmingham or across the West Midlands;
 - Increasing the capacity of Landlord Accreditation in the City to act as a positive force within the market.
- Use enforcement powers to target the worst landlords, agents, properties and neighbourhoods:
 - Introduce selective licensing in target areas;
 - Enforce standards in HMOs where licensing applies;
 - Joint working/delegations with West Midlands Police and West Midlands Fire Service (WMFS) on enforcing standards in the Private Rented Sector.

- Enhance our partnership working to deliver good neighbourhoods:
 - Encourage institutional development for market rent in the city - seek to target landlords seeking to exit the sector who have quality properties;
 - Develop a student housing strategy in partnership with Universities, Colleges, landlords, agents and industry to include housing approaches to retain graduates.

In addition we will review the policies that comprise our Private Sector Regulatory Framework.

HCA Regulation

In response to the growth in the number of new registered providers working in the support exempt accommodation sector, the Council will seek to work with the HCA and the proposed new, successor organisation to explore options for more effective regulation.

Asylum Seeker Accommodation

Birmingham is the host authority for the West Midlands Strategic Migration Partnership. This is a regional team funded by the Home Office to co-ordinate the asylum seeker dispersal programme. The Council will continue to work with the partnership to ensure that the needs and concerns of both asylum seekers and resident communities are addressed. In particular, our approach is to:

- Minimise the impact on local communities by seeking the dispersal of accommodation across all parts of the city and avoiding concentrations in particular locations;
- Ensure that the accommodation being used to accommodate asylum seekers meets required standards;
- Oppose the use of hotels for asylum seeker accommodation; especially where there is mixed use of the hotel for both asylum seekers and other guests. Instead, we will encourage the provision of bespoke accommodation that better meets the needs of these households.

Affordable Housing Management

Affordable housing providers manage almost a quarter of the city's housing stock. As such they are key stakeholders in neighbourhoods and the quality of their management services impacts upon a large minority of citizens. Providers in the city have long established links with each other through the Birmingham Social Housing Partnership and with the Council through operational and strategic partnership arrangements; including the Housing Birmingham Partnership. In respect of tenancy and neighbourhood management we aim to:

- Uphold tenancy conditions – respond effectively to breaches in tenancy conditions, such as rent arrears and anti-social behaviour;

- Empower tenants – enable people living in the properties we hold, across a range of tenures, to take greater control of managing their homes and neighbourhoods;
- Manage neighbourhoods – recognise our unique stake and role in particular neighbourhoods in the city and work in partnership with local communities and agencies for the benefit of citizens.

As the largest single landlord in the city, the Council will:

- Develop an initial triage response to tenant contacts;
- Enable tenants to access appropriate accommodation as they age so that they are able to remain active and independent for longer;
- Undertake a review of tenancy conditions with the aim of clearer tenant rights and responsibilities;
- Expand the tenancy visit programme –embed annual visits as a key part of an early intervention approach and expand the range of services that can be dealt with during a visit;
- Protect the housing stock – ensuring that properties are maintained to a high standard; establish a proactive working group to reduce complaints about repairs;
- Develop improved policies and procedures to achieve a consistent approach across the city whilst retaining the ability to tailor responses to specific local community needs;

- Work together with Housing Birmingham Partnership members to better co-ordinate services in local wards and neighbourhoods and to ensure that resident ideas and input form part of the solutions;
- Explore the co-regulation of neighbourhoods with tenants and residents.

Stretching Delivery

The proposals outlined in “Neighbourhoods are Enhanced and the Quality of Existing Housing is improved - Our Approach” represent current, agreed actions and priorities for delivery. In addition to these, the partnership will explore the following more challenging themes and opportunities to further stretch delivery and deliver more transformative solutions:

- Increase the social value that landlords contribute to neighbourhoods;
- Co-produce and implement a new vision for social housing with a focus on giving tenants more control over their homes.

Delivering Our Vision

Housing Birmingham Partnership Board

This strategy is owned by the Housing Birmingham Partnership. This is a high level strategy that sets a direction of travel rather than seeking to plan activity in detail. This recognises that our plan-making needs to be flexible and responsive to changes in circumstances whilst maintaining a focus on our ambitions.

The Housing Birmingham Partnership Board is tasked with turning our shared vision into action. The Board meets on a quarterly basis to review progress and individual Board members are charged with leading on specific objectives.



Housing and Homes O&S Committee: Work Programme 2017/18

Chair: Councillor Victoria Quinn

Committee Members: Councillors Gurdial Singh Atwal, Andy Cartwright, Matthew Gregson, Roger Harmer, Penny Holbrook, Des Hughes, Mohammed Idrees, Mary Locke, Gary Sambrook, Ron Storer, Margaret Waddington

Officer Support: Scrutiny Team: Emma Williamson (464 6870) and Jayne Power (303 4810)
Committee Manager: Marie Reynolds (464 4104)

1 Meeting Schedule [to be completed]

Date	Item	Officer Contact / Attendees
20 June 2017	Informal Meeting: <ul style="list-style-type: none"> Work Programme Discussion Briefing on Housing Strategy 	Emma Williamson/Jayne Power Rob James/Mike Walsh
25 July 2017	Cabinet Member for Housing and Homes <ul style="list-style-type: none"> To set out key priorities, including key performance indicators 	Marcia Wynter, Cabinet Support Officer
	Responding to Housing Need and Demand	Mike Walsh
20 September 2017		
17 October 2017	<i>Tracking: Working with Communities to Prevent Relationship Violence (R02 outstanding)</i>	
14 November 2017		
12 December 2017	Tracking: Rough Sleeping & Prevention	
23 January 2018		
20 February 2018	Cabinet Member for Housing and Homes <ul style="list-style-type: none"> To provide an update on key priorities 	Marcia Wynter, Cabinet Support Officer



Date	Item	Officer Contact / Attendees
28 March 2018	<i>Annual Report of the Community Safety Partnership (a statutory responsibility).</i>	<i>Jacqui Kennedy, Corporate Director, Place</i>
17 April 2018		

2 Summary of Work Programme Discussion

2.1 Members of the committee met in June to discuss potential items for the work programme, and a summary is set out below. Following July's meeting (where the Cabinet Member will outline his priorities), a schedule will be agreed.

- 1. Responding to housing need and demand:** to get a better understanding of housing need and demand in Birmingham and then to identify areas of Housing Strategy based on that; likely to include
 - Homelessness
 - Alternative housing models
 - Focusing on the local level (ie how ensure right housing in right areas)
 - Links to HRA business plan
 - Land use: prioritise surplus / use of poor quality / New Homes Bonus
 - Strategic Tenancy Policy
 - Young Persons Policy
 - Supported housing
- 2. Neighbourhood Management and Tenant Engagement:** to include matters arising following the Grenfell Tower tragedy to provide assurance on safety levels and the robustness of neighbourhood management
 - What is the Council's overall responsibility; what is the scope of our due diligence and assessing where we might want higher standards (including the role of our contractors; Council Emergency response; how should future capital programmes be influenced?)
 - Information for tenants and tenant routes to feed in issues to Council and be listened to;
 - Neighbourhood management and links to work of Assistant Leaders.



3 Other Meetings

Call in Meetings

None scheduled

Petitions

None scheduled

Councillor Call for Action requests

None scheduled

It is suggested that the Committee approves Tuesday at 2.00pm as a suitable day and time each week for any additional meetings required to consider 'requests for call in' which may be lodged in respect of Executive decisions.

4 Forward Plan for Cabinet Decisions

The following decisions, extracted from the Cabinet Office Forward Plan of Decisions, are likely to be relevant to the Housing and Homes O&S Committee's remit.

Reference	Title	Portfolio	Proposed Date of Decision
003723/2017	Incentivising Self Build in the City	Housing and Homes	25 July 2017
003753/2017	Housing Birmingham Partnership Statement – Birmingham A Great Place to Live	Housing and Homes	25 July 2017
003345/2017	Driving Housing Growth through the expansion of InReach	Leader	25 July 2017
003534/2017	Temporary Accommodation Strategy – Public	Housing and Homes	15 Aug 2017
001895/2016	Yardley Brook Full Business Case (FBC) for Remediation and Development	Housing and Homes	13 Sept 2017
003157/2017	Building Birmingham: Approval of BMHT housing development programme for 2017-9 with support to SME house-builders	Housing and Homes	13 Sept 2017
003721/2017	Building Birmingham – Development of 14 Homes at Dawberry Fields Road	Housing and Homes	13 Sept 2017
003385/2017	BCC Energy Company – FBC	Clean Streets, Recycling and the Environment	13 Sept 2017



Reference	Title	Portfolio	Proposed Date of Decision
001429/2016	Disposal of Surplus Properties	Leader	19 Sept 2017
003259/2017	Birmingham Domestic Abuse Prevention Strategy 2017-2020	Health and Social Care	17 Oct 2017