

Owner	Feedback	Accepted Y/N	Comments
<b>Housing Strategy 2022-2027 Consultation Feedback</b>			
External- Poverty Truth Commission	Housing system needs to be more human- focused on treating people with empathy when they are facing a difficult experience and not putting barriers in the way System can be very confusing and this needs to be made more accessible for citizens	Y	Strategy commits to using lived experience in all aspects of delivery- to improve operational services but to make sure citizens have an opportunity to contribute and be part of the aspiration to re-shape the sector
BCC service- City Housing AMA	Need to be focused on improving BCC stock and getting the basics right Not always clear how we are engaging our tenants and giving them a voice- how does this link with TPAS and other service reviews	N	The strategy is citywide- therefore it cannot solely focus on BCC stock. However, there is an acceptance that the previous strategy did not focus enough on stock preservation and the 'managing our assets' section seeks to highlight a clear obligation here. <del>The Tenant Engagement strategy and TPAS partnership is highlighted in the strategy- no further input needed</del>
BCC service- Place & Prosperity	Need to focus more on the retrofit element, highlighting limitations and need to maximise grant funding More focus around regeneration- naming our regeneration projects over the next 5 years around what we can commit to	Y	Retrofit/route to zero now has its own section in priority 3- commitment to maximise inward investment and secure investment to retrofit at least 30% of BCC stock within the next 5 years. Regeneration infographic added being clear about projects in train- this is also reflected in the delivery plan
CHLB	More focus on building social housing- how do we do this? We also need proper engagement in our estates and at the moment people don't want to be involved <del>because they feel ignored</del>	Y	Priority 1 sets out plans to increase the supply of affordable housing- this is highlighted as a key priority
Be Heard- public responses	Not enough focus on transport or infrastructure- homes themselves are not enough	Y	This is accepted and covered further in new section regarding regeneration
	People are trying to build- so many objections from local communities getting in the way	N	We cannot remove people's right to object but our role is to support communities to engage as early as possible and cultivate support
	High areas of ASB in our blocks and on our streets- why doesn't the strategy address this?	N	ASB isn't mentioned specifically but is part of a broader focus on sustainable communities- Asset Management strategy will provide specifics
	Where is the funding to deliver the strategy- it all comes down to money?	Y	Comprehensive delivery plan follows the strategy- resources may be needed for delivery but it is too early to tell what that looks like
	We need to lobby against Local Housing Allowance rates or these will always be a barrier	Y	Strategy highlights BCC objection to the government set LHA rates, this is legislated and applies to the whole country
	Too many landlords with property empires in Birmingham- strategy needs to curb this	N	Not necessarily adverse to large landlord with a big portfolio but we want to focus on supporting landlords to let at affordable rents
	HMO and exempt accommodation need to be a much better standard	Y	Accepted- Selective Licensing scheme and Additional Licensing scheme will improve enforcement in this area
	Personalisation and adjustments for people with disabilities- especially autism and ADHD	Y	Accepted- section highlighting specific difficulties people with autism and ADHD experience, as well as commitment to creatively fund moving forward
	Retrofit has a negative impact on bio-diversity, shouldn't the strategy set this obligation too?	N	Housing need is too great not to retrofit homes- Birmingham has committed to achieve route to zero by 2030 so retrofit projects are vital even with risk to bio-diversity
	We must have direct involvement from citizens and tenants to make this thing real	Y	Our Tenant Engagement strategy and reference to lived experience reflects this within the strategy
Council needs to improve enforcement, especially around HMOs and exempt accommodation	Y	Working closely with government to improve regulation for both HMOs and exempt accommodation- this includes quality standards and charter	
We can't put profit before health and inclusion- we need real, traditional social housing	N	It isn't just social housing we need- more genuinely affordable tenures across the board will better serve the variety of communities we have	
Large families are an issue- what about family planning advice and more genuine support	Y	Strategy is geared to support large families, given they are of significant need.	
We need more 3-4 bed flats- in Europe they do this comfortably so why can't we?	Y	Accepted- the strategy reflects the need to look outside of the UK and look at successful models for delivery all over Europe	
Affordable living means genuinely being able to heat and look after your home	Y	Importance of fuel poverty work and cost-of-living taskforce reflecting in the strategy to reduce financial hardship	
We need to do things more quickly- it takes far too long to move people on the housing list	Y	Accepted- new Allocations Policy will enable us to prioritise more effectively, this will still be difficult though as supply does not mirror demand	
Stakeholder Engagement Event- 14th July	Need an increased focus on data and intelligence- learning jointly from retrofit pilots etc.? Priorities are right but how do we make things happen in real life? RPs have felt ostracised in the past- want to understand what working differently means?	Y Y Y	Agreed- the strategy highlights where there are gaps in detail and commits to working more closely through an agreed governance structure Focus needs to be on delivery- governed by a robust governance structure and clear delivery plan which will be published with the strategy
BCC service- ASC	Include relationship to Health & Social Care in the strategy Needs to include buy in from Public Health, as well as Housing and ASC	Y	Buy in from Public Health will come from the Creating a City without Inequality forum- set out in both the strategy and delivery plan The focus in on operational relationships between housing and health, Public Health will act as the vehicle to support this
Housing Birmingham	Needs to include more detail around RP stock and how this contributes to a city as a whole- too BCC focused What resources are available to support the delivery of the strategy? <del>Some resources to reflect citywide responsibility</del>	Y	Priority 1 focuses on encouraging RPs to develop in Birmingham again Changes to the 'encouraging movement' section in Priority 1 reflects data provided by RPs but also demonstrates the work needed to create a citywide picture around the 100,000 units managed by BCC and RPs respectively <del>Deliverables needed to reflect the need for BCC led and citywide led, this needs to be through a comprehensive delivery plan due to the significant scale of some of the</del>
BCC service- Place & Prosperity	Increase the focus on planning and make sure that new Local Plan is mentioned Some key commitments required around development targets- from the current BDP Make sure we are not alienating BMHT by bringing more RPs in to the partnership- previous political	Y	Refreshing the Local Plan is now mentioned in both the strategy and is a key action within the delivery plan Targets taken directly from the BDP sit as commitments within the strategy Strategy is clear that BMHT will continue to be a key player in the market but this will be supported by RPs who will be actively encouraged to develop sites in the city
Landlord Forum Lead	Think there is a lack of evidence base behind selective licensing- makes LLs look bad unfairly	N	Desktop stock condition survey clearly identifies issues with PRS quality- selective licensing and additional licensing to address some of this
	Lack of focus on tenant education/citizen education	Y	Agree but this will be reflected in the Tenant Engagement strategy rather than something as broad as the Housing Strategy
	PRS affordability- they offer furniture, white goods etc. which social rent doesn't	Y	Agree- trying to bring LLs on board to support low income households but the reality is the physical rents are far away from LHA rates
	CWG are mentioned but not the specifics- how many affordable homes delivered?	N	CWG heavily linked- however the specifics around development will be in the legacy plan etc.
	Should be more of a focus on self-supporting communities and collaboration across areas	Y	Have re-worded to ensure focus on collaboration is prevalent throughout- self supporting communities set out in priority 1, focus on mobility
Resident Survey- HEDNA	Regulation for PRS but no focus on social housing- non decency figures suggests quality is an issue there too	Y	Regulation will be delivered via the Social Housing Regulation Bill- culture of regulation will be prevalent and increase across all tenure types- this is reflected in the strategy
Resident Survey- HEDNA	Wanting to own a home but cannot afford it- paying mortgage prices to bolster PRS	Y	Both Priority 1 and Priority 3 indicate the need to increase affordable ownership and reduce the number of family homes lost to PRS market
	Financial inclusion- most citizens were either in some form of debt or had no saving	Y	Strategy is heavily linked to the COL taskforce and financial inclusion strategy work- Housing Strategy is the conduit to pull this altogether
	Development feels as if it is geared towards young professionals rather than low income households	Y	Priority 1 reflects the need to expand different tenure types across the city to reflect the different communities, giving choice to everybody
Tenant Perception Surveys	Focus on Decent Homes within BCC stock- tenants not satisfied with level of investment	Y	Reflected in priority 3 of the strategy- focus on regeneration, a strong business plan and change of approach towards asset management
	Tenants feel generally unsafe in their community	Y	Priority 3 talks about the need to re-shape communities, particularly through the reduction of exempt and new asset management strategy
	<b>Communal areas- tenants do not feel comfortable with how these are looked after and maintained</b>	N	<b>Not reflected specifically but will be included within the new asset management strategy</b>
ADHD/Autism Lived Experience Group	ASB like noise nuisance is much more significant for this group- how can we change this?	Y	Specifically references in Priority 2- need to utilise funds more creatively to consider opportunities to sound proof homes etc.
	High rise living doesn't work for this group as it requires living in close proximity to others, can this not be taken in to consideration when allocations are made	Y	Agree- Allocations Policy cannot be that specific but we can commit to making high rise living more appropriate to this cohort
	How can funds be used to make properties better for people with ADHD/Autism?	Y	Referenced in Priority 2- more effective use of the Disabled Facilities Grant policy

