

# BEST VALUE COMMISSIONERS

**Housing Sub Board, Birmingham City Council**  
**Friday 21<sup>st</sup> June – 10:00-12:00**  
**via Teams**

## **Board Members**

Jackie Belton (JB), Commissioner & Chair  
Paul Langford (PL), Strategic Director of Housing  
Stephen Philpott (SP), Director of Housing Solutions and Support  
David Ashmore (DA), Director of Housing Management  
Andrew Healy (AH), Finance Business Partner  
Kerry Scott (KS), Housing Delivery Programme Lead  
Councillor Jayne Francis (JF), Cabinet Member for Housing and Homelessness  
Councillor Penny Wagg (PW), Housing Lead, Liberal Democrats  
Councillor Bruce Lines (BL), Finance & Governance  
Asha X Patel, (AXP) Interim Head of Repairs  
Wendy Bowen (WB), Personal Assistant, Commissioners Support (Note Taker)

## **Apologies**

Graeme Betts, Interim Chief Exec (GB)  
Sarah Scannell, Assistant Director Inclusive Growth (SS)  
Naomi Morris, Head of Service, Strategic Housing & Enabling (NM)  
Guy Chaundy, Assistant Director, Strategic and Enabling (GC)

## **1 Welcome & Introductions**

1.1 Jackie Belton welcomed everybody to the meeting and conducted introductions.

## **2 Previous Minutes**

2.1 Minutes were corrected to reflect that Councillor Francis; invites Councillor Brooks to a future meeting in his capacity as Chair of Planning Committee. The minutes of the last meeting were then approved.

## **3 Action Tracker (Action Tracker – Housing Sub Board)**

3.1 The actions were reviewed and updated.

## **4 Housing Solutions and Support**

- 4.1 SP updated on rough sleeper picture. Trend has been upwards through winter and into spring. Back to the pre-covid levels.
- 4.2 There has been a 37% increase in approaches from non-UK/EEA as a result of authorities discharging their duties across the region.
- 4.3 JB requested more information on the impact of service reductions arising from the 24/25 Adult Services savings on homelessness support via VCS.SP updated on outreach services which will be cut by half. Looking at cuts post March 2025, bed space loss will be greater.

## **The Commissioners:**

Max Caller CBE, John Coughlan CBE, Chris Tambini, Pam Parkes FCIPD, Jackie Belton, Myron Hrycyk, Lord John Hutton, John Biggs.

- 4.4 **Action: Update to be provided to the Housing Sub-Board on what funding for support remains, what support will continue and outline planned mitigations post saving implementation.**
- 4.5 **Action: SP to bring the analysis including the breakdown between single homeless vs family presentations and work being undertaken in terms projecting of homelessness demand and outline rationale for any service changes to September meeting**
- 4.6 SP talked through the analysis. PL made the point that the issues being discussed were not just being felt in housing, but also led corporate pressure.
- 4.7 **Action: A meeting to be arranged to include JB, ET PL, SP to discuss the CLT report (to be circulated) on the Home Office Additional Dispersal Plan.**
- 4.8 JB asked whether the acquisitions piece had been clarified for the next 3-5 years. BCC needs to be clear on the position. AH advised £20m acquisition programme for 24/25. A more detailed paper to be provided on the available funding outlining how this will be utilised.
- 4.9 The HRA business plan is to come back to Cabinet by January 2025 to be programmed for a future Housing Sub-Board.
- 4.10 **Action: SP to bring the following items to future meetings:**
- July A breakdown of the homelessness related services that ASC will cease commissioning from Dec 2024, detailing what impact, what mitigations
  - September Report back on the analysis work being undertaken in terms of homelessness demand and how best to configure the service going forwards especially contrasting single homeless vs family presentations
  - October Rents including TA, Household Support Fund and Discretionary Housing Payments

## 5 Finance Update

- 5.1 AH presented draft outturn for HRA and general outturn talking through the position. There is good news around increased income with £5.5m additional spend on repairs but less spend than projected on voids.
- 5.2 **Action: JB asked for analysis on voids to be carried out and brought to a future meeting.**
- 5.3 JB would like to receive assurance on the tenancy audits activity being undertaken and see an increase in the audits being undertaken. a rep from Revs and Benefits
- 5.4 **Action: For October meeting, bring analysis on rent collection performance to be invited to attend to present. And contribute to the discussion.**
- 5.5 HRA budget monitoring received for Q1, likely to be a continued pressures around revenue repairs.
- 5.6 The General Fund Savings are on track with a couple of items being delivered and almost complete.

## 6 R&M Re-procurement and stakeholder engagement update

- 6.1 Slides were presented. The main current engagement with Rooftop Housing and also with Ward Councillors will be concluded following the election. Staff drop sessions and questionnaires are continuing. A contract management conversation is required. There is a continued risk until BCC go to market.

## 7 Regulatory compliance (RSH update)

- 7.1 PL provided an update on the relationship with the regulator and progress on compliance., BCC are identifying areas where they require more assurance on progress and performance

## 8 Tenant Engagement – progress update

- 8.1 BCC recognises that there is significantly more work required on responding proactively to tenants voices and feedback they are working closely with TPAS to improve tenant engagement across the City and on addressing the 5 key areas and 57 sub recommendations.

- 8.2 **Action: JB to join planned visits to estates across the city with PL & DA** where diaries allow.
- 8.3 JB notes the planned approach to piloting and evaluating implementation of CCTV across housing estates set out in CCTV June Cabinet Report a report on impact, outcomes and costs to be programmed to come to HSB at the end of the pilot and before Cabinet.
- 8.4 There have been delays to the housing management structure, consultation is now beginning in September., it is important that further delays are minimised as the new structure is a key element of the housing transformation, any risks of further delay to be escalated as appropriate corporately.

## **9 AOB**

- 9.1 PL to include planning and planning regeneration update at a future meeting.
- 9.2 Update required on progress on moving TA rent performance to R & Bs
- 9.3 Forward plan to include details of any planned committee reports – PL advised that this is in place.
- 9.4 PL – to bring risk register to a future meeting for open and honest discussion and to ensure it has captured all risks.