

Agenda

Safer Neighbourhoods and Active Communities Scrutiny Board

Friday, 30 September 2022 at 5.45 pm
In Committee Room 1 - Sandwell Council House, Oldbury

1 **Apologies for Absence**

To receive any apologies for absence.

2 **Declarations of Interest and Party Whip**

Members to declare any interests and party whips in relation to matters to be discussed at the meeting.

3 **Minutes**

7 - 18

To confirm the minutes of the meeting held on 2 August 2022 and 30 August 2022.

4 **Additional Items of Business**

To determine whether there are any additional items of business to be considered as a matter of urgency.



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|---|---|----------|
| 5 | Update on Review of Voluntary and Community Sector Grants | 19 - 32 |
| | To consider and comment upon the findings of a review of voluntary and community sector grants. | |
| 6 | Housing Needs Assessment 2022 | 33 - 68 |
| | To consider and comment on the Housing Needs Assessment 2022 for Sandwell. | |
| 7 | Options for Rent and Service Charge Increases Review 2023/24 | 69 - 92 |
| | To consider and comment upon the options for Rent and Service Charge Increases 2023/24. | |
| 8 | Update from the Chair of the Tenant and Leaseholder Scrutiny Group | 93 - 94 |
| | To receive an update from the Chair of the Tenant and Leaseholder Scrutiny Group. | |
| 9 | Work Programme and Cabinet Forward Plan | 95 - 112 |
| | To note and review the Cabinet Forward Plan and the Board's work programme 2022/23. | |

Kim Bromley-Derry CBE DL
Managing Director Commissioner

Sandwell Council House
Freeth Street
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West Midlands

Distribution

Councillor Fenton (Chair)

Councillors Akhtar (Vice- Chair), Ashman, Fisher, Bhullar, Jalil, Kaur, Lewis,
Mayo, Shaeen, Webb.

Ms Brown (Co- Opted Member)

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Minutes of Safer Neighbourhoods and Active Communities Scrutiny Board

2 August 2022 at 5.45pm
In Committee Room 1 - Sandwell Council House, Oldbury

Present: Councillors Fenton (Chair), Akhtar (Vice Chair), Ashman, Bhullar, Fisher, Jalil, Kaur, Lewis, Shaeen and Webb.
Phillippe Brown (Co- opted Member and Chair Tenant and Leaseholder Scrutiny Group)

Also present: Shefa Nessa (Vice Chair – Tenant and Leaseholder Scrutiny Group)
Gillian Douglas (Director – Housing), Nigel Collumbell (Service Manager – Housing), Marianne Munro (Community Partnerships Officer).

09/22 Apologies for Absence

No apologies were received.

10/22 Minutes

Resolved that the minutes of the meeting held on 31 March 2022 be confirmed as a correct record.

11/22 Declarations of Interest

There were no declarations of interest made at the meeting.

12/22 Urgent Additional Items of Business

There were no urgent additional items of business to consider.

Annual Report for Housing Tenants 2021- 22

The Board received the **Annual Report for Housing Tenants 2021- 22.**

The purpose of the report was to feed back to tenants on the performance and management of the housing service. The report also incorporated detail on departmental expenditure, building safety and tenant engagement. Priorities for the year ahead were also set out, which enabled tenants to hold the service to account over the next 12 months.

The Council had not produced such a report in recent years, however, it was considered best practice so would be produced annually in future. Whilst some benchmarking with other local authorities had taken place, the final report produced was unique to Sandwell.

The report had been produced by a small editorial panel made up of council officers and one tenant representative. The Tenant and Leaseholder Scrutiny Group and Sandwell Community Information and Participation Service had been consulted on the draft.

The Board was advised that the report had been compiled and published rapidly, to ensure that the data was not outdated at the time of publication. As such information from the annual statement of accounts had not been captured but would be published alongside the report as soon as it was available.

From the comments and questions by members of the Board, the following responses were made, and issues highlighted:-

- By 2030 all homes would have to be Energy Performance Certificate (EPC) rated A, B or C. 50% of properties did not currently meet this standard, however, this was based on assumptions based on housing types so stock a condition survey was being undertaken.
- Achieving zero carbon was unaffordable currently, but the Council had received (matched) funding for the retro-fitting of 129 properties in 2021/22 from the

Combined Authority's Social Housing Decarbonisation Fund.

- Market difficulties in terms of rapidly increasing costs, supply chain difficulties and a shortage of suitably qualified staff was also a factor.
- The Council was unable to build new homes fast enough to replenish the stock lost via the Right to Buy scheme.
- Difficult decisions would be required in the future to manage the rising cost of living, as well as the cost of upgrading properties. Effective communication with tenants was crucial, along with educating them to manage their homes differently.
- Around 8,000 requests a month were received for repairs, which were prioritised according to need. There continued to be a backlog as a consequence of the pandemic, however, telephone waiting times had reduced significantly. Monthly performance data was presented to the Cabinet Member.
- Market factors and rapidly increasing costs presented challenges when procuring contractors.
- 16 apprentices had been taken on to help with workforce challenges.
- A 30 year business plan for housing was in development to try and address some of the challenges outlined.
- Underspend from 2021/22 would be re-invested in the service as this was money that had not been spent due to the pandemic and lockdown measures.
- The vast majority of anti-social behaviour complaints were resolved with low level action; however it was acknowledged that communication in this area needed to improve.
- It was rare for the Council to evict a tenant, and the focus was on addressing behaviours to sustain tenancies.

14/22

Tenant Engagement and Participation Update

Further to Minute No. 6/21 (of the meeting held on 25 November 2021), the Board received a progress update on the efforts to support tenant scrutiny.

Expressions of interest had been received from around 200 tenants, which had led to 56 applications. The Tenant and Leaseholder Scrutiny Group consisted of eight tenants and two leaseholders, however, there would be various opportunities for those remaining tenants that had expressed an interest to be involved in engagement in both the short and long term. The Chair of the Tenant and Leaseholder Scrutiny Group was a co-opted member of the Safer Neighbourhoods and Active Communities Scrutiny Board and the Chair of the Board attended the Group's meetings, to provide a two way link between the two bodies.

Since the Tenant and Leaseholder Scrutiny Group had been established, its members had received induction training, agreed governance structures, terms of reference, standing orders, code of conduct and appointed its Chair and two Vice Chairs.

The Board noted the activity of the Group to date, and the activities that had led to the development of its work programme for 2022/23. The Group would be undertaking reviews on the following key areas, and reporting back to the Board with any recommendations arising:-

- Housing Hub/ Contact Centre
- Home Checks
- Building Safety
- Responsive repairs and customer satisfaction

Through the Care Leavers Forum a project had been developed with a voluntary sector partner, Krunch, to work with care leavers around stigma and attitudes. Whilst some care leavers had expressed an interest, further work was being undertaken to ensure that their needs would be met in terms of the level of commitment. The Group was building a relationship with the Care Leavers Forum.

Members congratulated officers and the Chair of the Tenant and Leaseholder Scrutiny Group for their efforts and commitment. Members of the Scrutiny Board would be invited to attend a future meeting of the Group.

15/22

Cabinet Forward Plan

The Board received the Cabinet Forward Plan.

Resolved that the following items be added to the Board's work programme 2022/23:-

- The Appropriation of Various Disused Former Garages in the Borough (private item).
- Provision of new council homes at Garratts Lane, Cradley Heath.

16/22

Work Programme 2022-23

The Board noted its work programme for 2022/23, which had been developed following a work programming event for all scrutiny boards on 13 June 2022.

Additional meetings would be held as required to ensure that the work programme was completed.

Resolved that (in addition to the items referred to at Minute No 15/22 (above) the following items be added to the Board's 2022/23 work programme:-

- Co-ordination of the third sector to support residents with the cost of living crisis.
- Enforcement activity relating to anti-social behaviour.

Meeting ended at 7.26pm

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Minutes of Safer Neighbourhoods and Active Communities Scrutiny Board

30 August 2022 at 5.45pm
In Committee Room 1 - Sandwell Council House, Oldbury

Present: Councillors Fenton (Chair), Akhtar (Vice Chair), Ashman, Fisher, Kaur and Lewis.

Also present: Gillian Douglas (Director – Housing), Tony McGovern (Director – Regeneration and Growth), Marianne Munro (Community Partnerships Officer), Matt Powis (Senior Democratic Services Officer), John Swann (Democratic Services Officer)

17/22 Apologies for Absence

Apologies for absence were received from Councillors Bhullar, Jalil, Webb and Phillippe Brown (Co-opted Member and Chair Tenant and Leaseholder Scrutiny Group).

18/22 Declarations of Interest

There were no declarations of interest made at the meeting.

19/22 Urgent Additional Items of Business

There were no urgent additional items of business to consider.

20/22 Council House New Builds Programme

The Board received overview of the **Council House New Builds Programme** and a progress update upon the efforts to create affordable housing in Sandwell.

The Director for Regeneration and Growth advised the Board of the progress of building 195 homes via the Homes England Grant Programme, with building to be commenced by 2023. Funding of over £6 million had been obtained via this pathway and was secured by a legal agreement.

The presentation received by the Board set out risk mitigation measures in place, including intentions to build 206 homes, to ensure that the target of 195 would still be met if planning issues were encountered. The update also incorporated details of current challenges with inflation, workforce shortages within the construction sector, and the availability of materials. It was noted that Homes England recognised the challenges within the sector and were working with Local Authorities to mitigate timescale slippages.

The Council had utilised grant funding for specific land remediation in the Borough from the Local Enterprise Partnerships Land Remediation totalling £1.45m and West Midlands Combined Authority Land Remediation totalling £450k.

The Board was advised that the waiting list for housing within Sandwell was in excess of 10,000, with over 6,500 being new applicants.

From the comments and questions by members of the Board, the following responses were made, and issues highlighted:-

- There had been delays to the Council New Builds Programme largely attributed to Covid-19 safety measures and the impact of construction cost inflation which had led to challenging tendering processes.
- A Member sought clarification on the date when the 195 homes were agreed with Homes England. In response, the Director for Regeneration and Growth confirmed a response would be provided in writing.
- The Council works with developers to accurately obtain all necessary information about upcoming development sites. This method reduces the risk of unforeseen remedial works during development.
- That the council currently builds an average of 77 houses per year, with approximately 250- 280

properties being purchased via the Right to Buy scheme.

- A tenant was eligible to purchase their home under the Right to Buy scheme if they have been a secure tenant for three years. However, for new build properties the Council had the power to apply a 'Cost Floor' which deducts the amount of money spent on the property in the previous 15 years from the discount to safeguard the investment of the Local Authority.
- The Council was able retain up to 40% of the cost of the home sold under the right to buy scheme (1-4-1 income) which was partially funding ongoing developments.
- The Council had 27,000 properties within it's housing stock. This had reduced from 57,000 in the 1980's following the introduction of the right to buy scheme.

21/22 Cabinet Forward Plan

The Board received the Cabinet Forward Plan.

Resolved that the following items be added to the Boards work programme 2022/23:-

- 2023-24 Asset Management, and Housing December 2022 Maintenance Investment Programme.

22/22 Work Programme

The Board noted its Work Programme for 2022/23.

23/22 Exclusion of the Public and Press

That the public and press be excluded from the rest of the meeting. This was to avoid the possible disclosure of exempt information under Schedule 12A to the Local Government Act, 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, relating to the financial and business affairs of any person, including the authority holding that information.

The Appropriation of Various Disused Former Garages in the Borough

The Board received a report on **the appropriation of various disused former garages in the Borough**. The Director for Housing outlined that there were proposals for four garage sites to be appropriated from the General Fund to the Housing Revenue Account for demolition.

It was confirmed that the Council had determined that the proposed sites were not viable to continue to maintain the garages and that there was a business case for them to be re-purposed for best value.

The Council recognise the viability challenges for sites once demolished, including securing the sites and concerns relating to anti- social behaviour.

From the comments and questions by members of the Board, the following responses were made, and issues highlighted:-

- There was no applicable data relating to how tenants utilise their garages.
- The Council had 2,700 garages across the Borough. There was a consensus that the availability of vacant garages needed to be better advertised to residents.
- There was a discussion on the reasons for specific demolition of garage sites. In this respect, it was requested that the relevant options appraisals for specific garage sites that were earmarked for demolition be circulated to the Board.
- It was accepted that garage usage for car owners was slowly declining due to the increase in electric vehicles and the lack of charging facilities within the garage stock.
- A number of garage tenants had decided not to renew garage leases upon receipt of the Council's rental increases. However, rental numbers had stabilised over a number of months.
- Housing options for small and larger developments were usually considered when investigating surplus sites. If unsuitable, alternative options include marketing the land to buyers and private sale would be explored.

Meeting ended at 6.55pm

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Report to Safer Neighbourhoods and Active Communities Scrutiny Board

13th September 2022

| | |
|-------------------------|--|
| Subject: | Update on Review of Voluntary and Community Sector Grants |
| Director: | Director of Housing, Gillian Douglas |
| Contact Officer: | Gillian_douglas@sandwell.gov.uk |


1 Recommendations

- 1.1 That the Board considers and comments upon the findings and results of the review of voluntary and community sector grants.
- 1.2 That the Board comments on :
 - a) the findings and actions arising from the review
 - b) the proposal to develop a Voluntary and Community Sector Strategy



2 Reasons for Recommendations

The Scrutiny Board has a key role to play in commenting on the review and in shaping future thinking around the council's relationship with the voluntary and community sector.

3 How does this deliver objectives of the Corporate Plan?

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|  | Best start in life for children and young people Grants allocated by Children's and Education directorate specifically deliver against this priority. |
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|  | <p>People live well and age well A proportion of the grants fund work with older people and carers and support people as they get older and their needs change/increase.</p> |
|  | <p>Strong resilient communities The voluntary and community sector (VCS) in Sandwell is vibrant and active with an estimated 1,000 groups in the borough of which a small proportion receive council funding through grants or contracts. The VCS is recognised as being essential to the resilience and health and wellbeing of people living in the borough.</p> |

4 Context and Key Issues

Scope of the Review

- 4.1 The review was started in early 2022 and was driven by a need to examine all areas of council business for efficiency savings. It was established that £6.3m was being spent each year on recurring grants to 55 VCS organisations. This does not include one-off grants awarded from time limited funds e.g. the Contain Outbreak Management Fund (COMF) that was available during the pandemic.
- 4.2 A table showing the funded organisations and the grants allocated is shown at appendix 1. Funding amounts range from £2,600 to £700,000 per annum per organisation. (NB some organisations are on 1 year funding and are not included in the 55 organisations in receipt of 3 year funding).
- 4.3 The review does not cover funding to VCS organisations arising from a procurement process i.e. where organisations have tendered against a service specification and been awarded a contract to deliver those services for a set contractual period.
- 4.4 The purpose of the review was to assess all grants against their relevance to the Corporate Plan and how the funded activities contribute to the Plan priorities. In cases where activities are no longer delivering effectively against these priorities a review of the funding to the

organisation would be undertaken resulting in funding being reduced or stopped.

Findings of the Review

- 4.3 The majority of grants are allocated and managed by Public Health, Adult Social Care, Children's and Education and Housing directorates. Of the £6.3m, £1,994,000 is from the Public Health budget, £1,107,800 from Better Care Fund and £672,700 from earmarked funding sources (including £150k from the Housing Revenue Account). The remaining £2,560,000 is the council's voluntary sector support grant budget which is General Fund. In the case of Public Health, funding is administered directly by Public Health to the VCS but also via 're-directs' that are administered by other directorates. 3 organisations are in receipt of a loan from the council, in addition to their grant.
- 4.4 Key areas of activity that are supported through grants are :
- Advice services including debt and money advice, welfare rights and immigration advice
 - Management of community centres (including some owned by the council)
 - Support to carers
 - Health and wellbeing activities
 - Community Offer (community based social prescribing)
 - Support to people experiencing domestic abuse
 - Employment support
 - Infrastructure support services to VCS organisations
- 4.5 The desktop assessments considered the following factors: relevance to Corporate Plan priorities, activities delivered, performance level, additionality (i.e. other funding levered in to Sandwell by the VCS organisation) and impact on communities. Organisations were then rated red, amber or green (RAG) with 6 groups being rated red. These groups are subject to a review. There is a review methodology with 2 officers undertaking each review and communicating clearly with the organisation. Grant agreements and the council's funding guidelines require that organisations be given at least 3 months' notice of reduction or ending of funding.

- 4.5 The vast majority of funded organisations (91%) were assessed as delivering activities that are positively impacting on Sandwell communities in line with one or more Corporate Plan priorities.
- 4.6 A blanket reduction in funding i.e. a 10% ‘salami slice’ across all grants was not supported on the basis that such a cut would not take account of the importance of sustaining or even increasing some activities that deliver against the council’s priorities and could not be delivered in-house or with the same level of engagement and impact achieved by the VCS. The cost of living crisis also has to be considered as many residents rely on VCS organisations for help in this area and demand is rising.¹
- 4.7 Recent reviews (in 2019 and 2020) have already delivered savings of £349k.
- 4.8 SMBC does not currently have a centralised, open and competitive grants process where VCS organisations can apply for a grant against a prospectus that sets out themes, priorities and requirements. This could be an option for the future. There is however a small grants programme run through SCVO who process the applications and administer the grants on the council’s behalf. This funding (£150k pa) is included in the total sum of £6.3m.
- 4.9 There is a central VCS Team in the Business Strategy and Change directorate that advises on grants policies, processes, reviews and paperwork e.g. grant agreements. The review found that a number of grant agreements across directorates were out of date and needed to be renewed which is now being addressed. Grants are administered by officers in directorates who can seek help and advice from the central team.

¹ Evidence includes :The number of children entitled to free school meals continues to increase (from 14,112 in March 2020, 17,417 in September 2021 to 18,878 in June 2022)”
Revenues and Benefits are approving more food bank vouchers. In 2021/22 1,151 food vouchers were issued (compared to 980 in 2020/21) – an increase of 17%.
Advice providers are reporting seeing increasing numbers of people with NRPF (no recourse to public funds) and more complex cases, particularly new arrivals with low levels of English. They are helping residents to access a patchwork of grants and one-off charitable payments.

Actions arising from the review

- 4.10 Savings – the original 10% savings target set as part of the Transformation Programme will not be delivered through a blanket approach to grant reductions. But the overall target remains and an alternative means of delivering it will need to be found by directorates. £103k is being saved through reviews that have been completed and there is potential for a further £150k to be delivered through remaining reviews.
- 4.11 The VCS Team is developing a grant management system in order to standardise and streamline the grants process. This will provide a portal where all grant awards, approvals, agreements, compliance and monitoring information will be held. This is still some way off but is part of the Oracle Fusion project.
- 4.12 Directorates are reviewing whether some grants that are funding services and specified outcomes should be switched to a commissioning and procurement process, resulting in a contract rather than a grant. Information from the council's constitution has been circulated to assist with the decision-making process as to whether a grant or a contract is the appropriate route. Adult Social Care has already identified a number of grants that could be converted to commissioning processes over the next 3 years.
- 4.13 Directorates are ensuring that all expired grant agreements are renewed.
- 4.14 Consideration is being given to whether grant funding should be centralised in future.
- 4.15 It has been identified that it would be useful for the council develop a VCS strategy and that this should be co-produced with the sector. The strategy should be wider than the funding relationship and would build on the commitments in the Compact which already sets out how the council and the VCS work together and standards for joint working/consultation with the sector.

5 Implications

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| Resources: | The target saving of 10% will be partially met through reviews of some grants and the remaining savings will need to be made by directorates. |
| Legal and Governance: | The council's constitution sets out the distinction between grant funding and contracts and directorates are reviewing whether any grants should be switched to a commissioning and procurement process. |
| Risk: | There is a risk of not achieving target savings. |
| Equality: | The ending of any grant is supported by an equalities impact assessment to identify impact on equalities groups and how these could be mitigated. |
| Health and Wellbeing: | Public health grants (directly funded and through re-directs) in particular deliver health and wellbeing outcomes. |
| Social Value | VCS organisations deliver social value as they are locally based, employ mainly local people and draw volunteers from the borough. |

6 Appendices

Appendix 1 - List of grant funded organisations

7. Background Papers

Sandwell Compact 2019
Funding Code of Practice 2019

These documents and further guidance can be found at https://www.sandwell.gov.uk/info/200176/business/434/voluntary_and_community_sector_vcs_support/2

| Name of Organisation | Amount funded per annum | Lead Directorate (select from drop down menu below) | Funding Source (select from drop down menu below) | Grant agreement expiry date / length of agreement | Activities delivered by the Organisation (please list) | Outcomes from the services provided (please list) | Which of the following Corporate Plan Strategic Outcomes does the funding deliver against (pick the most relevant): (select from drop down menu below) |
|---|-------------------------|---|---|---|--|--|--|
| ADULT SOCIAL CARE DIRECTORATE | | | | | | | |
| Better Care Fund - BCF Grants | | | | | | | |
| Agewell (Saphire Services) | £115,000.00 | Adult Social Care | Better Care Fund | Mar-23 | Support to D2A Model | Support for people in their homes on discharge from hospital | People live well and age well |
| Agewell (Saphire Services) | £11,500.00 | Adult Social Care | Better Care Fund | Mar-23 | Support to D2A Model | Support for people in their homes on discharge from hospital | People live well and age well |
| Communities in Sync | £280,000.00 | Adult Social Care | Better Care Fund | Mar-23 | Community Offer Provider | Localised Delivery of the Community Offer providing support to lonely or isolated residents some experiencing recent hospital episodes and supporting the discharge process linkages to community and universal services | People live well and age well |
| Ideal For All | £40,000.00 | Adult Social Care | Better Care Fund | Mar-23 | Community Offer Provider - SPA | Provision of Single Point of Access to Community Offer | People live well and age well |
| Murray Hall Community Trust | £280,000.00 | Adult Social Care | Better Care Fund | Mar-23 | Community Offer Provider | Localised Delivery of the Community Offer providing support to lonely or isolated residents some experiencing recent hospital episodes and supporting the discharge process linkages to community and universal services | People live well and age well |
| St Albans Community Association | £140,000.00 | Adult Social Care | Better Care Fund | Mar-23 | Community Offer Provider | Localised Delivery of the Community Offer providing support to lonely or isolated residents some experiencing recent hospital episodes and supporting the discharge process linkages to community and universal services | People live well and age well |
| The Kaleidoscope Plus Group | £140,000.00 | Adult Social Care | Better Care Fund | Mar-23 | Community Offer Provider | Localised Delivery of the Community Offer providing support to lonely or isolated residents some experiencing recent hospital episodes and supporting the discharge process linkages to community and universal services | People live well and age well |
| Total | £1,006,500.00 | | | | | | |
| | | | | | | | |
| Better Care Fund - Carers Grants | | | | | | | |
| Halesowen Asian Elderly Association | £3,800.00 | Adult Social Care | Better Care Fund | Mar-22 | Asian elderly carers Information and advice, training, multifaith social activities, day care for elders/carers, talks on health, exercise classes | Tackling Isolation, Information Advice and Guidance for Carers - Maintaining Health and Wellbeing | People live well and age well |
| South Asian Family Support (SAFS) | £10,000.00 | Adult Social Care | Better Care Fund | Mar-22 | Carer Navigation -To improve the lives of S Asian family carers | Tackling Isolation, Information Advice and Guidance for Carers - Maintaining Health and Wellbeing | People live well and age well |
| COPE | £15,000.00 | Adult Social Care | Better Care Fund | Mar-22 | Improve the lives of carers of people with MH LD or use CAMHS. | Tackling Isolation, Information Advice and Guidance for Carers - Maintaining Health and Wellbeing | People live well and age well |
| BUDS | £10,000.00 | Adult Social Care | Better Care Fund | Mar-22 | Specialist dementia Support -To improve the lives of carers of people with dementia | Tackling Isolation, Information Advice and Guidance for Carers for people with Dementia - Maintaining Health and Wellbeing | People live well and age well |

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| Crossroads | £7,500.00 | Adult Social Care | Better Care Fund | Mar-22 | Transitional bereavement support. Improve the lives of recently bereaved carers | Tackling Isolation, Information Advice and Guidance for Carers particularly around bereavement and loss | People live well and age well |
| Crossroads Training | £15,000.00 | Adult Social Care | Better Care Fund | Mar-22 | Specialist training for Family Carers - mainly in use of hoist for moving and handling. | Provision of Training for Carers Including moving and Handling and Use of Hoists | People live well and age well |
| Open Doors | £10,000.00 | Adult Social Care | Better Care Fund | Mar-22 | Deliver Chatterbox service, telephone befriending for isolated bereaved and carers, and recruit train volunteers for info and advice | Tackling Isolation, Information Advice and Guidance for Carers particularly around bereavement and loss | People live well and age well |
| Sandwell Parents for Disabled Children | £20,000.00 | Adult Social Care | Better Care Fund | Mar-22 | Programme of fun play and leisure opportunities for parent carer and families, support with difficulties, parent carer forum for peer support, social events. Online activities during COVID. | Tackling Isolation, Information Advice and Guidance for Carers - Maintaining Health and Wellbeing | People live well and age well |
| West Bromwich African Caribbean Resource Centre | £10,000.00 | Adult Social Care | Better Care Fund | Mar-22 | Navigation and Access for Black and African Caribbean Carers | Tackling Isolation, Information Advice and Guidance for Carers - Maintaining Health and Wellbeing | People live well and age well |
| Total | £101,300.00 | | | | | | |
| Redirects from Public Health | | | | | | | |
| Age UK Sandwell | £95,836.00 | Adult Social Care | Public Health Grant | Mar-22 | To improve quality of life of older people in Sandwell through provision of services, information and advice | To improve quality of life of older people in Sandwell through provision of services, information and advice | People live well and age well |
| Cape Community Care Day Centre | £13,228.00 | Adult Social Care | Public Health Grant | Mar-22 | Lunch clubs and day care for mainly African Caribbean and Asian older people | Provision of Lunch clubs and universal day care for mainly African Caribbean and Asian older people | People live well and age well |
| Cruse Bereavement Care | £24,743.00 | Adult Social Care | Public Health Grant | Mar-22 | Bereavement Support Services | Provides support for people experiencing bereavement and loss | People live well and age well |
| OSCAR Sandwell Co Ltd | £48,491.00 | Adult Social Care | Public Health Grant | Mar-22 | Services for People With Sickle Cell & T. | Provides support for people with Sickle Cell and Thelassimia which is a health condition mainly affecting Black and African Caribbean people | People live well and age well |
| Birmingham Relate | £21,464.00 | Adult Social Care | Public Health Grant | Mar-22 | Relationship counselling | Support towards the provision of relationship counselling | People live well and age well |
| The Salvation Army | £11,515.00 | Adult Social Care | Public Health Grant | Mar-22 | Open Door Coffee Shop and Community Lunches | Support towards provision of community lunches and Open Door Coffee Shop | People live well and age well |
| West Bromwich African Caribbean Resource Centre | £113,118.00 | Adult Social Care | Public Health Grant | Mar-22 | Policy and service development, increase access to services for African Caribbean Community | Policy and service development, increase access to services for African Caribbean Community | People live well and age well |
| The Kaleidoscope Plus Group | £86,456.00 | Adult Social Care | Public Health Grant | Mar-22 | To support the provision of services for people suffering mental illness and their carers/family, via a day centre in Smethwick and residential/supported housing schemes. | To support the provision of services for people suffering mental illness and their carers/family, via a day centre in Smethwick and residential/supported housing schemes. | People live well and age well |
| Yemeni Community Association in Sandwell | £17,175.00 | Adult Social Care | Public Health Grant | Mar-22 | Elder Access Point Service | Provision of lunch clubs and access point service for mainly Asian older people | People live well and age well |

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|--|--------------------|------------------------|----------------------|--------|--|--|--|
| Total | £432,026.00 | | | | | | |
| Adult Social Care - Direct Grants | | | | | | | |
| Sandwell African Caribbean Mental Health Foundation | £135,460.19 | Adult Social Care | Council General Fund | Mar-22 | Supports African and Caribbean people, along with their families who are affected by or recovering from mental ill health. Deliver a range of culturally responsive services to support people to recover, become independent and access community resources. | Supportes Financial Sustainability of Organisation | People live well and age well |
| Challenging Our Lives | £99,090.00 | Adult Social Care | Council General Fund | Mar-22 | Co-Production Support for People With Learning Disability , Mental Health and Autism | Supports Peoples Mental Heath Parliament Supports Development of Mental Health and Autism Strategies Supports Directorate's approach to Co-production Quality of Life Audits for Supported Living Clients | People live well and age well |
| Ideal For All Ltd | £50,000.00 | Adult Social Care | Council General Fund | Mar-22 | Community Activity Coordination with Sandwell MBC. This grant requires Ideal for All to co-ordinate forums involving diverse range of support and other community groups within Sandwell. For many individuals this offers vital support for the wellbeing and to mitigate the risks of social isolation. | Provides facilitation of a number of group and networks to address social isolation | People live well and age well |
| Sandwell Deaf Community Association (Prevention Grant) | £41,576.00 | Adult Social Care | Council General Fund | Mar-22 | Deliver preventative support to 15 Sandwell adults who are either deaf or have hearing impairment at any one time. The service users have their own or rented accommodation and live in Sandwell. They may be single people or part of couples/families where at least one person meets the criteria for support. If 1 service user assessed as eligible and receives Personal Budget/Package of care - SDCA identify another to take place. | Provides regular Floating Support to people with Hearing Loss or Impairment to undertake and participate in everyday tasks | People live well and age well |
| Sandwell Deaf Community Association | 106,780.00 | Adult Social Care | Council General Fund | Mar-22 | To provide support services to individual deaf people, wider deaf community and to organisations and professionals working with deaf people in Sandwell. | To provide support services to Deaf people and their family, friends and associates. | People live well and age well |
| Sandwell Visually Impaired | £37,967.00 | Adult Social Care | Council General Fund | Mar-22 | To provide support services to blind and partially sighted people and their family, friends and associates. | To provide support services to blind and partially sighted people and their family, friends and associates. | People live well and age well |
| Total | £470,873.19 | | | | | | |
| CHILDREN AND EDUCATION DIRECTORATE | | | | | | | |
| Autism West Midlands | £36,862.00 | Children and Education | Council General Fund | Mar-22 | Support to parents & carers of children on the autistic spectrum | To provide parent and carers with 1:1 support, signposting and specific strategies to support autistic C/YP . To provide training for Sandwell parents and carers on strategies to support C/YP with autism. | The best start in life for children and young people |
| Community Transport Ltd | £61,000.00 | Children and Education | Council General Fund | Mar-23 | Van at recycling centre. Provision of low cost furniture Grant funds free delivery for residents on low incomes | Reduction in land fill. Increased recycling. Low income households supported | Strong resilient communities |
| Creative Academies Ltd | £95,642.00 | Children and Education | Council General Fund | Mar-23 | Universal Play Offer West Bromwich Central/ West Bromwich North | Contributes to play sufficiency and universal provision in relation to Article 31 UNCRC. Supports the Holiday Activities and Food offer through providing those children not eligible for benefit related FSM's to access a free activity offer across the year. | The best start in life for children and young people |
| Groundwork West Midlands | £157,212.00 | Children and Education | Council General Fund | Mar-23 | Universal Play Offer Tipton/ Smethwick/ Wednesbury | Contributes to play sufficiency and universal provision in relation to Article 31 UNCRC. Supports the Holiday Activities and Food offer through providing those children not eligible for benefit related FSM's to access a free activity offer across the year. | The best start in life for children and young people |
| Ideal for All Ltd | £28,092.00 | Children and Education | Council General Fund | Mar-23 | Employment Support Activities | Engagement activities, job searching, job clubs, interview support | A strong and inclusive economy |
| Lion Farm Action Centre (Sandwell) Ltd | £78,806.00 | Children and Education | Council General Fund | Mar-23 | Employment Support Activities | Engagement activities, job searching, job clubs, interview support | A strong and inclusive economy |

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|---|----------------------|------------------------|---|--------|--|--|--|
| Murray Hall Community Trust | £85,642.00 | Children and Education | Council General Fund | Mar-23 | Universal Play Offer Oldbury / Rowley / | Contributes to play sufficiency and universal provision in relation to Article 31 UNCRC. Supports the Holiday Activities and Food offer through providing those children not eligible for benefit related Free School Meal to access a free activity offer across the year. | The best start in life for children and young people |
| Sadwica Day Nursery | £45,225.00 | Children and Education | Council General Fund | Mar-24 | Play Activities | Early Years and Childcare for working families in central West Bromwich | The best start in life for children and young people |
| Sandwell Parents for Disabled Children | £35,500.00 | Children and Education | Council General Fund | Mar-22 | Support to parents & carers of children with a disability | To provide parents and carers of children with SEND with support and networking opportunities to establish a community of support. To provide parents / carers with guidance, support and further signposting. To provide activities to families of children with SEND. | The best start in life for children and young people |
| Skills Work and Enterprise Development Agency Ltd | £101,267.00 | Children and Education | Council General Fund | Mar-22 | Employment Support Activities | Engagement activities, job searching, job clubs, interview support | A strong and inclusive economy |
| The Branch | £46,632.00 | Children and Education | Council General Fund | Mar-24 | Youth Provision | Youth provision for central West Bromwich | The best start in life for children and young people |
| Heart of England Community Foundation | £12,000.00 | Children and Education | Other (please specify in the comments column) | Mar-22 | Funding is used to support children's learning in Tipton Schools | Support for children in Tipton Schools - a range of activities which are submitted as bids to the Tipton Education Fund | The best start in life for children and young people |
| Sandwell Consortium CIC | £41,209.00 | Children and Education | Council General Fund | Mar-24 | Contribution to central advices services contracts | Benefits gained for families | The best start in life for children and young people |
| Citizens Advice Sandwell | £73,002.00 | Children and Education | Council General Fund | Mar-24 | Contribution to central advices services contracts | Benefits gained for families | The best start in life for children and young people |
| Smethwick Pakistani Muslim Association | £3,789.00 | Children and Education | Council General Fund | Mar-24 | Contribution to central advices services contracts | Benefits gained for families | The best start in life for children and young people |
| SCVO | £85,051.00 | Children and Education | Council General Fund | Mar-23 | Early help activities, Children and YP Forum | improved early help offer . Improved collaboration between agencies | The best start in life for children and young people |
| Beeches Road Community Enterprise (former allocation) | £39,937.00 | Children and Education | Council General Fund | n/a | office accommodation and payroll service | support for business and support for residents employing carers | A strong and inclusive economy |
| Total | £1,026,868.00 | | | | | | |
| BOROUGH ECONOMY DIRECTORATE | | | | | | | |
| Black Country Touring | £21,110 | Borough Economy | Council General Fund | Sep-22 | Community promoters - encouraging local groups/organisations to host theatre productions. Young promoters - working with schools and youth groups to choose, plan and run a performance. Community Cinema - supporting local groups to run screening events with their pop up theatre. Creating original productions that reflect the Black Country. | They bring the best theatre, dance & cinema to the heart of communities in the Black Country & tell local stories by creating original productions. They bring some of the best professional touring theatre and dance from the UK and beyond to the local communities of the Black Country (the boroughs of Dudley, Sandwell, Walsall and Wolverhampton): "We work with local people in the Black Country to programme this work into places where the local community can get to see it – these might be a school, community centre or the local art gallery." | People live well and age well |
| Multistory | £114,166 | Borough Economy | Council General Fund | Sep-22 | Projects cover a wide range of areas: including audio, film, photography, exhibitions, painting, portraits - through commissioning local/regional/national and internationally-known art practitioners to work in Sandwell. Various community-based projects from workshops to outdoor exhibitions - exploring and celebrating local identity. Being Sandwell focused is key to their ethos and social/cultural value. | They work with a wide range of communities, creatives and partners to reimagine the local area - to platform under-represented voices and inspire creativity and social change: "Our programme of participatory arts projects, workshops, talks and events takes place in libraries, community centres and indoor and outdoor public spaces. The stories told through our projects have a local resonance but are also seen by audiences far beyond - both in national exhibitions and through our digital programme. They support creatives through collaborative projects, employment, bursaries and skills development opportunities." | People live well and age well |

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|---|--------------------|-----------------|---|--------|---|--|-------------------------------|
| REWIND UK Education and Interventions Ltd | £25,000 | Borough Economy | Council General Fund | Mar-23 | REWIND is an organisation which specialises in right wing extremism - SMBC fund REWIND via the VSSGB. Helps to prevent extremism, racism and radicalisation in Sandwell; Work is completed in Schools, Community Organisations to provide training to adults and awareness sessions with Children. Also complete Ad hoc work based on priorities or emerging issues - 01/04/20 - 31/03/23 | Work Plan in place to deliver sessions to primary & secondary schools. Input to Sandwell Safeguarding Days. Adhoc sessions. Specific concerns in schools. Supports Channel. Understanding Extremism sessions for community and elected member. | Strong resilient communities |
| Victim Support | £16,000 | Borough Economy | Council General Fund | Sep-22 | Provides support for victims of crimes and ASB within Sandwell - the grant is administered by the Voluntary Sector Grants Team | Support to non crimed victims of ASB in Sandwell referred into by the ASB team and others which is not covered through other funding. | Strong resilient communities |
| Black Country Womens Aid | £235,000 | Borough Economy | Other (please specify in the comments column) | Mar-24 | Community based support for victims of domestic abuse and sexual violence. Funds IDVA's & ISVA posts in BCWA who provide specialist support | Support to victims of DA & SA&A . Including Risk assessments and support planning. Some support to high risk MARAC victims. Enabling victims and children to rebuild their lives. | Strong resilient communities |
| Black Country Womens Aid | £42,000 | Borough Economy | Public Health Grant | Mar-24 | Community based support for victims of domestic abuse and sexual violence. Funds IDVA's & ISVA posts in BCWA who provide specialist support | Support to victims of DA & SA&A . Including Risk assessments and support planning. Some support to high risk MARAC victims. Enabling victims and children to rebuild their lives. | Strong resilient communities |
| Black Country Womens Aid | £11,000 | Borough Economy | Council General Fund | Mar-24 | Community based support for victims of domestic abuse and sexual violence. Funds IDVA's & ISVA posts in BCWA who provide specialist support | Support to victims of DA & SA&A . Including Risk assessments and support planning. Some support to high risk MARAC victims. Enabling victims and children to rebuild their lives. | Strong resilient communities |
| Black Country Womens Aid | £58,333 | Borough Economy | Other (please specify in the comments column) | Jan-23 | Family Support Worker and Empowerment & Engagement Coordinator in Refuge - Grant to January 23 | Support to DA victims including safe accommodation. | Strong resilient communities |
| Black Country Womens Aid | £17,872 | Borough Economy | Other (please specify in the comments column) | Mar-24 | Sanctuary Support | Support to DA victims including safe accommodation. | Strong resilient communities |
| Black Country Womens Aid | £29,166 | Borough Economy | Other (please specify in the comments column) | Jan-23 | Floating support/resettlement scheme | resettlement support to DA victims | Strong resilient communities |
| Black Country Womens Aid | £100,366 | Borough Economy | Other (please specify in the comments column) | Jan-23 | Psychologically-informed therapeutic interventions for adults and children in safe accommodation | Support to DA victims including safe accommodation. | Strong resilient communities |
| Warley Woods | £72,488.00 | Borough Economy | Council General Fund | Mar-23 | Operator for Warley Woods - management and maintenance of park and woods; delivery of community activities and engagement. | Management and Maintenance of grounds at Warley Woods; Management and Maintenance of facilities; Management and Maintenance of trees and urban forestry; Management and Maintenance of Park Gardeners | People live well and age well |
| Total | £742,501.00 | | | | | | |
| HOUSING DIRECTORATE | | | | | | | |
| Sandwell Consortium | £299,361.00 | Housing | Public Health Grant | Mar-23 | Generalist advice in community settings including childrens centres | Improved household income, increased financial stability, reduction in homelessness, reduction in problem debt, improved access to immigration advice, residents are better able to manage changes to their circumstances | Strong resilient communities |
| Citizens Advice Sandwell & Walsall | £530,326.00 | Housing | Public Health Grant | Mar-23 | Generalist advice and specialist debt advice | Improved household income, increased financial stability, reduction in homelessness, reduction in problem debt, improved access to immigration advice, residents are better able to manage changes to their circumstances | Strong resilient communities |
| Citizens Advice Sandwell & Walsall | £70,000.00 | Housing | Other (please specify in the comments column) | Mar-23 | Housing, debt and benefits advice | Financial stability of household improved, reduction in homelessness | Strong resilient communities |
| Citizens Advice Sandwell & Walsall | £25,260.00 | Housing | Council General Fund | Mar-23 | Training and resources in budgeting/ financial capability | Improved budgeting skills in frontline staff | Strong resilient communities |
| Citizens Advice Sandwell & Walsall | £4,800.00 | Housing | Council General Fund | Mar-23 | Management / running of Municipal Building Oldbury | Improved access to advice | Strong resilient communities |
| Smethwick Pakistani Muslim Association | £27,669.00 | Housing | Public Health Grant | Mar-23 | Generalist advice | Improved household income, increased financial stability, reduction in homelessness, reduction in problem debt, improved access to immigration advice, residents are better able to manage changes to their circumstances | Strong resilient communities |

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|----------------------------------|-------------|---------|-------------------------|---------|---|---|-------------------------------|
| Brushstrokes | £69,719.00 | Housing | Public Health Grant | | General advice for asylum seekers and refugees. Specialist immigration advice | Improved household income, increased financial stability, reduction in homelessness, reduction in problem debt, improved access to immigration advice, residents are better able to manage changes to their circumstances | Strong resilient communities |
| Brushstrokes | £27,000.00 | Housing | Council General Fund | Mar-23 | Support for newcomers, including food and other emergency help | Reduction in homelessness, improved access to advice, reduction in council spending | Strong resilient communities |
| Better Off Sandwell | £28,000.00 | Housing | Council General Fund | Mar-23 | Tool for budgeting | Improved household budget | Strong resilient communities |
| SCPS | £223,575.00 | Housing | Public Health Grant | Mar-23 | Support for voluntary and community organisations (wide range of capacity building support, information, access to grants, voice, 2 way communication, volunteering) | Stronger and more resilient voluntary and community groups. Improved opportunities for residents to get involved. | Strong resilient communities |
| CAP | £50,531.00 | Housing | Council General Fund | 3 years | Management of community resource centre - CAP centre | Improve the availability of information and the provision of services to the African Caribbean community, Improve communication for residents with housing issues, Improve opportunities for young people in Smethwick, Improve numeracy and literacy skills with a view to obtaining accredited qualifications, Gaining employment, further education or access to training, Reduce the number of parents not engaged in education, training and/or career opportunities, Avoid isolation and promote social inclusion for the elderly, Safe environment for children to access play activities. | Strong resilient communities |
| Warley Community Gym | £24,968.00 | Housing | Council General Fund | 3 years | Community gym delivering keep-fit and exercise programmes for persons with special needs, (mental and physical disability, visual impairment and communication difficulties). | Offer and promote keep-fit and exercise programmes for persons with special needs, (mental and physical disability, visual impairment and communication difficulties). Offer subsidised programmes to the unemployed, single parent families and senior citizens. | People live well and age well |
| SCIPS | £150,000.00 | Housing | Housing Revenue Account | Mar-23 | Providing training and support for tenant led groups | Improved engagement with local tenants and residence, increased confidence and skill of local people. Ensuring local tenants have a say in housing provision and the wider community | Strong resilient communities |
| St Albans Community Assoc | £25,070.00 | Housing | Council General Fund | Sep-21 | Management of Hurst Road Community Centre | Delivering a range of important community based services to local people | Strong resilient communities |
| Sandwell Irish Com. Assoc. | £16,650.00 | Housing | Council General Fund | Mar-22 | Management of Langley Lodge Community Centre | Delivering a range of important community based services to local people | Strong resilient communities |
| Murray Hall | £5,868.00 | Housing | Council General Fund | Mar-23 | Management of Brickhouse Community Centre | delivering a range of important community based services to local people | Strong resilient communities |
| Bangladeshi Islamic Centre | £43,256.00 | Housing | Council General Fund | Mar-23 | Service development at the Bangladeshi Islamic Centre | Delivering a range of important community based services to local people | Strong resilient communities |
| North Smethwick Dev. Trust | £45,972.00 | Housing | Council General Fund | Mar-23 | Management of Brasshouse Community Centre | Delivering a range of important community based services to local people | Strong resilient communities |
| Smethwick Pakistani Muslim Assoc | £31,835.00 | Housing | Council General Fund | Mar-23 | Service Development at Smethwick Pakistani Muslim Centre | Delivering a range of important community based services to local people | Strong resilient communities |
| St Albans Community Assoc | £100,025.00 | Housing | Council General Fund | Mar-23 | Service development at St Albans Community Centre | Delivering a range of important community based services to local people | Strong resilient communities |
| West Smethwick Enterprise | £49,246.00 | Housing | Council General Fund | Mar-23 | Service development at West Smethwick Enterprise Centre | Delivering a range of important community based services to local people | Strong resilient communities |
| Great Bridge Com. Forum | £18,519.00 | Housing | Council General Fund | Mar-24 | Management of Farley Park Community Centre | Delivering a range of important community based services to local people | Strong resilient communities |
| Bangladeshi Womens Assoc. | £70,877.00 | Housing | Council General Fund | Mar-24 | Management of Tipton Muslim Community Centre | Delivering a range of important community based services to local people | Strong resilient communities |
| Friar Park M. C. Trust Board | £24,007.00 | Housing | Council General Fund | Mar-24 | Management of Friar Park Millennium Centre | Delivering a range of important community based services to local people | Strong resilient communities |
| Hill Top Dev. Association | £10,546.00 | Housing | Council General Fund | Mar-24 | Management of Hill Top Community Centre | Delivering a range of important community based services to local people | Strong resilient communities |
| Sandwell Irish Society | £3,414.00 | Housing | Council General Fund | Mar-23 | Management of Kenrick Park Community Centre | Delivering a range of important community based services to local people | Strong resilient communities |

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|--|----------------------|---------------|---|-----------|---|---|--|-------------------------------|
| | £14,615.00 | Housing | Council General Fund | | | | Delivering a range of important community based services to local people | Strong resilient communities |
| Yemeni Community Assoc. | | | | Mar-22 | Managemeny of Lodge Road Community Centre | | | |
| Gayton Road Community Assoc. | £37,018.00 | Housing | Council General Fund | | | | Delivering a range of important community based services to local people | Strong resilient communities |
| | | | | Mar-23 | Management of West Bromwich Community Centre | | | |
| Yew Tree Community Assoc. | £26,042.00 | Housing | Council General Fund | | | | Delivering a range of important community based services to local people | Strong resilient communities |
| | | | | Mar-24 | Management of Yew Tree Community Centre | | | |
| Yemeni Community Assoc. | £22,045.00 | Housing | Council General Fund | | | | Delivering a range of important community based services to local people | Strong resilient communities |
| | | | | Mar-23 | Service development of Greets Green Resource Centre | | | |
| Agape Faith | £2,650.00 | Housing | Council General Fund | | | | Delivering a range of important community based services to local people | Strong resilient communities |
| | | | | Mar-24 | Management of Hamstead SoR then Tanhouse Caretaker House | | | |
| SHARP | £73,810.00 | Housing | Council General Fund | 2 years | Hostel management, support for SHARP tenants | | Increased support for homeless residents and those at risk of homelessness | People live well and age well |
| Total | £2,152,674.00 | | | | | | | |
| PUBLIC HEALTH DIRECTORATE | | | | | | | | |
| SCVO 2030 Vision Grants | £120,000.00 | Public Health | Public Health Grant | Apr 21-22 | Supporting Community activities to improve health and wellbeing | | Improved community connection, improvements in population health and | People live well and age well |
| Atkinson French Speaking Community Support | £7,470.00 | Public Health | Other (please specify in the comments column) | Jun-22 | Ativities to support recovery from drug and alohol misuse | | Increased support towards full recovery. Reduced harms from drugs & alcohol. Increased opprtunities for employment and other positive activities | People live well and age well |
| European's Welfare Association | £8,408.00 | Public Health | Other (please specify in the comments column) | Jun-22 | Ativities to support recovery from drug and alohol misuse | | Reach into Eastern European community - understanding of need towards increased support accessibility. Reduced harms from drugs & alcohol. | People live well and age well |
| Places For People (West Bromwich Leisure Centre) | £8,100.00 | Public Health | Other (please specify in the comments column) | Jun-22 | Ativities to support recovery from drug and alohol misuse | | Improved health & wellbeing. Reduced harms from drugs & alcohol. Increased physical activity & behaviour change for service users | People live well and age well |
| ST John's Church Dudley Wood Community Link | £5,230.00 | Public Health | Other (please specify in the comments column) | Jun-22 | Ativities to support recovery from drug and alohol misuse | | Increased support towards full recovery. Reduced harms from drugs & alcohol. Increased opportunities to connect/reducing social isolation. | People live well and age well |
| The Kaleidoscope Plus Group | £9,888.00 | Public Health | Other (please specify in the comments column) | Jun-22 | Ativities to support recovery from drug and alohol misuse | | Improved health & wellbeing. Reduced harms from drugs & alcohol. Reduce stigma | People live well and age well |
| Sandwell Consortium | £178,000.00 | Public Health | Public Health Grant | Mar-25 | SHIP - final programme plan to be agreed - main aim is to tackle health inequalities with focus on 2 priorities of mental health & wellbeing and prevention & management of long term conditions | | Overall aim of the 3 year programme is to tackle health inequalities including adverse impact of Covid on ethnic minority communities in Sandwell. The focus will be around 2 key priorities of Mental Health & Wellbeing and Long term conditions where Sandwell Consortium will facilitate 11 partner organisations to deliver interventions in 2 parts - awareness/learning and activities. The planned interventions are diverse and varied but all will focus on the 2 key priorities and agreed outcomes with Public Health. | Strong resilient communities |
| Age UK Sandwell | £32,227.00 | Public Health | Public Health Grant | 3 years | Improve accessibility and appropriateness of health information to local people aged 50 and over. - Engage local older people in health improvement activities which will reduce social isolation in older people aged 50 and over. - Support local older people to access health related information to help them manage and maintain their health and well-being. | | 1. Increased numbers of local people aged 50 and over participating in local health improvement activities. 2. Increased numbers of local older people receiving health information in appropriate format. 3. Increased number of local people able to manage their long term condition. 4. Better opportunities for consultation with local people aged 50 and over. | People live well and age well |
| Total | £369,323.00 | | | | | | | |
| FINANCE DIRECTORATE | | | | | | | | |
| 6 Towns Credit Union | £32,509.00 | Finance | Council General Fund | 3 years | <ul style="list-style-type: none"> Enable residents excluded from affordable financial services to access savings, budget and borrowing services at affordable rates <ul style="list-style-type: none"> Offer opportunities for resident to invest in their local communities through purchasing shares and giving of their time Deliver services through various access points within the borough Improve the quality of life for residents by reducing financial deprivation Offer Current Accounts to Sandwell Residents via purchasing of access to the Banking Platform. Training and education of residents in the wise use of money and in the management of their financial affairs. | <ul style="list-style-type: none"> Creation of accessible savings and loans services across all towns in the Borough Membership and retained share (savings) level increased Value of affordable loans increased Provision of advice, or signposting to other agencies, for those members who need assistance with the management of their financial affairs, through trained and competent staff fully utilising the Banking Platform and offering well informed advice. <ul style="list-style-type: none"> Access to the ABCUL (the Trade Association for Credit Unions in England) Ability to set up current accounts and | People live well and age well | |

| | | | | | | | |
|--|----------------------|--|--|--|--|--|--|
| Total | £32,509.00 | | | | | | |
| | | | | | | | |
| Total Grants - All Directorates | £6,334,574.19 | | | | | | |
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Report to Safer Neighbourhoods and Active Communities Board

Tuesday 13th September 2022

| | |
|-------------------------|--|
| Subject: | Housing Needs Assessment 2022 |
| Director: | Director of Housing Gillian Douglas |
| Contact Officer: | Housing Policy and Strategy Lead Officer, Louis Bebb louis_bebb@sandwell.gov.uk |

1 Recommendations

- 1.1 That the Board considers and comments on the Housing Needs Assessment 2022 for Sandwell.

2 Reasons for Recommendations

It is vital that local authorities have a comprehensive understanding of their local housing market and a robust evidence base on which to make informed decisions about future housing provision in terms of both market and affordable housing delivery, the type and size of housing number of bedrooms required and the need for specialist housing.




The aim of this document is to outline how Sandwell Council plans to meet the current and future housing need in the Borough. This includes households with care and support needs and people from diverse equalities groups. Further, it sets out the evidence used to generate an outline of demand for what social housing will look like over the next few years within the local authority area.



This paper has also been written to link with and compliment recent publications such as SMBC’s Homelessness and Regeneration Strategies to forecast local housing market needs.

As a result, the Housing Needs Assessment will be used to inform our Housing Strategy and set the priorities for 2023 onwards.

3 How does this deliver objectives of the Corporate Plan?

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|---|---|
|  | <p>People live well and age well</p> <ul style="list-style-type: none"> • The Housing Needs Assessment 2022 meets this objective by considering the types of housing needed to support people at each life stage. • The document addresses the housing needs for both young people and older people within dwellings. • Quality homes will have a positive impact on the lives of children and adults and help residents maintain their independence as they get older. |
|  | <p>Strong resilient communities</p> <ul style="list-style-type: none"> • The document reflects on how Sandwell has a diverse population made up of differing socio-economic status, race, ethnicity and disabilities. • Sandwell recognise their responsibility to invest in housing within the Borough to promote wellbeing and help people live healthy lives. This will create mixed and sustainable communities. |
|  | <p>Quality homes in thriving neighbourhoods</p> <ul style="list-style-type: none"> • The document addresses this objective by shaping future housing development and ensuring that the right homes are built. • It highlights the importance of raising standards of design, quality and sustainability across the Borough. |



4 Context and Key Issues

- 4.1 Over the recent years national planning policy has undergone major changes, with the development of a revised National Planning Policy and Framework (NPPF). Most recent changes require local authorities to base their planning policies on assessed housing need.
- 4.2 Following the expiration of the Housing Strategy Statement 2012-2022 at the end of this year, SMBC has reviewed and revised its Housing Needs Assessment. The assessment has followed the approach set out in the National Planning Policy Framework (NPPF) and the government's Planning Practice Guidance (PPG).
- 4.3 This document will inform our new Housing Strategy which is due to go to Scrutiny on November 24th 2022. This will identify gaps in
- 4.4 We have consulted with Regeneration and Growth, Commissioning Support Planning and Public Health to ensure that relevant teams have input into the document. As a result, making sure each community in the Borough has access to the right type of housing in the right place, as well as improving local communities' health and wellbeing.

5 Implications

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|------------------------------|---|
| Resources: | <ul style="list-style-type: none">• There are no specific resource implications arising from this document |
| Legal and Governance: | <ul style="list-style-type: none">• These are set out in the Regulatory Standards (https://www.gov.uk/guidance/regulatory-standards) |
| Risk: | <ul style="list-style-type: none">• There are no specific risk implications arising from this document. |
| Equality: | <ul style="list-style-type: none">• The updated Housing Needs Assessment includes data about the housing needs of equalities groups, but this is limited in some cases by the data available. |
| Health and Wellbeing: | <ul style="list-style-type: none">• The causal link between adequate housing conditions and health outcomes is well established. This paper will have an influence on the Borough's health outcomes moving forward. |



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| Social Value | <ul style="list-style-type: none"> • The Housing Needs Assessment has social value. Creating communities in which people want to live generates a significant amount of social value within local authorities. |
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5 Appendices

- Appendix One: Housing Needs Assessment 2022.
- Appendix Two: Guide to Housing Priority Bands.
- Appendix Three: Supported Living Terminology.

7. Background Papers

- Housing Strategy Statement 2012-2022.
- Sandwell's Homelessness and Rough Sleeping Strategy 2022 to 2025.
- Sandwell Regeneration Strategy 2022-2027.
- Black Country Strategic Housing Market Assessment 2021.
- Frail Older People Joint Strategic Needs Assessment 2012.
- The Black Country Gypsy and Traveller Accommodation Needs Assessment.
- The National Policy Planning Framework (NPPF).



Housing Needs Assessment 2022

Report Author: Louis Bebb, *Housing Policy and Strategy
Lead Officer*



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Executive Summary

The aim of this document is to outline how Sandwell Council plans to meet the current and future forecasts of housing need in the Borough. This includes households with care and support needs and people from diverse equalities groups. Further, it sets out the findings used to generate an outline for what the demographics and demand for social housing should look like over the next several years within the local area. Analysis of recent publications such as SMBC's Homelessness and Regeneration Strategies has been used to identify the varying number of considerations to identify local need in relation to market forecasting.

It is vital that local authorities have a comprehensive understanding of their local housing market and a robust evidence base on which to make informed decisions about future housing provision in terms of both market and affordable housing delivery, number of bedrooms required and affordable housing tenure.

Overview of Sandwell

- In 2021, Sandwell's population is the 27th largest out of 309 local authority areas in England, moving up six places in a decade. Over the past decade, the Borough's population increase was greater than the national average for England. Its population is predicted to continue growing faster national average over the next decade too.
- In 2019, Sandwell was ranked as the 8th most deprived local authority in England, out of a total of 317. Two thirds of geographical areas in the Borough are in the 20.0% most deprived in the whole country.
- The health of people in Sandwell ranks lower in several areas in comparison to the rest of the Country: including life expectancy, disability-free life expectancy and long-term physical and mental health conditions.
- For employment rates and gross weekly incomes, Sandwell is below the national average. Whereas for work inactivity, sickness and universal credit claimants, Sandwell is above the national average.

Sandwell's Housing Market

- Sandwell's housing market has changed significantly over the last decade and continues to evolve.
- In recent years the private rental market has expanded greatly whilst the local authority sector, once the numerically highest sector, continues to decline in numbers.
- Property values remain low compared to the wider West Midlands region but remain outside the reach of many households living locally.
- As at March 2020 there were 133,085 residential units in Sandwell of which 21.0% are council-owned, 5.0% are registered provider (housing association)

owned and 74.0% privately owned. Out of the latter, roughly 22.0% are privately rented.

Council Stock Profile

- Within SMBC's stock, there are 29,598 properties (27,277 of these properties are managed by Sandwell Council). 51.0% of units are houses, 41.0% are flats, 5.0% are bungalows and 3.0% are maisonettes.
- Council stock distribution by town area is uneven, with West Bromwich accommodating the highest share, whilst Smethwick has the lowest number. There is a fairly even distribution of houses across the Borough; however, the share of flats, maisonettes and bungalows appears to be unequal.
- Around a third of the Council stock is affected by under-occupation with an additional 12.0% being classified under the Bedroom Standard as overcrowded.
- Sandwell Borough has around 3,500 empty residential properties currently, according to council tax records.
- Sales under the Right to Buy have accounted for the loss of 457 homes in 2019/20 and 2021/22. To counter these losses, during the same period 160 homes were added to the Council stock.
- Affordable housing needs have increased in recent years along with overall demand.
- Longer term future housing need is 27,873 new homes by 2039.
- Currently, Sandwell is not meeting its housing need for both market and affordable housing, with a 51% shortfall annually.

Housing Needs for Sandwell's General Population

- Over the past year the housing register steadily grew and as of July this year, stood at around 10,500 households.
- Over a third of the register (38%) is made up of existing tenants.
- In terms of bedroom need, waiting list statistics indicate a comparatively higher need of 75.0% for one and two-bed properties amongst Sandwell's future housing developments. Whereas around 25.0% of households need three bedrooms or more.
- Age designation remains an issue. As noted in the stock profile, nearly half of flats are affected by an age designation.
- 1,866 council stock properties were re-let in 2021.
- Stock turnover (relets) have shown a pattern of decline in recent years with 2,180 in 2017/18, 2,104 in 2018/19 and 1,811 in 2019/20.
- Average waiting times taken from the first bid to actually acquire a property for 2020/21 was 51 weeks.

Housing Needs and Requirements for Specific Groups in Sandwell

- It is projected that there will be a significant increase in the number of people in the housing market area with impaired mobility, common mental health disorder, people aged 65 or over with dementia, and the number of people in Sandwell with a moderate or severe learning disability over the next two decades.
- To meet local demand rates in 2039, the model identifies a requirement for 1,720 additional specialist units for older people. Additionally, projected figures anticipate a total of 5,516 accessible and adaptable homes are required by 2039.
- There is also a significant need for affordable housing for young people. This is demonstrated by the ongoing development of supported housing schemes in recent years such as St Basils in Sandwell. The first phase of the development opened in 2015 accommodating 32 young people. Plans for a second phase have been submitted this year too.
- Teenage pregnancy rates in Sandwell are worse than the rest of England. There were 156 under 18 conceptions in Sandwell, with a rate of 28.2 per 1,000 aged 15-17, compared with 17.8 for England. This has resulted in the provision of accommodation schemes from the GAP Supported Housing Project and Bromford Housing for young parents and families.
- The number of care-experienced young people under 25 is significant within the Borough. Future housing plans must help children in care to make a successful transition to independence.
- SMBC's Commissioning Support Planning Team project around 50 units required per annum for supported living accommodation for Adults with Learning Disabilities and Autism.
- Ethnic minorities represent around a third of social housing applicants on Sandwell's housing register. In both 2020 and 2021, 47.0% of applicants who cited overcrowding as reason for moving were from ethnic minority groups.
- It is anticipated that more asylum seekers and refugees will arrive in the Borough, with Sandwell Council permitting 20-25 families to come to the Borough as part of the new Afghanistan resettlement scheme. Additionally, Sandwell has issued 123 visas so far to refugees through the Homes for Ukraine scheme.
- It is also recognised there is a long history of Gypsies and Travellers residing in the Black Country. It is further recognised that there are problems associated with living in permanent dwellings by the Gypsy and Traveller population in Sandwell that need to be addressed in future housing plans.

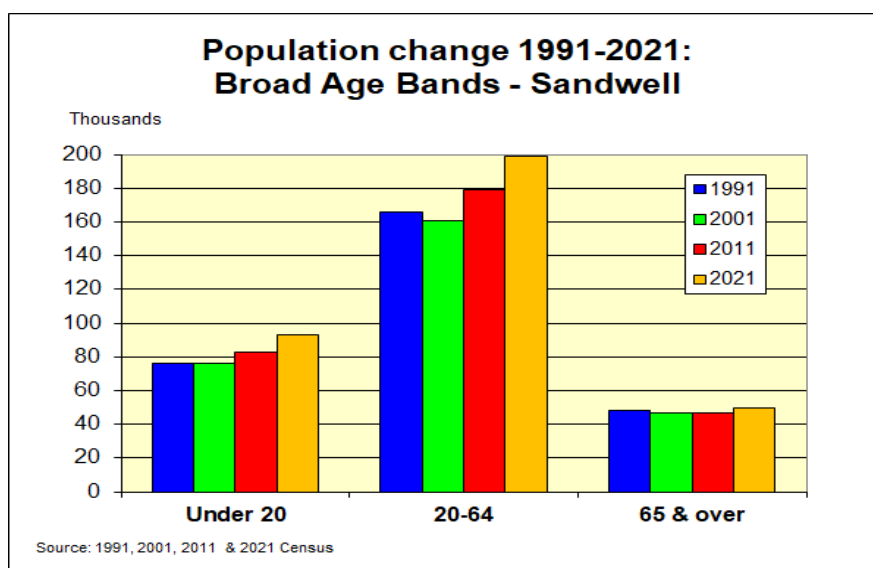
2 Overview of Sandwell

2.1 Geography:

Sandwell is a Metropolitan Borough in the West Midlands which was formed in 1974. The Borough comprises of 6 towns – Oldbury, Rowley Regis, Smethwick, Tipton, Wednesbury and West Bromwich. Further, there are 24 wards in the Borough¹.

2.2 Population:

- According to the Census 2021, Sandwell's population is the 27th largest out of 309 local authority areas in England, moving up six places in a decade².
- In Sandwell, the population size in 2021 was 341,900, an increase of 11.0% since 2011. The Borough's population has grown faster than the national average for England (6.6%) over the past decade³.
- Sandwell's population is predicted to continue growing faster than the West Midlands and the national average by 2030⁴.
- In terms of age groups, the largest increases have been amongst those aged 55 to 59 (growing 34.2%) and 50 to 54 (growing 28.4%)⁵.



- Despite this, Sandwell's ageing population (29.1%) is still lower than the average for the rest of England (36.8%). Particularly amongst the 65-69 (8.1% compared to 9.8%) and 70-74 age groups (7.4% compared to 9.9%)⁶.

¹ Sandwell Trends – Sandwell in Brief <https://www.sandwelltrends.info/sandwell-in-brief/>

² Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

³ Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

⁴ Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

⁵ Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

⁶ Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

- In Sandwell, there was a significant increase in people aged 15 to 64 years (11.0%). Across England, there was only an increase of 3.6% in people aged 15 to 64 years⁷.
- For children aged under 15 years, there was an increase of 14.5% across the Borough. Whilst in England, there was an increase of only 5.0% in this age group⁸.
- Overall, Sandwell has a young and diverse population, with more than 40.0% of residents under the age of 30, compared to around 30.0% across England.⁹
- According to the 2011 Census, Sandwell is a Borough with 34.2% of residents being from ethnic communities. This compares to 20.0% in England and Wales¹⁰. Of those, the largest proportion were from either Asian (19.2%) or black (6.0%) communities.

2.3 Health:

- The health of people in Sandwell in 2018 scored lower in several areas in comparison to the rest of the Country, according to Public Health England.
- Life expectancy in Sandwell has increased over the past decade, although it is still lower than the national average for both men and women. Men in Sandwell will, on average, live 79.5 years (2.4 less than the national average), while for women the average is 83.1 years (1.7 less than the national average)¹¹.
- Sandwell Pharmaceutical Needs Assessment 2022 states 60.2% of respondents reported having a long-term physical or mental health condition lasting more than 12 months¹².
- For older people in the Borough, disability-free life expectancy is low, with around only 9 years for both men and women¹³.

2.4 Economy:

- The Indices of Multiple Deprivation (IMD) 2019 shows Sandwell ranked as the 8th most deprived local authority in England, out of a total of 317. Two thirds of geographical areas in the Borough are in the 20.0% most deprived in the whole country¹⁴.

⁷ Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

⁸ Sandwell Trends – 2021 Census

⁹ Sandwell Trends – 2021 Census

¹⁰ Sandwell Trends – Sandwell in Brief <https://www.sandwelltrends.info/sandwell-in-brief/>

¹¹ Public Health Profile – Sandwell <https://fingertips.phe.org.uk/profile/health-profiles>

¹² Public Health Profile – Sandwell

¹³ Public Health Profile – Sandwell

¹⁴ Sandwell Trends – Indices of Deprivation 2019 <https://www.sandwelltrends.info/deprivation-2019/>

- Within the job market, 75.0% of working age people are in employment compared to the national average of 79.0%¹⁵.
- Sandwell's population has higher proportions of work inactivity in contrast to the rest of the country. Of those individuals, 25.5% are out of work due to long-term sickness compared to the national average of 22.9%. In addition, 31.3% are out of work as they are looking after the family/home compared to the national average of 23.6%¹⁶.
- Gross weekly incomes are also below the national average, with the Sandwell median average being £503 compared to a national average of £587 (17.0% less than the national average¹⁷).
- As one of the most deprived local authorities in England, about 25.5% (18,495) of children live-in low-income families¹⁸.
- In July 2021, Sandwell had the 7th highest number of people claiming Universal Credit in all English metropolitan boroughs. There were 42,104 people claiming universal credit or tax credits of which 15,876 (38.0%) of people were in employment¹⁹.
- More than 155,000 people are on Universal Credit in the Black Country and parts of Staffordshire – as of June 2022, the number of claimants in Sandwell was 41,679²⁰.
- During the same month, Sandwell had around 15,000 housing benefits claimants.
- Throughout the pandemic, SMBC also assisted residents finding it difficult to meet the shortfall in their rent with Discretionary Housing Payments to the value of £1.4m²¹.

¹⁵ Nomis Official Labour Market Statistics 2021

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/uklabourmarket/july2022>

¹⁶ Sandwell Trends – Economic Activity <https://www.sandwelltrends.info/economic-activity/>

¹⁷ Nomis Official Labour Market Statistics 2021 Median Average

¹⁸ Sandwell Trends – Economic Activity <https://www.sandwelltrends.info/economic-activity/>

¹⁹ Sandwell Universal Credit Claimants

<https://www.gov.uk/government/statistics/universal-credit-statistics-29-april-2013-to-13-january-2022/universal-credit-statistics-29-april-2013-to-13-january-2022#:~:text=The%20number%20of%20people%20on,million%20on%201%20March%202021.>

²⁰ Sandwell DHP Claimants

https://www.sandwell.gov.uk/info/200339/changes_to_benefits/4078/experiencing_hardship

²¹ Sandwell Universal Credit Claimants

<https://www.gov.uk/government/statistics/universal-credit-statistics-29-april-2013-to-13-january-2022/universal-credit-statistics-29-april-2013-to-13-january-2022#:~:text=The%20number%20of%20people%20on,million%20on%201%20March%202021.>

3 Sandwell's Housing Market

Sandwell's housing market has changed significantly over the last decade and continues to evolve. In recent years the private rental market has expanded greatly whilst the local authority sector, once the numerically highest sector, continues to decline in number. Property values remain low compared to the wider West Midlands region but remain outside the reach of many households living locally.

According to the Building Research Establishment (BRE), there are 133,680 dwellings in Sandwell, 46% are owner occupied, 26% private rented and 28% social rented²². The most notable characteristics of the private rented sector (PRS) are:

- The proportion of the Borough's housing stock that is private rented continues to grow: from 4.6% (5,345 units) in 2001 to 12.0% (14,580 units) in 2011 to 22.0% (21,000 units) in 2020.
- In 2018, the Building Research Establishment (BRE) recorded 4,300 HMO's located in Sandwell, with particular concentrations in Great Green (281, 17.0% of PRS Sector), Smethwick (323, 18.0% of PRS Sector), Soho & Victoria (602, 18.0% of PRS Sector) and St Pauls wards (385, 21.0% of PRS Sector).
- A significant and above national average benefit-supported private rented sector operates in Sandwell. Data available from the Department of Work & Pensions indicates that in May 2020, 47.0% of households in the private rented sector were either in receipt of Housing Benefit or were receiving the Housing Element of Universal Credit. This compares to a regional and national figure of 39 and 40 percent respectively²³ and approximately 62.0% in Council tenure.
- As previously mentioned, affordability remains an issue in Sandwell. To prevent homelessness and rough sleeping and where people find themselves homeless, SMBC need to ensure that we can resolve their housing need through a range of suitable and sustainable housing options. The 2021 Black Country Strategic Housing Market Assessment estimates that household incomes of between £17.8k, £22k, £25.6k and £32k are required to access an entry level private rented sector one, two, three or four bedroom property (respectively). In 2020 the lower quartile income in Sandwell was £15,115 with the median rising to £26,711²⁴.

²² BRE 2018 Integrated Dwelling Level Housing Stock Modelling and Database Commercial in Confidence Template Version

²³ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

²⁴ 2021 Black Country Strategic Housing Market Assessment

- Housing Associations provide an additional 7,750 units of affordable housing, 5,720 of which are classed as 'general needs' housing²⁵.

4 Council Stock Profile

Within SMBC's stock, 51.0% of units are houses, 41.0% are flats, 5.0% are bungalows and 3.0% are maisonettes. The vast majority of flats (96.0%) are either one- or two-bedroom units as are 60.0% of maisonettes. 3,398 (28.0%) flats are classed as high-rise.

Council stock distribution by town area is uneven, with Wednesbury sharing the lowest at 12.0% and West Bromwich accommodating the highest share at 26.0%. By stock type, 51.0% of bungalows are located in Wednesbury and West Bromwich, whilst nearly 40.0% of maisonettes are sited in Smethwick. Just under a third of flats are located in West Bromwich with Wednesbury having the lowest share at 7.0%. Houses as a stock type are more evenly distributed. The table below (August 2022) sets out property type distribution in more detail:

Council stock by Town Area @ August 2022:

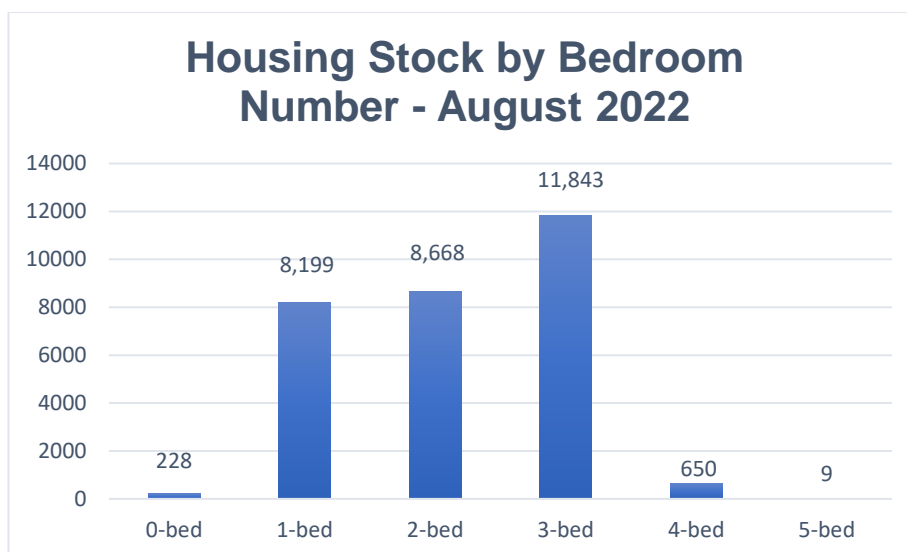
| TOWN AREA | Bungalow | Flat | House | Maisonette | TOTAL |
|----------------------|-----------------|----------------|---------------|-------------------|-----------------|
| Oldbury | 195 | 2,037 | 2,038 | 29 | 4,299 |
| Rowley | 196 | 1,923 | 2,940 | 0 | 5,059 |
| Smethwick | 131 | 1,298 | 1,794 | 405 | 3,628 |
| Tipton | 253 | 2,197 | 2,609 | 214 | 5,273 |
| Wednesbury | 298 | 821 | 2,394 | 17 | 3,530 |
| West Bromwich | 531 | 3,905 | 3,295 | 78 | 7,809 |
| TOTAL | 1,604 | 12,181* | 15,070 | 996 | 29,598** |

* = *3,398 flats are categorised as high-rise.

** = 27,277 of these properties are managed by Sandwell Council.

²⁵ Regulator of Social Housing, RP Combined Tool 2020
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1027024/RP_statistic_2020-21_briefing_note_v1.0_FINAL_.pdf

The table below illustrates the numerical share of stock by bedroom number:



Some key characteristics of SMBC's stock include:

- 1,142 (4.0%) properties are listed as having an adaptation. These units are sourced from 157 bungalows, 355 flats, 637 houses and 1 maisonette. This translates to around 10.0% of bungalows being adapted, 3.0% of flats and 4.0% of houses.
- Many flats are affected by age designations which is significant given the housing register profile. Excluding those with a 50 plus designation, collectively around half of one and two bedroomed flats (4,586 / 8,828 units) have an age restriction. These restrictions are applied with three specific minimum ages of 25 (844 units), 35 (246 units) and 40 (3,496 units). These restrictions mean that persons aged below 25 they are excluded from 52.0% of the stock (4,586 units), below 35 from 42.0% (3,742 units) and below 40 from 40% (3,496 units).
- Children occupy 1,686 flats (15.0%) - 650 of these flats are in high-rise. Children occupy over half of maisonettes (56.0%).
- A third (9,836) of Council homes are under-occupied. 2,467 are severely under-occupied (by two bedrooms or more) of which 79.0% (1,861) have a head of household aged 60 plus.
- Using the Bedroom Standard, around 12.0% (3,473) of the stock is classed as overcrowded, with 718 units being classified as severely overcrowded.
- The average length of tenancy is 12.6 years.
- Sandwell Council has around 3,500 empty residential properties currently, according to council tax records. This includes all privately owned, privately rented and social housing across the borough, and includes everything empty for just one day up to those empty for over 10 years.
- Sales under the Right to Buy have accounted for the loss of 457 homes in 2019/20 and 2021/22.

| Financial YR | Applications | Sales |
|--------------|--------------|-------------|
| 2007/2008 | 601 | 214 |
| 2008/2009 | 185 | 92 |
| 2009/2010 | 195 | 47 |
| 2010/2011 | 255 | 55 |
| 2011/2012 | 257 | 76 |
| 2012/2013 | 568 | 184 |
| 2013/2014 | 570 | 270 |
| 2014/2015 | 491 | 256 |
| 2015/2016 | 633 | 228 |
| 2016/2017 | 694 | 264 |
| 2017/2018 | 644 | 296 |
| 2018/2019 | 717 | 290 |
| 2019/2020 | 845 | 281 |
| 2020/2021 | 525 | 176 |
| 2021/2022 | 704 | 288 |
| | 7884 | 3017 |

4.1 Future Housing Development in Sandwell Borough

- Affordable housing needs have increased in recent years along with overall demand. In 2021, Sandwell's affordable housing requirement was set at 343 dwellings per annum, an increase from 244 in previous years.
- The Borough offers more social housing than the national average (28% of the 133,680 houses in Sandwell are social housing, compared to the national average of 17%). SMBC aim to do more to provide our residents with access to affordable accommodation²⁶.
- As shown in the table below, on average over the last four years (2017/18 to 2020/21), Sandwell has delivered 49% of its affordable housing needs. On average, 120 new affordable homes were delivered per annum over the last four years against a need of 244 homes per annum.²⁷

²⁶ Sandwell Regeneration Strategy 2022

<https://sandwell.moderngov.co.uk/mgConvert2PDF.aspx?ID=6326>

²⁷ 2021 Black Country Strategic Housing Market Assessment

<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

| Sandwell MBC – Housing Delivery against Housing Need (Affordable Homes - all types) | | | | | |
|--|-----------------------------------|-----------------------------------|---|-----------------------------|---------------------------|
| Year | Social Housing Need (2017) | Social Housing Need (2021) | Total new Affordable homes delivered | Deficit | % of SHN delivered |
| 2017/18 | 244 | | 117 | 127 | 48% |
| 2018/19 | 244 | | 93 | 151 | 38% |
| 2019/20 | 244 | | 107 | 137 | 44% |
| 2020/21 | 244 | | 162 | 82 | 66% |
| 2021/22 | | 343 | | | |
| Total | 976 | | 479 (cumulative) | 497 (cumulative) | 49% (average) |

- Longer term future housing need is 27,873 new homes by 2039. Sites have been identified in the Draft Black Country plan for 9,498 new homes, giving a shortfall of 18,375 homes to be met outside of Sandwell²⁸.
- The data above demonstrates that Sandwell is not currently meeting its housing need for both market and affordable housing. A minimum of 25% of any housing delivered on the site would be affordable housing and would benefit local people through; the Council having nomination rights from the social housing register and/ or through the provision of council homes, and by providing First Homes (30% discount on market prices to support first time buyers to take the first step on to the homeownership ladder).

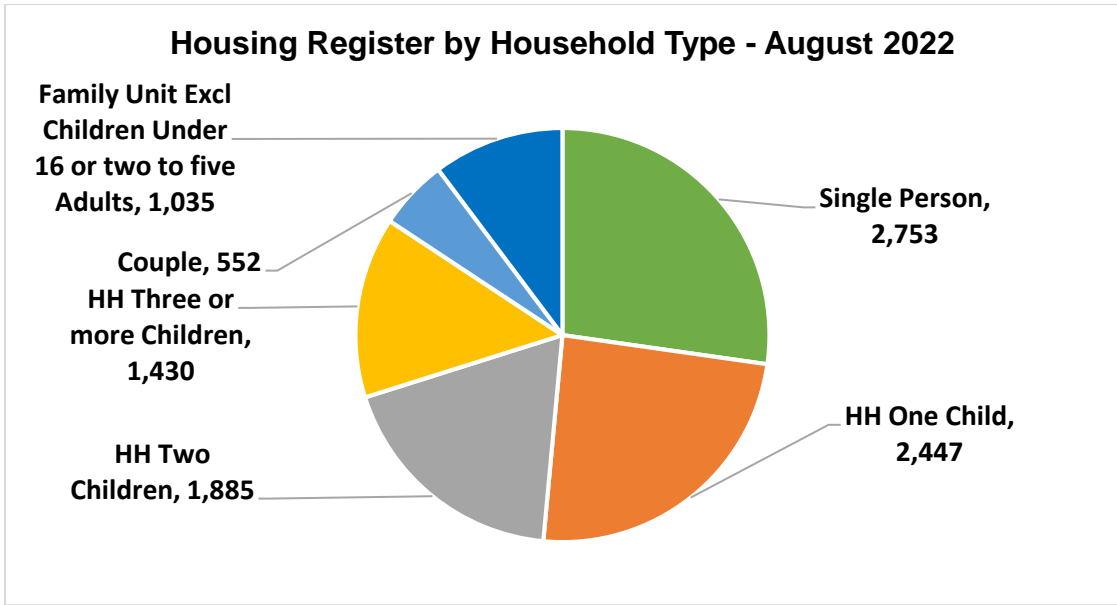
5 Housing Needs for Sandwell’s General Population

5.1 Housing Register Overview

Last year the housing register steadily grew and as of August this year stood at around 10,500 households. Following a full review of the Housing Allocations Policy a new revised policy took effect from July 2020. One of the major adjustments was the reduction of the residency test for qualification to join the register from 5 years down to 2 years. This is likely to have played a part in the growth of the housing register from around 7,600 households in May 2020 to 10,591 in August 2022. Of note:

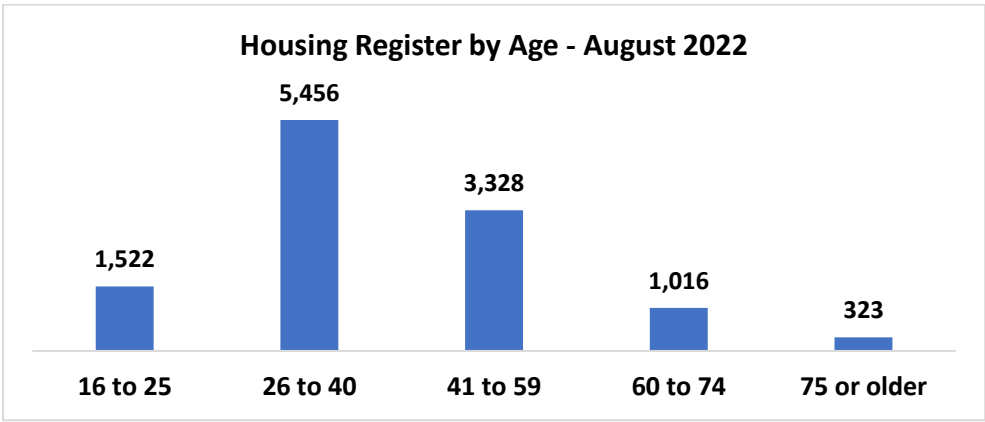
- Over a third of the register (38.0%) is made up of existing tenants
- Around half of the register have a degree of priority within the Allocations Policy – mostly qualifying for Band Three (60.0%). A more detailed overview of the housing priority bands is provided in Appendix One.
- Over half of households registered contain children aged 16 or under.

²⁸ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>



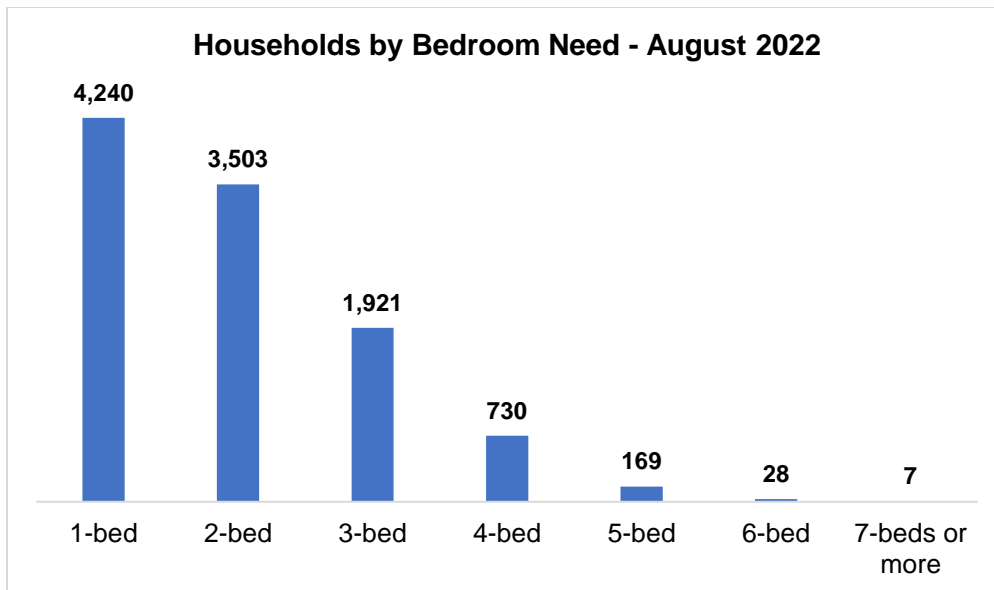
Note: From 10,638 households, 1,088 records were not available.

The register has an uneven age distribution – overall 55.0% of head of households are aged 40 or below, rising to 63.0% specifically from the applicant pool (i.e. non-Council tenants).



Note: From 10,638 households, 974 records were not available

The illustration below looks at bedroom need (set to DWP standard) where around a quarter need three bedrooms or more.



Note: From 10,638 households, 40 records were not available

In terms of bedroom need, waiting list statistics indicate a comparatively higher need for one and two-bed properties amongst Sandwell's future housing developments. Whereas around 25.0% of households need three bedrooms or more.

319 households require an adapted property. Specific adaptational needs are only held on the individual file and are not recorded on the mainframe system. However, 75 of these households qualify for Band One and 233 for Band Two. Overall, 147 of these households require a one bed unit, 77 a two, 62 a three, 28 a four and 7 a five (bedroom unit).

5.2 Bidding activity

The Council currently operates a choice-based lettings system for the allocation of its vacant properties whereby applicants are invited to express an interest in renting a vacant property – often referred to as 'bidding'. The bidding process provides an indication of property type demand, i.e. a low number of bids implies low demand (however, it should be noted that 'demand' is currently tempered by age restrictions affecting around half of flats).

From the current housing register, bidding activity is recorded as follows:

| Priority Band | No. of Households | Mean average bids per HH | No. who have bid >75 times | % share bid >75 times |
|----------------------|--------------------------|---------------------------------|--------------------------------------|---------------------------------|
| ONE | 463 | 10 | 14 | 3.0 |
| TWO | 1,019 | 34 | 125 | 13.0 |
| THREE | 2,263 | 79 | 787 | 37.0 |
| FOUR | 80 | 46 | 10 | 22.0 |
| FIVE | 6,840 | 27 | 722 | 11.0 |

The table below looks at the average (mean) number of bids per property type covering 2019/20 to 2021/22:

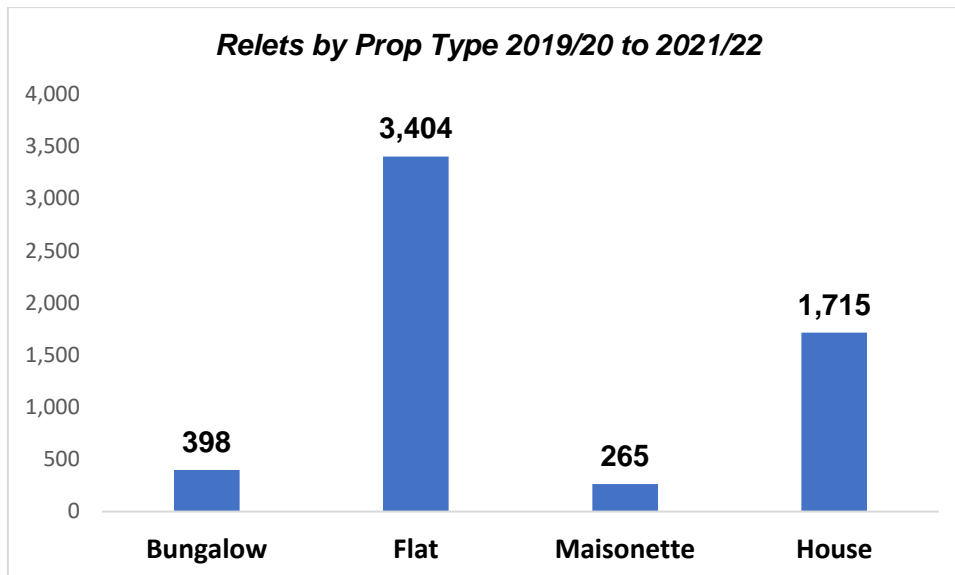
| Mean average bidding by property type 2019/20 to 2021/22: | | |
|--|-----------------------|-----------------------------|
| Property Type | Mean Ave. Bids | Number of Properties |
| Bungalow | 16 | 345 |
| Flat | 27 | 2,759 |
| Maisonette | 86 | 226 |
| House | 181 | 1,442 |

As noted in the stock profile, nearly half of flats are affected by an age designation. With around 70.0% (4,386/6,094) of the housing register applicant base below the age of 40, by default when a property with a 40 plus age designation becomes available for let, in effect it is only available to a third of the applicant base. This supply and demand in-balance is highlighted by the sharp differences between the lower demand for age designated stock set against general needs stock. Bidding week 21 commencing 21 July is typical, where none of the 40 plus units achieved more than 15 bids with two-thirds not achieving more than five. This contrasts with the 25 to 65 bid range for properties without an age designation all of which were let given the volume of bids:

Bids received for flats week commencing 21 July 2022:

| No. bids received: | Age Designation | | |
|---------------------------|------------------------|----------------|----------------------|
| | 25 plus | 40 plus | General Needs |
| No bids | - | 4 | - |
| 1 to 5 | - | 9 | - |
| 6 to 15 | - | 4 | - |
| 25 to 65 | 1 | - | 10 |
| Total | 1 | 17 | 10 |

Stock turnover (relets) have shown a pattern of decline in recent years with 2,180 in 2018/19, 2,104 in 2019/20, 1,811 in 2020/21 and 1,866 in 2021/22. The illustration below looks at relets by property type covering 2019/20 to 2020/21:



The above totals represent a turnover rate over three years by stock type of 40.0% for maisonettes, 11.0% for houses, 31.0% for flats and 26.0% for bungalows. The high number of maisonettes involved in turnover may be explained by the disproportionate number of maisonettes occupied by children culminating in a 'children in flats' move. Often seen as the next best option to a house, 56.0% of maisonettes are occupied with children.

Over the last three years relets by bedroom number has applied as follows:

Relets by bedroom number 2019/20 to 2021/22:

| Number of bedrooms | Number of properties | % share of relets | %share of stock within bedroom number |
|---------------------------|-----------------------------|--------------------------|--|
| One | 2,248 | 39.0 | 3.0 |
| Two | 2,068 | 36.0 | 26.0 |
| Three | 1,363 | 24.0 | 12.0 |
| Four | 100 | 2.0 | 16.0 |
| Five | 4 | - | 44.0 |
| TOTAL | 5,781 | 100.0 | 21.0 |

Average waiting times taken from the first bid to actually acquire a property for 2020/21 was 51 weeks. The table below breaks this down by each respective priority band within the Allocations Policy:

Average weeks from first bid to acquisition of property by Priority Band 2020/21:

| Band Number | Number of properties Let | Average Number of Weeks from first bid |
|--------------------|---------------------------------|---|
| One | 308 | 48 |
| Two | 665 | 42 |
| Three | 348 | 75 |
| Four | 9 | 52 |
| Five | 498 | 51 |
| TOTAL | 1,866 | 51 |

Looking at waiting time for respective property types, the table below provides a comparison as to how this has changed over time, with a decline in lets and a notable increase in waiting times between first bid and property acquisition:

Average number of weeks from first bid to property acquisition:

| | 2019/20 | | 2020/21 | | 2021/22 | | +/- |
|-------------------|---------|-------|---------|-------|---------|-------|------------|
| | No. | Weeks | No. | Weeks | No. | Weeks | |
| Bungalow | 103 | 34 | 97 | 40 | 142 | 43 | +9 |
| Flat | 1,355 | 17 | 1,060 | 21 | 1,020 | 29 | +12 |
| House | 596 | 63 | 564 | 87 | 611 | 89 | +26 |
| Maisonette | 107 | 20 | 90 | 24 | 93 | 53 | +33 |

In addition to the lettings above, between 2019/20 and 2021/22, 472 nominations were completed to Housing Associations and a further 297 Mutual Exchanges took place. Last year, 242 nominations were recorded. Given the 50.0% void requirement in the Nominations Agreement (NA) set against the RP general needs stock total (5,733) and an accepted 10.0% turnover, this figure implies that the authority achieves the target set in its' NA.

In March 2021 the Black Country Housing Market Assessment was finalised. Based on a series of socio-economic determinants specific to Sandwell table 5.8b predicts the size of new Social Rent/Affordable Rent accommodation required in Sandwell over the next 18 years²⁹:

| Table 5.8b Size of new Social Rent/Affordable Rent required in Sandwell over the next 18 years | | | | |
|---|---------------------------------|--------------------------|------------------------|-----------------------------|
| <i>Size of home</i> | <i>Base size profile (2020)</i> | <i>Size profile 2038</i> | <i>Change required</i> | <i>% of change required</i> |
| One bedroom | 9,988 | 11,044 | 1,056 | 31.7% |
| Two bedroom | 10,583 | 11,075 | 492 | 14.7% |
| Three bedroom | 13,920 | 14,377 | 457 | 13.7% |

²⁹ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

| | | | | |
|-----------------------|--------|--------|-------|--------|
| Four or more bedrooms | 947 | 2,276 | 1,330 | 39.9% |
| Total | 35,438 | 38,772 | 3,334 | 100.0% |

The table below focuses on the household need category within the Housing Register as determined by the Housing Allocations Policy. From a register of roughly 10,500 households, the table only includes categories that have 50 households or more.

| | | | |
|-----------------------------|-------|--------------------------------|-------|
| General Needs | 4,264 | Homeless Prevention | 157 |
| HH Children in flats | 1,057 | Hardship Grounds | 149 |
| Overcrowded by one bedroom* | 625 | Overcrowded by two bedrooms*** | 127 |
| Medical Priority** | 537 | Under-occupying one bedroom | 83 |
| Relief Duty | 164 | Stat Homeless | 58 |
| Under-occupying a house | 163 | Safety at risk | 52 |
| | | Total | 7,436 |

Note: Taken from 7,751 recorded categories available at the time (13.08.21)

*Divided between 308 Tenants & 317 Applicants

**Divided between 329 Tenants & 208 Applicants

***Divided between 46 Tenants & 81 Applicants

6 Housing Needs for Specific Groups in Sandwell

6.1 Disabled Households

- The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in ensuring that they live safe and independent lives³⁰.
- People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited

³⁰ Black Country Strategic Housing Market Assessment Final Report
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs³¹.

- It is projected that there will be an increase of 59.4% in the number of people aged 18-64 in the housing market area with impaired mobility, a rise of 10.6% in the number of people aged 18-64 in the Sandwell with a common mental health disorder, an increase of 36.9% in the number of people aged 65 or over with dementia, and an increase of 21.2% in the number of people in the Borough with a moderate or severe learning disability³².

| Condition | 2020 | 2039 | Total change | % change |
|---|----------------|----------------|---------------|--------------|
| Health condition | | | | |
| People aged 65 and over with an illness* | 17,383 | 24,522 | 7,139 | 41.1% |
| People aged 18-64 with impaired mobility | 10,274 | 16,372 | 6,098 | 59.4% |
| People aged 18-64 with a common mental health problem | 37,565 | 41,556 | 3,991 | 10.6% |
| People aged 65 and over with dementia | 3,531 | 4,833 | 1,302 | 36.9% |
| People all ages with a learning disability | 5,902 | 7,152 | 1,250 | 21.2% |
| People requiring assistance with activities | | | | |
| People aged 65 and over that are unable to manage at least one mobility activity on their own** | 9,208 | 12,283 | 3,075 | 33.4% |
| People aged 65 and over who need help with at least one domestic task*** | 14,471 | 19,238 | 4,767 | 32.9% |
| People aged 65 and over who need help with at least one self-care activity**** | 14,306 | 19,084 | 4,778 | 33.4% |
| People aged 18-64 with a serious personal care disability***** | 1,665 | 1,840 | 175 | 10.5% |
| All people | 331,719 | 373,348 | 41,630 | 12.5% |

6.2 Older People

- In the Borough, the proportion of the population who are aged 65 years and over is projected to grow to 20.0% by 2033³³.
- The number of those aged 65 or over with a limiting long-term illness is expected to increase by 36.8% between 2020 and 2039 in the Black Country³⁴.

³¹ The National Policy Planning Framework

<https://publications.parliament.uk/pa/cm201617/cmselect/cmwomeq/631/63106.htm>

³² 2021 Black Country Strategic Housing Market Assessment

<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

³³ Frail Older People Joint Strategic Needs Assessment https://www.sandwelltrends.info/wp-content/uploads/sites/5/2018/06/JSNA_Frail-Older-People-Apr-2012_Full.pdf

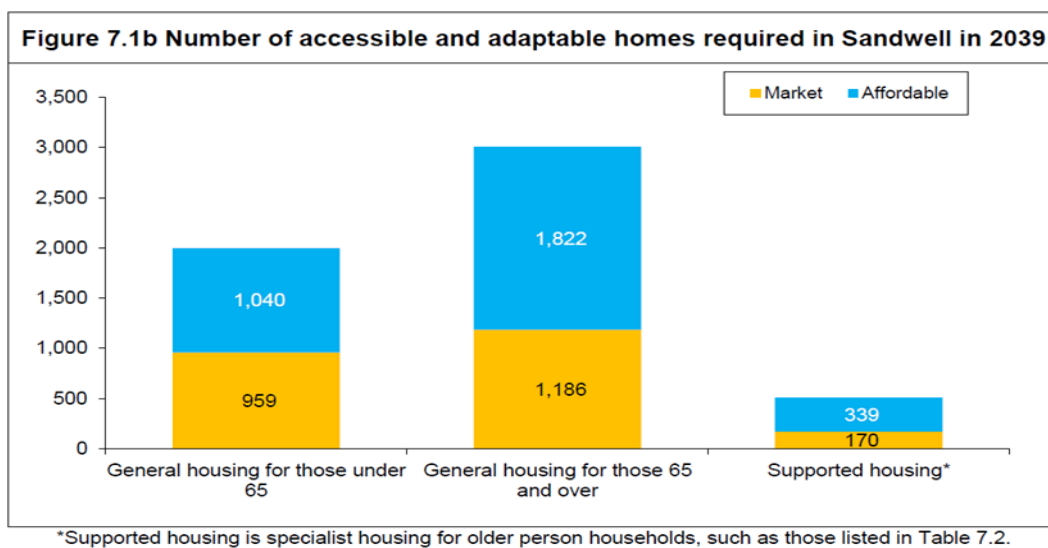
³⁴ 2021 Black Country Strategic Housing Market Assessment

<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

- Given the dramatic growth in the older population, and the higher levels of disability and health problems amongst older people, there is likely to be an increased requirement for specialist housing options.

6.3 General/Adapted Housing

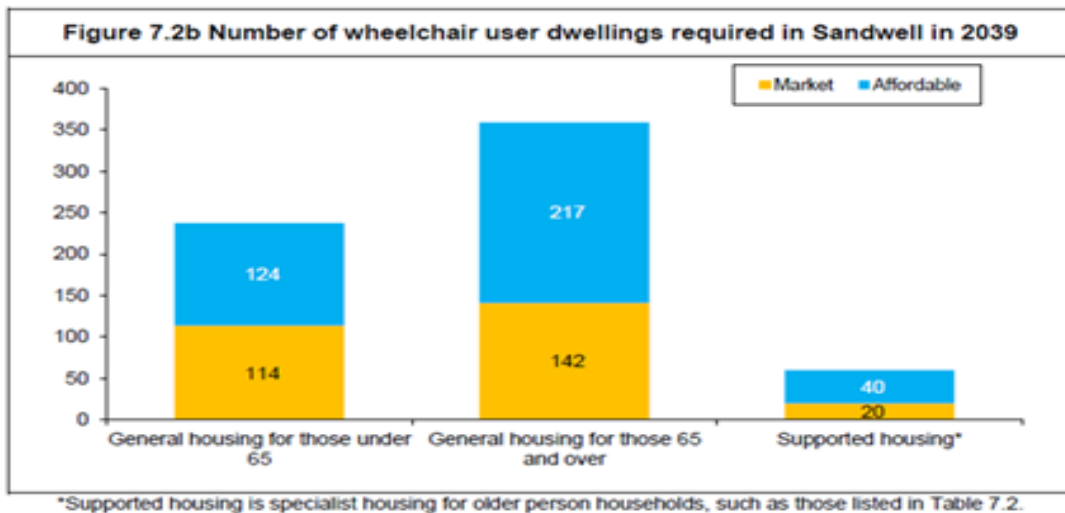
The figure below shows the requirement for adaptable and accessible housing in Sandwell in 2039. In total 5,516 accessible and adaptable homes are required by 2039 in Sandwell of which 2,315 should be in the market sector and 3,201 in affordable accommodation. Of the 5,516 accessible and adaptable homes required, 5,006 should be in the general housing stock and 509 in supported accommodation³⁵.



The future requirement for a wheelchair-friendly home in Sandwell in 2039 is presented in the figure below. In total 656 wheelchair user dwellings are required in 2039 across Sandwell of which 275 should be in the market sector and 381 in affordable accommodation. Of the 656 wheelchair user dwellings required, 596 should be in the general housing stock and 60 in supported accommodation³⁶.

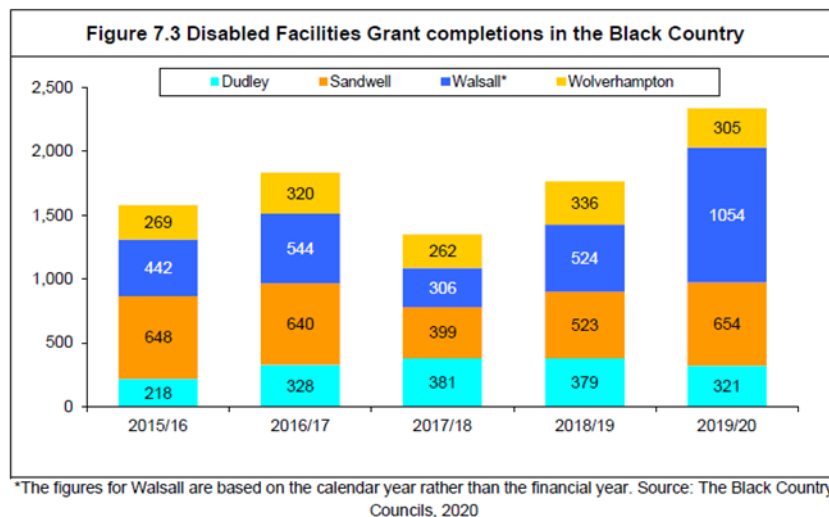
³⁵ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

³⁶ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>



6.4 Disabled Facilities Grants (DFGs)

The figure below shows the number of Disabled Facilities Grants (DFGs) that have been completed between 2015/16 and 2019/20 in each authority within the Black Country. Walsall had the highest number of DFG completions over this timeframe with 2,870 followed closely by Sandwell with 2,654. Dudley (1,627) and Wolverhampton (1,492) had fewer completions in comparison³⁷.



6.5 Supported Living for Adults with Learning Disabilities and Autism

- In supported housing, accommodation is provided alongside support, supervision, or care to help people live as independently as possible in the

³⁷ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

community. These are not always distinct groups and many individuals may have multiple needs³⁸.

- The supported housing sector is diverse, comprising housing associations and local council housing, as well as charities and voluntary organisations³⁹.

| | Actuals Where We Have Data | | | | | | | Projections | | | |
|--|----------------------------|---------|---------|---------|---------|---------|---------|-------------|---------|---------|---------|
| | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| Transitions | 7 | 2 | 8 | 9 | 8 | 6 | 1 | 8 | 8 | 8 | 8 |
| Court of Protection Clients | | | | | | | | 4 | 8 | 7 | 3 |
| Standard Supported Living Client Transfers and New | | | | | | | | 12 | 20 | 20 | 20 |
| Transfers from Residential | | | | | | | | 5 | 5 | 5 | 5 |
| TCP Pathway Clients | | | | | 1 | 2 | 3 | 4 | 1 | 1 | 1 |
| New or Transfers of Mental Health Clients in Residential | | | | | | | | 4 | 7 | 9 | 9 |
| Total Demand | 7 | 2 | 8 | 9 | 9 | 8 | 4 | 37 | 49 | 50 | 46 |

In the table above, the Commissioning Support Planning Team project around 50 units required per annum – either provided from Local Authority Stock or arrangements with trusted social landlords and housing associations over the next few years:

- SMBC anticipate the projected numbers in red coming through our pathways and pipeline.
- In addition, the stats in blue identify where Sandwell would need to work to find alternative accommodation (and support) to where they are currently, either in the private rented sector market or in residential care homes.
- Any units built on the needs of people with learning disabilities, autism and mental health must be delivered strategically.
- For instance, building small-scale supported accommodation clusters where each unit is close to each other is easier to manage will ensure the right amount of shared support is delivered.
- Consideration needs to be made to ground floor accommodation due to mobility issues, the design of the property interior that suits the needs of the individual and ensuring the accommodation is located in areas close by to services and amenities.

³⁸ <https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>

³⁹ <https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>

6.6 Accommodation Needs for Older People

The Black Country Housing Market Assessment provides an overview of older people in Sandwell projected to require a certain type of accommodation in the future – they form a significant proportion of the housing needs required for physical and mental impairment. To meet local demand rates in 2039, the model identifies a requirement for 1,720 additional specialist units for older people. This represents 6.3% of the total household growth in Sandwell for the period 2020 to 2039⁴⁰.

6.7 Accommodation Needs for Young People

Accommodation needs for young people in Sandwell should focus on key housing themes in the Borough such as delivering affordable homes, preventing homelessness and increasing housing options, ensuring good quality homes and supporting the needs of vulnerable residents:

- The need for affordable housing for young people is demonstrated by the ongoing development of supported housing schemes in recent years such as St Basils in Sandwell⁴¹.
- The scheme, unique for affordable housing, allows rent to be deflated below benefit triggers so young people can live and work benefit-free. Flats are managed and maintained by the charity.
- The first phase of the development opened in 2015 accommodating 32 young people. The scheme comprises of 8 flats with shared facilities.
- Second phase development plans for an additional 54-bedroom scheme at Hallam Close in West Bromwich have also now been submitted.
- SMBC have stated they intend to commission some of the units as accommodation for care-experienced young people.
- Since phase one of the scheme, 120 young people have lived in the aforementioned flats. None have suffered repeat homelessness.

Young Parents

- In addition to the above, there are also supported housing schemes for young parents too. Housing is a really important concern for young parents and there are many reasons why young households may need to be re-homed. These could include overcrowding, the breakdown of relationships with their family or partner or needing the extra help and support that can be provided by Supported Housing Projects.
- The Public Health England (PHE) Child Health Profile (March 2020) stated the teenage pregnancy rates in Sandwell are worse than the rest of England. There

⁴⁰ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

⁴¹ Agreement with St Basils to provide affordable rented homes for young people
https://www.sandwell.gov.uk/news/article/6344/agreement_with_st_basils_to_provide_affordable_rented_homes_for_young_people

were 156 under 18 conceptions in Sandwell, with a rate of 28.2 per 1,000 aged 15-17, compared with 17.8 for England⁴².

- Within Sandwell, the need to support young people and young families is demonstrated by the provision of accommodation schemes such as the GAP Supported Housing Project in Oldbury. The project consists of 30 self-contained fully furnished one-bedroom flats accommodated by lone parents and young couples aged 16-25. The project aims to enable them to eventually move on to more permanent accommodation and manage to live independently. This is part of the Sandwell Homeless and Resettlement Project (SHARP).
- Bromford Housing also provide a 9-bedded housing scheme that provides additional support to young parents in their own tenancy.

Care-Experienced Young People

As shown in the table below, the number of care-experienced young people under 25 is significant within the Borough, particularly between the ages of 16 to 19.

| Number of Care-experienced young people by age, year ending 31st March 2021 | | | | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------------|
| 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | Total |
| 78 | 95 | 72 | 83 | 57 | 51 | 59 | 66 | 53 | 614 |

In order to help children in care make a successful transition to independence, Sandwell needs to ensure they are supported to develop the necessary assistance to provide a safe and supportive pathway to independent living:

- Care-experienced young people get to practice independent living with taster flats. SMBC have 25 training flats - they can live in these for up to 12 months with support to provide them with how they are living⁴³.
- Sandwell Council also have a crash pad used for sessions with independence skills.
- They are provided with a setting up allowance of £2000.
- Care-experienced young people will receive priority for social housing. Young people can register at 16 for the housing register and start to build a time on this. At 18 if following work completed with their support network, they have the skills and able to demonstrate they can manage they are supported to submit an application to gain and be awarded their Band 1 priority (banding award is offered up to the age of 25)⁴⁴.

⁴² Sandwell Borough Health Profile <https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/gid/1938132701/ati/201/iid/90366/age/1/sex/1/cat/-1/ctp/-1/yrr/3/cid/4/tbm/1>

⁴³ Sandwell Borough Council Care Leaver Offer <https://www.careleaveroffer.co.uk/organisations/31521-sandwell-borough-council>

⁴⁴ Sandwell Borough Council Care Leaver Offer <https://www.careleaveroffer.co.uk/organisations/31521-sandwell-borough-council>

- However, it could be suggested that there needs to be a bigger emphasis on utilising the private rented housing market enough for care-experienced young people. In principle, Sandwell will not assist as a guarantor or provide a deposit for care-experienced young people in a private rented property. With the significant expansion of the private rented sector in the Borough and the falling amount of Sandwell Council stock, there may be an opportunity to assist more households in finding accommodation in the private rented sector.

6.8 Housing Needs of Black, Asian and Minority Ethnic Groups

| All Live Social Housing Applications by Ethnicity | Total |
|---|-------------|
| Asian or Asian British Bangladeshi | 348 |
| Asian or Asian British Indian | 386 |
| Asian or Asian British Other | 209 |
| Asian or Asian British Pakistani | 256 |
| Black or Black British African | 604 |
| Black or Black British Caribbean | 727 |
| Black or Black British Other | 38 |
| Chinese or Other Ethnic Group Chinese | 13 |
| Chinese or Other Ethnic Group Other | 17 |
| Gypsy | 9 |
| Mixed Other | 55 |
| Mixed White and Asian | 93 |
| Mixed White and Black African | 59 |
| Mixed White and Black Caribbean | 330 |
| White British | 5474 |
| White Irish | 41 |
| White Other | 521 |
| Grand Total | 9180 |

Note: From 10,638 households, 3408 records were not available.

- In the table above, ethnic minorities represent 35.0% of social housing applicants on Sandwell's housing register. Whilst white households represent the remaining 65.0% of the waiting list.
- Ethnic minority groups often have distinct characteristics in terms of their housing needs which may leave them disadvantaged in some way. They

typically live in poorer housing conditions than white households and are especially likely to experience problems of overcrowding⁴⁵.

- In both 2020 and 2021, despite having a much smaller representation on the social housing register, 47.0% of applicants who cited overcrowding as reason for moving were from ethnic minority groups.

| Overcrowded Households by Ethnicity | 2020 | 2021 |
|--|-------------|-------------|
| Asian or Asian British Bangladeshi | 25 | 55 |
| Asian or Asian British Indian | 11 | 64 |
| Asian or Asian British Other | 9 | 14 |
| Asian or Asian British Pakistani | 7 | 16 |
| Black or Black British African | 17 | 88 |
| Black or Black British Caribbean | 20 | 92 |
| Black or Black British Other | 3 | 1 |
| Chinese or Other Ethnic Group Chinese | 1 | 1 |
| Gypsy | 1 | 3 |
| Mixed Other | 2 | 11 |
| Mixed White and Asian | 3 | 13 |
| Mixed White and Black Caribbean | 9 | 46 |
| White British | 109 | 422 |
| White Irish | 14 | 3 |
| White Other | 19 | 23 |
| Total | 250 | 852 |

6.9 Asylum Seekers and Refugees

- Housing agencies across the UK are under increasing pressure to support and help integrate new migrants, of whom asylum seekers and refugees are key groups⁴⁶.
- The West Midlands is home to 5,721 asylum seekers – the fourth highest of all 12 UK regions. The most common nationality is Iraqi⁴⁷.
- Between 2018 to 2022, Home Office figures show Sandwell Borough had 1,024 people asylum seekers in receipt of local support. Out of all the local authorities in the West Midlands, this was the 3rd highest number.
- In 2021, Sandwell Council has given authority for 20-25 families to come to the Borough as part of the new Afghanistan resettlement scheme (modelled on the

⁴⁵ *Ethnic inequalities in housing* <https://blog.bham.ac.uk/cityredi/the-disproportionate-impact-of-covid-19-on-ethnic-minorities-in-the-west-midlands/>

⁴⁶ JRF – Asylum Seekers and Refugees Guidance <https://www.jrf.org.uk/report/guide-housing-and-support-services-asylum-seekers-and-refugees>

⁴⁷ *Afghanistan refugees to be given 25 homes in Sandwell* <https://www.birminghammail.co.uk/black-country/afghanistan-refugees-given-25-homes-21348353>

Syrian vulnerable persons resettlement scheme). 12 properties have already been made available⁴⁸.

- The Homes for Ukraine scheme was launched on March 18th 2022 to allow Ukrainian nationals to come to the UK if they have a named sponsor who can provide accommodation⁴⁹.
- Home Office figures show Sandwell has had a total of 123 visas issued so far – that is the second highest number out of all the Boroughs in the area.

6.10 Gypsies and Travellers Residing in Permanent Dwellings

- It is recognised there is a long history of Gypsies and Travellers residing in the Black Country⁵⁰.
- The 2011 national Census showed a Gypsy and Traveller Population of 351 by household tenure.
- Over two fifths (46.0%) of households reside in social rented accommodation, around a third (30.0%) of households are owner-occupiers and a quarter (25.0%) of households live in private rented housing. This includes households residing both on sites and in permanent dwellings⁵¹.
- Problems associated with living in permanent dwellings identified by the Gypsy and Traveller population in Sandwell included social isolation, lack of freedom and being misunderstood by the community⁵².
- Further, findings in the 2022 Black Country Gypsy and Traveller Accommodation Assessment suggested that there may be households who currently reside permanent dwellings who would prefer to reside on site⁵³.

⁴⁸ Afghanistan refugees to be given 25 homes in Sandwell <https://www.birminghammail.co.uk/black-country/afghanistan-refugees-given-25-homes-21348353>

⁴⁹ The West Midlands areas that have taken the most Ukrainian refugees <https://www.birminghammail.co.uk/black-country/revealed-west-midlands-areas-taken-23901649>

⁵⁰ The Black Country Gypsy and Traveller Accommodation Needs Assessment <https://blackcountryplan.dudley.gov.uk/t2/p2/t2p2d/p3/>

⁵¹ The Black Country Gypsy and Traveller Accommodation Needs Assessment <https://blackcountryplan.dudley.gov.uk/t2/p2/t2p2d/p3/>

⁵² The Black Country Gypsy and Traveller Accommodation Needs Assessment <https://blackcountryplan.dudley.gov.uk/t2/p2/t2p2d/p3/>

⁵³ The Black Country Gypsy and Traveller Accommodation Needs Assessment <https://blackcountryplan.dudley.gov.uk/t2/p2/t2p2d/p3/>

7 Appendices

Appendix One: Guide to Housing Priority Bands

This is how housing priority bands for households are decided. The band you are given depends on your circumstances.

Band One (including Additional Preference)

- Prohibition Order
- Cat One Hazards (private sector)
- Property is significant risk to health
- Demolition/CPO where occupant is vulnerable
- No access to essential facilities EG bathroom /kitchen
- Medical priority-extremely urgent and immediate need to move (see D5.2)
- Domestic abuse/extreme violence/extreme harassment
- Witness Protection (police recommendation)
- Prevention of children taken or remaining in care/corporate parenting responsibilities. Includes where SGO in place and require appropriate housing
- Potential foster carers, approved by Sandwell Children's Trust, who need more bedrooms or existing Sandwell Children's Trust foster carers expanding number of children placed
- Armed forces personnel in urgent housing need
- Care-experienced young people ready to move out of care or ready for move-on
- Under-occupying by 2 bedrooms
- Under-occupying a house

Band Two

- Homeless full duty
- Homeless-Relief duty
- CPO/Demolition
- Overcrowded by 2 bedrooms
- Medical Priority
- Move-on from supported/refuge accommodation – applies to selected local providers

- Households releasing a Sanctuary scheme property
- Under-occupiers by one bedroom directly affected by spare room subsidy - only applies to lets after 17/04/2013
- Households releasing an adapted property
- Non-successor left in occupation

Band Three

- Prevent Homelessness (where likely full duty would be owed)
- Overcrowded by one bedroom
- Welfare/Hardship Priority people who need to move to a particular locality (see D6)
- Under-occupying a flat/maisonette by one bedroom
- Children in flats or maisonettes above first floor
- Service Tenants due to terminate within 6 months

Band Four

- Intentionally Homeless
- Homeless unintentionally but where refused suitable offer (duty discharged)
- Council or RSL tenants releasing a ground floor flat

Band Five

- All other Households who do not fall within any of the priority need categories 1 to 4

Priority banding can be reviewed at any time to assess the current relevance of the priority.

Periodic assessment of bidding activity can also be undertaken to review and amend any priority awarded

Appendix Two: Supported Living Terminology

Transitions are the clients approaching 18 in Children's Trust care with disabilities we know will be coming through to Adults – we track these from age <14 so hopefully we have a pretty good grip on what's coming through and their accommodation needs.

Court of Protection Clients – those the Council act as Appointee where the person lacks capacity to manage their own affairs or lacks another suitable person that can do this or is willing to do this on their behalf. So, the Council often signs Tenancies on behalf of the client – We would like to move people from inappropriate private sector rentals.

Standard Supported Living Client Transfers and New – these are client in existing Supported Living placements where we feel the accommodation – often private sector – is in appropriate or possibly tied to their care and support - also provision for any new clients coming through to adult social care for example where mom and or dad are no longer able to look after their adult child in the family home any longer due to changing behaviours / needs or the age / health of mom or dad.

Transfers from Residential - these as it says on the tin, clients who have been placed in Residential homes who could be supported in the community in their own homes.

TCP Pathway Clients - Those who in the main are currently in long term hospital placements who the Local Authority and Health colleagues are expected to place in community settings by Department of Health. These are very complex cases not your normal discharges from the likes of Hallam Street (see below).

New or Transfers of Mental Health Clients in Residential - These are clients currently known to our Mental Health teams who are currently in hospital requiring accommodation on discharge or those already living in the community in private sector rental – similar to supported living clients above.

Report to Safer Neighbourhoods and Active Communities Scrutiny Board

13 September 2022

| | |
|-------------------------|--|
| Subject: | Options for Rent and Service Charge Increases Review 2023/24 |
| Director: | Director of Housing Gillian Douglas |
| Contact Officer: | Nigel Collumbell Service Manager – Housing Management nigel_collumbell@sandwell.gov.uk Manjit Rai Business Manager – Income & Money Advice Manjit_rai@sandwell.gov.uk |

1 Recommendations

- 1.1 That the Safer Neighbourhoods and Active Communities Scrutiny Board considers and comments upon the options illustrated within this report and the attached document Options for Rent and Service Charge Increases 2023/24.
- 1.2 To consider the options to increase housing rents for 2023/24 either by 2%, 5% or 9%, these percentage increases are below the current rate of inflation, which is at 10.1%.
- 1.3 Consider the options to increase Service Charges at the September 2022 Consumer Price Index (CPI) plus 1% rate, inflation currently stands at 10.1%, (it is forecasted that the current inflation rate of 10.1% may increase further in September).
- 1.4 To consider the following options of increasing garage rents for 2023/24:
 - In line with inflation at the September 2022 CPI rate



- In line with the September 2022 CPI plus 1% rate
- Increase these charges in line with other Council Fees and Charges annual uplifts.

2 Reasons for Recommendations:



- 2.1 In line with the Welfare Reform and Work Act 2016, Sandwell Council reduced housing rents by 1% per year for four years, between 2016/2017 and 2019/2020.
- 2.2 From 2020 Sandwell Council has had control over its own rent setting in line with the Department for Levelling Up, Housing and Communities (DLUHC) Rents Standard, and Policy Statement on Rents for Social Housing.
- 2.3 The DLUHC's policy allows social landlords to increase their annual rents by CPI (at September of the previous year) plus 1% from 2020, for a period of at least five years.
- 2.4 The Council applies two types of rents on its housing stock these being:
- Social Housing Rents (Formula). Formula rents take account of various attributes such as; condition of property, local earnings, number of bedrooms and postcode based, this ensures similar rents are charged for similar properties.
 - Affordable Rents (up to 80% of the market rent, inclusive of service charges). These are charged on new builds under the affordable homes programme.
- 2.4 Rents are charged for the following council properties and buildings:
- Council tenant properties
 - Properties managed by Riverside under the PFI
 - Travellers Pitch – Travellers at Hillside View, Tipton
 - Garages let to council tenants and private homeowners, which supports the General Fund
 - There are a small number of properties that sit outside of the HRA and their income contributes to the General Fund
- 2.5 Service charges are charged to tenants living in flated accommodation, and other properties having communal areas which require services such as:



- Cleaning, for internal and external cleaning of high and low rise flatted accommodation
- Security, for CCTV, Concierge and Door Entry
- Aerials, for a digital aerial service
- Heating and other charges relating specifically to some blocks, an estimated charge is set to recover costs but there may be retrospective adjustments between years to reflect actual costs

2.6 Leaseholders are also charged service charges, in addition to services mentioned above there is a recharge for the management and administration functions.

3 How does this deliver objectives of the Corporate Plan?

| | |
|---|---|
|  | <p>Quality homes in thriving neighbourhoods</p> <p>Rental income is a key component of the financial wellbeing of the Housing Revenue Account (HRA). Income generation is critical to support:</p> <ul style="list-style-type: none"> • The viability of the 30 Year HRA Business Plan • The Council’s ambition to build more new and affordable council homes • To support the corporate climate change priorities • Rental income contributes to the maintenance and repairs of existing housing stock. |
|  | <p>A strong and inclusive economy</p> <p>Additional funds from rental and housing related charges will increase the capacity to build more affordable housing.</p> |

4 Context and Key Issues

- 4.1 All social landlords are currently having to make difficult decisions when deciding on rent and service charge setting for 2023/24, due to the current rising costs of living and energy crisis.
- 4.2 Benchmarking against other Local Authorities indicate that due to the current climate, an increase for housing rents between 5% to 6% would be a reasonable increase, which will be considerably below the allowable increase at CPI plus 1%.



- 4.3 Housing Quality Network (HQN) are hosting the annual Rent Compliance conference in September, this will provide Sandwell a further opportunity to benchmark against housing providers nationally.
- 4.4 Although service charges are annually reviewed and included in the rent review report to Cabinet, traditionally they have only been uplifted annually by inflation. The income generated from service charges contributes significantly to the HRA, but the costs of service provision is subsidised by the HRA as some charges do not cover actual costs. As these charges have not been reviewed for a considerable number of years a root and branch review will ensure the Council applies charges efficiently which in turn will mitigate the heavy burden on the HRA.
- 4.5 A commitment was made in the Rent Review Cabinet Report in December 2021 to review all services charges to ensure charges applied cover the full cost of service delivery. This work has commenced however, due to the complexities involved the review will continue into 2023/24.
- 4.6 Whilst drafting this report the Government's DLUHC department has published their consultation paper which seeks views from social housing tenants and landlords on their proposed rent increase cap, with options at 3%, 5% and 7% for 2023/24. The DLUHC have considered a balanced view on rent increases which will support social landlords with their rental incomes, which will also have a lesser impact on tenants who pay full or partial rent by suggesting a cap at 5% rent increases for 2023/24 and further consideration given for 2024/25. The consultation is open for a six-week period commencing 31 August 2022 to 12 October 2022.

5 Implications

| | |
|-------------------|---|
| Resources: | <p>Rent income is a key component of the HRA finances. As a ringfenced account, all costs must be met from this revenue source. This includes all day to day running costs and any financing costs associated with capital investment.</p> <p>In order to continue the investment in the Housing stock, rent increases are inevitably required. With increases in CPI and Building Cost Indices (BCI)</p> |
|-------------------|---|



| | |
|-------------------------------------|--|
| | <p>following the COVID-19 pandemic and the current energy crises more pressure is being put on HRA finances to continue to deliver services to tenants and continue improvements to the stock to ensure high quality homes and services are provided to tenants.</p> <p>A review of the 30 Year HRA Business Plan is currently being undertaken to ensure that the HRA can continue to meet its commitments to tenants and continue to provide the homes and services required.</p> <p>Government policy allows an increase of up to CPI plus 1%, current inflation figure is 10.1%. Prior to the pandemic it was agreed that a rent increase of 2% would be applied in 2022/23 & 2023/24. Applying rent increases lower than the CPI plus 1% cap is a risk to the Council as this results in a significant income loss to the HRA.</p> |
| <p>Legal and Governance:</p> | <p>The Local Government and Housing Act 1989 sets out the obligations for annual reviews of rent and service charges and to ensure that there is a balanced budget for the ring-fenced HRA.</p> <p>The Council has power under section 24 of the Housing Act 1985 to make reasonable charges for the tenancy or occupation of its flats and houses. The Council is required to review from time to time that the rents and service charges that it charges for the tenancy or occupation of its dwellings are fair and reasonable. The review of rents is now subject to further restrictions arising from the provisions of the Welfare Reform and Work Act 2016.</p> <p>The Council may amend the rent for its tenants by giving at least 28-days notice. The notice period arises from section 102 (1)(b) of the Housing Act 1985 and in the terms of the Council's standard tenancy agreement.</p> |
| <p>Risk:</p> | <p>Appropriate measures will be put in place to mitigate any risks identified up to acceptable levels once a decision is made what increases are to be applied.</p> |



| | |
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| Equality: | As above. |
| Health and Wellbeing | There are no direct implications from this report but rent and service charge income will continue to be used to protect residents such as through the funding of support for the anti-social behaviour service, cleaning of estates, fire protection measures and CCTV. |
| Social Value | Mobysoft Limited, suppliers of the RentSense software, made an offer to annually donate to a charity of the Council's choice. It is proposed that such donations are linked to mitigating risks of poverty or social deprivation in the Borough. These donations can be targeted to support those who are currently impacted by the energy crisis. |

6 Appendices

Link to Social Housing Consultation Paper

<https://www.gov.uk/government/consultations/social-housing-rents-consultation>

7. Background Papers

See the Rent and Service Charge Options 2023/24 document.



Rent and Service Charges Options 2023/24

Rent Review Options

The table below highlights the income to be generated by the percentage increases indicated, which are below the current rate of inflation, the Consumer Price Index (CPI) currently is at 10.1%. The cumulative additional income over 30 years highlights the risks to the HRA, if we continue to uplift rents at the 2% rate.

| | Annual Income (2021/22) | Additional Income | Additional cumulative income over 30years (HRA Business Plan) |
|---------------|-------------------------|-------------------|---|
| Rental Income | £118,208,739 | | |
| 2% Increase | £120,572,914 | £2,364,175 | £70,925,244 |
| 5% Increase | £124,119,176 | £5,910,437 | £177,313,109 |
| 9% Increase | £128,847,526 | £10,638,787 | £319,163,596 |



Rent Increase Options – Gross Rent (Exc. Service Charged)

Current Rents

The table below shows the current average rent for each property type and size, excluding any services charges applicable.

| Bedrooms | Bungalow | Flat High Rise | Flat Low Rise/Medium Rise | House | Grand Total |
|-------------|----------|----------------|---------------------------|---------|-------------|
| 0 | £65.09 | £56.75 | £61.14 | £0.00 | £59.85 |
| 1 | £77.77 | £66.12 | £71.77 | £75.85 | £72.32 |
| 2 | £95.14 | £72.87 | £79.58 | £86.10 | £80.52 |
| 3 | £97.72 | £80.12 | £85.93 | £92.46 | £92.10 |
| 4 | £111.32 | £0.00 | £0.00 | £103.33 | £103.36 |
| 5 | £0.00 | £0.00 | £0.00 | £112.65 | £112.65 |
| 6 | £0.00 | £0.00 | £0.00 | £113.31 | £113.31 |
| 8 | £0.00 | £0.00 | £0.00 | £120.31 | £120.31 |
| Grand Total | £79.96 | £71.59 | £74.87 | £91.63 | £83.67 |



- Base rent figures extracted from NROSH submission for 2021/22 and a 2% adjustment has been made to include the rent increase applied for 2022/23



Rent Increase Options – Gross Rent (Exc. Service Charged)

Average Rent - 2% Increase

| Bedrooms | Bungalow | Flat High Rise | Flat Low Rise/Medium Rise | House | Grand Total |
|-------------|----------|----------------|---------------------------|---------|-------------|
| 0 | £66.39 | £57.89 | £62.37 | £0.00 | £61.05 |
| 1 | £79.33 | £67.44 | £73.21 | £77.36 | £73.77 |
| 2 | £97.04 | £74.32 | £81.17 | £87.83 | £82.13 |
| 3 | £99.67 | £81.72 | £87.65 | £94.31 | £93.94 |
| 4 | £113.54 | £0.00 | £0.00 | £105.40 | £105.42 |
| 5 | £0.00 | £0.00 | £0.00 | £114.90 | £114.90 |
| 6 | £0.00 | £0.00 | £0.00 | £115.58 | £115.58 |
| 8 | £0.00 | £0.00 | £0.00 | £122.72 | £122.72 |
| Grand Total | £81.56 | £73.02 | £76.37 | £93.46 | £85.34 |

1 bed flat increase by £1.32 per week

3 bed house increase by £1.85 per week



- Base rent figures extracted from NROSH submission for 2021/22 and a 2% adjustment has been made to include the rent increase applied for 2022/23



Rent Increase Options – Gross Rent (Exc. Service Charged)

Average Rent - 5% Increase

| Bedrooms | Bungalow | Flat High Rise | Flat Low Rise/Medium Rise | House | Grand Total |
|-------------|----------|----------------|---------------------------|---------|-------------|
| 0 | £68.34 | £59.59 | £64.20 | £0.00 | £62.85 |
| 1 | £81.66 | £69.42 | £75.36 | £79.64 | £75.94 |
| 2 | £99.90 | £76.51 | £83.56 | £90.41 | £84.54 |
| 3 | £102.60 | £84.13 | £90.23 | £97.09 | £96.70 |
| 4 | £116.88 | £0.00 | £0.00 | £108.50 | £108.52 |
| 5 | £0.00 | £0.00 | £0.00 | £118.28 | £118.28 |
| 6 | £0.00 | £0.00 | £0.00 | £118.98 | £118.98 |
| 8 | £0.00 | £0.00 | £0.00 | £126.32 | £126.32 |
| Grand Total | £83.96 | £75.16 | £78.61 | £96.21 | £87.85 |

1 bed flat increase by £3.30 per week
 3 bed house increase by £4.63 per week



- Base rent figures extracted from NROSH submission for 2021/22 and a 2% adjustment has been made to include the rent increase applied for 2022/23



Rent Increase Options – Gross Rent (Exc. Service Charged)

Average Rent - 9% Increase

| Bedrooms | Bungalow | Flat High Rise | Flat Low Rise/Medium Rise | House | Grand Total |
|-------------|----------|----------------|---------------------------|---------|-------------|
| 0 | £70.94 | £61.86 | £66.65 | £0.00 | £65.24 |
| 1 | £84.77 | £72.07 | £78.23 | £82.67 | £78.83 |
| 2 | £103.70 | £79.42 | £86.74 | £93.85 | £87.76 |
| 3 | £106.51 | £87.33 | £93.67 | £100.78 | £100.39 |
| 4 | £121.34 | £0.00 | £0.00 | £112.63 | £112.66 |
| 5 | £0.00 | £0.00 | £0.00 | £122.78 | £122.78 |
| 6 | £0.00 | £0.00 | £0.00 | £123.51 | £123.51 |
| 8 | £0.00 | £0.00 | £0.00 | £131.14 | £131.14 |
| Grand Total | £87.16 | £78.03 | £81.61 | £99.87 | £91.20 |

1 bed flat increase by £5.95 per week

3 bed house increase by £8.32 per week



- Base rent figures extracted from NROSH submission for 2021/22 and a 2% adjustment has been made to include the rent increase applied for 2022/23



Rent Increase Options – Gross Rent (Exc. Service Charges)

Benchmarking by Savills indicates Sandwell's current rents are comparable at a regional level and lower than the national average.

Benchmarking at a local level also demonstrates that Sandwell's rents are comparable with Dudley MBC, however, we cannot form a view that this comparison applies across the West Midlands, we are currently awaiting data to verify this.

| | Stock | Average Rent | Maximum Rent | Minimum Rent |
|--------|-------------|--------------|---------------|--------------|
| Dudley | 21180 | £83.32 | £166.70 | £54.18 |
| SMBC | 27364 | £83.67 | £165.71 | £56.75 |
| Diff | 6184 | £0.35 | -£0.99 | £2.57 |

Most members of the West Midlands Best Practice Group are currently having discussions on increasing their rents between 5% and 6%, it is anticipated that nationally there will be variances some social landlords are looking to apply higher increases.



Rent Increase Options – Gross Rent (Exc. Service Charged)

The table below shows the variation between Sandwell Rents and the Local Housing Allowance (LHA) awarded to tenants in the Private Rented Sector

| Property Size | Sandwell Rents | Local Housing Allowance (LHA) |
|---------------|----------------|-------------------------------|
| 1 Bed | £75.85 | £91.82 |
| 2 Bed | £86.10 | £117.37 |
| 3 Bed | £92.46 | £136.93 |
| 4 Bed | £103.33 | £172.60 |



Government Rent Increase Consultation Options

The proposal outlined by Government on 31 August 2022 are similar in approach to the options put forward for debate and consideration in Sandwell.

The Government's proposal highlights the significant impact on social landlords in terms of their rental income and business viability if a 3% rent increase is applied. The proposal also considers the lesser protection against rent increases for tenants responsible for paying full or partial rent if a 7% rent increase is applied. Therefore, they suggest a balance approach is undertaken when deciding on rent increases for 2023/24 with recommendation of a ceiling at 5%.

When responding to the consultation social landlords will need to consider and answer the following questions:

- Whether rent increases for 2023/24 should be subject to a specific ceiling in addition to the existing CPI plus 1% limit
- To what extent would we likely to increase rents if the Government did not impose a specific ceiling
- Do we agree with the Government imposing a ceiling of 5%
- Are there alternative percentages that would be preferable, such as a 3% or 7% ceiling



Government Rent Increase Consultation Options

- Do we agree that the ceiling should only apply to social housing rent increases for 2023/24 or should it be also be applied for 2024/25
- Should the proposed ceiling apply to existing tenancies only and not when setting rents for the first time on new build and acquired properties or when re-letting a property whether setting formula or affordable rents
- Do we think the Government should allow for exceptions for any categories of rented properties

The consultation is open for a six-week period commencing 31 August 2022 to 12 October 2022.

It should be noted that social landlords will need to defer making decisions on the annual rent increase until the Government publishes the outcome from the consultation with their recommendation. However, this provides an opportunity for discussions to take place with Members which will support Sandwell's response to the consultation.



Garage Charges 2023/24

| Garage | Occupied | Void | Grand Total |
|-------------|----------|------|-------------|
| Access | 4 | 5 | 9 |
| Plots | 47 | 181 | 228 |
| Garages | 1807 | 894 | 2701 |
| Grand Total | 1858 | 1080 | 2938 |

- Garage rent charges are linked to the General Fund
- These charges increased from £6.87 to £11 per week, for the current financial year 2022/23
- The garage review process has identified some inconsistencies with arrears processes, billing and payment methods for our customers
- Proposal to consider the suggested annual uplift of charges as outlined within the report



Review of Service Charges 2023/24

- Analysis undertaken by Savills has highlighted a low level of service charges in Sandwell (based on 2020/21 outturn) when benchmarking against other authorities:
 - Sandwell charge an average £100 service charges per property, per year
 - West Midlands – 14 LA's - £205 per property, per year
 - Peer group – 17 LA's - £215 per property, per year
 - Service charges were frozen for Sandwell tenants during 2020/21 which has contributed to this gap
 - Sandwell need to generate additional income to support the ambitious capital build programme

Notes:

Savills - per unit annual charge is calculated by taking the published level of total service charge income divided by the stock holding (which excludes leaseholders). Therefore the following factors will influence the comparison with peer groups and regional LAs such as:

- *The percentage of flats to total stock*
- *The number of leaseholders*
- *If full recovery is achieved (or if the LA has not separated service charges from rents)*
- *The peer group is based on similar type of LAs to Sandwell to enable a broad comparison*

Charges 2023/24

Services Charges Current Position

Services charges contribute significantly to the HRA however, currently the HRA is subsidising the cost of service provision. A full root and branch review of Sandwell's Service Charges is required, a commitment to do this was provided to Cabinet in December 2021.

The review has commenced however, due to the complexities involved it is highly unlikely that the review will be completed in time to apply the reviewed charges for 2023/24. The following slides show examples of services provided where current service charges do not cover the full cost of service delivery.

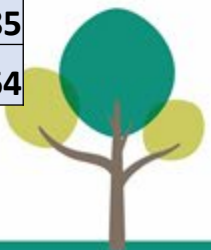
Therefore, to ensure the gap between services charges in comparison to other landlords does not increase further it is critical that service charges are uplifted for 2023/24 by CPI plus 1% at the September 2022 rate.



Review of Service Charges 2023/24

The table below illustrates the current annual income for each service provision. All service charges are HB applicable unless they relate to personal services such as heating and water within a tenants property . All communal service charges are HB applicable

| <u>Charge</u> | <u>Description</u> | <u>Annual Income 2020/21</u> |
|-----------------------|----------------------------------|------------------------------|
| CLEAN | Communal Cleaning | £1,229,695 |
| CCTV ALL | CCTV/Concierge/Door - All | £1,099,206 |
| AERIAL | Aerial | £222,821 |
| Heating | Heating | £101,098 |
| GAP | Gap Service | £44,834 |
| FURNI | Furniture | £38,494 |
| Willow Gardens | Willow Gardens | £36,420 |
| COMFA | Communal Facility | £15,682 |
| WATER | Water (Walker Grange) | £7,322 |
| SPWARD | Supporting People Warden | £6,842 |
| LIFT | Lift Maintenance | £6,398 |
| WARD | Warden | £3,366 |
| GRND | Grounds Maintenance | £1,985 |
| Total | | £2,814,164 |



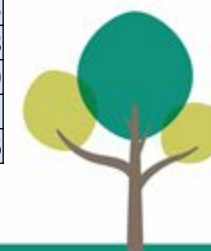
Review of Service Charges 2023/24

| | | | Additional Income | Additional Income | Additional Income |
|----------------|---------------------------|------------------------------|--------------------|--------------------|--------------------|
| <u>Charge</u> | <u>Description</u> | <u>Annual Income 2021/22</u> | <u>2% increase</u> | <u>5% Increase</u> | <u>9% Increase</u> |
| CLEAN | Communal Cleaning | £1,229,695 | £24,593.90 | £61,484.76 | £110,672.57 |
| CCTV ALL | CCTV/Concierge/Door - All | £1,099,206 | £21,984.12 | £54,960.29 | £98,928.53 |
| AERIAL | Aerial | £222,821 | £4,456.42 | £11,141.04 | £20,053.87 |
| Heating | Heating | £101,098 | £2,021.96 | £5,054.91 | £9,098.84 |
| GAP | Gap Service | £44,834 | £896.69 | £2,241.72 | £4,035.10 |
| FURNI | Furniture | £38,494 | £769.88 | £1,924.71 | £3,464.47 |
| Willow Gardens | Willow Gardens | £36,420 | £728.41 | £1,821.02 | £3,277.84 |
| COMFA | Communal Facility | £15,682 | £313.64 | £784.09 | £1,411.37 |
| WATER | Water (Walker Grange) | £7,322 | £146.43 | £366.08 | £658.94 |
| SPWARD | Supporting People Warden | £6,842 | £136.84 | £342.11 | £615.79 |
| LIFT | Lift Maintenance | £6,398 | £127.97 | £319.91 | £575.84 |
| WARD | Warden | £3,366 | £67.32 | £168.30 | £302.94 |
| GRND | Grounds Maintenance | £1,985 | £39.71 | £99.27 | £178.68 |
| Total | | £2,814,164 | £56,283.28 | £140,708.21 | £253,274.78 |

The above table shows the potential income to be generated for each percentage increase for each type of service provision.

Weekly Service Charges Per Property – Increase Options

| Average Charges | Details | 2022/23 | 2% increase | 2% Inc Diff | 5% Increase | 5% Inc. Diff. | 9% Increase | 9% Inc. Diff |
|--------------------------------|---------------------------|---------|-------------|-------------|-------------|---------------|-------------|--------------|
| Cleaning | High rise flats | £9.57 | £9.76 | £0.19 | £10.05 | £0.48 | £10.43 | £0.86 |
| Cleaning | Low rise flat | £4.06 | £4.14 | £0.08 | £4.26 | £0.20 | £4.43 | £0.37 |
| Cleaning | Supported Accommodation | £15.96 | £16.28 | £0.32 | £16.76 | £0.80 | £17.40 | £1.44 |
| Communal cleaning | Medium rise | £0.66 | £0.67 | £0.01 | £0.69 | £0.03 | £0.72 | £0.06 |
| Aerial | Charge | £0.44 | £0.45 | £0.01 | £0.46 | £0.02 | £0.48 | £0.04 |
| Furniture | | £7.65 | £7.80 | £0.15 | £8.03 | £0.38 | £8.34 | £0.69 |
| Lift | Scribbans Place | £7.15 | £7.29 | £0.14 | £7.51 | £0.36 | £7.79 | £0.64 |
| Water | Walker Grange | £3.66 | £3.73 | £0.07 | £3.84 | £0.18 | £3.99 | £0.33 |
| Security - CCTV | | £3.84 | £3.92 | £0.08 | £4.03 | £0.19 | £4.19 | £0.35 |
| Security - Concierge & CCTV | | £8.92 | £9.10 | £0.18 | £9.37 | £0.45 | £9.72 | £0.80 |
| Security - Door entry and CCTV | | £5.61 | £5.72 | £0.11 | £5.89 | £0.28 | £6.11 | £0.50 |
| Security - security door | | £1.77 | £1.81 | £0.04 | £1.86 | £0.09 | £1.93 | £0.16 |
| Warden | Walker Grange | £0.85 | £0.87 | £0.02 | £0.89 | £0.04 | £0.93 | £0.08 |
| | | | | | | | | |
| <u>Willow gardens</u> | | | | | | | | |
| Furniture | | £2.83 | £2.89 | £0.06 | £2.97 | £0.14 | £3.08 | £0.25 |
| Guttering | | £0.14 | £0.14 | £0.00 | £0.15 | £0.01 | £0.15 | £0.01 |
| Management Fee | | £7.70 | £7.85 | £0.15 | £8.09 | £0.39 | £8.39 | £0.69 |
| Oven / Hob | | £1.79 | £1.83 | £0.04 | £1.88 | £0.09 | £1.95 | £0.16 |
| Utilities (communal) | | £8.26 | £8.43 | £0.17 | £8.67 | £0.41 | £9.00 | £0.74 |
| Windows | | £0.70 | £0.71 | £0.01 | £0.74 | £0.04 | £0.76 | £0.06 |
| Grounds | | £3.34 | £3.41 | £0.07 | £3.51 | £0.17 | £3.64 | £0.30 |
| Cleaning | | £8.94 | £9.12 | £0.18 | £9.39 | £0.45 | £9.74 | £0.80 |
| Cleaning materials | | £0.80 | £0.82 | £0.02 | £0.84 | £0.04 | £0.87 | £0.07 |
| Lift | | £0.45 | £0.46 | £0.01 | £0.47 | £0.02 | £0.49 | £0.04 |
| | | | | | | | | |
| <u>Other service charges</u> | | | | | | | | |
| Gap | Gap | £29.92 | £30.52 | £0.60 | £31.42 | £1.50 | £32.61 | £2.69 |
| Grounds | Parkside/ scribbans Place | £1.08 | £1.10 | £0.02 | £1.13 | £0.05 | £1.18 | £0.10 |
| Grounds | Norma Close | £0.56 | £0.57 | £0.01 | £0.59 | £0.03 | £0.61 | £0.05 |
| Heating | Selby House | £6.48 | £6.61 | £0.13 | £6.80 | £0.32 | £7.06 | £0.58 |
| Heating | Selby House | £6.61 | £6.74 | £0.13 | £6.94 | £0.33 | £7.20 | £0.59 |
| | | | | | | | | |
| Leaseholder charges | Per annum | £104.00 | £106.08 | £2.08 | £109.20 | £5.20 | £113.36 | £9.36 |



| Customers Impacted by Rent and Services Charge Increases | | |
|---|---------------|-------------|
| Overall Summary | No. Customers | % Customers |
| Total properties | 26,827 | |
| Number of tenants paying at least one service charge | 5,538 | 20.6% |
| Customers on benefits (UC/HB) | 18,829 | 70.2% |
| Customers on full benefits (UC/HB) | 12,792 | 47.7% |
| Customers on partial benefits | 6,037 | 22.5% |
| Customers that pay full rent | 7,998 | 29.8% |

The biggest impact will be on the 30% of Sandwell's tenants who are responsible for paying full rent.



Customers Impacted by Rent and Service Charge Increases

Mitigations to support anyone impacted by the increase will include but not limited to the following:

- Impact assessments by analysing data held on individual income and expenditure
- Proactive use of Discretionary Housing Payment (DHP) by applying to DLUHC to use funds from the HRA to off set any shortfalls from the DHP fund for 2023/24, Sandwell's overall limit for 2022/23 is £1.7m
- Encourage tenants to build up a credit on their current accounts in line with the new tenancy condition approved by Cabinet – 'Rent on Time' by paying an extra amount on their rents, this will act as a buffer if tenant falls into hardship pending other intervention for support
- Ensure effective and regular communications of internal and external Advice Services available which support tenants to enable full maximisation of household budgets
- To continue the work of encouraging rental payments by direct debits which is the most safest and easiest way to make payments



Customers Impacted by Rent and Service Increases

Mitigations to support anyone impacted by the increase will include but not limited to the following:

- To actively continue the partnership work with agencies such as; Think Sandwell Employment and Skills Team, Connexions Sandwell and proactive promotion of these services
- Continue working with charitable organisations to support tenants to obtain household items such as, white goods, furniture etc
- Mobysoft Limited, suppliers of the RentSense software, made an offer to annually donate to a charity of the Council's choice. It is proposed that such donations are linked to mitigating risks of poverty or social deprivation in the Borough. These donations can be targeted to support those who are currently impacted by the energy crisis.



Report to Safer Neighbourhoods and Active Communities

13 September 2022

| | |
|-------------------------|--|
| Subject: | Update from the Chair of the Tenant and Leaseholder Scrutiny Group |
| Contact Officer: | Senior Democratic Services Officer, Matt Powis Matt.Powis@sandwell.gov.uk |


1 Recommendations

- 1.1 To receive an update from the Chair of the Tenant and Leaseholder Scrutiny Group.

2 Reasons for Recommendations

For the Board to receive regular updates of the work of the Tenants' and Leaseholder's Scrutiny Group.

3 How does this deliver objectives of the Corporate Plan?

| | |
|---|--|
|  | Quality homes in thriving neighbourhoods |
|---|--|

4 Context and Key Issues

- 4.1 The Tenant and Leaseholder Scrutiny Group (TLS) was formed in December 2021 with a specific remit of scrutinising the Council's housing services function.



- 4.2 The Group conducts regular engagement with housing management, contractors and tenants to ensure that the Council’s housing stock meets consistent and appropriate standards. There is also an opportunity for the Group to conduct reviews into specific governance areas relating to housing, strategy and policy development and service delivery.
- 4.3 The Scrutiny Group’s Membership consists of Council tenants and leaseholders. In addition, the Group holds a co-opted position for the Chair of the SNAC Board which is reciprocated by the Board Membership in respect of the Chair of the TLS Group.
- 4.4 The Board has the opportunity to invite the Chair of TLS Group to present an update of the works of the TLS Group.

5 Implications

| | |
|------------------------------|--|
| Resources: | There are no specific resource implications |
| Legal and Governance: | The Board has a responsibility to scrutinise all matters as appropriate in relation to: <ul style="list-style-type: none"> • Strategic Housing Policy • Social Housing • Private Rented Sector Accommodation. |
| Risk: | There are no risk implications. |
| Equality: | There are no equality implications |
| Health and Wellbeing: | There are no health and wellbeing implications. |
| Social Value | Engagement with the TLS Group allows engagement with the Board and an opportunity to participate in service improvement and development. |

6 Appendices

There are no appendices.

7. Background Papers

There are no background papers.



Scrutiny Board Work Programme 2022/23



Safer Neighbourhoods and Active Communities

Standing Items:-

- Tracking and Monitoring of Recommendations to the Executive
- Work Programme (including Cabinet Forward Plan)

| Meeting Date | Item | Presented by |
|--------------------------------------|--|---|
| 20 July 2022 | Tenant and Leaseholder Scrutiny Group Work Programme 2022/23 | Manny Sehmbi (Business Manager Community Partnerships and Support Services) |
| | Housing Tenants' Annual Report 2021/22 | Nigel Columbello (Service Manager Housing Management) |
| 30 August 2022 Additional Meeting | Council House New Builds Programme | Gillian Douglas |
| | The Appropriation of Various Disused Former Garages in the Borough | Tony McGovern (Possible input from Gillian Douglas) |
| 13 September 2022 | Housing Needs Assessment | Nigel Columbello (Service Manager Housing Management) |
| | Voluntary and Community Sector Grants Review | Gillian Douglas (Director of Housing) |
| | Rents and Service Charges | Gillian Douglas (Director of Housing) |



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|---|--|--|
| 26 October 2022 Additional Meeting | Empty Homes Strategy | Nigel Collumbell (Service Manager Housing Management) |
| | Review of Voids Process | Nigel Columbell (Service Manager Housing Management) |
| | Housing Revenue Account 30 Year Plan | Gillian Douglas (Director of Housing) |
| | Coordination of the Third Sector: Alleviating the Cost of Living Crisis | Lisa McNally (Director of Public Health) and Paul Fisher. SIPS. SVSC. |
| 24 November 2022 | Housing Strategy | Nigel Columbell (Service Manager Housing Management) |
| | Report of the Tenant and Leaseholder Scrutiny Group - Housing Hub Review | Manny Sehmbi (Business Manager Community Partnerships and Support Services) |
| | Nature Reserves Funding | Matthew Huggins ((Interim) Service Manager Parks, Grounds, Sandwell Valley & Events) |
| 26 January 2023 | Sandwell Community Safety Strategy 2022-26 One Year On | Chief Supt Ian Green (Chair of Safer Sandwell Partnership) |
| | Green Spaces Strategy | Alice Davey (Director of Borough Economy) |
| | Heritage and Cultural Strategy | Alice Davey (Director of Borough Economy) |



| | | |
|---------------|--|---|
| 23 March 2023 | Homelessness Strategy (Implementation) | Nigel Columbello (Service Manager Housing Management) |
| | Neighbourhood Management Model | Manny Sehmbi (Business Manager Community Partnerships and Support Services) |

To be Scheduled

Reports of the Tenant and Leaseholder Scrutiny Group on:-

- Home Checks Review
- Building Safety Review
- Responsive Repairs & Customer Satisfaction Review

Future Provision of Leisure Services – Alice Davey

Sandwell Valley Masterplan - Alice Davey

Enforcement activity in relation to housing, particularly ASB – Nigel Collumbello/ Gillian Douglas

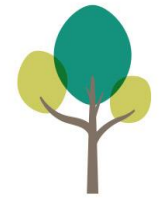
2023-24 Asset Management and Housing December 2022 Maintenance Investment Programme – Jonathan Rawlins/ Gillian Douglas



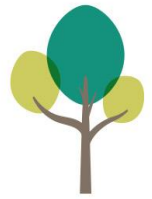
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The following items set out key decisions to be taken by the Executive in public session:-

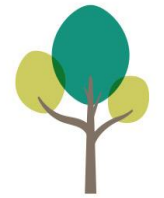
| | Title/Subject | Cabinet Portfolio Area | Decision Date | Pre-decision Scrutiny to be carried out? (Board and date) | List of documents to be considered |
|---|---|--|--------------------------|---|------------------------------------|
| 1 | <p>Brandhall ‘Options’ – Report of the Budget and Corporate Management Scrutiny Board – further meeting</p> <p>Contact Officer: Tony McGovern</p> <p>Director of Regeneration and Growth Tony McGovern</p> | <p>Regeneration & Growth (Cllr Hughes)</p> | <p>28 September 2022</p> | | |



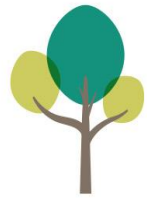
| | Title/Subject | Cabinet Portfolio Area | Decision Date | Pre-decision Scrutiny to be carried out? (Board and date) | List of documents to be considered |
|---|---|-------------------------------------|-------------------|---|------------------------------------|
| 2 | <p>Stock Condition Surveys</p> <p>Contact Officer: J. Rawlins</p> <p>Director: Gillian Douglas</p> | Housing (Cllr Padda) | 28 September 2022 | | Report |
| 3 | <p>Land off Danks Way, West Bromwich</p> <p>Contact Officer: Stefan Hemming</p> <p>Director of Regeneration and Growth – Tony McGovern</p> | Regeneration & Growth (Cllr Hughes) | 28 September 2022 | | |



| | Title/Subject | Cabinet Portfolio Area | Decision Date | Pre-decision Scrutiny to be carried out? (Board and date) | List of documents to be considered |
|---|--|--|---|---|------------------------------------|
| 4 | <p>Flat 28 Parsonage Street, West Bromwich</p> <p>Contact Officer: Stefan Hemming</p> <p>Director of Regeneration and Growth = Tony McGovern</p> | <p>Regeneration & Growth (Cllr Hughes)</p> | <p>28 September 2022</p> | | |
| 5 | <p>Provision of 15 new council homes at Hawes Lane, Rowley Regis</p> <p>Contact: Alan Martin</p> <p>Director: Tony McGovern – Director of Regeneration and Growth/Gillian Douglas – Director of Housing</p> | <p>Housing (Cllr Padda)</p> | <p>28 September 2022 (private item)</p> | | |



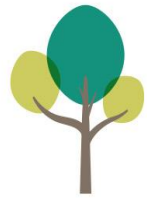
| Title/Subject | | Cabinet Portfolio Area | Decision Date | Pre-decision Scrutiny to be carried out? (Board and date) | List of documents to be considered |
|---------------|---|-------------------------------------|--------------------------------|---|--|
| 1 | <p>Land at Grove Lane, Smethwick – Compulsory Purchase Order</p> <p>Contact Officer: Stefan Hemming</p> <p>Director of Regeneration and Growth – Tony McGovern</p> | Regeneration & Growth (Cllr Hughes) | 12 October 2022 | | |
| 2 | <p>Asset Management Strategy</p> <p>Contact Officer: Chris Hilton</p> <p>Director: Tony McGovern, Director of Regeneration and Growth</p> | Regeneration & Growth (Cllr Hughes) | 12 October 2022 (private item) | tbc | Report Surplus Assets List (to be annexed to Cabinet paper) |



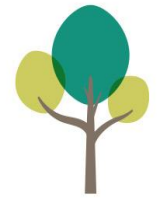
| Title/Subject | | Cabinet Portfolio Area | Decision Date | Pre-decision Scrutiny to be carried out? (Board and date) | List of documents to be considered |
|---------------|---|---------------------------------------|-----------------|---|------------------------------------|
| 3 | <p>Friar Park Residential Development</p> <p>Contact Officer – Tammy Stokes</p> <p>Director: Tony McGovern – Director of Regeneration and Growth</p> | Regeneration and Growth (Cllr Hughes) | 12 October 2022 | | |
| 4 | <p>Community Hubs</p> <p>Contact Officer: Director of Business Strategy – Neil Cox and Director of Housing – Gillian Douglas</p> | Communities (Cllr Millard) | 12 October 2022 | | |



| Title/Subject | | Cabinet Portfolio Area | Decision Date | Pre-decision Scrutiny to be carried out? (Board and date) | List of documents to be considered |
|---------------|---|-------------------------------------|-----------------|---|------------------------------------|
| 5 | <p>Council new build homes on land at Garratts Lane, Cradley Heath</p> <p>Contact Officer: Alan Martin</p> <p>Director: Tony McGovern, Director – Regeneration and Growth/ Gillian Douglas – Director of Housing</p> | Housing (Cllr Padda) | 12 October 2022 | | |
| 6 | <p>Land at Lower High Street, Cradley Heath</p> <p>Contact Officers: Stefan Hemming/ Jenna Langford Director of Regeneration and Growth - Tony McGovern</p> | Regeneration & Growth (Cllr Hughes) | 12 October 2022 | | |



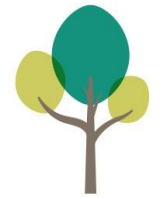
| | Title/Subject | Cabinet Portfolio Area | Decision Date | Pre-decision Scrutiny to be carried out? (Board and date) | List of documents to be considered |
|---|---|--|---------------------------------------|---|--------------------------------------|
| 7 | <p>The Appropriation of Various Disused Former Garages in the Borough</p> <p>Contact Officer: Paul Evans</p> <p>Director: Tony McGovern - Director for Regeneration and Growth / Gillian Douglas - Director of Housing</p> | <p>Regeneration & Growth (Cllr Hughes)</p> <p>Housing (Cllr Padda)</p> | <p>12 October 2022 (private item)</p> | | <p>Cabinet Report And Site Plans</p> |



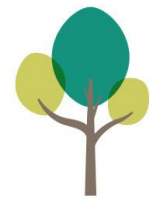
| | Title/Subject | Cabinet Portfolio Area | Decision Date | Pre-decision Scrutiny to be carried out? (Board and date) | List of documents to be considered |
|---|---|----------------------------------|-----------------|---|------------------------------------|
| 8 | <p>Proposed new Sandwell Archives Centre - (on Council land behind Smethwick Council House)</p> <p>Contact Officer: Dawn Winter</p> <p>Director of Borough Economy – Alice Davey</p> | Leisure & Tourism (Cllr Rollins) | 12 October 2022 | N/A | Cabinet Report and appendices |



| | Title/Subject | Cabinet Portfolio Area | Decision Date | Pre-decision Scrutiny to be carried out? (Board and date) | List of documents to be considered |
|---|--|------------------------|------------------|---|------------------------------------|
| 1 | <p>Gas Safety Inspections 2022-25 – West Bromwich, Smethwick and Oldbury</p> <p>Contact Officer: Jonathan Rawlins</p> <p>Director of Housing: Gillian Douglas</p> | Housing (Cllr Padda) | 16 November 2022 | | |



| | Title/Subject | Cabinet Portfolio Area | Decision Date | Pre-decision Scrutiny to be carried out? (Board and date) | List of documents to be considered |
|---|---|------------------------|-----------------|---|------------------------------------|
| 1 | <p>2023-24 Asset Management Investment Programme (Housing)</p> <p>Contact Officer: J Rawlins</p> <p>Director: Gillian Douglas, Director of Housing</p> | Housing (Cllr Padda) | 7 December 2022 | | |

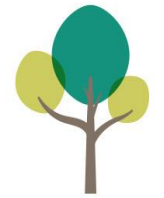


The following items set out key decisions to be taken by the Executive in private session:-

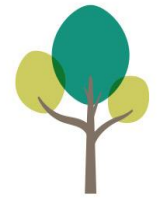
| Title/Subject | Cabinet Portfolio Area | Decision Date | Reason for Exemption | List of documents to be considered |
|---|--|---|---|------------------------------------|
| <p>Highways and Transportation Workforce Plan</p> <p>Contact Officer: Robin Weare</p> <p>Director Borough Economy: Alice Davey/ Director Regeneration & Growth – Tony McGovern</p> | <p>Environment Services (Cllr Ahmed)</p> | <p>28 September 2022 (private item)</p> | <p>Information relating to the financial or business affairs of the authority</p> | |
| <p>Provision of 15 new council homes at Hawes Lane, Rowley Regis</p> <p>Contact: Alan Martin</p> | <p>Housing (Cllr Padda)</p> | <p>28 September 2022 (private item)</p> | <p>Commercial sensitivity</p> | |



| Title/Subject | Cabinet Portfolio Area | Decision Date | Reason for Exemption | List of documents to be considered |
|--|-------------------------------------|--------------------------------|----------------------|---|
| Director: Tony McGovern – Director of Regeneration and Growth/Gillian Douglas – Director of Housing | | | | |
| <p>Asset Management Strategy</p> <p>Contact Officer: Chris Hilton</p> <p>Director: Tony McGovern, Director of Regeneration and Growth</p> | Regeneration & Growth (Cllr Hughes) | 12 October 2022 (private item) | tbc | <p>Report</p> <p>Surplus Assets List (to be annexed to Cabinet paper)</p> <p>Review of the Council's Surplus Property Assets (to form</p> |



| Title/Subject | Cabinet Portfolio Area | Decision Date | Reason for Exemption | List of documents to be considered |
|---|--|---|-------------------------------|------------------------------------|
| | | | | part of the cabinet paper) |
| <p>The Appropriation of Various Disused Former Garages in the Borough</p> <p>Contact Officer: Paul Evans</p> <p>Director: Tony McGovern - Director for Regeneration and Growth / Gillian Douglas - Director of Housing</p> | <p>Regeneration & Growth (Cllr Hughes)</p> <p>Housing (Cllr Padda)</p> | <p>12 October 2022 (private item)</p> | <p>Commercial sensitivity</p> | |



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