

**Housing and Safer Communities Select Committee**

**Progress Tracker and Future Business**

<b>Subject (Date of Meeting)</b>	<b>Recommendation/action</b>	<b>Responsible Officer/Area</b>	<b>Status/Notes</b>
Programme of Meetings and Business Items for 2023/24 – 20 <sup>th</sup> July, 2024	<u>Agenda Item No. 6(2)</u> That the Director of Housing and Communities be requested to provide Members of the Committee regular updates on progress on the stock condition survey.	Director of Housing and Communities	Ongoing – regular updates to be provided
	<u>Agenda Item No. 6(4)</u> That the Director of Housing and Communities be requested to circulate the structure of the Safe and Sound Board to Members of the Committee.	Director of Housing and Communities	Structure to be circulated to all Members of the Committee
	<u>Agenda Item No. 6(5)</u> That the Director of Housing and Communities, supported by the Democratic Services Officer, be requested to consider the possibility of providing Members the opportunity to allow more detailed scrutiny of the housing stock within the Borough.	Director of Housing and Communities/ Democratic Services Officer	Consideration at the agenda setting meeting on 25 <sup>th</sup> October, 2023 and agreed to included in the 2024/25 Annual Scrutiny Programme to allow for a more in-depth scrutiny of the item.



	<p><u>Agenda Item No. 6(6)</u> That the Director of Housing and Communities be requested to incorporate a community safety element to each report programmed for the Committee for the municipal year.</p>	Director of Housing and Communities	Ongoing
Public Forum – 13 <sup>th</sup> September, 2023 – Questions raised by Mr R Parmley	<p><u>Minute No. 11</u></p> <p>(a) What were the timescales involved in allocating Housing Officers to areas within the Borough.</p> <p>(b) Consideration of a review to take place on how Aerial Funding was allocated moving forward. It was considered that quorum numbers for meetings were currently too high which was affecting the voting requirements on how to use funding.</p> <p>(c) In referring to the Reinforced Autoclaved Aerated Concrete (RAAC), the member of public, together with Councillor J Cowell queried the number of high and low rise blocks within the Dudley Borough that were affected and where those buildings were located.</p>	Director of Housing and Communities/The Interim Lead for Compliance and Building Safety/Interim Strategic Lead for Customers	<p>Written responses provided to all questions raised by Mr R Parmley</p> <p>(c)Following the events which highlighted the potential existence of RAAC within public buildings including social housing properties / blocks where concrete construction methods were used the Housing Asset team have</p>

			<p>commenced a full review of our portfolio.</p> <p>The initial findings from the desktop assessment indicated that there are no records of RAAC being used during the construction of any of our High Rise Residential Buildings or our medium or low rise stock.</p> <p>The team have instructed that intrusive surveys be undertaken to validate the findings of the desktop assessments, these surveys will see intrusive works being undertaken in properties, this work commenced in August and will conclude at the end of December 2023 with an update and if necessary an action plan being developed and delivered in January 2024.</p>
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			At present the indications are that RAAC is not present in any of the residential buildings owned by DMBC.
Progress Tracker and Future Business	<u>Minute No. 12(2)</u> That the Chair and Vice-Chair be requested to review the timings of the Community Safety Partnership report to an earlier programmed meeting.	Chair/Vice Chair	Considered at the agenda setting meeting on 25 <sup>th</sup> October, 2023 and agreed that the item be brought forward to the 22 <sup>nd</sup> January, 2024 meeting. The Item on Review of Private Rented Sector to be deferred until 13 <sup>th</sup> March, 2023.
	<u>Minute No. 12(3)</u> That an update be provided to Members of the Committee at a future meeting on information in relation to private rented housing.	Director of Housing and Communities	Report to be submitted to a future meeting of the Committee
	<u>Minute No. 12(4)</u> That an update be provided to Members of the Committee at a future meeting on the work associated with the Stock Condition Survey programme that Savills was currently undertaking on all Council housing stock.	Director of Housing and Communities	Report to be submitted to a future meeting of the Committee

	<p><u>Minute No. 12(5)</u> That an update be provided to Members of the Committee at a future meeting on information in relation to the Right to Buy scheme.</p>	<p>Director of Housing and Communities</p>	<p>Response provided to all Members of the Committee.</p>
	<p><u>Minute No. 12(6)</u> That information be provided to all Members of the Committee on accurate statistics of RTB sales for the last five-year period to including the property types purchased.</p>	<p>Director of Housing and Communities</p>	<p>Response provided to all Members of the Committee.</p>
<p>Corporate Quarterly Performance Report – Housing and Communities Directorate – Quarter 1 (1<sup>st</sup> April – 30<sup>th</sup> June, 2023)</p>	<p><u>Minute No. 13(1)</u> That the Interim Lead for Compliance and Building Safety be requested to provide a written response to all Member of the Committee on the details associated with the timescales around void bungalow turnaround times.</p>	<p>The Interim Lead for Compliance and Building Safety</p>	<p>The target turnaround time for bungalows is 20 days, however on some occasions this can extend to 35 days on occasions where the property has not had improvement works for a significant period either through tenant refusal or the property being well maintained by the tenant. Given the demographic of the clientele for bungalows additional works including full decoration and the replacement of a bath with a level access shower room</p>

			ensures that the extra time ensures the new tenants have home which is suitable for many years to come with minimal disruption.
	<u>Minute No. 13(2)</u> That “Know Your Community Housing Officer” information, including pictures and contact details for each of the six areas be submitted to all Members of the Council.	Interim Strategic Lead for Customers	Know Your Community Housing Officer posters circulated to all Members of the Council on 27 <sup>th</sup> September, 2023
Impact of the 2023/24 Rent Increase for Dudley Metropolitan Borough Council Tenants	<u>Minute No. 14(2)</u> That the Director of Housing and Communities be requested to provide Members of the Committee with information on the average cost of various property types across the Borough.	Director of Housing and Communities	Response provided to all Members of the Committee.
	<u>Minute No. 14(3)</u> That the Director of Housing and Communities be requested to circulate to all Members of the Committee accurate figures of customers that were currently charged the underoccupancy rate.	Director of Housing and Communities	Response provided to all Members of the Committee.

	<p><u>Minute No. 14(4)</u> That the Director of Housing and Communities be requested to circulate to all Members of the Committee the accurate figure that was “written off” as unrecoverable debt during the 202/2023 financial year.</p>	<p>Director of Housing and Communities</p>	<p>Response provided to all Members of the Committee.</p>
<p>Update on Property Condition and Compliance</p>	<p><u>Minute No. 15(2)</u> That Councillor D Stanley be requested to provide information associated to the complaint received by a constituent relating to the cancellation of a gas safety inspection at short notice to the Interim Lead for Compliance and Building Safety for appropriate consideration and action.</p>	<p>Interim Lead for Compliance and Building Safety</p>	<p>While there was unfortunately no specific information provided from Cllr Stanley to allow us to identify the property, PH Jones have confirmed that any appointments that have been delayed or cancelled at short notice over the past 3 months have been a result of over running appointments where additional / essential works were required.</p>

**Future Business 2023/24**

<b><u>Date of Meeting</u></b>	<b><u>Work Programme</u></b>	<b><u>Responsible Officer/Area</u></b>	<b><u>Notes</u></b>
20 <sup>th</sup> November, 2023	Quarterly Housing Performance Report – Quarter 1 – 1 <sup>st</sup> April – 30 <sup>th</sup> June, 2023	Kathryn Jones	Report
	Tenant Satisfaction Measures	Kathryn Jones	Report
	Customer Involvement	Kathryn Jones	Report
	Action Tracker and Future Business	Karen Malpass	Report
22 <sup>nd</sup> January, 2024	Community Safety Partnership including Anti-Social Behaviour	Kathryn Jones	Report
	Neighbourhood Model	Kathryn Jones	Report
	Review of Housing Finance	Kathryn Jones/Ian Grosvenor	Report
	Quarterly Corporate Performance Report	Richard Cartwright	Report



	Action Tracker and Future Business	Karen Malpass	Report
13 <sup>th</sup> March, 2024	Annual Report 2023/24 and potential items of business for 2024/25	Karen Malpass	Report
	Review of Private Rented Sector	Kathryn Jones	Report
	Contractor Management	Kathryn Jones	Report
	Quarterly Corporate Performance Report	Richard Cartwright	Report
	Action Tracker and Future Business	Karen Malpass	Report