

# Housing Management Board Agenda



**Date:** Wednesday, 19 April 2023

**Time:** 6.00 pm

**Venue:** Remote Access via TEAMS - TEAMS Meeting Room

## **Distribution:**

**Councillors:** Alex Marsh (Chair), Kerry Bailes, Sarah Classick, Carla Denyer, Tony Dyer, Richard Eddy, Paul Goggin, Tom Renhard, Edwards, Pete Daw, Christine Jory, Morris, Ross Dallimore and Houghton

**Copies to:** Donald Graham (Interim Director Homes and Landlord Services), Sarah Spicer (Business Innovation Manager), Liz Cheetham (Engagement Team Leader), Lesha Wilson and Zara Naylor

**Issued by:** Jeremy Livitt, Democratic Services

E-mail: [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk)

**Date:** Tuesday, 11 April 2023



# Agenda

## 1. Welcome, Introductions and Apologies for Absence

(Pages 4 - 6)

## 2. Minutes of the Previous Meeting held on 26th January 2023 and Matters Arising

To confirm as a correct record.

(Pages 7 - 14)

## 3. Public Forum

Up to 30 minutes is allowed for this item.

Any member of the public or Councillor may participate in Public Forum. The detailed arrangements for so doing are set out in the Public Information Sheet at the back of this agenda. Public Forum items should be emailed to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk) and please note that the following deadlines will apply in relation to this meeting:-

Questions - Written questions must be received 3 clear working days prior to the meeting. For this meeting, this means that your question(s) must be received in this office at the latest **by 5pm on Thursday 13<sup>th</sup> April 2023.**

Petitions and Statements - Petitions and statements must be received on the working day prior to the meeting. For this meeting this means that your submission must be received in this office at the latest **by 12 Noon on Tuesday 18<sup>th</sup> April 2023.**

**Please note, your time allocated to speak may have to be strictly limited if there are a lot of submissions. This may be as short as one minute**

## 4. Proposal for new Associate Board Member by Housing Scrutiny Panel - Sarah Spicer (Verbal Report)

Following the resignation of Pete Edwards, the Housing Scrutiny Panel have nominated a new Associate Member for the Housing Management Board

## 5. Update on the Housing Allocations Review - Liz Dewing/Paul Sylvester



**(Pages 15 - 19)**

- 6. Update on the Investment in Communal Areas, Blocks and Estates Budget - Sarah Spicer**

**(Pages 20 - 24)**

- 7. Damp and Mould - Laura Pilkington/Craig Cook (TO FOLLOW)**

- 8. Environmental and Neighbourhood Improvement Budgets - Alison Scott**

**(Pages 25 - 41)**

- 9. Any Other Business**

**10. Date of Next Meeting**

The next meeting is scheduled to be held at 6pm on Monday 10<sup>th</sup> July 2023 as a TEAMS remote meeting.



# Public Information Sheet

## Inspection of Papers - Local Government (Access to Information) Act 1985

You can find papers for all our meetings on our website at [www.bristol.gov.uk](http://www.bristol.gov.uk).

## Public meetings

Public meetings including Cabinet, Full Council, regulatory meetings (where planning and licensing decisions are made) and scrutiny will now be held at City Hall.

Members of the press and public who plan to attend City Hall are advised that you may be asked to watch the meeting on a screen in another room should the numbers attending exceed the maximum occupancy of the meeting venue.

## COVID-19 Prevention Measures at City Hall (from March 2022)

When attending a meeting at City Hall, the following COVID-19 prevention guidance is advised:

- promotion of good hand hygiene: washing and disinfecting hands frequently
- while face coverings are no longer mandatory, we will continue to recommend their use in venues and workplaces with limited ventilation or large groups of people.
- although legal restrictions have been removed, we should continue to be mindful of others as we navigate this next phase of the pandemic.

## COVID-19 Safety Measures for Attendance at Council Meetings (from March 2022)

Government advice remains that anyone testing positive for COVID-19 should self-isolate for 10 days (unless they receive two negative lateral flow tests on consecutive days from day five).

We therefore request that no one attends a Council Meeting if they:

- are suffering from symptoms of COVID-19 or
- have tested positive for COVID-19

## Other formats and languages and assistance for those with hearing impairment

You can get committee papers in other formats (e.g. large print, audio tape, braille etc) or in community languages by contacting the Democratic Services Officer. Please give as much notice as possible. We cannot guarantee re-formatting or translation of papers before the date of a particular meeting.

Committee rooms are fitted with induction loops to assist people with hearing impairment. If you require any assistance with this please speak to the Democratic Services Officer.





## Public Forum

Members of the public may make a written statement ask a question or present a petition to most meetings. Your statement or question will be sent to the Committee Members and will be published on the Council's website before the meeting. Please send it to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk).

The following requirements apply:

- The statement is received no later than **12.00 noon on the working day before the meeting** and is about a matter which is the responsibility of the committee concerned.
- The question is received no later than **5pm three clear working days before the meeting**.

Any statement submitted should be no longer than one side of A4 paper. If the statement is longer than this, then for reasons of cost, it may be that only the first sheet will be copied and made available at the meeting. For copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements.

By participating in public forum business, we will assume that you have consented to your name and the details of your submission being recorded and circulated to the Committee and published within the minutes. Your statement or question will also be made available to the public via publication on the Council's website and may be provided upon request in response to Freedom of Information Act requests in the future.

We will try to remove personal and identifiable information. However, because of time constraints we cannot guarantee this, and you may therefore wish to consider if your statement contains information that you would prefer not to be in the public domain. Other committee papers may be placed on the council's website and information within them may be searchable on the internet.

### During the meeting:

- Public Forum is normally one of the first items on the agenda, although statements and petitions that relate to specific items on the agenda may be taken just before the item concerned.
- There will be no debate on statements or petitions.
- The Chair will call each submission in turn. When you are invited to speak, please make sure that your presentation focuses on the key issues that you would like Members to consider. This will have the greatest impact.
- Your time allocation may have to be strictly limited if there are a lot of submissions. **This may be as short as one minute.**
- If there are a large number of submissions on one matter a representative may be requested to speak on the groups behalf.
- If you do not attend or speak at the meeting at which your public forum submission is being taken your statement will be noted by Members.
- Under our security arrangements, please note that members of the public (and bags) may be searched. This may apply in the interests of helping to ensure a safe meeting environment for all attending.



- As part of the drive to reduce single-use plastics in council-owned buildings, please bring your own water bottle in order to fill up from the water dispenser.

For further information about procedure rules please refer to our Constitution <https://www.bristol.gov.uk/how-council-decisions-are-made/constitution>

### Webcasting/ Recording of meetings

Members of the public attending meetings or taking part in Public forum are advised that all Full Council and Cabinet meetings and some other committee meetings are now filmed for live or subsequent broadcast via the council's [webcasting pages](#). The whole of the meeting is filmed (except where there are confidential or exempt items). If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting (Oral commentary is not permitted during the meeting as it would be disruptive). Members of the public should therefore be aware that they may be filmed by others attending and that is not within the council's control.

The privacy notice for Democratic Services can be viewed at [www.bristol.gov.uk/about-our-website/privacy-and-processing-notice-for-resource-services](http://www.bristol.gov.uk/about-our-website/privacy-and-processing-notice-for-resource-services)



**Bristol City Council**  
**Minutes of the Housing Management Board**

**26 January 2023 at 6.00 pm**



**Members Present: -**

Independent Member: Alex Marsh (Chair)

Councillors: Kerry Bailes (Labour Group), Sarah Classick (Liberal Democrat Group), Carla Denyer (Green Group), Tony Dyer (Green Group), Tom Renhard (Cabinet Member for Housing Delivery and Homes)

Tenant Representatives: Pete Daw, Christine Jory and Philip Morris

Association Tenant Representative: Sibusiso Tshabalala and Nigel Varley

**Officers in Attendance:-**

Donald Graham (Interim Director Homes and Landlord Services), Sarah Spicer (Business Innovation Manager), Liz Cheetham (Engagement Team Leader) and Jeremy Livitt (Democratic Services)

**Additional Presenters:**

Alison Napper (Minute Number 21 – Fire Safety Update), Liz Dewing (Minute Number 23 – Home Choice Allocations Review)

**Other Attendees:** Adam Postans (Local Reporter)

**18 Welcome, Introductions and Apologies for Absence**

Alex Marsh welcomed all parties to the meeting and asked everyone to introduce themselves.

Apologies for absence were received from Councillor Paul Goggin, Councillor Richard Eddy and Peter Edwards.

**19 Minutes of the Previous Meeting held on Monday 30th May 2022**

RESOLVED – that the minutes of the above meeting be agreed as a correct record.



## Matters Arising

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Page 8: Matters Arising from 30<sup>th</sup> May 2022 Minutes - It was noted that due to illness Philip Morris had been unable to provide Sarah Spicer with details of continuing problems of people riding scooters in the hallway at a number of housing blocks nearby. ACTION: Sarah Spicer to obtain details from Phillip Morris and investigate further. Councillor Tony Dyer to assist as required in relation to Northfield House in the same ward

Homes and Communities Board Meetings – Peter Daw stated that, despite being the HMB’s official nominee for Homes and Communities Board meetings, he had still not been invited to attend any meetings despite having been appointed 18 months ago. ACTION: Councillor Tom Renhard to follow up

Social Disorder at Northfield House ACTION: Sarah Spicer to follow up further with Philip Morris by e-mail

Halston Drive – issue raised by Sibusiso Tshabalala ACTION: Sarah Spicer to pursue further with one of the managers

Goram Homes – (1) Investment - Agreement for the Director of Homes and Landlords to raise comments made directly with Goram Homes relating to investment and work closely with them – Donald Graham advised that he had now been assigned strategic oversight of this function and was undertaking regular meetings with Stephen Baker (Goram Homes) and had meetings with Councillor Renhard and Councillor Cheney concerning this.

(2) Social Value Assessment - Sibusiso Tshabalala advised that the assessment of social value from Goram Homes was not the same as Bristol City Council’s TOMS mechanism. It was therefore difficult to assess Goram Homes’ impact on social value implementation. A recent report had indicated that £28 Million had been spent in the South West which was only 2% of total expenditure.

Donald Graham confirmed that all organisations which built homes were required to complete a Social Value Statement as part of their assessment through the Capital Investment Board. This would also include Goram Homes.

**ACTION: Cllr Tom Renhard to pick up the issue of the TOMS mechanism as required.**

## **20 Public Forum**

There were no Public Forum items.



## 21 Fire Safety Update

Alison Napper gave a presentation on this issue and made the following points:

- Details of the arrangements from last year were provided in addition to the significant changes that had now been made
- Prior to 2022, investment amounting to on average £2.5 Million a year had been made to address fire safety
- This included investment in fire doors
- There were 62 high rise blocks in Bristol and around 450 low rise homes
- **ACTION: Alison Napper to follow up on Nigel Varley's previous request for a response to concerns about the impact of vents spreading smoke through flats**
- An external company would be carrying out new fire risk assessments, this are completed annually

**ACTIONS: Alison Napper to address the following issues raised by HMB members – (1) fire marshals not closing fire doors as required in some flats and in some instances fire doors being wedged open – AN to remind fire marshals of their responsibilities (2) fire doors not being smoke proof as there were gaps underneath them where carpets had been removed**

- Last year there had been a number of significant changes with lessons continuing to be learnt from the Hackett Report and the Grenfell fire
- National guidance was issued in 2022 changing the way fire safety inspections should be carried out had not included an assessment of external walls.
- The assessment was completed using the new methodology recommended removal of the Expanded Polystyrene (EPS) cladding with interim measures being introduced until the cladding was removed. The interim measures are either having a waking watch or evacuation alarms, to enable a full evacuation in the event of a fire.
- Last year there were two significant fires in our high rise blocks. Including one where the EPS cladding did not react as expected, and it contributed to the spread of the fire. As a result plans are now in place to remove all EPS cladding from BCC block. Interim measures will be in place until the cladding is removed. This has been communicated to all residents. In response to Board Member's concerns at the length of time it could take to replace all cladding, Alison Napper confirmed that all expanded polystyrene EPS would be removed with interim measures in place until removal.

Alison Napper further stated that:

- A proposal would be submitted to Full Council in February 2023 for the following capital expenditure - a 10 year timeframe would be operating under which all EPS cladding would be removed at a cost of £46 Million over 10 years, with further funding committed for a sprinkler installation programme. Cabinet have already approved funding for , Waking watch and simultaneous evacuation alarms
- Following the introduction of new Fire Safety Regulations in 2023, changes were proposed in respect of building plans, external walls, secure information boxes, fire safety equipment, way finding signage, notice boards + annual confirmation communication to residents and a new inspection programme for fire doors



## 22 HRA Budget 2023/24

Sarah Spicer gave a presentation on this issue and made the following points:

- The HRA was a separate ring-fenced account for managing council housing, income from tenants and leaseholder rents and service charges
- Its role was to repair, maintain and invest in assets; and to provide tenancy and estate management
- A 30 year plan was maintained, enabling the projection of income and expenditure, with no deficit
- There were approximately 28,500 homes, both rented and for leaseholders. Rents were low in comparison to Housing Associations and the private rented sector
- There were a number of challenges which the Council faced in this area – since rent was low, the stock was expensive to maintain. The report notes that there is no national policy for rent reviews beyond 2025
- Housing demand is high
- Preparations were required for new regulatory requirements for fire safety
- Resources had been addressed by building in efficiency savings targets from 2024 or 2025. There was a commitment to reviewing service charges which need to be reviewed to ensure they cover costs
- Some programmes had been slowed, stopped or slipped in accordance with this
- There had been a need for changes across the system since due to previous underspends, an optimism bias had been applied across the capital programme
- The following expenditure had been committed - £180,000 to continue provision of the rapid response team, £120,000 assisted gardens, £190,000 to increase the Environmental Improvement and Neighbourhood Improvement Bids and £204,000 to improve communal waste and recycling facilities
- £1.3 Million remained non-committed – opportunities for commitment of this investment included capital investment in CCTV infrastructure (cameras and cables) and contingency for damp and mould. The views of Board members was sought in respect of these options
- The report would be submitted to Full Council on 21<sup>st</sup> February 2023. Public Forum statements were welcomed

Board members made the following comments:

- In Northfield House there were door cameras but no recording facility.
- The pay of wardens needed to be maintained. Officers pointed out that the recent industrial action had involved Housing Officers not wardens and that negotiations to resolve these were currently taking place
- It was good to see Bristol City Council making the council estate accessible
- Some “Safer Streets” funding was being used for CCTV purposes. Given the concerns about the impact of damp and mould on residents’ health, there needed to be considerable investment in this area.
- Since housing was connected to the issue of Safer Streets, an internal project board had been set up to investigate this. When play parks were on HRA land, the condition of the space was examined to assess their use



**ACTION: Sarah Spicer/Jeremy Livitt to include an agenda item on the next HMB meeting relating to damp and mould.**

- There remained a deficit throughout the South West region of support for people wishing to study Housing Policy and Management in order to make it as a career progression. #
- Funding was also required for areas such as Eastfield Park which lacked benches or bins. Councillor Renhard confirmed that he had recently investigated whether or not HRA funding could be used for this purpose and was awaiting a response
- Reference was made to a footpath which was overgrown and where ownership continued to be unclear

Officers confirmed that a review was currently being carried out into tenant participation and that recruitment was taking place to fill two vacancies. Discussions were taking place with community development to establish where estates most needed these posts.

### 23 Home Choice Allocations review

Elizabeth Denning gave a presentation on this item and made the following points:

- Previous briefings to the HMB had taken place in October 2021 and May 2022
- Consultation on proposed changes had taken place from July to October 2022. Final changes would be submitted to Cabinet on 7<sup>th</sup> March 2023.
- Proposals were being put forward as a part of a major technology programme for changes to current systems which were not currently viable
- 21 questions had been put forward with 1653 complete responses over the 12-week consultation period
- The responses were as follows: (1) broad support for a move to managed choice but a degree of ambivalence concerning restrictions proposed for Band (2) support for extending downsizing assistance and 64% approve increased priority for under-occupiers (3) 67% in favour of wider use of Local Letting Policies (4) 63% in favour of increased priority and provision for people exiting adult social care (5) 51% in favour of increasing priority of care leavers (6) support for placing all homelessness cases in a single band, and for introducing a 'new deal' for the homeless at home (7) strong support (75%) for changes to the rules regarding effective date (8) no general support for a change to the current income, savings, or debt thresholds
- The following themes were raised: (1) the current scheme was perceived as unfair/ not working and there had been issues with the length of time taken to be made an offer of housing (2) there was a desire for changes to the current application process, systems, (more access, more information, quicker and easier system) (4) there was a need for more 'hands on' support and more feedback to applicants (5) there were issues with overcrowding/bedroom and rules were needed to address this (6) more priority needed to be given to various categories
- The following issues were raised but are out of the scope of the housing review – (1) the need for more social housing, both smaller and larger properties (2) more was required to tackle issues in social housing – ASB, fraud, non-occupation, subletting etc (3) there was a need to improve the Private rented sector/rent caps/better conditions/provide more help for those on benefits
- The following changes were proposed for Quarter 1 2023/24 – (1) a move to 'Managed Choice' in which up to 50% of allocations can be made by means of direct offer (2) Care Leavers priority to be changed to band 1 and improved access to general needs housing for those exiting supported care (Adults and Young People)





- Further changes were proposed for Quarter 2 and 3 of 2023/24 as follows: (1) moving to 'Managed Choice' in which up to 50% of allocations can be made by means of direct offer (2) Care Leavers priority to be changed to band 1, and improved access to general needs housing for those exiting supported care (Adults and Young People) (3) Composite need – increasing the backdating of effective date to 12 months for those with three or more qualifying needs (Change not retrospective) (4) Extended use of Local Lettings Policies (Already in development in Knowle)
- The following changes were proposed for when new technology is available (1) a revised approach to savings and income thresholds, making greater provision for a variety of household circumstances (2) targeting those in band 4 with additional information to better manage expectations and a review whether to restrict band 4 bidding to age-restricted/ SHOP and targeted properties only (3) provision of an application form and process improvements (4) introduction of more automated functionality (annual renewals, auto-matching and auto-bidding etc)
- Other action to be taken included the following (1) a pilot to test the value of different approaches to incentivising downsizing (2) enhancements to communication, information and guidance, and information / data insight provision to better manage people's expectations and increase individual agency through the process of seeking housing (3) improvements are also being considered for associated policies and processes including the Priority (4) a move On Scheme (prioritisation of clients in homelessness supported housing), and mutual Exchange to make sure they are used effectively

The Board noted that voids between people being advised they are moving into a property and making it fit for purpose lay with the estates team.

Board members also raised the following issues:

- The issue of support for vulnerable residents needed to be considered, particularly those with medical problems
- 17,000 people were currently on the housing waiting list. In Slough Borough Council, anyone placed on the waiting list needed to be also on the electoral roll to prevent multiple applications on housing lists throughout the country

In response to concerns raised by Board members, officers noted the difficulties caused by multiple applications and instances of fraud. They indicated that work was taking place with Councillor Renhard to tackle this. Details of the scheme would be further promoted to get tenants assistance in tackling this.

**ACTION: Liz Cheetham to put an article in the next edition of Housing News concerning the requirements for people to be on the electoral roll and provide information on how to provide the appropriate identification**

## 24 Future Meeting Dates

Sarah Spicer advised the Board that dates for the next three meetings had been agreed for April 2023, July 2023 and October 2023.

**ACTION: Jeremy Livitt to confirm these dates with HMB members**





**25 Any Other Business**

Councillor Renhard referred to the issue of improved provision for Eastville Park which he had mentioned earlier in the meeting. He requested that all HMB members advise him of any further issues that needed to be addressed as soon as possible so that the necessary action could be taken.

The meeting ended at 8.00 pm

**CHAIR** \_\_\_\_\_





# Update: Allocations Review



- Recommendations approved at Cabinet on 4<sup>th</sup> April 2023
- Phased implementation linked to new IT:
  - Where we can changes will be made ahead of the roll out of new technology.
  - Some changes can only be made when the new technology is available (e.g improving the application form and process)
- What's changing – next 3 slides
- More work to do – review how we assess the need for an additional bedroom where children have SEND
- Implementation board



# What's changing?

## **Starting changes** (est Q1 2023/2024)

- Moving to 'Managed Choice' in which up to 50% of allocations can be made by means of direct offer
- Care Leavers priority to be changed to band 1, and improved access to general needs housing for those exiting supported care (Adults and Young People)

## **Other changes to be introduced in phases** (est Q2 2023/2024 to Q3 2024/2025)

- Certain additional under-occupiers to be prioritised to band 1 (improve ability to access in-demand stock)
- All categories of homelessness to be prioritised to band 2 (to encourage those threatened with homelessness to approach the council earlier and reduce the risk of homelessness through earlier intervention)
- Introduction of a 'new deal for the homeless at home' placing those faced with eviction from the family home on an equal footing with those in main homelessness, and incentivising them to stay put provided it is safe to do so



# What's changing

## Other changes continued

- Composite need – increase the backdating of effective date to 12 months for those with three or more qualifying needs (Change not retrospective)
- Extended use of Local Lettings Policies (Already in development in Knowle)

## Changes to be implemented only when new technology is available

Revised approach to savings and income thresholds, making greater provision for a variety of household circumstances

- Note - The current debt threshold will not be changed
- We intend targeting those in band 4 with additional information to better manage expectations. When new tech is available we will review whether to restrict band 4 bidding to age-restricted/ SHOP and targeted properties only.
- Application form and process improvements
- Introduction of more automated functionality (annual renewals, auto-matching and auto-bidding etc)

# What's changing?

## Other actions to be taken

- A pilot to test the value of different approaches to incentivising downsizing
- Enhancements to communication, information and guidance, and information / data insight provision to better manage people's expectations and increase individual agency through the process of seeking housing
- Improvements are also being considered for associated policies and processes including the Priority Move On Scheme (prioritisation of clients in homelessness supported housing), and Mutual Exchange to make sure they are used effectively



# Implementation

- Implementation Board – led by Housing Options with key BCC colleagues attending and Cabinet member, Cllr Tom Renhard. The board will do the following:
- Prioritising operational work and the work required to implement the revised Allocation Policy so as to ensure safe and complete delivery of the agreed changes.
- Providing direction and guidance on the prioritisation of changes to be implemented.
- Ensuring progress is effectively monitored and tracked and that action is taken to address issues and risks.
- Being the decision-making forum for escalated issues, risks and other matters affecting delivery.
- Providing active support to the implementation co-ordinator and delivery team to deal with obstacles and challenges.
- Actively managing the wider stakeholder community both internally and external to BCC

# Investment in communal areas, blocks and estates

April 2023





- January 2023 HMB – update on HRA Budget 2023/24 including investment in blocks of which:
  - £180k to continue provision of the rapid response team
  - £120k assisted gardens
  - £190k additional Environmental Improvement and Neighbourhood Improvement Bids
  - £204k to improve communal waste and recycling facilities
- Non committed and asked for views on utilising remaining £1.3m



# Update

- For 2023/24: £325k estates safety budget – to focus on CCTV infrastructure and other capital investment (£650k over 2 financial years)
- £1.6m over 3 financial years to carry out stock conditions surveys on 80% of HRA stock (2023/24 £467k - work expected to commence Autumn 2023)
- From 2023/24: Additional £130k per annum to increase housing officer/tenancy management resources



# Update continued

- 2023/24: Additional £58k for training, target priority areas of fire and building safety, damp and mould
- From 2023/24: £430k to create dedicated Building and Fire Safety teams, mix of existing staff and funding for new resources
- Separate update, as requested regarding EIB & NIB bids



# You said, we did

- **You said:** As well as CCTV infrastructure there should be provision for wider safety measures, such as lighting
- **We:** Made provision of £650k for an Estate Safety budget
- **You said:** There needs to be considerable investment in tackling damp and mould
- **We:** Made provision of £1.6m over 3 financial years to carry out stock condition surveys on 80% of our stock and for 2023/24 made additional training budget provision



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## Environmental and Neighbourhood budget update

### **Purpose**

To report on the expenditure for the above Environmental (EIB) and Neighbourhood Improvement Budgets (NIB).

### **Background**

**These budgets are allocated from the Housing Investment Programme( HIP) to improve the general look and feel of estates and neighbourhoods and are generally referred to as soft investment.**

The EIB total is £137,500 and is for individual projects that cost under £15,000 whilst the NIB total £462, 500 is for works over this figure.

Both budgets are allocated to schemes and projects suggested by housing officers, police, tenants, caretakers, and councilors and are often a collaborative approach. In addition, some are essential health and safety works.

The predominant criteria are security or ecological improvements, and the budgets are not to benefit just 1 tenant e.g., a garden at a sheltered scheme would be considered but not an individual fence. These budgets demonstrate our commitment to making our estates great places to live.

There is a form online for tenants to make suggestions and they are publicised at forums and in newsletters. Suggestions are welcome from all sources and the Housing officer will then commission a quote and a discussion with all affected residents

Only a couple of schemes were rejected because they were of benefit to only an individual, they were not value for money or were rejected by residents themselves e.g., a railing project in Stapleton.

### **Current situation**

The NIB allocation is decided at the start of the financial year as the cost of the works requires strict procurement regulations to be followed, a tender process and mobilising contractors.

The NIB has been slightly overspent this year. Schemes range from Butler House gardens to major security works like the walling scheme at Priestwood Close in Henbury. The latter was included with a local Problem-solving plan (PSP) to address anti-social behaviour (ASB) on Crow lane.

This work and budget also had to adapt to extra monies of £190k being given in August and it was fortunate that schemes were ready on the shelf to commit. This prevented a loss of funding for estates works.

In summary NIB works covered:

- Larger carpark resurfacing projects & additional parking provision
- Provision of additional patio areas, paving & general landscaping
- Security measure such as the installation of fences, gates, and walls
- Foundations and structural works to address urgent health & safety concerns

The EIB is allocated monthly so housing officers who are doing patch visits and neighbourhood grading and inspections, can access the monies and request

projects throughout the year. Monthly meetings are held between the planned surveyors and the housing manager to keep the budget in focus.

Most of the works fall under the following categories: -

- Security measures such as the installation of padlocks & security gates and boundary fencing
- Improvements to bin and recycling, and drying areas
- Carpark resurfacing, marking of lines and the provision of disabled spaces
- Provision of benches, handrails, and garden works/landscaping
- Health and safety issues

Currently the commitment is on target (but if any schemes fail to materialise this will lead to an underspend).

**Projects that benefited -Attached are the budget spreadsheets and photos.**

The variety of NIB schemes ranged from making a play area safe at Four Acres to patio seating at Yew tree Court, from security fencing and planters at Chatterton house to carpark resurfacing at Eastcote Park-2 sites.

Whilst EIB schemes ranged from parking bollards and speed bumps to disabled parking bays and benches.

Schemes were actioned throughout the city

## **Conclusion**

The total soft investment monies spent this year equates to £768,091.17. This money has all been spent on improving neighbourhoods and estates which is fabulous news.

There has been an underspend of £22,000, which whilst within the suggested 2.5% budget variation allowance, is still monies we would prefer to spend.

However, as with everything there is always room for improvement and any ideas on how to do this are warmly welcomed.



# Environmental (EIB) and Neighbourhood Improvement Budgets (NIB).

## Environmental and Neighbourhood Improvement Budgets

- ▶ **These budgets are allocated from the HIP to improve the general look and feel of estates and neighbourhoods**
- ▶ **The EIB total is £137,500 and is for individual projects under £15,000 whilst the NIB total £462, 500 is for works over this figure.**
- ▶ **Both budgets are allocated to schemes and projects suggested by housing officers, police, tenants, caretakers, and councilors and are often a collaborative approach. In addition, some are essential health and safety works.**
- ▶ **There is a form online for tenants to make suggestions and they are publicised at forums and newsletters.**

## Environmental and Neighbourhood Improvement Budgets

- ▶ **The NIB allocation is decided at the start of the financial year as the cost of the works requires a tender process and mobilising contractors.**
- ▶ **The predominant criteria are security or ecological improvements. These budgets demonstrate our commitment to making our estates great places to live.**
- ▶ **The EIB is allocated monthly. Monthly meetings are held between the planned surveyors and the housing manager to keep the budget in focus.**

## Environmental and Neighbourhood Improvement Budgets

**Most of the works fall under the following categories:**

- ▶ **Security measures such as the installation of padlocks & security gates and boundary fencing**
- ▶ **Improvements to bin and recycling, and drying areas**
- ▶ **Carpark resurfacing, marking of lines and the provision of disabled spaces**
- ▶ **Provision of benches, handrails, and garden works/landscaping**
- ▶ **Health and safety issues**

## Environmental and Neighbourhood Improvement Budgets

### EIB For 2022/2023

▶ <b>Number of projects completed</b>	<b>37</b>
▶ <b>Agreed waiting consultation</b>	<b>18</b>
▶ <b>Number rejected</b>	<b>5</b>

## Environmental and Neighbourhood Improvement Budgets

**EIB For 2022/2023**

**Actual spending**

▶ North	<b>£19,249.58</b>
▶ Central	<b>£33,438.03</b>
▶ South	<b>£21,568.48</b>

**Total Cost £74,256.09**

## Environmental and Neighbourhood Improvement Budgets

### EIB For 2022/2023

These improvements have included:

- ▶ **Removal of a dangerous structure**
- ▶ **Securing a garage site**
- ▶ **Bin relocation and line marking**
- ▶ **Renovation of a courtyard**



# Environmental and Neighbourhood Improvement Budgets

## EIB For 2022/2023





## Environmental and Neighbourhood Improvement Budgets

### NIB For 2022/2023

- ▶ 14 Schemes have been agreed at a total cost of...

**£693,835.08**

- ▶ This represents a combined EIB/NIB underspend of £21,908.83
- ▶ 2.5% within budget

## Environmental and Neighbourhood Improvement Budgets

### NIB For 2022/2023

- ▶ **Where have the schemes been agreed?**
- ▶ **1 Scheme in the North, 4 in Central and 9 in the South**
- ▶ **The works have included**

**Communal garden improvements**

**Protective railings and posts**

**Walling**

**Car park resurfacing and line marking.**

**What do these improvements look like?**

## Environmental and Neighbourhood Improvement Budgets



### What improvements can be made to the process?

- ▶ **Can it be more streamlined-**

Can any part of the process become automated

- ▶ **Can it become more user friendly**

How can tenants and Councilor's easily feed in to a proposal

- ▶ **Can the bids be tied in with other opportunities**

Realising the biggest improvements by working in conjunction with other teams, and where additional funding can be utilised.

Discussion?