

# Public Document Pack

SOLIHULL METROPOLITAN BOROUGH COUNCIL

## **Economic Development and Managed Growth Scrutiny Board**

Thursday 17 November 2022 at 6.00 pm

Civic Suite, Solihull

## Disclosing Pecuniary Interests - What Must You Do?

(a) You must complete a declaration of your disclosable pecuniary interests, including those of your spouse/civil partner (or someone with whom you are living as such) and send it to the Monitoring Officer within 28 days of your election or appointment to the Council.

(b) When you attend a meeting of the Council, Cabinet, Scrutiny Board, Committee, Sub-Committee or Joint Committee etc, and a matter arises in which you have a disclosable pecuniary interest, unless you have been granted a dispensation, **you must:**

- Declare the interest if you have not already registered it
- Not participate in any discussion or vote
- Leave the meeting room until the matter has been dealt with
- Give written notice of any unregistered interest to the Monitoring Officer within 28 days of the meeting

(c) If you are the Leader or a Cabinet Portfolio Holder you may not exercise any of your delegated powers as a single member in relation to a matter in which you have a disclosable pecuniary interest or take any other step except to give written notice of any unregistered interest to the Monitoring Officer within 28 days of your becoming aware of the interest, or arrange for another person or body to deal with the matter.

Disclosable Interest	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain by you or your partner.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within 12 months of your declaration of interests in respect of any expenses incurred by you in carrying out duties as a member, or towards your election expenses.
Contracts	Any contract between you or your partner (or a firm or body corporate in which you or your partner is a partner or a director, or in the securities of which you or your partner has a beneficial interest) <b>and</b> the Council (a) under which goods or services are to be provided or works are to be executed; <b>and</b> (b) which has not been fully discharged.
Land	Any beneficial interest in land which is within the area of the Council and which gives you or your partner a right to occupy the land or receive income.
Licences	Any licence held by you or your partner (alone or jointly with others) to occupy land in the area of the Council for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge)— (a) the landlord is the Council; <b>and</b> (b) the tenant is a body in which you or your partner has a beneficial interest i.e. a firm or body corporate in which you or your partner is a partner or a director, or in the securities of which you or your partner has a beneficial interest.
Securities	Any beneficial interest held by you or your partner in securities of a body where—  (a) that body (to your knowledge) has a place of business or land in the area of the Council; <b>and</b> (b) either— (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; <b>or</b>  (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you or your partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.  “securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

SOLIHULL METROPOLITAN  
BOROUGH COUNCIL

To:  
Councillors A Feeney, A Hodgson,  
Mrs D Holl-Allen MBE, M McLoughlin,  
M Parker (Vice-Chairman), D Pinwell  
(Chairman), W Qais, J Ryan, K Thomas  
and A Mackiewicz

NICK PAGE  
CHIEF EXECUTIVE

Council House, Manor Square  
Solihull, West Midlands. B91 3QB  
Tel. 0121-704 6000

Paul Rogers  
Tel: 0121 704 6079  
Email:paul.rogers@solihull.gov.uk

Date: Friday, 18 November 2022

**ECONOMIC DEVELOPMENT & MANAGED GROWTH SCRUTINY BOARD**

**Thursday, 17 November 2022**

**AGENDA**

- 7. COUNCIL HOUSING ASSET MANAGEMENT STRATEGY 2023-2033  
POWERPOINT PRESENTATION (Pages 5 - 14)**

This page is intentionally left blank

# Council Housing Asset Management Strategy 2023 – 2033

Economic Development and  
Managed Growth Scrutiny



# Overview

- Context of the council housing asset management strategy
- Our approach and next steps
- National context
- Overview of the strategic objectives
- Customer engagement
- Implementation Plan and Capital Programme



# Strategy development and importance

## SMBC

- Statutory landlord responsibility for asset condition
- Strategic asset – optimise use / investment challenge
- Financial responsibility and risk – Housing Revenue Account Business Plan alignment

## SCH

- 20 years experience of managing and maintaining the stock on behalf of SMBC
- Evidence and data on asset performance
- Delivery of maintenance function – day to day / programmes
- Delivery of capital programme
- Engagement of residents



# Council Housing Asset Management Strategy – 23 – 33 – Our Approach

- SCH and SMBC partnership
- Strategic approach to asset management – 8 strategic objectives – 10 year
- Facing the investment challenge - housing sector context – building safety, zero carbon, decent homes – difficult decisions
- Implementation Plan – 3 year with one year refresh
- Alignment with wider strategic planning – council plan / SCH delivery plan / Housing Strategy

## Next Steps:

### Final approval:

- SMBC Cabinet – Feb 23
- SCH Board – Feb 23
- Continue building evidence and data to understand stock performance and investment approach
- Options appraisals where stock may be low viability
- Funding challenge
- Continued customer engagement





# National Context

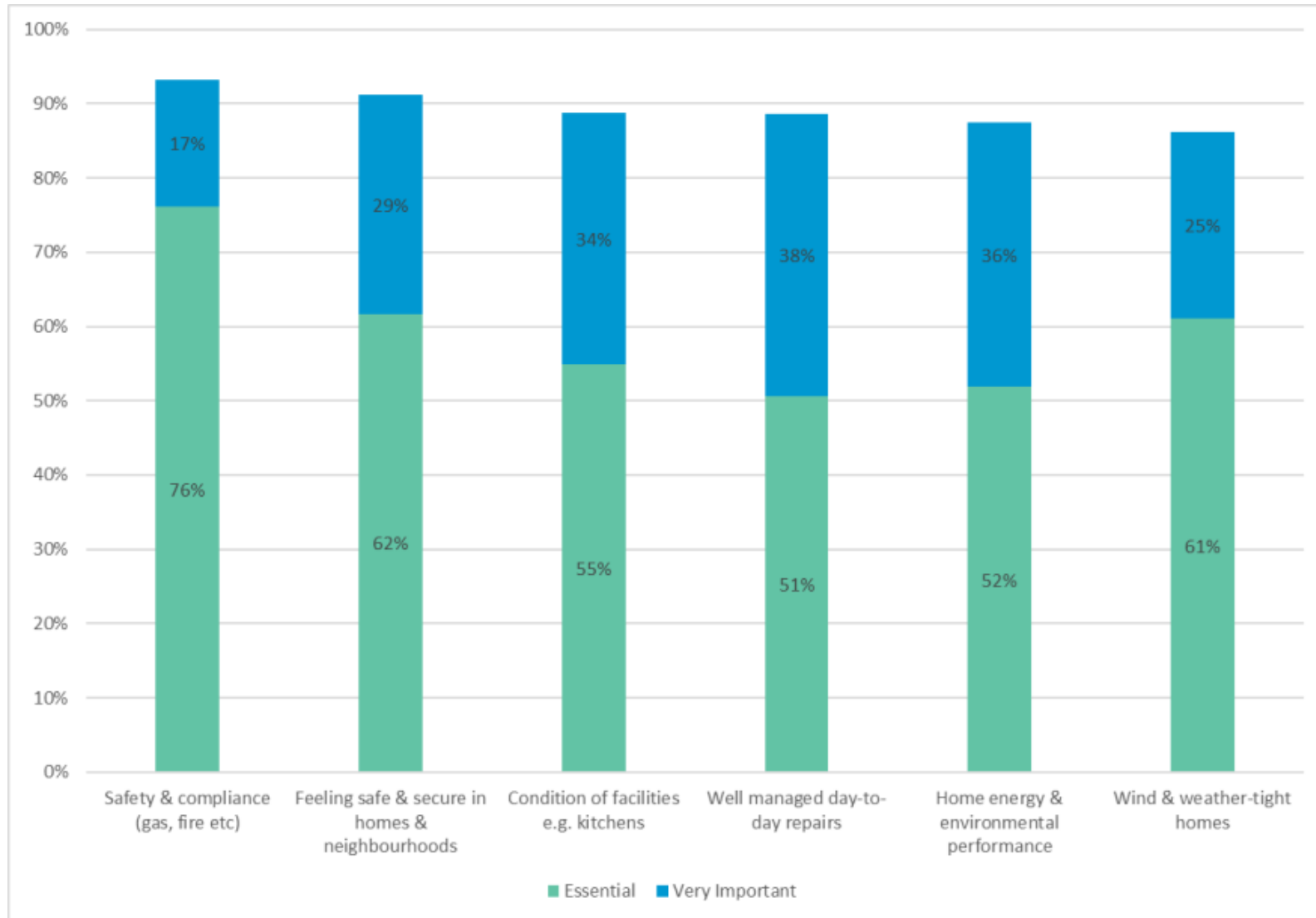


# Strategic Strategy Objectives

1. Investing intelligently in our homes
2. Ensuring safe, high-quality homes
3. Supporting the Council's net zero plans by investing in 'greening' our homes
4. Ensuring high-rise living is 'fit for the future'
5. Providing safe and attractive neighbourhoods that support thriving communities
6. Building new affordable and sustainable homes
7. Ensuring customer engagement in shaping our future services
8. Building a fantastic team



# Customer Engagement



# Planned 10 Year Capital Investment

## STOCK IMPROVEMENT

## TOTAL

Health & Safety (including High Rise Fire Safety Projects)

£74.3m

Climate & Energy

£33.8m

Cyclical & Envelope Improvement Works

£33.3m

Maintenance & Improvements

£25.4m

Programme Management & It

£20.8m

Environment & Estates

£3.8m

Sub-total Capital Expenditure - Stock Improvements

**£191.4m**



# Questions and Discussion

- Overall comments and reflections
- Are the strategic objectives the right ones
- Are there any comments on the implementation plan and are the priorities the right ones



This page is intentionally left blank