

Southampton City Council

Housing Advisory Board

This is a Board established as sub Group to Cabinet with the purpose of overseeing the improvement of the Southampton City Council Landlord Services to ensure the safe, effective and sustainable delivery of the homes it owns and manages across the city.

The Advisory Board will be a sub group of Cabinet and will report to the Cabinet on all issue of progress, highlighting performance, risks and process as requires. The Board will not have decision making powers and not replace any of the formal governance of Southampton City Council, progress on the delivery of the Landlord Housing Improvement Plan will be reported formally through Cabinet, Council and be properly subject to Scrutiny.

Terms of Reference

The Housing Advisory Board will be responsible to Cabinet for overseeing the delivery of the improvement plan for the maintenance and management of homes across the city to meet the transformation ambition to Adapt, Grow and Thrive as a Good Landlord. This includes all the functions of the Landlord Responsibilities to tenants and leaseholders. The objective is to driving decision making and action to ensure the provision of good quality, well-maintained and safe homes for tenants, in safe, well maintained, quality communities, promoting economic and environmental quality, and ensure tenants and leaseholders feel valued, respected and able to influence decision making.

The creation of the Board is in recognition of the scale of the improvement work required, the breadth of organisational work required to achieve the improvement and recognition of the primary importance of the duty to tenants and leaseholders on quality and value for money.

The Housing Improvement Plan has been developed to drive the transformation of the housing Landlord service and meet the requirements of the Housing Regulator, seeking to drive performance from the current C3 rating to C2 and the ambition to achieve a C1 rating. The Improvement plan is designed to drive the performance of the Landlord Service from bottom quartile to top quartile performance over a 3 year period on management and performance outcomes and 5 years for Decent Homes, measured across national benchmarking data.

The work to transform the service is drawn from across the whole Council with key functions established in the hierarchy of a number of Directorates. The functions and the outcomes of that work is drawn together in the Improvement Plan and co ordinated through the Housing Landlord Function.

The Improvement Plan is structured to deliver transformation through significant work to revise, renew and redirect actions in key programmes of work that include:

1. Housing Strategy
2. Housing Revenue Account 40 year Business Plan
3. Housing Revenue Account envelope, viability and sustainability
4. Housing Revenue Account Performance
Southampton City Council Capital programme – Housing Capital Investment
5. Housing Asset Management Plan – Decent Homes Standard, investment plan and delivery
6. Service Outcomes/Performance and Standards:
 - Housing stock conditions
 - Provision of good quality homes, well maintained and safe (including adaptations)
 - Decent Homes Standards
 - Repairs performance (inc Voids) reactive, planned and major programmes
 - Health and Safety performance
 - Fire Risk Standards
7. Transparency and Accountability:
 - Meaningful Engagement with Tenants and leaseholders
 - Co creation with tenants
 - Fairness and Respect
 - Meeting Diverse needs
 - Openness and sharing of information with Tenants
 - Complaints and learning outcomes

Board will be quorate with at least 4 members in attendance

Proposed Membership:

Independent Chair – 2025/26 Geraldine Scott (Current housing lead on Southampton Improvement Board)

Cabinet Member for Housing - Cllr Frampton

5 Nominated Councillors – nominees via Cabinet Member for Housing

Current nominees:

Cllr Finn

Cllr Greenhalgh

Cllr Barnes-Andrews

Cllr McManus

Cllr Rayment

Tenant and Leaseholder representation – to be identified by an open recruitment process by the Executive Director of Resident Services in consultation with the Cabinet Member for Housing

Executive Director of Resident Services

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Administrative Support – Lara Malham and Nikki Harrod

Board Supported by:

Director of Housing

Executive Director Growth and Prosperity (as invited)

Head of Corporate Estates and Assets

Director of Finance (as invited)

Other officers and invitees as required to support the agenda

Legal

DRAFT January 2025

Debbie Ward Executive Director Resident services.