

# HOUSING MANAGEMENT ADVISORY BOARD - WEDNESDAY, 20 MARCH 2024

## Report of the Head of Landlord Services

### Part A

#### PROPOSED CHANGES TO HOUSING MANAGEMENT ADVISORY BOARD TERMS OF REFERENCE

##### Purpose of Report

To present for approval revised Terms of Reference for the Housing Management Advisory Board, arising in response to the Social Housing Regulation Act 2023, and Regulator of Social Housing's Consumer Standards.

##### Recommendation

1. That the Housing Management Advisory Board consider and approves the proposed changes to its terms of reference as set out in the appendix to this report.
2. That the Board is renamed the 'Housing Management Assurance and Advisory Board'.

##### Reason

1. To ensure the terms of reference for the Housing Management Advisory Board reflect regulatory expectations in respect of the role of customers in monitoring performance and compliance and holding the landlord service to account.
2. To better reflect the Board's new Terms of Reference, remit and role to be played by the Board in the governance of the Council.

##### Policy Justification and Previous Decisions

The Council has a clear commitment in its Corporate Plan 2024 - 2028 to help deliver homes the borough needs while investing in our own properties. The Housing Management Advisory Board has a key role to play in monitoring the performance and value for money of the council's landlord service.

##### Implementation Timetable including Future Decisions

Immediate

##### Report Implications

***Financial Implications***

None.

***Risk Management***

There are no specific risks associated with this decision.

***Equality and Diversity***

None identified.

***Climate Change and Carbon Impact***

None identified.

***Crime and Disorder***

None identified.

**Wards Affected**

All

**Publicity Arrangements**

***Consultations***

Not applicable.

**Links to the Corporate Strategy**

Caring for the Environment	No
Healthy Communities	Yes
A Thriving Economy	No
Your Council	No

Key Decision: N

*Date included on Forward Plan* dd/mm/yy

Background Papers: None

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## Part B

### 1. Background

- 1.1 The council last reviewed and amended the terms of reference for the Board in 2022. Since this time, we have seen the passing of the Social Housing Regulation Act in July 2023, and will have a new set of regulatory consumer standards introduced from 1 April 2024.
- 1.2 The 2023 Act has strengthened the role and rights of tenants in regard to their influence over the services provided by their landlord. The Regulator of Social Housing (RSH) also has new powers that will enable it to inspect all landlords proactively on a four-yearly programme. The RSH will observe both how landlords make decisions and how they take account of the tenant perspective as part of the process. The RSH will also consider how landlord services provided by local authorities are monitored and how assurance is carried out in relation to core delivery and compliance.
- 1.3 These changes have implications for the ongoing role and operation of the Housing Management Advisory Board.

### 3. Proposed changes to the Board's Terms of Reference

- 2.1 The amended terms of reference reflect the RSH's expectations on tenant engagement. The role of the Board is strengthened (*Introduction and Purpose*) with a clear emphasis on oversight of all relevant matters relating to regulatory assurance and the council's landlord functions.
- 3.2 The amended document describes the role of the Board (*Functions of the Board*) as proactively engaged in a range of activities that enable customers to influence decision making and hold the council as their landlord to account. This is in line with the RSH's new Transparency and Influence and Accountability Standard.

## Appendix

Draft Housing Management Advisory Board Terms of Reference March 2024