

Safer Neighbourhoods and Active Communities (SNAC) Scrutiny Board

Report Title	Report of the Tenant and Leaseholder Scrutiny Group 2025 to 2026
Date of Meeting	12 March 2026
Report Author	Phillippe Brown – Chair of the Tenant and Leaseholder Scrutiny Group Christine Davis - Tenant Engagement Officer
Lead Officer	Alan Lunt Executive Director - Place
Lead Cabinet Member(s)	Councillor Vicki Smith Cabinet Member for Housing and Planning
Wards Affected	All Wards
Identify exempt information and exemption category	Not Applicable
Appendices (if any)	Report from the Tenant and Leaseholder Scrutiny Group

1. Executive Summary

- 1.1 The Tenant and Leaseholder Scrutiny Group established in 2021 are a key mechanism in the delivery of the Transparency, Influence and Accountability Standard as laid out by the Regulator for Social Housing
- 1.2 The report from the Tenant and Leaseholder Scrutiny Group provides an overview of what the group has been involved in over the past 12 months. Months.

2. Recommendations

The Board is recommended to: -

- 2.1 That the Safer Neighbourhood and Active Communities Scrutiny Board consider the update on the activity of the Tenant and Leaseholder Scrutiny Group during 2025/26

That the Board continue to support the ongoing development and involvement of the Tenant and Leaseholder Scrutiny Group (TLSG)

3. Proposals – Reasons for the recommendations

- 3.1 The update on the Tenant and Leaseholder Scrutiny Group contributes to the demonstration of meeting legislative and regulatory requirements as required by the Regulator of Social Housing:
<https://www.gov.uk/government/collections/regulatory-standards-for-landlords>
- 3.2 More specifically it contributes to the Housing Consumer Standards relating to Transparency, Influence and Accountability Standard:
(<https://www.gov.uk/government/publications/transparency-influence-and-accountability-standard>)

4. Alternative Options Considered

- 4.1 An alternative option has not been considered. A Tenant and Leaseholder scrutiny function is a key requirement as our role as a Social Housing Landlord. The Tenant and Leaseholder Scrutiny Group have shaped and lead their work own programme in partnership with Housing staff. Tenant and Leaseholder Scrutiny Group is part of several opportunities for tenants and leaseholders to get involved within Housing Services.

5. Consultation

- 5.1 Not Applicable

6. Financial Implications

- 6.1 Ongoing support for the work of the Tenant and Leaseholder Scrutiny Group will be through existing Housing Revenue Account (HRA) resources. The council's HRA is ringfenced specifically for the provision of landlord related services or facilities, provided primarily for the benefit of its tenants.

7. Legal and Governance Implications

- 7.1 Legal:

Ensures compliance with statutory requirements for tenant involvement under the Social Housing (Regulation) Act 2023 and associated regulatory standards. It upholds tenants' legal rights to be consulted, informed, and involved in decisions about their homes and neighbourhoods. Legal risks may arise if engagement processes are not inclusive, transparent, or fail to demonstrate how tenant feedback has influenced decisions.

(<https://www.gov.uk/government/collections/regulatory-standards-for-landlords>)

- 7.2 Governance:

The work of the Tenant and Leaseholder Scrutiny Group will contribute to clear accountability, robust monitoring, and transparent reporting on tenant engagement outcomes. The group provides oversight from a tenant and

leaseholder perspective on housing performance and wider tenant engagement activities.

8. Risks

8.1 There are no specific risk implications arising from the report.

9. Equality and Diversity Implications (including the public sector equality duty)

9.1 The promotion and further development of the work of the Tenant and Leaseholder Scrutiny Group will strengthen tenant and leaseholder involvement within housing. Ensuring a diverse membership will help to address inequalities and challenge stigma that residents of social housing experience.

10. Other Relevant Implications

10.1 Not applicable

11. Background Documents

<https://www.gov.uk/government/collections/regulatory-standards-for-landlords>

<https://www.gov.uk/government/collections/regulatory-standards-for-landlords>

<https://www.gov.uk/government/publications/transparency-influence-and-accountability-standard>

12. How does this deliver the objectives of the Strategic Themes

12.1 Growing Up in Sandwell:

The Tenant and Leaseholder Scrutiny Group scrutinise services that impact and supports children, young people, and families, enabling them to have a voice in shaping the places where they live. The Tenant and Leaseholder Scrutiny Group support creating safe and inclusive environments that support children's wellbeing and development.

12.2 Living in Sandwell:

Promotes secure, dignified, and confident living by ensuring tenants are listened to, respected, and actively involved in shaping housing services, develops a stronger trust between tenants and the council.

12.3 Healthy in Sandwell:

Through their role of the group encourages open dialogue, opportunity for early reporting of issues, and co-designed service improvements. Encouraging tenants to feel heard, increasing satisfaction, and contributes to healthier, more resilient communities.

12.4 Economy in Sandwell:

Supports sustainable housing management and community investment by ensuring services are responsive, efficient, and informed by tenant insight/Tenant and Leaseholder Scrutiny Group. Empowered tenants help shape services that deliver value for money, reduce complaints, and create stable tenancies.

12.5 One Council:

The Tenant and Leaseholder Scrutiny Group demonstrates a joined-up approach across housing teams and residents. Having this group strengthens collaboration between residents and council, ensuring that tenant voices consistently influence decision-making and service improvement across all housing functions.