



Communities Scrutiny Group

Thursday, 24 July 2025

Metropolitan Thames Valley Housing

Report of the Director - Neighbourhoods

1. Purpose of report

- 1.1. To provide Members with an opportunity to review the work of Metropolitan Thames Valley Housing (MTVH), the primary housing provider in Rushcliffe.
- 1.2. MTVH representatives will deliver a presentation to Members covering performance during 2024-25, outlining key achievements, ongoing projects, and future strategies.
- 1.3. Members are invited to comment on the performance of MTVH to date and suggest areas for further partnership working, collaboration or improvement.
- 1.4. The work of MTVH was last scrutinised in October 2018 by the Council's Partnership Delivery Group. It was agreed at that time to continue endorsing and supporting the collaboration.

2. Recommendation

It is RECOMMENDED that the Communities Scrutiny Group considers the information provided in the report and the presentation by MTVH and provides feedback to support future working relationships.

3. Reasons for Recommendation

MTVH is a significant provider of affordable housing within Rushcliffe, managing approximately 3,800 properties and playing a vital role in meeting the Council's housing priorities. The Council has had a long-standing relationship with MTVH following stock transfer (Large Scale Voluntary Transfer) to their predecessor (Rushcliffe Homes LTD) in 2003. In more recent times this 'partnership approach' has been important in delivering key outcomes, including:

- The re-development of garage sites to deliver 10 affordable units across 3 sites during the past 6 years.
- Participating in the Council's Choice Based Lettings Scheme to assist in homelessness prevention and facilitate access to housing.

- Engaging in joint initiatives with local authorities and third-sector partners, such as the Social Decarbonisation Fund enabling MTVH to improve over 90 homes for residents in Rushcliffe and reduce their carbon footprint.
- MTVH investment in social and community projects that go beyond the traditional housing provision, such as financial and digital inclusion, employability support, health and wellbeing initiatives and youth programmes.

4. Supporting Information

- 4.1. Over the past 18-24 months the Council has received an increase in the number of tenant related complaints in respect of property standards linked primarily to delays in the MTVH repairs process. This situation has also been reflected in the experience of local ward members whose concerns are summarised in the scrutiny matrix which was prepared by the Councils Portfolio for Planning and Housing. To this end Council officers and Cabinet members escalated these issues to senior MTVH Directors in late 2024. As a result, MTVH responded very positively, and the mitigating steps taken have resulted in a much-improved performance and better working relationships between respective Council and MTVH operational teams.
- 4.2. Members were encouraged to submit questions in advance of the meeting. During the presentation, representatives from MTVH will respond to these and other queries related to performance, projects, and future plans.

5. Risks and Uncertainties

- 5.1. Changes to a Large Scale Voluntary Transfer (LSVT) Registered Provider could impact the Council in relation to its strategic role, its reputational risk and regulatory responsibilities:
 - Regulatory reforms could result in reduced Council influence on service delivery; issues around local engagement; and a decline in housing management standards.
 - Mergers of Registered Providers can dilute the decision making away from the Council area impacting on the loss of local accountability, changes to service standards and increased reputational risks.
- 5.2. To mitigate risks, it is important that the Council maintains and strengthens its communication and relationship arrangements with MTVH and engages with the Regulator of Social Housing to ensure commitments are being met.

6. Implications

6.1. Financial Implications

The work with MTVH contributes to the delivery of affordable housing schemes supported through joint funding, grants, or Council investment using the Council's Social Housing Capital budget. In addition, the Council also delivers a significant number of Disabled Facilities Grants (DFG) to the tenants of MTVH properties using the Council's DFG budget.

6.2. Legal Implications

All activities and working arrangements with MTVH are conducted in accordance with relevant legal frameworks and regulatory requirements.

6.3. Equalities Implications

The working relationship with MTVH aims to promote equal access to housing and support services, ensuring fair treatment across diverse community groups.

6.4. Section 17 of the Crime and Disorder Act 1998 Implications

MTVH participate in a range of joint initiatives e.g. the Council's Anti Social Behaviour Working Group that support crime reduction and community safety objectives by improving housing stability and community cohesion.

6.5. Biodiversity Net Gain Implications

There are no biodiversity implications in this report.

7. Link to Corporate Priorities

The Environment	Affordable Housing will adhere to updated environmental regulations thereby improving the efficiency of the dwelling
Quality of Life	Collaborative initiatives improve housing quality, accessibility, and social inclusion, fostering healthier and safer communities
Efficient Services	Effective partnership working will assist in meeting a range of needs and the progression of joint initiatives
Sustainable Growth	Effective partnership working ensures the delivery of affordable housing, supporting local economic development and community stability.

8. Recommendations

It is RECOMMENDED that the Communities Scrutiny Group considers the information provided in the report and the presentation by MTVH and provides feedback to support future working relationships.

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Background papers available for Inspection:	Report to Partnership Delivery Group 16 October 2018 'Review of Metropolitan Housing Partnership
List of appendices:	Scrutiny Request