ADULLAM HOMES HOUSING ASSOCIATION LIMITED

Minutes of the Tenant Scrutiny Panel Meeting held on Wednesday 10th December 2025 11 am – 1 pm Walter Moore House, West Bromwich

Present:, BH, AH, QA, MR, RJ

In attendance: PKS & RL - Tenant Engagement Leads

	Action
1.Introductions	
Arrangements for lunch were explained. Each TSP member was given a Christmas voucher of £50.	
2. Minutes and Matters Arising	
The minutes of the previous meeting on 21st October 2025 were agreed as an accurate record. Contact has been made with 3 other residents, but it was thought better to have a separate induction meeting with them, rather than invite them today. The re-tendering of the garden maintenance contract has been delayed. The Good Neighbourhood Management Policy has been discussed with Dave Moore and 3 activities identified: to pilot the good neighbours agreement at a Birmingham scheme, to make connections with the Birmingham Social Housing Partnership (BSHP), to make an input into the Adullam staff training on Mediation. RJ and AH had attended some of the online events in TPAS involvement week. **Actions:** • **Certificates from the Tenant Excellence Awards to be circulated to TSP members.** • **RJ and MR to be added to the peer mentoring training.** • **Check arrangements to be on the TPAS national tenants panel.** • **Contact Birmingham City Football Club about litter**	**PKS** **PKS** **PKS** **AH/RL**

	Action
3. Introduction to move on and transfer policies	
TSP had asked to look at the move on and transfer policies. A short handout had been prepared, which also covered relevant parts of the Allocations and Lettings Policy. Richard introduced the handout and explained that it was only intended as an introduction. Several points were raised in discussion. Being in short term accommodation but not being able to move-on because of a shortage of properties was a common problem. QA said he had been waiting 7 years to move-on, not helped by the support worker changing which stopped the process and the lack of supported accommodation in Birmingham. QA also had experience of transfer. RJ said he had been told he would be moving because Adullam wanted to sell his home. RJ was offered a transfer to schemes that he didn't like and felt very upset at having to leave Handsworth where he had been living for eight years. Everyone was supportive of RJ and he was given advice about who to contact. Move on and transfer policies need to take account of tenants wanting to stay in the same area and situations where it is Adullam seeking the transfer. **Actions:** • **TSP to be emailed the three policies – move on, transfer, allocations and lettings** • **Invite policy lead(s) to discuss with TSP.**	**RL**

	Action
4. Action Plan for Co-production, Involvement and Engagement Strategy	
PKS presented the final draft of the Action Plan, which was looked at section by section. Comments were made about: • the youth forum and whether it will be involved in policy development. TSP members would like to connect with it. • having access to the annual calendar of events (is there a digital version?) • the co-production page of the Adullam website which TSP is enthusiastic to develop The main discussion was in response to the new national tenants forum - about the various bodies on which TSP members were to be represented and how to share these tasks. Part of this was who would be involved with the new Birmingham Tenant Reflection Group, formed at the art group activity in early December. **Actions:** • **TSP gave its support to the Action Plan, to go forward to the Board.** • **MR and AH were proposed as representatives to Board meetings (from April 2026) to be confirmed at the next meeting of TSP.** • **TSP wish to look at progress with the Action Plan every 6 months.**	**PKS**
5. Health and Safety Champions Group	
AH gave feedback on the meetings he attended. In order that he can represent everyone; he would like to visit other sites and understand their issues. **Action: Provide AH with an ID badge for when he makes site visits.**	**AH/ RL**
6. Birmingham Social Housing Partnership (BSHP)	
RL provided information about BSHP which brings together housing associations in Birmingham with Birmingham City Council. There are nine working groups and two staff Julie Smart and Emma Peniket look after its administration. RL attended the Community Safety and ASB meeting to talk about the good neighbours agreement. Following this, he had spoken with the staff who would welcome tenant engagement and said a proposal on this could be made to their away day in March 2026. **Action: TSP to consider how to engage with BSHP.**	**RL**