

MEETING:	ADULT SOCIAL CARE AND STRATEGIC HOUSING SCRUTINY COMMITTEE
DATE:	14TH DECEMBER 2009
TITLE OF REPORT:	STRATEGIC HOUSING SERVICE PERFORMANCE
PORTFOLIO AREA:	Adult Social Care and Strategic Housing

CLASSIFICATION: Open

Wards Affected

County-wide

Purpose

To update Members on the progress towards achievement of national performance indicator targets and other performance management information for the Strategic Housing Service within the Regeneration Directorate. The performance rating system being used in the new integrated corporate performance report has changed, and explanation of the ratings is shown at Appendix A.

Key Decision

This is not a Key Decision.

Recommendation(s)

THAT

- (a) the report on Strategic Housing performance be noted;**
- and;**
- (b) areas of concern continue to be monitored.**

Key Points Summary

- Two Local Area Agreement indicators are red flagged as below target (NI155 & NI156)
- Measures are being taken to improve the outlook for both indicators.

Alternative Options

Reasons for Recommendations

Introduction and Background

- 1 Strategic Housing performance is monitored against the National Indicators (NI's) that were introduced from April 2008 and a number of Best Value performance indicators that have been retained as local indicators. Regular reports are sent to the Government Office of the West Midlands and the Department for Communities and Local Government.
- 2 The details of the Strategic Housing indicators are shown in **Appendix B**

Key Considerations

Local Area Agreement

- 3 Strategic Housing has targets in place that are part of the Local Area Agreement (LAA) for National Indicators NI 155 – Number of affordable homes delivered, NI 156 – Number of Households in Temporary Accommodation and NI 187 – Tackling Fuel Poverty - % of People receiving income based benefits living in homes with a low energy efficiency rating.

Strategic Housing Update

Highlights

- 4 **NI 155 (LAA)** - Overall this indicator is just below target, although there are schemes due to complete during the 3rd Quarter. Every effort is being made to meet the target despite the economic downturn. At this stage we are not likely to be seeking a further re-negotiation of LAA NI 155 which has a target 09/10 of 220 and 10/11 of 275. We have received confirmation that the targets and outturns are cumulative and over delivery in 08/09 can count towards the final LAA outturn for the 3 years. As illustrated here funding is being maximised to ensure as many units as possible are delivered during 09/10. Strategic Housing has supported Forward Allocation Pool submissions to the Homes and Communities Agency to change planning gain sites formerly delivering e.g. 35% affordable housing to 100% affordable housing. These sites included Aubrey Street, Hereford was 8 now 23 affordable homes, Lambournes, Leominster, was 9 now 27, Kingsmeadow, Wigmore was 4 now 14 and Dark Lane, Leintwardine was 5 now 20 affordable homes.
- 5 **NI 156 (LAA)** – Performance against LAA NI 156 (Households in Temporary Accommodation) is in a negative position in comparison to the 08/09 (98 households) outturn. In recent weeks the trend has been downward from a high of 118 reported at the end of quarter 2. The target for LAA 156 is 82, therefore there is a risk that the target for 09/10 will be missed. Within the current figure there are 7 households in Bed and Breakfast which represents an improvement on recent levels of occupancy which have on occasions exceeded 12 households. There has been increased interest in the National Mortgage Rescue Scheme. A proposal is being prepared to focus loan support on 20 households who are currently being blocked from re-housing on account of former landlord rent arrears. This should free-up temporary accommodation and enable reductions in the use of bed and breakfast as households are moved into more suitable accommodation.
- 6 **NI 187 (LAA)** – Currently the 2009/10 Special Energy Efficiency Scheme (SEES) is

underway.; Warm front mail out is arranged for December to promote the national Warm front energy efficiency grant scheme to vulnerable households; this is an annual target and it is hoped that the initiatives will ensure that the target is achieved. A report on the outcome will be presented following the end of the 2009/10 financial year.

- 7 **BVPI 213** – Homelessness Prevention figures indicated at the end of the quarter that the number of cases per 1000 households was just below target. However, funding is being provided for access to private rented letting. Resources have also been allocated to implement the rent deposit and new procedures have been written and implemented within the team. Information packs are being sent out by the team to individuals where this scheme is identified as being appropriate to meet the housing needs of a household that may be facing homelessness. As part of the homelessness prevention a court desk service is now in place offering advice to those facing eviction providing appropriate advice to assist them in maintaining their tenancies and homes therefore preventing them from becoming homeless.

Community Impact

- 8 Not Applicable

Financial Implications

- 9 None identified

Legal Implications

- 10 None identified

Risk Management

- 11 None identified

Consultees

- 12 None identified

Appendices

- 13 Appendix A.: Key to performance reports
Appendix B: Details of performance for the period 1st April – 30th September 2009.

Background Papers

None identified