

MEETING:	ADULT SOCIAL CARE AND STRATEGIC HOUSING SCRUTINY COMMITTEE
DATE:	21ST JUNE 2010
TITLE OF REPORT:	HOMES AND COMMUNITIES (FORMERLY STRATEGIC HOUSING SERVICES) PERFORMANCE OUTURN FOR 2009/2010
PORTFOLIO AREA:	ADULT SOCIAL CARE, HEALTH AND WELLBEING

CLASSIFICATION: Open

Wards Affected

County-wide

Purpose

- 1 To provide an updated report on the progress towards the achievement of national performance indicator targets and other local performance indicators for Homes and Communities (formerly Strategic Housing Services) within the Sustainable Communities Directorate and to consider the subsequent plans to improve performance in 2010/11.

Recommendation(s)

THAT

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

Key Points Summary

- Local Area Agreement indicator for NI155, NI156 and NI187 have achieved target.
- Measures are in place for 2010/11 to ensure that current performance is improved to ensure continuous improvement across the service.

Reasons for Recommendations

- 2 To update Members on Homes and Communities (formerly Strategic Housing Services) performance
- 3 To ensure Scrutiny Committee are kept apprised of the plans to improve performance within the service

Introduction and Background

- 4 Homes and Communities performance is monitored against the National Indicators (NI) that were introduced from April 2008 and a number of former Best Value performance indicators retained as local indicators. Regular reports are sent to the Government of the West Midlands and the Department for Communities and Local Government.
- 5 This report covers the Performance Indicator Outturns as at 31st March 2010, against target figures for 2009-10, along with information about Direction of Travel and Status, which are defined as:
 - Direction of Travel – indicates whether the current position demonstrates improvement against the previous year's out-turn
 - Status – indicates whether the current position demonstrates progress in line with the agreed target – G = Green (exceeded target by over 10%, B = Blue (on target), A = Amber (within 5% of the target) and R = Red (not on target)

Key Considerations

Local Area Agreement

- 6 The Local Area Agreement targets for 2010/11 have been through a refresh in consultation with the Government of the West Midlands. Strategic Housing negotiated a reduction in NI155 Number of Affordable Homes delivered. Due to the economic downturn the targets agreed for the number of affordable homes to be delivered in 2009/10 was reduced to 182 from 220 and 2010/11 was reduced to 170 from 275 and the overall target for the three year period of the LAA has now been agreed as 560.
- 7 The target for NI156 – Number of Households in Temporary Accommodation was not re-negotiated and remained at 82 households in temporary accommodation; this was also a target set by the Department of Communities and Local Government to reduce the usage of Temporary Accommodation by 2010.
- 8 The target for NI187 – Tackling Fuel Poverty (% of People receiving income based benefits living in homes with a low energy efficiency rating) was set following agreement of the baseline in 2008/09 and was monitored via the annual survey that has been completed and will continue to be monitored on an annual basis.

Homes and Communities (formerly Strategic Housing)

- 9 **NI 155 (LAA)** The re-negotiated target has been exceeded due to working in close partnership with key housing providers across the county and regular monitoring of the delivery plan over the 12 month period, with **185** affordable homes being delivered. Our Homes and Communities service continues to work closely with the Homes and Communities Agency to secure funding support. The situation continues to be closely monitored due to the current financial market with Registered Social Landlords and Developers reluctant to commit to schemes which has resulted in some developments being delayed into future years. The

target remains a challenge due to the impact of the economic downturn and is likely to be the case until there is a national recovery in house building.

- 10 The target for 2010/11 has been re-negotiated to 170 based on anticipated completions for this financial year. This assumes that site negotiations complete successfully and that there is no slippage in Homes & Communities Agency funding or slippage in the overall funding programme. However, negotiations on larger strategic sites are beginning to materialise and should see the acceleration of delivery in future years.
- 11 **NI 156 (LAA)** – There continues to be pressure on the Homelessness and Housing Advice services. The number of households in temporary accommodation reduced to **79** at the end of the financial year and continues to remain below the target of 82 households in Temporary Accommodation. This an excellent outcome as this has also ensured that the team have reached the DCLG target to reduce the use of Temporary Accommodation to below 82 households.
- 12 Improvement in this National Indicator has been achieved through the following activities:
- Review of Service Level Agreements to facilitate move-on from supported housing schemes.
 - Enabling direct access by other support agencies to temporary supported housing schemes reducing numbers requiring accommodation under the Housing Act 1996.
 - A more robust approach to casework and use of prevention tools such as the Prevention Fund and Rent Deposit Scheme.
- 13 **NI 187 (LAA)** The baseline was agreed in 2008/09 and the annual survey has been completed for 2009/10 following the reporting of West Midlands energy consultant, HESTIA. They carried out an energy efficiency survey and the survey results are fed into the SAP software provided by DEFRA and have provided the outturn for this indicator. This has confirmed that the target has been achieved. The team will continue to work on a number of initiatives over the forthcoming year to ensure that the target for 2010/11 can be achieved. The outturn for 2009/10 has been reported via the Department for Communities and Local Government data hub.
- 14 **LPI 2 - Number of private sector vacant properties returned to occupation or demolished as a result of LA Actions.** Delays in receiving the information of potential properties that have been brought back in to use delayed the reporting against this target. Data has been received and validated, and the target has been exceeded due to the regular monitoring of the delivery plan over the 12 month period and working in partnership with key housing providers across the county.
- 15 **LPI 6 - No. of Households who considered themselves as Homeless, for whom casework resolved their situation (Homelessness Prevention)** The number of households assisted under the homelessness provisions of the 1996 Housing Act has increased and the proportion of cases per 1000 households has risen from 4.4 to 6.23. This is due to the way the cases are allocated and the new approach that has been implemented within the team to meet the needs of vulnerable people.
- 16 DCLG 2010 – To reduce the use of Temporary Accommodation by 2010 - As reported above the number of households in temporary accommodation reduced to **79** at the end of the financial year therefore the team have reached the DCLG target to reduce the use of Temporary Accommodation to below 82 households.

Appendices

- 17 Appendix A.: Homes and Communities (formerly Strategic Housing Services) Key Performance Report

Background Papers

- 18 None identified