

MEETING:	ADULT SOCIAL CARE AND STRATEGIC HOUSING SCRUTINY COMMITTEE
DATE:	24TH SEPTEMBER 2010
TITLE OF REPORT:	HOMES AND COMMUNITIES PERFORMANCE OUT- TURN TO JUNE 2010
PORTFOLIO AREA:	OLDER PEOPLE AND SOCIAL CARE, ADULTS

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 Services be noted;**
and;
- (b) **areas of concern continue to be monitored.**

Key Points Summary

- 2 Local Area Agreement actions are being monitored to ensure that the targets for NI155, NI156 and NI187 achieve target. However, the target for NI155 remains challenging in respect of the delivery of affordable housing.

Measures are in place for 2010/11 to ensure that current performance is improved to ensure continuous improvement across the service.

Reasons for Recommendations

- 3 To update Adult Social Care and Strategic Housing Scrutiny Committee Members on Homes and Communities performance and to ensure the 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 30th June 2010, against target figures for 2010/11, 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 2010/11 was reduced to 170 from 275 with the overall target for the three year period of the LAA being 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.
- 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 continues to be 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 Housing Needs and Development Team continue to work in close partnership with key housing providers across the county and regular monitoring of the delivery plan over the 12 month period. In the first quarter 21 affordable homes have been delivered which is below target. However, the direction of travel is improving in quarter 2, although the target of 170 affordable homes remains challenging. The situation continues to be closely monitored due to the current economic situation with Registered Social Landlords and Developers reluctant to commit to schemes and a lack of grant funding availability from the HCA resulting in some developments being delayed into future years.
- 10 **NI 156 (LAA)** – There continues to be pressure on the Homelessness and Housing Advice services. The number of households in temporary accommodation reduced to 67 at the end of June 2010 and continues to remain below the target of 82 households in Temporary Accommodation. In recent weeks numbers have dropped below 60 which reflects well on efforts at preventing homelessness.
- 11 Improvement in this National Indicator has been achieved through the following activities:
 - 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.

- 12 **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. The team continue to work on a number of initiatives to ensure that the target for 2010/11 can be achieved.
- 13 **LPI 2 - Number of private sector vacant properties returned to occupation or demolished as a result of LA Actions.** The Housing Needs and Development Team have made good progress in bringing empty homes back into use with 54 homes delivered in the first quarter against a target of 125, 12 of which had been empty for more than 6 months
- 14 **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 continues to remain high with an outturn of 2.46 at the end of June 2010. 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.

Community Impact

- 15 Not Applicable

Financial Implications

- 16 None identified

Legal Implications

- 17 None identified

Risk Management

- 18 None identified

Appendices

- 20 Appendix A.: Homes and Communities Key Performance Report

Background Papers

- 21 None identified