

MEETING:	ADULT SOCIAL CARE AND STRATEGIC HOUSING SCRUTINY COMMITTEE
DATE:	13TH DECEMBER 2010
TITLE OF REPORT:	HOMES AND COMMUNITIES PERFORMANCE OUT- TURN TO SEPTEMBER 2010
PORTFOLIO AREA:	ADULT SOCIAL CARE, HEALTH AND WELLBEING

CLASSIFICATION: Open

Wards Affected

County-wide

Purpose

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

- Measures are in place for 2010/11 to ensure that current performance is improved to ensure continuous improvement across the service.
- The target in respect of the number of affordable homes may be reduced as the current pipeline of schemes suggests the target is unlikely to be achieved.

Reasons for Recommendations

- To update Adult Social Care and Strategic Housing Scrutiny Committee Members on Homes and Communities performance
- To ensure Scrutiny Committee are kept apprised of the plans to improve performance within the service.

Introduction and Background

- 1 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.
- 2 This report covers the Performance Indicator Outturns as at 30th September 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

Homes and Communities (formerly Strategic Housing)

- 3 **NI 155** - 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. Up to the end of the second quarter 66 affordable homes have been delivered which is below target. 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. The target is currently being reconsidered as it is unlikely that the current target will be achieved
- 4 **NI 156** – There continues to be pressure on the Homelessness and Housing Advice services. The number of households in temporary accommodation reduced to 52 at the end of September 2010 and continues to remain below the target of 82 households in Temporary Accommodation. In recent weeks numbers have dropped below 55 which reflects well on efforts at preventing homelessness.
- 5 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.
- 6 **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.
- 7 **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 six months of the year quarter against a target of 125, 12 of which had been empty for more than 6 months, data for this is currently delayed and is therefore rated as red.

- 8 **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 4.3 at the end of September 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. This target may be increased to ensure a fair measurement of the teams success.

Community Impact

- 9 Not Applicable

Financial Implications

- 10 None identified

Legal Implications

- 11 None identified

Risk Management

- 12 None identified

Consultees

- 13 None identified

Appendices

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

Background Papers

None identified