




Housing Priority Delivery Plan


Quarter 1 and 2 Performance Report

				
	RED	AMBER	GREEN	NOT DUE
RATINGS	0	0	7 100%	28
Detail				2 Indicators 26 Actions

Housing




Quarter 1 & 2 Performance Report – Indicators

Priority Outcome 1: To increase supply of affordable housing

Indicator Details			Previous Performance		Current Performance						Commentary
Reference Code	Title	Polarity	Baseline 2009/10	Previous Outturn 09/10	2010/11 Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Projected Outturn	Commentary on Performance (including potential remedial action for Red and Amber ratings)
NI 155	Number of affordable homes delivered (gross)	High	157		100	8	15 (23 cumulative)				A further 83 units to be delivered on completion of Vine Court Extra Care Scheme in Q3 Projected annual outturn is 130

Quarter 1 & 2 Performance Report – Indicators

Priority Outcome 2: To support vulnerable households to live independently in their own homes

Indicator Details			Previous Performance		Current Performance						Commentary
Reference Code	Title	Polarity	Baseline 2009/10	Previous Outturn 09/10	2010/11 Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Projected Outturn	Commentary on Performance (including potential remedial action for Red and Amber ratings)
NI 156	Number of households living in temporary accommodation	Low	4		2	5	3				Provision of temporary accommodation is a last resort however, despite experiencing an overall increase in homelessness applications taken compared to the same period last year, use of T/A remains relatively low. Effective use of Homelessness prevention measures remains a priority
HO1 (Formerly NI 180)	Changes in Housing Benefit / Council Tax Benefit entitlement within the year	High	17,000		17,000	4774	9272				On target Quarter 1 total = 4774, against profiled target of 3008 Quarter 2 total = 9272, against profiled target of 7884
NI 181	Time taken to process Housing Benefit / Council Tax Benefit new claims and change events	Low	14 days		14 days	13.76	13.85				On target

Indicator Details			Previous Performance		Current Performance						Commentary
Reference Code	Title	Polarity	Baseline 2009/10	Previous Outturn 09/10	2010/11 Target	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Projected Outturn	Commentary on Performance (including potential remedial action for Red and Amber ratings)
NI 187	Tackling fuel poverty - % of people receiving income based benefits living in homes with a low energy efficiency rating	High	7%		6%						Indicator not due – annual indicator.
NI 158	% Non-decent Council homes	Low	8%		0%						Indicator not due – annual indicator.

Housing

Quarter 1 & 2 Performance Report

Actions:

Priority Outcome 1: To increase supply of affordable housing.

How	When				Who	Progress	Commentary on Progress (including potential remedial action for Red and Amber ratings)
	Quarter 1	Quarter 2	Quarter 3	Quarter 4			
Support the delivery of 100 additional affordable housing units by March 2011.				✓	Head of Housing		Action not due. A further 83 units to be delivered on completion of Vine Court Extra Care Scheme in Q3
Implement the Housing Service Improvement Plan (Strategic Housing) including:-							
Review Property Accreditation Scheme			✓		Head of Housing		Action not due. In progress
Review the Housing Strategy				✓	Head of Housing		Action not due. Review in progress. Awaiting outcome of Comprehensive Spending Review.

Quarter 1 & 2 Performance Report

Actions:

Priority Outcome 2: To support vulnerable households to live independently in their own homes

How	When				Who	Progress	Commentary on Progress (including potential remedial action for Red and Amber ratings)
	Quarter 1	Quarter 2	Quarter 3	Quarter 4			
Facilitate the adaptation of the homes of people with disabilities.							
Target for number of adaptations completed:							
95 adaptations to Council owned homes				✓	Head of Environmental Health / Head of Housing		Action not due. 27 adaptations completed
62 adaptations Privately owned				✓	Head of Environmental Health / Head of Housing		Action not due.
Provide a Community Alarm Service to 2172 vulnerable Council tenants in accordance with Staffordshire County Council's quality assessment framework	✓	✓	✓	✓	Head of Housing		Ongoing
Implement the Housing Service Improvement Plan (Strategic Housing) including:-							
Review the Homelessness Strategy				✓			Action not due. Drafting in progress
Review Joint Protocol for single young people			✓				Action not due. Drafting in progress
Implement the "Kickstart" scheme to provide assistance with repair and improvement works to 30 privately owned properties				✓	Head of Environmental Health		Action not due.
Undertake a Private Sector Housing House Condition Survey							
Undertake Survey		✓			Head of Environmental Health		Survey completed and evaluation of results has commenced.

Priority Outcome 2: To support vulnerable households to live independently in their own homes

How	When				Who	Progress	Commentary on Progress (including potential remedial action for Red and Amber ratings)
	Quarter 1	Quarter 2	Quarter 3	Quarter 4			
Evaluate results of survey.			✓		Head of Environmental Health		Action not due.
Formulate an action plan based on evaluation of results				✓	Head of Environmental Health		Action not due.
Implement a Housing Benefits "take up" campaign				✓	Head of Financial Management		Action not due.

Quarter 1 & 2 Performance Report


Actions:

Priority Outcome 3: To meet and then maintain the Council's housing stock to the decent homes standard

How	When				Who	Progress	Commentary on Progress (including potential remedial action for Red and Amber ratings)
	Quarter 1	Quarter 2	Quarter 3	Quarter 4			
Undertake an options appraisal to determine a long term sustainable strategy for the Council's housing stock for the period beyond 2013.				✓	Head of Housing		Action not due. Awaiting outcome of Review of Local Authority Housing Finance and Comprehensive Spending Review
Implement the 2010-11 HRA capital programme							
Kitchens – 300				✓	Head of Housing		Action not due. Q2 150 completions
Central Heating – 250				✓	Head of Housing		Action not due. Q2 120 completions
Electrical Upgrades – 500				✓	Head of Housing		Action not due. Q2 315 completions
External Envelope ¹ Works – 475				✓	Head of Housing		Action not due. Q2 213 completions Contract re-negotiated following collapse of contractor.
Second doors to bungalows - 85				✓	Head of Housing		Action not due. Q2 2 Completions. Programme to be reviewed following contract re-negotiations.
Communal bathrooms (sheltered schemes) – 11				✓	Head of Housing		Action not due. In progress
Void properties decent homes - 30				✓	Head of Housing		Action not due. Q2 9 Completions
Continue to progress the redevelopment strategy in respect of the Council's pre-reinforced concrete properties:							

¹ The external envelope works programme comprises repair or replacement works to the external fabric of Council dwellings i.e. works to the roof, chimney, render and/or brickwork, guttering and fascia and soffit boards.

Priority Outcome 3: To meet and then maintain the Council's housing stock to the decent homes standard

How	When				Who	Progress	Commentary on Progress (including potential remedial action for Red and Amber ratings)
	Quarter 1	Quarter 2	Quarter 3	Quarter 4			
Elizabeth Road – Phase 1 start on site				✓	Head of Housing		Action not due. Homes and Communities Agency Kickstart funding criteria requires start on site by 31 March 2011 of a Phase 1 of 50 plots. Number of key actions require completion in order to meet this deadline including: -completion of property acquisitions of Phase 1 area -rehousing of residents within the Phase 1 area -planning conditions to be met -Development Agreement drafted
Moss Estate – refine options				✓	Head of Housing		Funding options for Moss Estate to be reviewed following Comprehensive Spending Review
Implement the Housing Service Improvement Plan (Landlord services), including:							
Review of Choice Based Lettings Scheme.				✓	Head of Housing		Action not due. In progress
Market testing of the Responsive Repairs Service.		✓			Head of Housing		Expressions of Interest (PQQ) process completed. Tenders to be issued October 10
Implementation of a replacement IT system which includes tenant profiling.				✓	Head of Housing		Action not due. Financial assessment process under review to assess current market conditions following receipt of Expressions of Interest.
Introduction of Communal Cleaning Service for Communal Entrance Flats			✓		Head of Housing		Action not due. In progress

Priority Outcome 3: To meet and then maintain the Council's housing stock to the decent homes standard

How	When				Who	Progress	Commentary on Progress (including potential remedial action for Red and Amber ratings)
	Quarter 1	Quarter 2	Quarter 3	Quarter 4			
Review of Benion Road CCTV			✓		Head of Housing		Action not due. In progress
Meet Tenant Services Authority regulatory requirements				✓	Head of Housing		Annual Report published by 01.10.10

