

LAA Target Monitoring Report

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Housing Block

Block Lead:

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Indicator	LAA Theme	Lead Officer	Reporting Officer (officer reporting data to LSP)	Baseline Performance	2008/09 Target	2008/09 Actual	2009/10 Target	2010/11 Target	Good Is (High/Low)	Quarter 1 Target	Quarter 1 Actual	Quarter 2 Target	Quarter 2 Actual	Quarter 3 Target	Quarter 3 Actual	Quarter 4 Target	Quarter 4 Actual	2009/10 Performance Commentary
																		Current Position (As at quarter 4)
Tier 1: Place Shaping Priorities																		
NI 155 Number of affordable homes delivered (gross) *	SSC	Barbara Neville	Louise Currie	90 (06/07) 60 (07/08) (figures taken from CLG Hub)	115 (revised from 147 with GONW)	60	112 (revised from 123 with GONW)	157 (revised from 233 with GONW)	High	80	62	80	79	80	144	112	207	<p>Oldham Lead - Barbara Neville</p> <p>Supporting information: A further 63 affordable have been completed since January 2010. There were a total of 207 completions during the year. This is the most new affordable houses delivered in recent years and a great testament to the work by the Council with social housing providers and the Homes and Communities Agency..</p> <p>Interventions Recommended:</p> <p>Direction of travel: Improving</p> <p>Current Activities: Towards the end of the financial year, funding was secured to develop 93 new affordable homes at St Mary's.</p>
						Red					Amber		Amber		Green		Green	
Bringing new homes in use: The number of dwellings that are returned into occupation (LAA 25d) (This incorporates LA and private dwellings) (LI)	SSC	Neil Crabtree	Louise Currie	29 (06/07) / 104 (07/08)	120	212	150	200	High	38	41	N/A	76	N/A	117	150	155	<p>Oldham Lead - Neil Crabtree</p> <p>Supporting information: Successful year - an additional 38 properties have been brought back into use since January. The target was exceeded again, without the necessity to utilise enforcement action</p> <p>Interventions Recommended: The offer of equity loans to owners of empty homes appears to be a way forward as an incentive. However, there is still a need to review eligibility criteria to incorporate a "loan-to-move-in".</p> <p>Direction of travel: Improving</p> <p>Current Activities: A consultant is currently in the process of drawing up a tender document to allow us to procure a management agent for the "loan-to-rent" product. We currently have 6 owners interested in the loan products. The consultant continues to work on the Works in Deafal and Enforced Sale procedure.</p>
						Green					Green		Green		Green		Green	
Level of homelessness: reduce levels of homelessness acceptances (LAA 24) (LI)		Ann-Marie McGinn	Louise Currie	652 (06/07) / 478 (07/08)	550	104	160 (revised from 430 provision al until agreed with GONW)	400	Low	<40	21	<80	40	<120	55	<160	72	<p>Oldham Lead - Ann-Marie McGinn</p> <p>Supporting information: There were 17 acceptances within the quarter bringing the total number of acceptances for the year to 72 which is well below the target.</p> <p>Interventions Recommended: We have a number of tried and tested measures to help in achieving our targets. They include multi agency initiatives and ownership in tackling homelessness, including Move On Planned Protocol (MOPP). Individual officers have regular 1:1 sessions in order to ensure that any barriers to achieving this are removed and to give accountability.</p> <p>Direction of travel: Improving</p> <p>Current Activities: All interventions are routinely reviewed to ensure that they continue to be effective and can be changed to meet any change in demand or trend.</p>
						Green					Green		Green		Green		Green	

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Tier 2: Significant Improvement Areas																		
NI 154 Net additional homes provided	SSC	Phil Jobling	Louise Currie	315 (06/07) / 399 (07/08)	At Least 289 per year	401	258 (to revise from 289 subject to GONW approval)	254 (to revise from 289 subject to GONW approval)	High	NA	38	NA	-99	NA	-116	258 (revised from 289 with GONW)	-80	<p>Oldham Lead - Mark Reynolds</p> <p>Supporting Information: Due to the economic downturn and impact on the housing market, there were 227 new homes completed. There were 307 homes cleared to provide land for new housing, mainly within the Derker and Primrose bank areas, which meant that the Net Additional homes total was -80 for the financial year 2009/10. The boroughs RSS target is for a total housing provision for 2003-2021 (net of clearance replacement) of 5,200 dwellings, which equates to an annual average rate of housing provision (net of clearance replacement) of 289 dwellings per annum, although there will be fluctuations in completions from year to year.</p> <p>Interventions Recommended:</p> <p>Direction of travel: Improving</p> <p>Current Activities: The performance for the 2009/10 year has to reflect the current economic climate. It should be noted that the level of clearance is triple that of the 2008/09 (307 vs 102) and is largely related to mass clearance taking place on HMR sites. The number of completions is approximately 45% of last years total (227 vs 503). There are a number of HMR sites that provide a greater certainty of being completed and may address the figures over subsequent years of the RSS.</p>
NI 158 % non decent council homes as at 1st April 2009	SSC	Mark Reynolds	Louise Currie	22% (06/07) / 17% (07/08)	18%	14%	Awaiting confirmation of targets - dependant upon PFI4 management function transfer and target set by managing agent to allow weighted averages to occur.		Low	Monitored Annually at Q4						TBC	9%	<p>Oldham Lead - Mark Reynolds (delivered by FCHO & H21)</p> <p>Supporting information: Overall a total of 1280 OMBC properties were non decent as at 1st april 2010. FCHO: 6% (757) H21: 523 (35%). Housing 21 have achieved the target, FCHO have 101 properties carried forward into 2010/11</p> <p>Interventions Recommended:</p> <p>Current Activities: FCHO: There are a number of schemes that have been carried forward into 2010 - 2011 namely:- Rountree House, Higginsshaw Village and Roundthorn Heating. H21: Old Mill House, Throstle Court, Millgate Chew Vale and St Herberts Court are now under way.</p> <p>Direction of travel: Improving</p>
NI 159 Supply of ready to develop housing sites	SSC	Phil Jobling	Louise Currie	140% based on current development plan; 130% based on proposed changes to draft RSS (06/07) / 144% 151%	100% (at Least)	151%	100% (at Least)	100% (at Least)	High	Monitored Annually at Q2		100% (at Least)	118%	Monitored Annually at Q2				<p>Oldham Lead - Mark Reynolds</p> <p>Supporting information: The five-year supply as at 1 April 2010 contains significantly more dwellings (3,212) compared to the level of housing provision required across the period (2,731). As of 1 April 2010, therefore there is a 5.9 year supply of deliverable housing land in the borough.</p> <p>Interventions Recommended: None</p> <p>Direction of travel: Declining</p> <p>Current Activities:</p>
Increase numbers of cases where housing advice prevents homelessness (BVPI 213) (LI)	SSC	Ann-Marie McGinn	Louise Currie	684 (7 per 1000 hsehlds) (06/07) / 871 (9 per 1000 hsehlds) (07/08)	900 cases (9 per 1000 hsehlds)	1089 cases (11 per 1000 hsehlds)	920 cases (9 per 1000 hsehlds)	940 cases (10 per 1000 hsehlds)	High	230	242	460	534	690	721	920	1176	<p>Oldham Lead - Ann-Marie McGinn</p> <p>Supporting information: We are constantly working with partners to increase the number of agencies that contribute towards this indicator. An additional 87 cases have been prevented during 2009/10</p> <p>Interventions Recommended:</p> <p>Direction of travel: Improving</p> <p>Current Activities:</p>

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Reduce numbers of households placed in B&B (LAA 26) (LI)	SSC	Ann-Marie McGinn	Louise Currie	159 (06/07) / 231 (07/08)	200	42	12 (revised from 190 subject to GONW approval)	180	Low	< 3	0	< 6	0	< 9	0	< 12	0	Oldham Lead - Ann-Marie McGinn Supporting Information: B+B accommodation has not been used by Oldham for homeless households since June 2008. Interventions Recommended: Continue to progress the Move On Planned Protocol (MOPP) Direction of travel: Improving Current Activities: There are a range of activities that are having a positive impact in relation to this indicator. A more intensive case management approach has been taken with all households in temporary accommodation, also the implementation of the MOPP has meant that more households are moving out to supported accommodation.
						Green					Green		Green		Green			
External refurbishments to pre-determined standards e.g. facelifts (LAA101) (LI)	SSC	Neil Crabtree	Louise Currie	07/08: 8	592	536	192 (revised from 33 subject to GONW approval)		High	N/A	86	N/A	116	N/A	125	192	187	Oldham Lead - Neil Crabtree Supporting information: Four schemes completed this quarter resulting in an additional 62 properties and the year end target almost achieved. Interventions Recommended: No interventions required as year end target was met. Direction of travel: Improving Current Activities: We currently have over 250 refurbishments on site. These will complete throughout 2010/11
						Amber					Green		Green		Green		Amber	
Number of properties added to the stock which have 3+ bedrooms in the HMR area (LAA 111) (LI)	SSC	Phil Jobling	Louise Currie	54% as at Dec 06 (06/07) / 104 (42%) 07/08	70%	50 (63%)	70%	70%	High	70%	50 (9 dwellings)	70%	74% (28)	70%	70% (39)	70%	78% (61)	Oldham Lead - Mark Reynolds Supporting information: Since January, 22 additional 3+ properties have been completed out of a total of 22 completions (100%) in the HMR area. This now makes a total of 61 units of 3+ bed family accommodation out of 78 total completions (78%) for the year 2009/10 on the HMR area. Interventions Recommended: Continue to seek 3+ bed family accommodation as part of new residential development and seeking a mix of house types and sizes. Direction of travel: Improving Current Activities: UDP policy H1.5 on Housing Choice and Diversity seeks to deliver a mix of house types and sizes capable of accommodating a wide range of housing demands including those of large households. The policy is supported by a planning position paper on achieving housing mix and affordable housing within Oldham.
						Amber					Amber		Green		Green		Green	

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Tier 3: Performance Monitoring																		
NI 156 Number of households living in Temporary Accommodation (TA)	SSC	Ann-Marie McGinn	Louise Currie	26 (06/07) / 35 (07/08)	34	14	12 <small>(revised from 25 - subject to GONW approval)</small>	12	Low	12	8	12	8	12	5	12	6	Oldham Lead - Ann-Marie McGinn (delivered by FCHO) Supporting information: This has been a difficult target for Oldham to achieve given the low baseline. The results are due to a more focussed case work approach being taken with all households in TA. the target set by CLG, achieving a 76% reduction on the snapshot figure taken in 2004. Interventions Recommended: Continue with case work approach Direction of travel: Improving Current Activities: The Move On Planned Protocol (MOPP) work has also resulted in an increase in the number of households moving out of temporary accommodation
										Green		Green		Green		Green		
NI 160 Local Authority tenants' satisfaction with landlords services	SSC	Mark Reynolds	Louise Currie	73% (uplifted to 89.00% for levels of deprivation) Last Survey results taken 2nd Qtr 06/07	80%	74%	Survey every two years no target for 09/10	80%	High	Survey to be conducted every two years - next required in 2010/11							Oldham Lead - Mark Reynolds (delivered by FCHO) Supporting information: Satisfaction is regularly monitored in repairs and housing support. Satisfaction survey sent out to all Leaseholders and results were 98% satisfaction. Satisfaction will start to be monitored in ASB, complaints, Security. There is no current actual figure for overall satisfaction of tenants, a STATUS survey will be carried out in July. Interventions Recommended: To begin to collect customer satisfaction data in other service areas. To carry out STATUS survey in July 10. Direction of travel: NA - annual Survey Current Activities: FCHO received yes vote from tenants in favour of stock transfer (turnout 66.3%, 86.6% in favour). Work will now increase on ensuring internal processes and systems are robust in preparation for FCHO becoming an RSL. Increased funding that will be available when FCHO becomes an RSL will be spent on improving homes and services and will improve tenant satisfaction. A STATUS Survey will be carried out in July 10 to gauge baseline tenant satisfaction pre stock transfer and to signpost FCHO to areas that need improvement	
						Amber												
Stretch Targets carried forward																		
Indicator				Baseline Performance	2006/07 Target	2006/07 Actual	2007/08 Target	2008/09 Target	Good Is (High/Low)	Quarter 1 Target	Quarter 1 Actual	Quarter 2 Target	Quarter 2 Actual	Quarter 3 Target	Quarter 3 Actual	Quarter 4 Target	Quarter 4 Actual	Current Position (As at quarter 4 08/09)
Level of homelessness: Reduce levels of homelessness acceptances (LAA24)		Ann-Marie McGinn	Louise Currie	880 (05/06)	830 (800)	168 (652 cum)	780 (700)	700 (550)	Low	<138	46	<275	61	<413	89	<550	104	Oldham Lead - Anne Marie McGinn (OMBC) Direction of travel (improving/static/declining): See LAA24 in Tier 1 RAG Rating: Green Interventions Recommended: Current Activities/Projects:
				Stretch Target: 4)	Reduce the total number of homelessness acceptances from 2,310 to 2,050 (a reduction of 260 acceptances over the three years of the LAA)													
Index																		
* Improvement Targets																		
** Working Neighbourhoods Fund (WNF) Improvement Targets																		
(LI) Local Indicators																		