

# LAA Target Monitoring Report

Red	Critical - Way off target. Needs urgent attention
Amber	Changes identified - further work required to meet target
Green	Very Good Performance - direction of travel positive

## Housing Block

Lead: John Rooney (OMBC) & David Cummins (Selhal)

Indicator	Baseline Performance	LAA Targets			2007/08 Performance								Current Position (As at quarter 2)
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<b>Outcome A - Council and Housing Association properties meet decency standard by 2010 and improve decency rates in the Private Sector (Mandatory Outcome)</b>													
<p>Meet the current statutory minimum standard for housing:</p> <p>The proportion of Local Authority homes which were non-decent at the beginning of the year (BVPI184a)</p>	48.2%	19.5%	13%	0%	13%	23.87%	Monitored Annually at Qtr 1					<p>Adult and Community Services</p> <p><b>Responsibility: Melanie Sackfield (OMBC)</b></p> <p><b>Comment on Performance:</b> A Full and detailed programme of works has been developed for the re-furbishment of properties under the PF12 scheme which is being managed by Housing 21. The programme of works is currently running ahead of schedule.</p> <p><b>Risk Analysis:</b></p> <p><b>Interventions Recommended:</b></p> <p><b>Interventions/Projects Current:</b></p>	
<p>Meet the current statutory minimum standard for housing:</p> <p>The proportion of RSL properties which were non-decent at the beginning of the year (LAA25)</p>	15.85%	0	0	0	0%	12%	0%	0.7%	0%		0%	<p>Adult and Community Services</p> <p><b>Responsibility: Melanie Sackfield (OMBC)</b></p> <p><b>Comment on Performance:</b> A total of 7 returns have been submitted with information relating to the LAA.</p> <p><b>Risk Analysis:</b> The information received is not complete and is not showing a true reflection of the work that the RSL's are undertaking towards the achievement of the LAA. Information has not been received from Regenda and Contour. There have been a number of delays in the receipt of this information.</p> <p><b>Interventions Recommended:</b> OHIP will be contacted again to re-iterate the importance of the data collected and the impact it can have upon the perception of the borough.</p> <p><b>Interventions/Projects Current:</b> Further work with OHIP and contacting the RSL performance officers direct</p>	
<p>The total number of private sector properties in the Borough which were non decent at the beginning of the year. (LAA23)</p>	60% (13,962)	55% (12,799)	45% (10,471)	35% (8,144)	Monitored annually at Quarter 4					45% (10,471)	<p><b>Regeneration</b></p> <p><b>Responsibility: Neil Crabtree (OMBC) - LEAD RESPONSIBILITY TO BE DISCUSSED WITH HOUSING STRATEGY</b></p> <p><b>Comment on Performance:</b> The recent new refurbishment policy approved by the Cabinet in response to Audit Commission criticism via the HMR initiative will negatively impact on performance in relation to this indicator. The policy moves towards facelifts to the properties in response to housing market issues and away from work to deal with stock condition. This therefore affects the number that can be made decent through this public intervention.</p> <p><b>Risk Analysis:</b> The collection of robust information at the year end that will indicate performance against the baseline is a high risk. Officers are proposing in the interventions recommended below a new way of collecting the information that will hopefully overcome this problem and ensure target setting is more robust in the future. Another related risk is the resource needed to effectively monitor work to individual properties to ensure they are made decent.</p> <p><b>Interventions Recommended:</b> The option recommended by officers is to commission a BRE ( Building Research Establishment ) desktop survey to produce the outturn figure. However, this would not be comparing like for like against the baseline figure from the 2005 House Condition Survey and there is a risk that the year end figure could be higher than the baseline rather than below it. The desktop calculation is a BRE recognised assessment that has excellent accuracy levels and uses modelling from the EHCS and Census data.</p> <p><b>Interventions/Projects Current:</b> Wide scale publicity campaign ongoing across the Borough for the Equity loan product. This is also promoted with homeowners who are receiving the new refurbishment works.</p>		

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External refurbishments to pre-determined standards e.g. Facelifts (LAA101)	No baseline New Initiative for 2006/7	270	400	Unknown - Delivery Plan to be developed for HMR funding	Monitored annually at Quarter 4								400	<p><b>Regeneration</b> <span style="float: right;"><b>Responsibility: Neil Crabtree (OMBC)</b></span></p> <p><b>Comment on Performance:</b> Detailed programme of refurbishments now developed and individual sign-ups ongoing. Approval given to use Consortia in Werneth - will ensure delivery of programme in that neighbourhood.</p> <p><b>Risk Analysis:</b> Resident take up - low risk. Inclement weather over winter could slow delivery - medium risk. Traditional tendering route provides in-built delays - low risk (this is due to the spec. for refurb)</p> <p><b>Interventions Recommended:</b> Monthly capital programme delivery meetings now ongoing to assess delivery against targets.</p> <p><b>Interventions/Projects Current:</b> Schemes commencing on site in 3rd quarter across Derker, Werneth, Glodwick, Hathershaw and Westwood.</p>
"Home Plus Plan" relocation equity loan (LAA102)	29	50	39	23	9	11	10 (19 cum)	3 (14 cum)	10 (29 cum)		10 (39 cum)	<p><b>Regeneration</b> <span style="float: right;"><b>Responsibility: Neil Crabtree (OMBC) &amp; John Williams (West Pennine HA)</b></span></p> <p><b>Comment on Performance:</b> Slow down in take-up of equity product partially due to pending CPO decision.</p> <p><b>Risk Analysis:</b> Pending CPO decision may result in more clients requesting the product although the remaining residents may not see this as a viable opportunity.</p> <p><b>Interventions Recommended:</b> Officers will review the impact of the CPO decision on this product when known (decision expected end October)</p> <p><b>Interventions/Projects Current:</b> Ongoing promotion of product in neighbourhoods - awaiting CPO decision.</p>		
"Home Improve" Equity Loan (LAA103)	4	25	30	35	8	6	5 (10 cum)	6 (12 cum)	10 (20 cum)		10 (30 cum)	<p><b>Regeneration</b> <span style="float: right;"><b>Responsibility: Neil Crabtree &amp; John Williams (West Pennine HA)</b></span></p> <p><b>Comment on Performance:</b> Ahead of target in HMR funded areas, but slightly behind in take-up of the scheme elsewhere in the Borough. Consequently, mail shot targeted at 250 residents in Failsworth/Hollinwood. Information drops also at public offices. 19 applications currently being processed.</p> <p><b>Risk Analysis:</b> Underspend on scheme across the borough due to lack of take-up of product (hence targeted marketing)</p> <p><b>Interventions Recommended:</b> Further promotion in areas not funded by HMR</p> <p><b>Interventions/Projects Current:</b> Ongoing steady performance. New exterior improvement policy will result in residents being signposted to the product.</p>		

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Provide a reasonable degree of thermal comfort: Energy efficiency - the average Standard Assessment Procedure (SAP) rating of local authority owned dwellings (BVPI63)	68.06 (04/05) 72 (05/06)	71	72	73	72	74.95	72	86.64	72			72	<p><b>Adult and Community Services</b>  <b>Responsibility: Melanie Sackfield (OMBC)</b>  <b>Comment on Performance: Housing 21</b> - The refurbishment programme is running slightly ahead of schedule - A total of 373 properties are scheduled for refurbishment this year 2007/08 with 131 already having been completed. As each property is brought upto standard, the SAP rating is increasing. At the end of Qtr 1 07/08 - 62 properties had been refurbished. At the end of Qtr 2 07/08 - a further 62 properties have been refurbished bringing the SAP ratings total for all property stock from 109918 (69.26%) for Qtr 1 and 104138 (69.43%) for Qtr 2. <b>FCHO</b> - is currently exceeding the annual target of 77</p> <p><b>Risk Analysis: Housing 21</b> - Failure to meet the refurb programme and improve on this indicator would result in the program of works not being met and therefore risk of financial penalties due to the contract period over running. <b>FCHO</b> - There is no risk, the target is being achieved, and will now continue to do so for the rest of 07-08</p> <p><b>Interventions Recommended: Housing 21</b> - SAP Ratings will be improved throughout the refurbishment programme over the next 4.5 years. Housing 21 along with Bullock Construction have a refurbishment programme in place with a Gant Chart System that is updated on a regular basis, showing the progression of each scheme/property. Fortnightly meetings are held with Bullock Construction to address all matters relating to the refurbishment programme. Bullock Construction also share office space with Housing 21 which aids in the immediate resolution should any problems arise. <b>FCHO</b> - Continued investment in future years</p> <p><b>Interventions/Projects Current: Housing 21</b> - Ongoing programme of works <b>FCHO</b> - Over 400 properties on estates in Chadderton, Derker and Shaw are programmed to have heating replacement work involving new condensing boilers, radiators and controls during 07-08. The schemes are currently 80% complete.</p>
Provide a reasonable degree of thermal comfort: RSL dwelling's SAP rating (LAA25b)	71.35	75	75	75	75	69	75	70	75			75	<p><b>Adult and Community Services</b>  <b>Responsibility: Melanie Sackfield (OMBC)</b>  <b>Comment on Performance:</b> A total of 5 RSL's responded and gave the required information for the calculation of this indicator.</p> <p><b>Risk Analysis:</b> The information received is not complete and is not showing a true reflection of the work that the RSL's are undertaking towards the achievement of the LAA.</p> <p><b>Interventions Recommended:</b></p> <p><b>Interventions/Projects Current:</b> Further work with OHIP and contacting the RSL performance officers direct.</p>
Provide a reasonable degree of thermal comfort: Private Sector Housing SAP rating (LAA25c)	59.11	62	65	66		Monitored Annually at Qtr 4		Monitored Annually at Qtr 4		Monitored Annually at Qtr 4		65	<p><b>Adult and Community Services</b>  <b>Responsibility: Zahid Amin</b>  <b>Comment on Performance:</b> GMNEEAC are in process of collating the necessary information and will provide an update in qtr4. As this has never been reported and IT systems not in place to monitor private sector, GMNEEAC will be identifying housing improvements over the last 3-5 years.</p> <p><b>Risk Analysis:</b></p> <p><b>Interventions Recommended:</b></p> <p><b>Interventions/Projects Current:</b></p>

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<b>Bringing empty homes into use:</b> The number of dwellings that are returned into occupation (LAA25d) (Description amended slightly, no longer just private dwellings, incorporates LA dwellings also)	6	20	35	35	9	21	9 (18 cum)	34 (55 Cum)	8 (26 cum)		9 (35 cum)		<b>Regeneration</b> <b>Crabtree (OMBC)</b> <b>Comment on Performance:</b> HMR funding secured. New avenue of data collection exposed - now recording previously empty privately rented properties that have been targeted by the Oldham Bond scheme (22 recorded in 2nd quarter, 11 in 1st quarter) <b>Risk Analysis:</b> None <b>Interventions Recommended:</b> Re-assess target for 08/09 at year end based on performance (particularly in light of the new data gathered via the Bond Scheme) and reliable Council tax data for number of empties <b>Interventions/Projects Current:</b> 2nd batch of Property Xchange marketed at residents affected by HMR. New initiative to focus on first time buyers currently being developed.
<b>Outcome B - Services to homeless households are improved with enhanced preventative work</b>													
<b>Level of homelessness:</b> Reduce levels of homelessness acceptances (LAA24)	880	830 (800)	780 (700)	700 (550)	175	89	175 (350 cum)	129 (Cum218)	175 (525 cum)		175 (700 cum)		<b>Adult and Community Services</b> <b>Responsibility: Zahid Amin (OMBC)</b> <b>Comment on Performance:</b> There were 127 acceptances within the quarter, which whilst an increase on the previous quarter is still within target for the year <b>Risk Analysis:</b> The additional 66 legacy asylum cases will have a significant impact on the number of statutory homeless acceptances over the coming months and whilst some of the BIA goalposts have been amended in our favour, the overall result will remain the same. <b>Interventions Recommended:</b> With the assistance of the NW specialist CLG Advisor, we intend to review our procedures and ensure that we are using the most appropriate prevention toolkit <b>Interventions/Projects Current:</b> All likely homeless acceptances are reviewed before a decision is issued in order to ensure that we do not accept any cases where homelessness can be prevented.
	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)											

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Increase numbers of cases where Housing Advice prevents homelessness (BVP1213)	79 (2005/6 430 cases)	370	450	490	113	199	112 (225 cum)	166 (342 cum)	113 (338)			112 (450)	<p><b>Adult and Community services</b> <span style="float: right;"><b>Responsibility:</b></span>  <b>Zahid Amin (OMBC)</b>  <b>Comment on Performance:</b> The combined performance of a number of key services continues to record improving performance on cases where homelessness is prevented. Since April, the mediation service has been running on a full time basis and managed by the De Paul Trust. Also in April, Christine Wild was appointed to the post of Bond scheme administrator. Christine's enthusiasm and dedication is ensuring that performance continues to exceed targets for this scheme.  <b>Risk Analysis:</b> Agreement to fund the three short term funded posts ( Bond Scheme and 2x Homeless Prevention and Advice Officers) needs to be sought in order for FCHO to be able to continue to contribute to targets and meet the Strategic homeless objectives  <b>Interventions Recommended:</b> This indicator is monitored and reviewed by OMBC Housing Strategy, who are also key to securing long term funding and thus enabling FCHO to continue to be an active participant in achieving homeless preventions. The roles of the</p> <p><b>Interventions/Projects Current:</b> Oldham Bond Scheme has exceeded its NRF targets and to date has secured 50 bonds, which is 20 more than the target set by NRF to be achieved by 30/11/07. The Tenancy Relations Service has prevented 57 cases of homelessness and has been instrumental in preventing several illegal evictions. The emphasis lies with preventing homelessness and is considered/explored before a full homeless assessment is taken</p>
Reduce numbers of households placed in B&B (LAA26)	165 (2004/5)	90	60	50	15	46	15 (30 cum)	54 (100 cum)	15 (45 cum)			15 (60 cum)	<p><b>Adult and Community Services</b> <span style="float: right;"><b>Responsibility:</b></span>  <b>Zahid Amin (OMBC)</b>  <b>Comment on Performance:</b> A total of 54 households were placed in B&amp;B during the 2nd quarter. Temporary accommodation through the borough remains full to capacity and as such there has been little or no opportunity to place households directly into more suitable accommodation, despite referrals being made at the time the need is identified.  <b>Risk Analysis:</b> The lack of vacancies in other supported housing projects has meant that B&amp;B has continued to be used, although the time spent in B&amp;B has reduced.  <b>Interventions Recommended:</b> A group has been set up and is being led by Lynda Meagram a(SP) and Steve Goslyn (Threshold) to look at operating MOPPP in Oldham. This has been successfully set up in other local authority areas and FCHO will actively with its partners in Oldham in setting up an Oldham scheme  <b>Interventions/Projects Current:</b> 3 additional dispersed properties have been added to the FCHO portfolio. The Homeless and Allocations Teams are working collaboratively to ensure that customers make best use of the CBL Sc</p>
Reduce the use of temporary accommodation by 50% by 2010 (LAA27)	39 (2004/5)	30	25	22	Monitored Annually at Qtr 3				25		Monitored Annually at Qtr 3	Monitored Annually at Qtr 3	<p><b>Adult and Community Services</b> <span style="float: right;"><b>Responsibility:</b></span>  <b>Zahid Amin (OMBC)</b>  <b>Comment on Performance:</b> As qtr 1. We will be working with CLG over the next few months to identify ways of meeting this challenging target.  <b>Risk Analysis:</b>  <b>Interventions Recommended:</b>  <b>Interventions/Projects Current:</b></p>

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To increase the number of families supported to address their anti-social behaviour and therefore prevent loss of their home (LAA104)	18	20	25	30	6	12	7 (13 cum)	7 (19 cum)	6 (19 cum)			6 (25 cum)		<p><b>Adult and Community Services</b> <span style="float: right;"><b>Responsibility:</b></span>  <b>Zahid Amin (OMBC)</b>  <b>Comment on Performance:</b> NCH dispersal project placed first family on 15/10/07 with Places for People. 10 new referrals on waiting list and 22 families receiving floating support. Project going well however finding the right accommodation for families is difficult.  <b>Risk Analysis:</b>  <b>Interventions Recommended:</b>  <b>Interventions/Projects Current:</b></p>
Increase the overall provision and effectiveness of Local Authority services to help those who have experienced Domestic Violence and prevent further DV. (LAA28)	7/11 (Actual 2005/6 8/11)	9/11	10/11	11/11	10/11	9/11	10/11	9/11	10/11			10/11		<p><b>Adult and Community Services</b> <span style="float: right;"><b>Responsibility:</b></span>  <b>Zahid Amin (OMBC)</b>  <b>Comment on Performance:</b> Information not required from Housing 21 - FCHO - No repeat cases of DV. Yes to point 8. MARAC is still continuing to meet.  <b>Risk Analysis:</b>  <b>Interventions Recommended:</b>  <b>Interventions/Projects Current:</b></p>
<b>Outcome C - To empower local people to have a greater voice and influence over local decision making and the delivery of services Mandatory Outcome in the SSC Block)</b>														
Tenant Satisfaction with Decision Making: Satisfaction of all tenants of council housing with the opportunities for participation in management and decision making in relation to services provided by their landlord (BVPI75a)	57.69% (05/06)**	62%	66%	70%		Monitored Annually at Qtr 3		Monitored Annually at Qtr 3				66%		<p><b>Adult and Community Services</b> <span style="float: right;"><b>Responsibility:</b></span>  <b>Melanie Sackfield (OMBC)</b>  <b>Comment on Performance:</b> Housing 21 - A tenant satisfaction survey will be carried out at the end of the first 12 months of the contract i.e. Jan 08  <b>FCHO - BVPI 75</b> has seen a steady and rapid rise over the last 2 years, driven by our Customer Involvement Strategy and Agreement. These two documents are currently under review with customers to reflect our new approach to delivery of the service and new national and local policies which impact on resident involvement.  <b>Risk Analysis:</b> Housing 21 - Failure to carry out these surveys could result in failure to succeed contractually - feedback from our tenants is imperative to the success of the contract. FCHO - not conducting a survey in 07/08  <b>Interventions Recommended:</b></p> <p><b>Interventions/Projects Current:</b> Housing 21 - Regular surveys to be carried out, to enable H21 to gauge where, if any, of the short comings are. FCHO - Tenant Participation Officers are now based within area teams to help drive and embed a more flexible and local approach to engaging and involving customers in the issues which matter most to them. A programme of monthly, informal walkabouts has been developed to supplement the hugely successful Formal Estate Inspections, now in their third year. Current tenant group coverage of our managed stock stands at 84.3%, with a target of 90% for 2007/2008. Targeted development work is currently underway on St. Mary's, with further work planned on Eldon Street and Littlemoor.</p>
Tenant Satisfaction with Decision Making: Satisfaction of all Registered Social Landlords tenants (LAA28b)	70%	73%	76%	80%		Monitored Annually at Qtr 4						76%		<p><b>Adult and Community Services</b> <span style="float: right;"><b>Responsibility:</b></span>  <b>Melanie Sackfield (OMBC)</b>  <b>Comment on Performance:</b> The information relating to this indicator is requested on a quarterly basis from the RSL, the majority advise that they collect this information on a yearly basis at the end of the year.  <b>Risk Analysis:</b>  <b>Interventions Recommended:</b>  <b>Interventions/Projects Current:</b></p>

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<b>Outcome D - A balanced housing market offering quality and choice to all</b>														
Proportion of affordable homes provided to rent on mixed tenure developments in:  HMR areas (LAA105)	20%	25%	25%	25%	Monitored annually at Qtr 4								25%	<p><b>Adult and Community Services</b>  <b>Responsibility: Barbara Neville (OMBC)</b>  <b>Comment on Performance:</b> This target is monitored annually and data will be available at the end of Q4 for subsequent reporting.                      This is a new target which will require the development of monitoring systems to collate information from different sources.  <b>Risk Analysis:</b>  <b>Interventions Recommended:</b>  <b>Interventions/Projects Current:</b></p>
Proportion of affordable homes provided to rent on mixed tenure developments in:  Non HMR areas (LAA106)	0%	5%	6%	7%	Monitored Annually at Qtr 4								6%	<p><b>Adult and Community Services</b>  <b>Responsibility: Barbara Neville (OMBC)</b>  <b>Comment on Performance:</b> This target is monitored annually and data will be available at the end of Q4 for subsequent reporting.                      This is a new target which will require the development of monitoring systems to collate information from different sources.  <b>Risk Analysis:</b>  <b>Interventions Recommended:</b>  <b>Interventions/Projects Current:</b></p>
Proportion of affordable homes provided to buy on mixed tenure developments in:  HMR Areas (LAA107)	23%	5%	5%	5%	Monitored Annually at Qtr 4									<p><b>Adult and Community Services</b>  <b>Responsibility: Barbara Neville (OMBC)</b>  <b>Comment on Performance:</b> This target is monitored annually and data will be available at the end of Q4 for subsequent reporting.                      This is a new target which will require the development of monitoring systems to collate information from different sources.  <b>Risk Analysis:</b>  <b>Interventions Recommended:</b>  <b>Interventions/Projects Current:</b></p>
Proportion of affordable homes provided to buy on mixed tenure developments in:  Non HMR Areas (LAA108)	New piece of work to be developed over the next 12 months	-	-	-									<p><b>Adult and Community Services</b>  <b>Responsibility: Barbara Neville (OMBC)</b>  <b>Comment on Performance:</b> This is a new target which will require the development of monitoring systems to collate information from different sources.  <b>Risk Analysis:</b>  <b>Interventions Recommended:</b>  <b>Interventions/Projects Current:</b></p>	
Percentage of dwellings that are in Council Tax bands C and above (LAA109)	28.01%	28.5%	29.0%	29.5%	Monitored Annually at Qtr 4								29.0%	<p><b>Adult and Community Services</b>  <b>Responsibility: Melanie Sackfield (OMBC)</b>  <b>Comment on Performance:</b> Information will be collected at the end of the year to see if there has been an increase in the number of dwellings that are in Council Tax Band C and above.  <b>Risk Analysis:</b>  <b>Interventions Recommended:</b>  <b>Interventions/Projects Current:</b></p>

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Hectares of Brownfield council owned land made available for mixed tenure developments (LAA110)	0.2 hectares	2.0	5.3	3.5	Monitored Annually at Qtr 4								5.3	<p><b>Regeneration - Planning</b> <b>Responsibility: Elizabeth Dryden-Stuart (OMBC)</b></p> <p><b>Comment on Performance:</b> This target is monitored annually and data will be available at Qtr 4.</p> <p>This is a new target which will require the development of monitoring systems to collate information from different sources</p> <p><b>Risk Analysis:</b></p> <p><b>Interventions Recommended:</b></p> <p><b>Interventions/Projects Current:</b></p>			
Percentage of properties added to the stock which have 3+ bedrooms in the HMR area (LAA111)	54% as at Dec 06	70%	70%	70%	Monitored Annually at Qtr 4								70%	<p><b>Regeneration - Planning</b> <b>Responsibility: Elizabeth Dryden-Stuart (OMBC)</b></p> <p><b>Comment on Performance:</b> This target is monitored annually and data will be available at Qtr 4.</p> <p>This is a new target which will require the development of monitoring systems to collate information from different sources.</p> <p><b>Risk Analysis:</b></p> <p><b>Interventions Recommended:</b></p> <p><b>Interventions/Projects Current:</b></p>			
Reduce the difference between the overall benefit claimant rate for England and the overall rate for the worst local labour market	Gap is 13.7% This comprises: Alexandra 29.3% (1885) Coldhurst 30.3% (2045) Hollinwood 28.4% (1660) St Marys 29.5% (1890) Werneth 26.3% (1795)	Gap - This comprises: Alexandra 29.3% Coldhurst 30.3% Hollinwood 28.4% St Marys 29.5% Werneth 26.3%	Gap is 13.1% This comprises: Alexandra 27.7% Coldhurst 28.7% Hollinwood 27.8% St Marys 27.9% Werneth 24.7%	Gap is 11.5% This comprises: Alexandra 26.1% Coldhurst 27.7% Hollinwood 26.2% St Marys 26.3% Werneth 23.1%	Gap is 14.7% This comprises: Alexandra 29.9% (1925) Coldhurst 32.8% (2210) Hollinwood 32.8% (1685) St Marys 31.7% (2025) Werneth 26.7% (1820)	Gap is 14.9% This comprises: Alexandra 30.5% (1965) Coldhurst 32.4% (2185) Hollinwood 29.6% (1730) St Marys 32.1% (2055) Werneth 26.2% (1785)	Gap is 13.64%	Gap is 13.1% This comprises: Alexandra 27.7% Coldhurst 28.7% Hollinwood 27.8% St Marys 27.9% Werneth 24.7%									<p><b>Strategy and Resources</b> <b>Responsibility: Jon Bloor (OMBC)</b></p> <p><b>Comment on Performance:</b> There was an error in calculating the baseline it should read Gap 13.7% not 14.7%. The target has also shown an overall increase &amp; become even more challenging. This target is to support closing the gap between claimant rate in deprived areas and additional unemployed residents within the 5 priority DWP wards. This is a mandatory target and used a baseline which of May 2005, which had the lowest levels of worklessness. Since May 05 the Oldham Economy has significantly restructured with a 29% increase in unemployment rate. In order to achieve the target an additional 906 residents will need to access work.</p> <p><b>Risk Analysis:</b></p> <p><b>Interventions Recommended:</b> Deprived Area Fund monies should support activity, which needs to be aligned to other initiatives within the E&amp;E Strategy.</p> <p><b>Interventions/Projects Current:</b> Passport into Employment, What's stopping you starting, J21, IB into Work</p>
Percentage of new homes to meet Eco-homes Very Good or Excellent in: HMR areas (LAA113)	100%	100%	100%	100%	Monitored Annually at Qtr 4								100%	<p><b>Adult and Community Services</b> <b>Responsibility: Barbara Neville (OMBC)</b></p> <p><b>Comment on Performance:</b> This target is monitored annually and data will be available at the end of Q4 for subsequent reporting.</p> <p>This is a new target which will require the development of monitoring systems to collate information from different sources.</p> <p><b>Risk Analysis:</b></p> <p><b>Interventions Recommended:</b></p> <p><b>Interventions/Projects Current:</b></p>			

LAA Target Monitoring Report

Red	Critical - Way off target. Needs urgent attention
Amber	Changes identified - further work required to meet target
Green	Very Good Performance - direction of travel positive

Housing Block

Lead: John Rooney (OMBC) & David Cummins (Selhal)

Indicator	Baseline Performance	LAA Targets			2007/08 Performance								Current Position (As at quarter 2)	
		2006/07	2007/08	2008/09	Quarter 1 Target	Quarter 1 Actual	Quarter 2 Target	Quarter 2 Actual	Quarter 3 Target	Quarter 3 Actual	Quarter 4 Target	Quarter 4 Actual		
<p>Percentage of new homes to meet Eco-homes Very Good or Excellent in:</p> <p>Non HMR areas (LAA114)</p>	New piece of work to be developed over the next 12 months	-	-	-										<p><b>Adult and Community Services</b>                      Responsibility: Barbara Neville (OMBC)                      Comment on Performance: This is a new target which will require the development of monitoring systems to collate information from different sources.                      Risk Analysis:                      Interventions Recommended:                      Interventions/Projects Current:</p>
<p>Percentage of new homes meeting Lifetime Homes standards in</p> <p>HMR areas (LAA115)</p>	30%	30%	30%	30%	Monitored Annually at Qtr 4								30%	<p><b>Adult and Community Services</b>                      Responsibility: Barbara Neville (OMBC)                      Comment on Performance: This target is monitored annually and data will be available at the end of Q4 for subsequent reporting. This is a new target which will require the development of monitoring systems to collate information from different sources.                      Risk Analysis:                      Interventions Recommended:                      Interventions/Projects Current:</p>
<p>Percentage of new home meeting Lifetime Homes standards in</p> <p>Non HMR areas (LAA116)</p>	New piece of work to be developed over the next 12 months													<p><b>Adult and Community Services</b>                      Responsibility: Barbara Neville (OMBC)                      Comment on Performance: This is a new target which will require the development of monitoring systems to collate information from different sources.                      Risk Analysis:                      Interventions Recommended:                      Interventions/Projects Current:</p>
<b>Outcome E - A more cohesive and integrated community</b>														
<p>ACCESS TO HOUSING</p> <p>Reduce the percentage disparity between the proportion of council tenants and minority groups within the Borough (LAA117)</p>	To be collected	To be set Dec 07	To be set Dec 07	To be set Dec 07										<p><b>Adult and Community Services</b>                      Responsibility: Melanie Sackfield (OMBC)                      Comment on Performance: Work is still under way to determine how this will be monitored and the information collected.                      Risk Analysis:                      Interventions Recommended:                      Interventions/Projects Current:</p>
<p>ACCESS TO HOUSING</p> <p>Percentage of New RSL tenants from BME communities (LAA118)</p>	20%		21%	21%		33.30%		29.00%					21%	<p><b>Adult and Community Services</b>                      Responsibility: Melanie Sackfield (OMBC)                      Comment on Performance: Out of the 7 RSL's which provided information for the LAA collection - only 1 (housing 21) were unable to supply this figure, two reporting 0 with 1 (AKSA) reporting 100%                      Risk Analysis: Not all RSL's are providing information for the collection of LAA information, so we are not reporting a true representation of the RSL's                      Interventions Recommended: To continue to promote the need for the information and the benefits that the RSLs may get from the accurate recording of information                      Interventions/Projects Current:</p>

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Housing Block

Lead: John Rooney (OMBC) & David Cummins (Selhal)

Indicator	Baseline Performance	LAA Targets			2007/08 Performance								Current Position (As at quarter 2)	
		2006/07	2007/08	2008/09	Quarter 1 Target	Quarter 1 Actual	Quarter 2 Target	Quarter 2 Actual	Quarter 3 Target	Quarter 3 Actual	Quarter 4 Target	Quarter 4 Actual		
<p><b>ACCESS TO HOUSING</b></p> <p>Percentage of council tenants that are under 25 (LAA119)</p>	7.5% (2005/06)	8.6%	To be set Dec 07	To be set Dec 07		9.69%		9.4% (1087)						<p><b>Adult and Community Services</b>                      Responsibility:Melanie Sackfield (OMBC)                      Comment on Performance: This indicator is not relevant to Housing 21.                      Risk Analysis:                      Interventions Recommended:                      Interventions/Projects Current: A number of initiatives are currently being worked up by FCHO Young Persons Officer Housing Support, Allocations and Homeless. This includes pre-tenancy training, life skills training, none accredited training and continued access to training to encourage confidence building. This is being developed in consultation with FCHO officers, partners and young customers.</p> <p>FCHO are currently reviewing the possibility of implementing an incentive scheme for young tenants. This will include a package of pre-tenancy training, continued support once the tenancy has started and rewards subject to continuous management of their tenancy without any breaches of the terms and conditions. Also, FCHO are conducting a review of its Housing Support scheme for young tenants, ensuring that issues are identified early and resolved in conjunction with housing management, supporting agencies and partners.</p>
<p><b>ACCESS TO HOUSING</b></p> <p>Percentage of new of RSL tenants that are under 25 (LAA120)</p>	16.5%		17.5%	17.5%		10.7%		14.6%				17.5%	<p><b>Adult and Community Services</b>                      Responsibility:Melanie Sackfield                      Comment on Performance: All respondents were able to answer this question in qtr 2. Housing 21 have 0 tenants under the age of 25 which is due to specific housing that they provide. Village have 23%, ManMeth - 30.4%, ASKA 14%, NCHA - 13.5%, Contour - 23%, Regenda - 29%.                      Risk Analysis: Not all RSL's are providing information for the collection of LAA information, so we are not reporting a true representation of the RSL's                      Interventions Recommended:                      Interventions/Projects Current: To visit the OHIP meeting as and if appropriate, visit each performance officer for the RSL's.</p>	
<p><b>ACCESS TO HOUSING</b></p> <p>Number of Council properties that are adapted (LAA121)</p>	To be set Dec 07	To be set Dec 07	To be set Dec 07	To be set Dec 07		35		2802					<p><b>Adult and Community Services</b>                      Responsibility:Melanie Sackfield (OMBC)                      Comment on Performance: Housing 21 - No further adaptations have been made since Qtr 1. FCHO - manages 2767 properties with adaptations ranging from level access shower to stair lifts and external ramps to extensions                      Risk Analysis:                      Interventions Recommended:                      Interventions/Projects Current: FCHO - Properties are adapted according to Occupational Therapist recommendations and budget restrictions. Adapted properties are only relet to applicable applicants requiring the adaptations</p>	
<p><b>HOUSEHOLD MOBILITY</b></p> <p>Percentage of supported households still remaining in the tenancy after six months through the Tenancy Support scheme (LAA122)</p>	To be set Dec 07	To be set Dec 07	To be set Dec 07	To be set Dec 07		Not Available		Information not available until 15th October 2007					<p><b>Adult and Community Services</b>                      Responsibility:Melanie Sackfield (OMBC)                      Comment on Performance: This indicator is not relevant to Housing 21.                      Risk Analysis:                      Interventions Recommended:                      Interventions/Projects Current:</p>	

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Housing Block

Lead: John Rooney (OMBC) & David Cummins (Selhal)

Indicator	Baseline Performance	LAA Targets			2007/08 Performance								Current Position (As at quarter 2)	
		2006/07	2007/08	2008/09	Quarter 1 Target	Quarter 1 Actual	Quarter 2 Target	Quarter 2 Actual	Quarter 3 Target	Quarter 3 Actual	Quarter 4 Target	Quarter 4 Actual		
<p><b>ENGAGEMENT</b></p> <p>Representation of tenants and residents associations (both FCHO and RSL) are reflective of the community that they serve (LAA123)</p>	To be agreed in 2007/8	To be agreed in 2007/8	To be agreed in 2007/8	To be agreed in 2007/8		Information available upon completion of customer profiling		Information available upon completion of customer profiling						<p><b>Adult and Community Services</b></p> <p><b>Responsibility: Melanie Sackfield (OMBC)</b></p> <p><b>Comment on Performance: Housing 21-</b> consult each quarter with the Tenant Steering Group, made up of 27 tenants from courts across the borough. Initially formed as a consultation mechanism for the PFI project. The Steering Group was dissolved at the meeting held 25th September 2007 to allow Court Voice representation on a Consultative Forum..</p> <p>Housing 21 operate a "Court Voice "code of practise, which ensures court representatives seek issues to be raised from residents and then provide feedback on outcomes. The Court Voice nominations and elections will take place during November / December 2007 enabling establishment of a Consultative Forum by January 2008.</p> <p>Housing 21 have mechanisms in place to prevent barriers to involvement. E.g. alternative formats, translation, provision of transport, venues are accessible.</p> <p>Housing 21 tenants are represented at the following constituted TRAs and Quarterly Forums:</p> <ul style="list-style-type: none"> <li>• Bare Trees TRA.</li> <li>• Haggate and Royley TRA</li> <li>• Lynton estate and Walkers Road TRA.</li> <li>• Holts Village EMB</li> <li>• Chew vale QF</li> <li>• Lido House QF</li> <li>• Aster Street TRA.</li> </ul> <p>Housing 21 are party to the OMBC Tenant and Leaseholder Participation Agreement. The agreement sets equality standards to which ensure all tenants are given the opportunity to become involved.</p> <p><b>Risk Analysis:</b></p> <p><b>Interventions Recommended:</b></p> <p><b>Interventions/Projects Current:</b></p>