

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 3)
		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	
Outcome A - Council and Housing Association properties meet decency standard by 2010 and improve decency rates in the Private Sector (Mandatory Outcome)													
<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>Responsibility: Melanie Sackfield (OMBC)</p> <p>Comment on Performance: FCHO - The refurbishment programme is continuing. Housing 21 - The PFI programme is running to schedule with properties being brought up to the decency standard as anticipated.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</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%	0.13%	0%	<p>Adult and Community Services</p> <p>Responsibility: Melanie Sackfield (OMBC)</p> <p>Comment on Performance: All RSLs returned information for the submission of the LAA.</p> <p>Risk Analysis: Information recieved is collected at various points of the year fro the RSL's, as with the Decent Homes Standards for Council owned properties this indicator would be better collecetd in Quater 1. Although the target is not being met the majority of RSL properties are showing the majority of homes are decent.</p> <p>Interventions Recommended: All RSLs have supplied information requested, continued communications and relationship building with the RSLs representatives who supply the information.</p> <p>Interventions/Projects Current:</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>Regeneration</p> <p>Responsibility: Neil Crabtree (OMBC) - LEAD RESPONSIBILITY TO BE DISCUSSED WITH HOUSING STRATEGY</p> <p>Comment on Performance: The new refurbishment policy will have a detrimental impact on the number of properties made decent. 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>Risk Analysis: 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</p> <p>Interventions Recommended: 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>Interventions/Projects Current: Officers met with colleagues from Manchester City Council who demonstrated a system for collecting robust data on decency within the private sector. Project ongoing.</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 3)	
		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		
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>Regeneration Crabtree (OMBC) Responsibility: Neil</p> <p>Comment on Performance: Programme of refurbishment works now on site on Derker, Werneth, Westwood and Glodwick.</p> <p>Risk Analysis: 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>Interventions Recommended: Monthly capital programme delivery meetings now ongoing to assess delivery against targets.</p> <p>Interventions/Projects Current: Schemes have commenced on site.</p>
"Home Plus Plan" relocation equity loan (LAA102)	29	50	39	23	9	11	10 (19 cum)	3 (14 cum)	10 (29 cum)	4 (18cum)	10 (39 cum)	<p>Regeneration Crabtree (OMBC) & John Williams (West Pennine HA) Responsibility: Neil</p> <p>Comment on Performance: Slow down in take-up of equity product due to delay in definitive CPO decision (challenge still pending in the High Court)</p> <p>Risk Analysis: 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>Interventions Recommended: Officers will review the impact of the challenge to the decision when known (maybe next financial year).</p> <p>Interventions/Projects Current: 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)	2 (14cum)	10 (30 cum)	<p>Regeneration Crabtree & John Williams (West Pennine HA) Responsibility: Neil</p> <p>Comment on Performance: Increased interest following proomtion of product. Currently 4 at legal stage, and 10 at application stage, this will ensure delivery of the capital programme by the end of March 08.</p> <p>Risk Analysis: Low risk of underspend due to increase in take-up.</p> <p>Interventions Recommended: The continuing promotion of this product is to be established through the Service Improvement Plan process for 08/09</p> <p>Interventions/Projects Current: Ongoing steady performance. New exterior improvement policy will result in residents being signposted to the product. Additional mailshots recently distributed in non-HMR areas.</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 3)
		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	
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	77.15	72		<p>Adult and Community Services Responsibility: Melanie Sackfield (OMBC) Comment on Performance: FCHO - currently exceeding the annual target of 77. Housing 21 - The programme of refurbishment is currently running to time, with a further 57 properties refurbished and the SAP rating increased during Qtr 3. Risk Analysis: FCHO - There is no risk, the target is being achieved and will now continue to do so for the rest of 07-08. FCHO - Failure to meet the refurb programme and improve on this indicator would result in financial penalties due to the contract running over time.</p> <p>Interventions Recommended: FCHO - An additional 200 properties have been incorporated into the heating replacement scheme for 07-08 which will further improve performance in this area - the schemes are currently 80% complete at the 3rd quarter stage of the year. Housing 21 - SAP ratings will continue to improve throughout the refurbishment programme which is running over the next 4.5 years. Interventions/Projects Current:</p>
Provide a reasonable degree of thermal comfort: RSL dwellings' SAP rating (LAA25b)	71.35	75	75	75	75	69	75	70	75	70	75		<p>Adult and Community Services Responsibility: Melanie Sackfield (OMBC) Comment on Performance: All RSLs returned information for the submission of the LAA. Risk Analysis: There is little risk to this indicator. Interventions Recommended: As work continues to meet the decent homes standard the SAP rating of RSL properties will continue to be improved. Interventions/Projects Current: All RSLs have supplied information requested, continued communications and relationship building with the RSLs representatives who supply the information.</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>Adult and Community Services Responsibility: Martin Farrell (OMBC) Comment on Performance: Some progress made. GMNEEAC have now installed Maxim 5. Limited data is now available from HECA mailouts. GMNEEAC are now working on this in order to input direct into the Maxim system which will be used to produce SAP Data. Risk Analysis: We are reliant upon GMNEEAC to input data and produce SAP data and there remains a possibility that all data will not have been input in time Interventions Recommended: Liaised with GMNEEAC again on 17th Jan. Upto 3 years worth of Feedback Forms currently held by GMNEEAC but number of properties not yet known. Data is to be input onto Maxim starting week com 11th Feb '08 and will then be able to be quantified. Meeting arranged with GMNEEAC for 25th Feb to review progress and further measures will be instigated to ensure SAP data is produced by end Q4 at the latest Interventions/Projects Current:</p>
Bringing empty homes into use: 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)	21 (76 Cum)	9 (35 cum)		<p>Regeneration Crabtree (OMBC) Responsibility: Neil Comment on Performance: Continued progress due to proactive work by officers. Firm interest expressed in 3 properties under the 2nd batch of Property Xchange. Performance well ahead of target due to recircling of properties back into use by the Oldham Bond Scheme. Risk Analysis: None Interventions Recommended: 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 Interventions/Projects Current: Property Homestep initiative developed and to be presented to Cabinet Jan 08 for approval.</p>

Outcome B - Services to homeless households are improved with enhanced preventative work

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 3)
		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	
Level of homelessness: Reduce levels of homelessness acceptances (LAA24)	880	830 (800)	780 (700)	700 (550)	175	89	175 (350 cum)	129 (Cum218)	175 (525 cum)	163 (383 CUM)	175 (700 cum)		Adult and Community Services Responsibility: Anne Marie McGinn (OMBC) Comment on Performance: There were 163 acceptances within the quarter, which will be an increase on the previous quarter is still within target for the year. Risk Analysis: Despite an additional 66 legacy asylum cases, the annual target is due to be met. Interventions Recommended: With the assistance of a specialist NS CLG advisor a review of all procedures will be undertaken to ensure that the most appropriate toolkit is being used. Interventions/Projects Current: All likely homeless acceptances are continued to be reviewed before a decision is issued in order to ensure that cases are accepted that could 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)											

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 3)
		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	
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)	233 (575 Cum)	112 (450)	<p>Adult and Community services Responsibility: Anne Marie McGinn (OMBC) Comment on Performance: The combined performances of a number of key services continues to record improving performance. The role of Homeless Prevention Officers have now merged with Homeless Assessment Officers to become Homelessness Advice & Assessment Officers this has made a good impact. The Mediation Service run by Depaul Trust continue to meet their targets & other agencies continue to provide vital statistics that contribute to the having the prevention figures on track to meet the target for the year. Risk Analysis: Funding for many of the temporary funds needs to be sought soon in order to continue to contribute to the prevention targets & meet the strategic homelessness targets. Interventions Recommended: This indicator is monitored & reviewed by by OMBC Housing Strategy, who are also key to securing funding & thus enabling FCHO & partner agencies to continue. There are other agencies that may be able to contribute to the figures & this will be explored.</p> <p>Interventions/Projects Current: The Oldham Bond Scheme has exceeded its targets for the year so far. The Mediation Service is on track to meet & exceed their targets in preventing homelessness. The Tenancy Relations service continues to be the leader in preventing homelessness through good advice & intervention on illegal evictions & the Homeless Advice & Assessment Officers work closely together to ensure that every possibility has been explored for the client in preventing homelessness.</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)	44 (144 cum)	15 (60 cum)	<p>Adult and Community Services Responsibility: Anne Marie McGinn (OMBC) Comment on Performance: A total of 44 households were placed in B&B during the 2nd quarter. Temporary accommodation throughout the borough remains full to capacity - little opportunity to place households in more suitable accommodation. Risk Analysis: The lack of vacancies in other supported housing projects has meant that B&B continues to be used, although time spent in B&B accommodation is reducing. Interventions Recommended: A group has been set up with a representative from OMBC and Threshold to look at opening MOPP in Oldham. Interventions/Projects Current: The homeless and allocations team are working collectively to ensure that clients make best use of the CBL scheme and so improve the throughput of B&B and Swift Court.</p>	
Reduce the use of temporary accommodation by 50% by 2010 (LAA27)	39 (2004/5)	30	25	22	Monitored Annually at Qtr 3			25	35	Monitored Annually at Qtr 3	Monitored Annually at Qtr 3	<p>Adult and Community Services Responsibility: Anne Marie McGinn (OMBC) Comment on Performance: An increase in the re-let time has meant that more people are spending time in temporary accommodation. Risk Analysis: Target not met, this position will now not change. Interventions Recommended: The primary interventions are focussed on reducing the number of households through homelessness prevention methods. Currently there are monthly meetings to look at and focus on the homelessness PI's. Interventions/Projects Current:</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 3)
		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	
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)	10 (29 cum)	6 (25 cum)		<p>Adult and Community Services Responsibility: Anne Marie McGinn (OMBC) Comment on Performance: One family has moved into a dispersed property. This has enabled a range of agencies to provide intensive support to the family to help them address the issues which have contributed to their ASB. A second family are in the process of moving into a dispersed property. Whilst awaiting this move intensive floating support has been provided. In providing the different levels of service this project has been able to work with families who have a range of support needs. The service can be tailored more appropriately to their individual needs and prevent homelessness. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</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	9/11	10/11		<p>Adult and Community Services Responsibility: Anne Marie McGinn (OMBC) Comment on Performance: No repeat cases of homelessness due to DV and MARAC will be re-starting soon with a fresh outlook. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>
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)													
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%	62% uplifted to 75.52 for deprivation.		Monitored Annually at Qtr 3	<p>Adult and Community Services Responsibility: Melanie Sackfield (OMBC) Comment on Performance: The Tenant Satisfaction surveys BVPI 74a/b/c and 75a/b/c are required to be carried out every three years - the next survey will take place in 09/10. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</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>Adult and Community Services Responsibility: Melanie Sackfield (OMBC) Comment on Performance: 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. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>	
Outcome D - A balanced housing market offering quality and choice to all													

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 3)	
		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>Proportion of affordable homes provided to rent on mixed tenure developments in:</p> <p>HMR areas (LAA105)</p>	20%	25%	25%	25%	Monitored annually at Qtr 4								25%	<p>Adult and Community Services 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>Proportion of affordable homes provided to rent on mixed tenure developments in:</p> <p>Non HMR areas (LAA106)</p>	0%	5%	6%	7%	Monitored Annually at Qtr 4								6%	<p>Adult and Community Services 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>Proportion of affordable homes provided to buy on mixed tenure developments in:</p> <p>HMR Areas (LAA107)</p>	23%	5%	5%	5%	Monitored Annually at Qtr 4									<p>Adult and Community Services 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>Proportion of affordable homes provided to buy on mixed tenure developments in:</p> <p>Non HMR Areas (LAA108)</p>	New piece of work to be developed over the next 12 months	-	-	-										<p>Adult and Community Services 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 dwellings that are in Council Tax bands C and above (LAA109)</p>	28.01%	28.5%	29.0%	29.5%	Monitored Annually at Qtr 4								29.0%	<p>Adult and Community Services Responsibility: Melanie Sackfield (OMBC) Comment on Performance: 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 Risk Analysis: Interventions Recommended: Interventions/Projects Current:</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 3)	
		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		
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>Regeneration - Planning Responsibility: Elizabeth Dryden-Stuart (OMBC)</p> <p>Comment on Performance: 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>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</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>Regeneration - Planning Responsibility: Elizabeth Dryden-Stuart (OMBC)</p> <p>Comment on Performance: 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>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>
Reduce the difference between the overall benefit claimant rate for England and the overall rate for the worst local labour market	<p>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)</p>	<p>Gap - This This comprises: Alexandra 29.3% Coldhurst 30.3% Hollinwood 28.4% St Marys 29.5% Werneth 26.3%</p>	<p>Gap is 13.1% This This comprises: Alexandra 27.7% Coldhurst 28.7% Hollinwood 27.8% St Marys 27.9% Werneth 24.7%</p>	<p>Gap is 11.5% This This comprises: Alexandra 26.1% Coldhurst 27.7% Hollinwood 26.2% St Marys 26.3% Werneth 23.1%</p>	<p>Gap is 14.7% This This comprises: Alexandra 29.9% (1925) Coldhurst 32.8% (2210) Hollinwood 32.8% (1685) St Marys 31.7% (2025) Werneth 26.7% (1820)</p>	<p>Gap is 14.9% This This comprises: Alexandra 30.5% (1965) Coldhurst 32.4% (2185) Hollinwood 29.6% (1730) St Marys 32.1% (2055) Werneth 26.2% (1785)</p>	<p>Gap is 13.64%</p>	<p>No Info supplied</p>	<p>Gap is 13.1% This This comprises: Alexandra 27.7% Coldhurst 28.7% Hollinwood 27.8% St Marys 27.9% Werneth 24.7%</p>	<p>Strategy and Resources Responsibility: Jon Bloor (OMBC)</p> <p>Comment on Performance: No information supplied</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</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>Adult and Community Services Responsibility: Barbara Neville (OMBC)</p> <p>Comment on Performance: 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>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</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 3)	
		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>Adult and Community Services</p> <p>Responsibility: Barbara Neville (OMBC)</p> <p>Comment on Performance: This is a new target which will require the development of monitoring systems to collate information from different sources.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>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>Adult and Community Services</p> <p>Responsibility: Barbara Neville (OMBC)</p> <p>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.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>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>Adult and Community Services</p> <p>Responsibility: Barbara Neville (OMBC)</p> <p>Comment on Performance: This is a new target which will require the development of monitoring systems to collate information from different sources.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>
Outcome E - A more cohesive and integrated community														
<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>Adult and Community Services</p> <p>Responsibility: Melanie Sackfield (OMBC)</p> <p>Comment on Performance: Work is still under way to determine how this will be monitored and the information collected.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>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%		29.60%		21%				<p>Adult and Community Services</p> <p>Responsibility: Melanie Sackfield (OMBC)</p> <p>Comment on Performance: All RSLs supplied information for the submission of the LAA. 3 RSLs (Housing 21, Villages and ManMeth) have advised that they have 0 new tenants from BME Communities</p> <p>Risk Analysis: No risk as the target is being exceeded.</p> <p>Interventions Recommended: Continue to build on the relationships made with the information providers from the RSLs.</p> <p>Interventions/Projects Current:</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 3)
		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	
ACCESS TO HOUSING Percentage of council tenants that are under 25 (LAA119)	7.5% (2005/06)	8.6%	To be set Dec 07	To be set Dec 07		9.69%		9.4% (1087)		9.3% (1062)			Adult and Community Services 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 the FCHO Young Persons Officer, Hosuing Support and the Allocations and Homelessness teams. 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 clients.
ACCESS TO HOUSING Percentage of new of RSL tenants that are under 25 (LAA120)	16.5%		17.5%	17.5%		10.7%		14.6%		14.8%	17.5%		Adult and Community Services Responsibility:Melanie Sackfield Comment on Performance: All RSLs supplied information for the submission of the LAA. 3 RSLs (Housing 21, Hanover and Regenda / Limehurst Village Trust) have advised that they have 0 new tenants from BME Communities Risk Analysis: Target is not currently being met, analysis would need to be undertaken to determine if this is due to local lettings policies, such as Housing 21. Interventions Recommended: Interventions/Projects Current: Continue to build on the relationships made with the information providers from the RSLs.
ACCESS TO HOUSING Number of Council properties that are adapted (LAA121)	To be set Dec 07	To be set Dec 07	To be set Dec 07	To be set Dec 07		35		2802		2802			Adult and Community Services Responsibility:Melanie Sackfield (OMBC) Comment on Performance: Housing 21- No further adaptations have been made since Qtr 2 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
HOUSEHOLD MOBILITY Percentage of supported households still remaining in the tenancy after six months through the Tenancy Support scheme (LAA122)	To be set Dec 07	To be set Dec 07	To be set Dec 07	To be set Dec 07		Not Available		Not Available		Not Available			Adult and Community Services Responsibility:Melanie Sackfield (OMBC) Comment on Performance: This indicator is not relevant to Housing 21. FCHO - Information is not available as often the tenancy support scheme will relocate tenants as a result of harassment being experienced. Risk Analysis: Interventions Recommended: Interventions/Projects Current:

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 3)
		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>ENGAGEMENT</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		Information available upon completion of customer profiling			<p>Adult and Community Services</p> <p>Responsibility: Melanie Sackfield (OMBC)</p> <p>Comment on Performance: Comment on Performance: Housing 21- 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"> • Bare Trees TRA. • Haggate and Royley TRA • Lynton estate and Walkers Road TRA. • Holts Village EMB • Chew vale QF • Lido House QF • Aster Street TRA. <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>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>