

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 4)
		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					0%	<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%	1.27%	<p>Adult and Community Services</p> <p>Responsibility: Melanie Sackfield (OMBC)</p> <p>Comment on Performance: A total of 7 returns have been submitted with information relating to the LAA.</p> <p>Risk Analysis: Information received is collected at various points of the year from the RSL's, as with the Decent Homes Standards for Council owned properties this indicator would be better collected in Quarter 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: Although not all information from the RSLs have been received, all have made contact to advise why information will not be received.</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)	No figure to Report	<p>Regeneration</p> <p>Responsibility: Neil Crabtree (OMBC) - LEAD RESPONSIBILITY TO BE DISCUSSED WITH HOUSING STRATEGY</p> <p>Comment on Performance: Figure cannot be reported upon at this stage as officers are yet to commission a BRE desktop survey to produce this figure. This survey has been held up due to funding issues that have recently been cleared. The survey will be complete by the end of quarter 1.</p> <p>Risk Analysis: The data for O7/08 will be obtained from the survey. Low risk due to BRE not completing survey work to timescale.</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. Delays due to funding issues that have recently been clarified.</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>	

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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	8	<p>Regeneration Crabtree (OMBC) Responsibility: Neil</p> <p>Comment on Performance: The revised policy on refurbishments was approved by the Council in Aug 07, and as such inherent delays have occurred in the delivery of these block schemes. There are currently 20 schemes on site and when complete this will ensure that 437 properties have been refurbished to this standard.</p> <p>Risk Analysis: Officers are currently developing refurbishment programmes for 08/09 schemes. Budgets from both the Council and HMR have been secured and this should ensure minimal delays to the 08/09 programme.</p> <p>Interventions Recommended: Early development of detailed programmes in the neighbourhoods.</p> <p>Interventions/Projects Current: Completion of on-site schemes and development of refurbishment programmes for the neighbourhoods.</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)	2 (20 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) New 08/09 HMR Delivery Plans for Wemeth and Derker will reflect this downturn in demand and set revised targets accordingly.</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: New HMR Delivery Plans will take account of revised target setting for this project.</p> <p>Interventions/Projects Current: Ongoing promotion of product in neighbourhoods - awaiting CPO decision in Derker</p>		
"Home Improve" Equity Loan (LAA103)	4	25	30	35	8	8	5 (10 cum)	16 (24 cum)	10 (20 cum)	15 (39cum)	10 (30 cum)	13 (52 cum)	<p>Regeneration Crabtree & John Williams (West Pennine HA) Responsibility: Neil</p> <p>Comment on Performance: Targets exceeded due to increased take-up following extensive publicity and signposting by officers. Outputs are recorded as such when funding is allocated to the applicant and not when works are satisfactorily complete. This is because the funding is released from the equity of the property. This methodology has been used to recalculate all quarters from 07/08.</p> <p>Risk Analysis: None at this time</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>		

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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 (BVP163)	68.06 (04/05) 72 (05/06)	71	72	73	72	74.95	72	86.64	72	77.15	72	77.56	<p>Adult and Community Services Responsibility: Melanie Sackfield (OMBC) Comment on Performance: FCHO - (78.37) Performance is currently exceeding the annual target of 77. Housing 21 - (71.6) The refurbishment programme will bring each property up to standard, and the SAP rating will continue to increase. At the end of Qtr 4 06/07 - 7 properties had been refurbished which increased the SAP ratings to these properties. At the end of Quarter 4 2007/08 248 properties have been refurbished to Decent Homes Standard, increasing the average SAP rating to 71.6. Risk Analysis: FCHO - No Risk as the target is being achieved. Housing 21 - Failure to meet the refurbishment programme and improve on this indicator would result in the programme of works not being met and therefore risk of financial penalties due to the contract period over running.</p> <p>Interventions Recommended: Housing 21 - SAP Ratings will be improved throughout the refurbishment programme over the next 4 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. Interventions/Projects Current: Housing 21 - Continuation of the PFI programme</p>
Provide a reasonable degree of thermal comfort: RSL dwelling's SAP rating (LAA25b)	71.35	75	75	75	75	69	75	70	75	70	75	69	<p>Adult and Community Services Responsibility: Melanie Sackfield (OMBC) Comment on Performance: A total of 7 RSLs submitted information for this indicator. 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	54 - target revised to reflect SAP 2005	55	<p>Adult and Community Services Responsibility: Martin Farrell (OMBC) Comment on Performance: LAA target slightly exceeded. Baseline SAP rating for Private Sector housing has now been finally established. Sample data obtained from Home Energy Questionnaires has been input by GMNEEC (1017 properties). Average SAP rating = 55 (based on SAP 2005). Nb. LAA target (2007/08) for average SAP within private sector was quoted as SAP 65 but calculated using SAP 2001 methodology which gives a rating out of a total of 120. However, it is now the practise for all SAP ratings to be quoted using SAP 2005 methodology (score rated out of 100). LAA target for 07/08 (SAP 65) equates to a SAP rating of 54 approximately if SAP 2005 is used. Risk Analysis: SAP rating provided for Q4 is based on estimated 2% of private sector stock. More source data is available but to date, data input has proved to be extremely time consuming. Interventions Recommended: Further discussions about continuing data input for private sector housing are to be held with GMNEEC as part of SLA r Interventions/Projects Current:</p>

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<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)</p>	6	20	35	35	9	21	9 (18 cum)	34 (55 Cum)	8 (26 cum)	21 (76 Cum)	9 (35 cum)	28 (104 cum)	<p>Regeneration Crabtree (OMBC) Responsibility: Neil Comment on Performance: Performance has exceeded targets due to extensive proactive work by officers, and the capturing of properties brought back into use via the very successful 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 has been approved as a tool to bring empty properties back into use. Officers are also looking at other methods such as EDMOs and the use of Management companies to bring problem properties back into use. The action plan contained within the Empty property Strategy is actively monitored by the Empty Property Steering Group, which meets quarterly.</p>

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Outcome B - Services to homeless households are improved with enhanced preventative work													
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)	95 (478 cum)	Adult and Community Services Responsibility: Anne Marie McGinn (OMBC) Comment on Performance: There were 95 acceptances within the quarter, which is a significant improvement on last quarter Risk Analysis: Despite additional 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)											
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)	296 (871 Cum)	Adult and Community services Responsibility: Anne Marie McGinn (OMBC) Comment on Performance: An audit of information used in the calculation of this indicator has taken place, checking and confirming information that is used, as a result some of the figures been amended. The target for the year has still been exceeded. Risk Analysis: Guidance has been issued by CLG in respect of changes to this PI and it's reporting through P1E. OMBC has sought further clarification regarding this and will be undertaking training with staff once this information has been received. Interventions Recommended: Further guidance and training for front line staff due to changes in reporting. A joint audit and review of the information relating to this indicator is due to take place between Housing Strategy Staff and a member of the performance team for Adult and Community Services. Interventions/Projects Current: Further review of the guidance and definitions of information and services that should be included in the indicator.

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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)	87 (231 cum)	<p>Adult and Community Services Responsibility: Anne Marie McGinn (OMBC) Comment on Performance: A total of 87 households were placed in temporary accommodation during the quarter. Legacy cases have had a negative impact. Whilst only a small number of legacy households have been accommodated in temporary accommodation the increase in households requiring rehousing has caused a silting up of the system as the number of void properties has reduced. Risk Analysis: This target was unachievable at the outset. Work is currently underway to increase move on through other units of supported accommodation Interventions Recommended: As above. Work is currently underway to increase move on through other of supported accommodation. Interventions/Projects Current: A number of staff are working on the MOPP. Discussion is also ongoing to ensure that priority is given to homeless households to access supported accommodation within the borough.</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: Representatives from the strategic and operational homelessness services continue to meet each month to monitor performance against targets for both LAA homelessness targets and homelessness BVPIs. These meetings have agreed a range of refinements to policies and procedures that are contributing to improving performance, as well as considering the impact of new initiatives. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>	
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)	8 (37 cum)	<p>Adult and Community Services Responsibility: Anne Marie McGinn (OMBC) Comment on Performance: Work continues to ensure that services are tailored in an appropriate manner to ensure individual needs are met and homelessness is prevented. 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	9/11	<p>Adult and Community Services Responsibility: Anne Marie McGinn (OMBC) Comment on Performance: OMBC are still striving to achieve the requirements of this PI. An educational pack has been funded and currently being finalised. Once this has been done OMBC will be able to report 10/11. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>

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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 deprvation.		Monitored Annually at Qtr 3	<p>Adult and Community Services Responsibility: Melanie Sackfield (OMBC) Comment on Performance: Monitored annually at Qtr 3 for the purposes of LAA. In terms of the BVPI this is a survey that is carried out every 3 years. Risk Analysis: Interventions Recommended:</p> <p>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%	85.70%		<p>Adult and Community Services Responsibility: Melanie Sackfield (OMBC) Comment on Performance: Information was not recieved from all 7 RSL's. As with BVPI75a this is a survey that is undertaken by the RSL's, on a two-three year basis through the Housing corporation. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>		
Outcome D - A balanced housing market offering quality and choice to all														
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%	Information not yet available	<p>Adult and Community Services Responsibility: Barbara Neville (OMBC) Comment on Performance: Work still in progress to gather accurate and valid information form Housing associations. Many have been buying hard to sell / unsold properties from developers to enhance the number of properties for rent. There has also been a move to transfer unsold - shared ownership properties to properties for rent. Time is being taken to ensure that all properties and all information is counted accurately. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</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%	Information not yet available	<p>Adult and Community Services Responsibility: Barbara Neville (OMBC) Comment on Performance: Work still in progress to gather accurate and valid information form Housing associations. Many have been buying hard to sell / unsold properties from developers to enhance the number of properties for rent. There has also been a move to transfer unsold - shared ownership properties to properties for rent. Time is being taken to ensure that all properties and all information is counted accurately Risk Analysis: Interventions Recommended: Interventions/Projects Current:</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					Information not yet available	<p>Adult and Community Services Responsibility: Barbara Neville (OMBC) Comment on Performance: Work is still in progress to gather accurate and valid information from Housing Associations. Many have been buying hard to sell / unsold properties from developers to transfer to shared ownership properties. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>			

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<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	-	-	-									Information not yet available	<p>Adult and Community Services Responsibility: Barbara Neville (OMBC) Comment on Performance: Work is still in progress to gather accurate and valid information from Housing Associations. Many have been buying hard to sell / unsold properties from developers to transfer to shared ownership properties. 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%	Information not yet available	<p>Adult and Community Services Responsibility: Melanie Sackfield (OMBC) Comment on Performance: The information required for the calculation of this indicator is not available until towards the end of the following month. e.g for March this would be April. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>	
<p>Hectares of Brownfield council owned land made available for mixed tenure developments (LAA110)</p>	0.2 hectares	2.0	5.3	3.5	Monitored Annually at Qtr 4						5.3	Information not yet available	<p>Regeneration - Planning Responsibility: Elizabeth Dryden-Stuart (OMBC) Comment on Performance: The information required for the calculation of this indicator is not available until towards the end of the following month. e.g for March this would be April. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>	
<p>Percentage of properties added to the stock which have 3+ bedrooms in the HMR area (LAA111)</p>	54% as at Dec 06	70%	70%	70%	Monitored Annually at Qtr 4						70%	Information not yet available	<p>Regeneration - Planning Responsibility: Elizabeth Dryden-Stuart (OMBC) Comment on Performance: The information required for the calculation of this indicator is not available until towards the end of the following month. e.g for March this would be April. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>	

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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 14.8% This comprises: Alexandra 30.1% (1940) Coldhurst 32.3% (2180) Hollinwood 28.8% (1680) St Marys 32.0% (2050) Werneth 26.6% (1815)	Gap is 13.1% This comprises: Alexandra 27.7% Coldhurst 28.7% Hollinwood 27.8% St Marys 27.9% Werneth 24.7%	Information not yet available	<p>Strategy and Resources Responsibility: Jon Bloor (OMBC)</p> <p>Comment on Performance: Quarter 4 Performance data is not available. Details supplied by the DWP - May 2007 figures will remain the most recent statistics available. In light of the announcement by the Chancellor of the Exchequer last November about data transfer and security at HMRC, the DWP Permanent Secretary announced a review of how we transfer data. Whilst the review was ongoing, a temporary suspension of any movement of data was introduced. This temporary data transfer freeze meant that not all of the data that would be used to compile the statistics within the Statistical Summary was complete or up-to-date. Data is gradually being restored and an updated DWP Tabulation Tool and Statistical Summary will be released as soon as possible</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%	Information not yet available.	<p>Adult and Community Services Responsibility: Barbara Neville (OMBC)</p> <p>Comment on Performance: Information is not yet available - Regeneration are working closely with building control on recording processes - In the future the ecohomes will be replaced by sustainable homes.</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: Non HMR areas (LAA114)	New piece of work to be developed over the next 12 months	-	-	-	Monitored Annually at Qtr 4				30%	Information not yet available.	<p>Adult and Community Services Responsibility: Barbara Neville (OMBC)</p> <p>Comment on Performance: Information is not yet available - Regeneration are working closely with building control on recording processes - In the future the ecohomes will be replaced by sustainable homes.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>		
Percentage of new homes meeting Lifetime Homes standards in HMR areas (LAA115)	30%	30%	30%	30%	Monitored Annually at Qtr 4				30%	Information not yet available.	<p>Adult and Community Services Responsibility: Barbara Neville (OMBC)</p> <p>Comment on Performance: Information is not yet available - Regeneration are working closely with building control on recording processes - In the future the ecohomes will be replaced by sustainable homes.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>		

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		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 home meeting Lifetime Homes standards in Non HMR areas (LAA116)</p>	New piece of work to be developed over the next 12 months												Information not yet available.	<p>Adult and Community Services Barbara Neville (OMBC) Comment on Performance: Information is not yet available - Regeneration are working closely with building control on recording processes - In the future the ecohomes will be replaced by sustainable homes. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>
Outcome E - A more cohesive and integrated community														
<p>ACCESS TO HOUSING 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 Responsibility:Melanie Sackfield (OMBC) Comment on Performance: Work is still under way to determine how this will be monitored and the information collected. This is not a new national indicator - or proposed as a new local indicator due to the difficulties in definition and monitoring of the work. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>
<p>ACCESS TO HOUSING Percentage of New RSL tenants from BME communities (LAA118)</p>	20%	21%	21%		33.30%	29.00%		29.60%	21%	24.92%			<p>Adult and Community Services Responsibility:Melanie Sackfield (OMBC) Comment on Performance: Risk Analysis: No risk as the target is being exceed 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 4)
		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)		7.45% (855)	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 iniatives are currently being worked up by FCHO Young Persons Officer, Housing Support and the Allocations and Homelessness teams. This includes pre-tenancy training, life skills training, non 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%	15.2%	Adult and Community Services Responsibility:Melanie Sackfield Comment on Performance: Only 7 RSLs returned information for the inclusion of this indiactor. Those which did not return information did advise reasons why information could not be supplied. 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		2806	Adult and Community Services Responsibility:Melanie Sackfield (OMBC) Comment on Performance: FCHO - managers 2798 properties with adaptations ranging from level access shower to stair lifts and external ramps to extensions. Housing 21 - All 248 refurbished properties are fitted with level access shower, WC on level with entrance and grab rails in the bathroom.Total no of properties with further adaptations = 404 Risk Analysis: Interventions Recommended: Interventions/Projects Current: FCHO - Properties are adapted according to Occupational Therapist recommendations and budget resitricitions. Adapted properties are only relet to applicable applicants requiring the adaptations. Housing 21 - We shall continue to fit all refurbished properties with level access shower, WC on level with entrance and grab rails in the bathroom. As our tenants move into temporary accommodation, they are offered
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		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

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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 4)
		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	
ENGAGEMENT Representation of tenants and residents associations (both FCHO and RSL) are reflective of the community that they serve (LAA123)	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		Information available upon completion of customer profiling	Adult and Community Services Responsibility: Melanie Sackfield (OMBC) Comment on Performance: Risk Analysis: Interventions Recommended: Interventions/Projects Current: