

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:

Indicator	Baseline Performance	LAA Targets			2006/07 Performance								2006/07 Performance Commentary			
		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	Current Position (As at quarter 2)	Current Position (As at quarter 1)		
Outcome A - To bring all properties up to a decency standard by 2010 <i>(All social housing is made decent and that at least 70% of properties in private sector where there are vulnerable households are made decent by 2010)</i>																
The total number of private sector properties in the borough which were non-decent at the beginning of the year	35,252	-	-	-	-	-	-	-	-	-	-	-	-	-	<p>Responsibility: Neil Crabtree (OMBC) - LEAD OFFICER</p> <p>RESPONSIBILITY TO BE DISCUSSED WITH HOUSING STRATEGY</p> <p>Comment on Performance: 26 HRAs completed in 2nd quarter. Partners organisation (Anchor Staying Put) on target to deliver their annual budget allocation.</p> <p>Risk Analysis: Lack of adequate funding to support the revised strategy</p> <p>Interventions Recommended: Improve co-ordinated activity with other stakeholders as part of the revised strategy</p> <p>Interventions/Projects Current: Revision of Private Sector Housing Strategy to focus capital programmes on delivering this target. Projected timescale for approval of strategy Feb.07.</p>	<p>Responsibility: Neil Crabtree (OMBC)</p> <p>Comment on Performance: Home Repairs Assistance targeted at owner occupied properties throughout the Borough whose residents are aged 60 or over. Stock condition survey has indicated the levels of non-decency in the private sector. Private sector Housing Capital Programme will prioritise Decent Homes through the use of e.g. Home Repairs Assistance; Equity Loan - Home Improvement; Warm Front - Energy Efficiency Grant; Group Repair. 9 - Home Repairs Assisted jobs completed (Percentage impact calculated at the end of the year)</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p>
The proportion of these private sector homes that are occupied by vulnerable households (LAA23)	60%	55%	45%	35%		9 HRA's		26 HRA's				55% Year				
Meet the current statutory minimum standard for housing:																
The proportion of Local Authority homes which were non-decent at the beginning of the year (BVPI184a)	48.2% (04/05) 37% (05/06)	19.5%	13%	0%	19.5%	19% **	Monitored Annually at Qtr 1	Monitored Annually at Qtr 1	Monitored Annually at Qtr 1	Monitored Annually at Qtr 1	Monitored Annually at Qtr 1	Monitored Annually at Qtr 1	Monitored Annually at Qtr 1	<p>Responsibility: Paul Wrigley / Gary Stanfield (FCHO)</p> <p>Comment on Performance: The 2006/7 capital programme includes plans to improve a further 2358 homes to the decent homes standard before April 2007. 281 have been improved between April and June 06. ** This indicator focuses on one point in time 01/04/06 - unless revised the actual once known will remain the same throughout the year.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>	<p>Responsibility: Paul Wrigley / Tony Crocker (FCHO)</p> <p>Comment on Performance: The 2006/7 capital programme includes plans to improve a further 2358 homes to the decent homes standard before April 2007. 281 have been improved between April and June 06. ** This indicator focuses on one point in time 01/04/06 - unless revised the actual once known will remain the same throughout the year.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p>	
(Locally reported quarterly data)						17.86%										
Meet the current statutory minimum standard for housing:																
The proportion of RSL properties which were non-decent at the beginning of the year (LAA25)	15.85%	0	0	0		7.72%		11.35%				0% Year		<p>Responsibility: Shabir Pandor (OMBC)</p> <p>Comment on Performance: The figure has increased due to updated information received from Villages and Contour Housing Associations. They both have a sizeable proportion of their stock that does not meet the decent homes standard.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current: Villages have a 5 year Capital Programme and Contour are validating the stock condition data and have already put plans/ budgets in place to meet the decent homes standard</p>	<p>Responsibility: Shabir Pandor (OMBC)</p> <p>Comment on Performance: NBHA - 90.8% decent - 9.2% non-decent // NCHA - 87.03% decent - 12.96% non-decent. // WPHA 100% decent. // Housing 21 100% decent. // AKSA 94.1% decent - 5.9% non-decent. // Selhal 4.4% non decent. // Villages 78.4% non decent. ** Work with RSLs progressing - there is still a lot more detailed work to be carried out within limited resources</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p>	
Provide a reasonable degree of thermal comfort: Energy efficiency - the average Standard Assessment Procedure (SAP) rating of local authority owned dwellings (BVPI163)	68.06% (04/05) 72 (05/06)	71	72	73	72.25	72.96	72.75	73.85	72.75			73 Year		<p>Responsibility: Gary Stanfield/ Steve Kenney (FCHO)</p> <p>Comment on Performance: Decent Homes Work - CWI., LI, double-glazing, heating improvements. Community Heating Scheme Upgrades. Affordable Warmth Referrals. CWI & LI - Low SAP properties. Current 2nd Quarter actual exceeds target</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>	<p>Responsibility: Gary Stanfield/ Tony Crocker/ Steve Kenney (FCHO)</p> <p>Comment on Performance: Decent Homes Work - CWI., LI, double-glazing, heating improvements. Community Heating Scheme Upgrades. Affordable Warmth Referrals. CWI & LI - Low SAP properties. (At the time of the setting of the LAA, only 2004/5 figures were available to set the figures, FCHO now have figures for 2005/6 and subsequently are working with these figures and setting targets against them). (Not able to set targets beyond 06/06 due to changes in Energy Efficiency SAP rating procedures and calculations)</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p>	
Provide a reasonable degree of thermal comfort: RSL dwelling's SAP rating (LAA25b)	71.35	73			72.26	72		68.59				75 Year		<p>Responsibility: Shabir Pandor (OMBC)</p> <p>Comment on Performance: The SAP figure for one of the Housing Associations is low, recent works have taken place which will mean the overall performance should improve</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>	<p>Responsibility: Shabir Pandor (OMBC)</p> <p>Comment on Performance: NBHA - 68 // NCHA - 65 // WPHA 73 // Housing 21, 75 // AKSA 92 // Selhal 81.75 // Villages 55.1 // Limehurst VT - 71 // Contour - 67.69 // ECHG nk // Hanover nk // Yorsk. Housing nk // Anchor nk.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p>	

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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	Monitored Annually at Qtr 4	Monitored Annually at Qtr 4	Monitored Annually at Qtr 4	62 Year	<p>Responsibility: Neil Crabtree (OMBC) - THE LEAD OFFICER</p> <p>RESPONSIBILITY FOR THIS INDICATOR TO BE DISCUSSED WITH HOUSING STRATEGY</p> <p>Comment on Performance: Energy efficiency works targeted at privately rented properties whose owners are part of the Council's landlord Accreditation Scheme. Warm Front - Energy Efficiency Grant. Scheme promoting energy efficiency measures in the owner occupation sector within the Hathershaw NDC area. (Percentage impact calculated at the end of the year)</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current: Energy efficiency works targeted through the Council's Landlord Accreditation Scheme. Scheme promoting energy efficiency measures in the owner occupation sector with the Hathershaw NDC area.</p>	<p>Responsibility: Neil Crabtree (OMBC)</p> <p>Comment on Performance: Energy efficiency works targeted at privately rented properties whose owners are part of the Council's landlord Accreditation Scheme. Warm Front - Energy Efficiency Grant. Scheme promoting energy efficiency measures in the owner occupation sector within the Hathershaw NDC area. (90 efficiency measures within 70 properties) (Percentage impact calculated at the end of the year)</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p>	
Bringing empty homes into use: The number of private sector dwellings that are returned into occupation (LAA25d)	6	20	25	25		0	6	19	7 (13 cum)		7 (20 cum)	<p>Responsibility: Neil Crabtree (OMBC)</p> <p>Comment on Performance: Proactive work by officers has resulted in this accelerated performance.</p> <p>Risk Analysis: Conflicting demands on officer time. Continued funding to deliver any current/ future initiatives.</p> <p>Interventions Recommended: Continue proactive work utilising the Council Tax database.</p> <p>Interventions/Projects Current: 7 properties are currently undergoing minor works with a view to marketing under the Property Exchange scheme in Nov. 06.</p>	<p>Responsibility: Neil Crabtree (OMBC)</p> <p>Comment on Performance: "Property Exchange" initiative seeking approval at Cabinet in June 2006. This initiative will look to bring back into use long-term empty properties in "exchange" for properties earmarked for Clearance in Derker and Werneth. There are 19 available properties in this scheme.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p>	
Outcome B - To improve services and prevent homelessness														
Level of homelessness: Reduce levels of homelessness acceptances (LAA24)	880	830 (800)	780 (700)	700 (550)	200	130	200 (400 cum)	178 (308 cum)	200 (600 cum)		200 (800 cum)	<p>Responsibility: Anne Simmonite (OMBC)</p> <p>Comment on Performance: Numbers of households accepted as homeless with a full re-housing duty increased during July 06, but reduced again in August, with a total of 178 for the quarter compared with the target maximum of 200 cases</p> <p>Risk Analysis:</p> <p>Interventions Recommended: Housing Strategy / OHIP needs to continue to explore the reasons why and address the barriers which lead to housing associations re-housing proportionately low numbers of homeless households.</p> <p>Interventions/Projects Current:</p>	<p>Responsibility: Anne Simmonite (OMBC)</p> <p>Comment on Performance: Re launch family mediation scheme. Introduce spend to save budget. Introduce home visits. Re launch rent deposit scheme. Begin outreach work with hidden homeless.</p> <p>NRF funding decisions are awaited for 6 projects which will contribute towards preventing homelessness</p> <p>Risk Analysis:</p> <p>Interventions Recommended: Housing Strategy / OHIP needs to continue to explore the reasons why and address the barriers which lead to housing associations re-housing proportionately low numbers of homeless households.</p>	
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	90	132	90 (180 cum)	399 (531 cum)	95 (275 cum)		95 (370 cum)	<p>Responsibility: Anne Simmonite (OMBC)</p> <p>Comment on Performance: The numbers of cases where housing advice casework prevented homelessness rose significantly this quarter and this was directly as a result of the homelessness prevention officers starting their role within the Housing Options service. The tenancy relations service also continued to make a significant contribution with a total of 59 cases where homelessness was prevented during August. Provisionally 388 cases had their homelessness prevented as a result of housing advice casework, significantly exceeding the target performance of 90 cases. This figure is subject to audit of the new services, but our performance will exceed the target even with these cases discounted. A revised figure will be forwarded once these cases are confirmed.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>	<p>Responsibility: Anne Simmonite (OMBC)</p> <p>Comment on Performance: Recruit homelessness advice workers. Housing advice service to relocate to CAB. Develop further tenancy relations service.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p>	
Reduce numbers of households placed in B&B (LAA26)	165 (2004/5)	90	60	50	28	42	23 (51 cum)	28 (70 cum)	21 (72 cum)		18 (90 cum)	<p>Responsibility: Anne Simmonite (OMBC)</p> <p>Comment on Performance: During quarter 2 there were still significant issues concerning the lack of availability of temporary accommodation exacerbated by slow move on from temporary accommodation in to permanent housing. Households were having to be placed in B&B throughout the quarter, with a total of 28 households placed in B&B over the three month period. The target set for this quarter was 23, however, whilst the target was not met performance was significantly improved from that in quarter 1. Occupancy levels at Swift Court reduced between June and August from 123.21% to 97.35% and the incidence of sharing also reduced from 36.64% to 10.65% (excluding the basement units which are designed to be shared)</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>	<p>Responsibility: Anne Simmonite (OMBC)</p> <p>Comment on Performance: Increase availability of dispersed properties. Improve move on from supported housing via Choice Based lettings.</p> <p>Risk Analysis: There is concern re the numbers of households placed in B&B during the quarter - it remains to be seen whether this has been in part due to the change to a new allocations system.</p> <p>Interventions Recommended:</p>	

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Reduce the use of temporary accommodation by 50% by 2010 (LAA27)	39 (2004/5)	30	25	22	Monitored Annually at Qtr 3	Monitored Annually at Qtr 3	Monitored Annually at Qtr 3	Monitored Annually at Qtr 3	30			Monitored Annually at Qtr 3	Monitored Annually at Qtr 3	<p>Responsibility: Anne Simmonite (OMBC)</p> <p>Comment on Performance:</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>	<p>Responsibility: Anne Simmonite (OMBC)</p> <p>Comment on Performance: Reduce sharing of units at Swift Court. Continue to bid for emergency temporary accommodation for people with multiple and complex needs (Annual position statement at 31.1.07)</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</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	6/11	7/11	7/11	8/11	8/11			9/11		<p>Responsibility: Anne Simmonite (OMBC)</p> <p>Comment on Performance: 8/11 - the Sanctuary scheme now has NRF funding of £10k for both 2006/07 and 2007/08. Due to this increase in funding the scheme is being more widely publicised than previously and referral forms and guidelines have been distributed via the Homelessness Forum.</p> <p>Multi agency Domestic Violence and housing training is being delivered by Shelter on 12th October and a further programme of multi agency domestic abuse training is currently being commissioned following a tender process. The Domestic Abuse Coordinator is in negotiations with the Children's Young People's and Families department about the delivery of a domestic abuse education pack in schools.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>	<p>Responsibility: Anne Simmonite (OMBC)</p> <p>Comment on Performance: Re launch sanctuary scheme. Provide frontline staff with training on abuse. Roll out study pack on domestic abuse in schools. Develop information sharing protocols between agencies tackling abuse.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p>
Outcome C - To empower local people to have a greater voice and influence over local decision making and the delivery of services															
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)	53.2% (04/05) 57.69% (05/06)**	69% (62%)	69% (66%)	70% (70%)	Monitored Annually at Qtr 3	Monitored Annually at Qtr 3	Monitored Annually at Qtr 3	Monitored Annually at Qtr 3	62% Year			Monitored Annually at Qtr 3	Monitored Annually at Qtr 3	<p>Responsibility: Shabir Pandor (OMBC) / Abdul Malik Ahad (FCHO)</p> <p>Comment on Performance:</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>	<p>Responsibility: Shabir Pandor (OMBC) / Abdul Malik Ahad (FCHO)</p> <p>Comment on Performance: The 06/07 target has been changed from 69% to 62%. Tenants are engaged and involved through a variety of methods e.g. estate inspections, Local Boards, quarterly forums, events, tenants meetings being attended by staff etc. // The tenants Sounding Board has been reviewed and is being re-launched. // Broader range of tenants being targeted e.g. young through creative approaches. // Communication is being improved through First Choice for news, area newsletters, using website etc.</p> <p>** A new survey is being conducted between August and October 06, until then the Actual figure will be 57.69% from 05/06. (At the time of the setting of the LAA, only 2004/5 figures were available, FCHO now have figures for 2005/6 and subsequently are working with these figures and setting targets against them)</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p>
Tenant Satisfaction with Decision Making: Satisfaction of all Registered Social Landlords tenants (LAA28b)	70%	73%	76%	80%		78.75%	71.50%	85.83%				73%		<p>Responsibility: Shabir Pandor (OMBC)</p> <p>Comment on Performance: Regenda - 85.9%, AKSA - 96.7%, Villages - n/a, LVT - 84%, Places - 76%, Hanover - 89%, YHousing - 97%, Contour - 76%, ECHG - n/a, Selhal/GPHG - 82%, NCHA - n/a</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p> <p>Interventions/Projects Current:</p>	<p>Responsibility: Shabir Pandor (OMBC)</p> <p>Comment on Performance: NBHA - 76% // NCHA - nk // WPHA - nk // Housing 21 - nk // AKSA - nk // Selhal - 79% // Villages - nk // Limehurst VT - 84% // Contour - 76% // ECHG - nk // Hanover - nk // Yorsk. Housing - nk // Anchor - nk.</p> <p>Risk Analysis:</p> <p>Interventions Recommended:</p>