

LAA Target Monitoring Report

Housing Block

Block Lead: John Rooney, John Cockerham

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

All information at Quarter 4 is cumulative for the whole financial year (April 08 - March 09) unless otherwise specified

Indicator	LAA Theme	Lead Officer	Lead Organisation	Reporting Officer (officer reporting data to LSP)	Data Owner (Person/organisation where data derived/held)	Updater	Data Source	Reporting period	Level of reporting (e.g. to Borough, Ward, SOA level)	Baseline Performance	2008/09 Target	2008/09 Actual	2009/10 Target	2009/10 Actual	2010/11 Target	2010/11 Actual	Good Is (High/Low)	Intervention Level	Quarter 1 Target	Quarter 1 Actual	Quarter 2 Target	Quarter 2 Actual	Quarter 3 Target	Quarter 3 Actual	Quarter 4 Target	Quarter 4 Actual	2008/09 Performance Commentary
																											Current Position (As at quarter 4)
Tier 1: Place Shaping Priorities																											
NI 155 Number of affordable homes delivered (gross) *		Elizabeth Dryden-Stuart (Baseline) Barbara Neville (Target)								65	115 (revised from 147 with GONW)	112 (revised from 123 with GONW)	157 (revised from 233 with GONW)			High		12	6	12	27	95	33	115	60	<p>Oldham Lead - Elizabeth Dryden-Stuart (Baseline) Barbara Neville (Target)</p> <p>Direction of travel (improving/static/declining) Improving</p> <ul style="list-style-type: none"> 27 completions between January and March 09. Higher than expected due to delayed completions from earlier in the year. 60 completions in total for 08-09 compared to the revised target of 115 (formerly 147) This is as a result of delays in construction e.g. 59 units on Tandle View Court due to be handed over in 08/09 will now be handed over in 09/10. <p>RAG Rating: Red</p> <ul style="list-style-type: none"> Completions due in 09/10 are expected to occur in 09/10 There may be some slippage between quarters. The continued downturn in the housing market and consequent problems for developers may cause further unexpected delays in completions. <p>Interventions Recommended: None</p> <p>Current Activities/Projects: None</p>	
Bringing new homes in use: The number of dwellings that are returned into occupation (LAA 25d) (This incorporates LA and private dwellings) (L)		Neil Crabtree								29 (06/07) / 104 (07/08)	120	150	200			High		30	49	60	106	90	158	120	212	<p>Oldham Lead - Neil Crabtree</p> <p>Direction of travel (improving/static/declining) Improving</p> <ul style="list-style-type: none"> 54 properties returned to occupation between Jan & March Target exceeded by 92 properties As a result of proactive work of officers targeting long term empty's. <p>RAG Rating: Green</p> <p>Interventions Recommended:</p> <ul style="list-style-type: none"> Ongoing proactive work of officers. <p>Current Activities/Projects:</p> <ul style="list-style-type: none"> Pending funding approval for phase 1 and 2 	

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Level of homelessness: reduce levels of homelessness acceptances (LAA 24) (LI)	SSC	Corinne Copeland								652 (06/07) / 478 (07/08)	550	430	400				Low		<138	46	<275	61	<413	89	<550	104	<p>Oldham Lead - Corinne Copeland</p> <p>Direction of travel (improving/static/declining) Improving</p> <ul style="list-style-type: none"> There have been 15 acceptances between January & March The Homeless and Prevention Officers continue to perform well and have ensured that both normal and stretch targets have been met. Robust processes continue to be implemented which allow for this target to be met. Performance has also improved due to increased recognition that prevention is a multi agency responsibility. <p>RAG Rating: Green</p> <ul style="list-style-type: none"> Biggest reason for increased acceptances likely to be affordability in current economic climate We have attempted to stay one step ahead of the game in being part of rolling out the Mortgage Rescue Scheme and overcrowding/ under occupation initiatives. <p>Interventions Recommended:</p> <ul style="list-style-type: none"> Seeking to extend the Bond Scheme for a further twelve months. £25,000 secured from Probation Service to enable greater access to private rented accommodation for offenders. The HOC advisors will take on the one-off advice and assistance interviews from April Should reduce caseload of Prevention officers by 50% allowing more time to concentrate on high-end cases. Next stage of the process mapping exercise to start in April 09 <p>Current Activities/Projects:</p> <ul style="list-style-type: none"> All previously introduced initiatives continue to be implemented.
Tier 2: Significant Improvement Areas																											
NI 154 Net additional homes provided	SSC	Elizabeth Dryden-Stuart								315 (06/07) / 399 (07/08)	At Least 289 per year	At Least 289 per year	At Least 289 per year				High		72	97	144	130	216	156	289	281	<p>Oldham Lead - Elizabeth Dryden-Stuart</p> <p>Direction of travel (improving/static/declining) Improving</p> <ul style="list-style-type: none"> 111 completions between January and March 09. This is an estimate based on data for 2 months 08/09 new dwellings down on 07/08 due to delays & halts in construction However, demolitions have also reduced leaving the number of net additional homes broadly on target <p>RAG Rating: Amber</p> <p>Interventions Recommended: None</p> <p>Current Activities/Projects: None</p>

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NI 158 % non decent council homes as at 1st April 2009	SSC	Louise Currie (Baseline) FCHO & H21 (Targets)								22% (06/07) / 17% (07/08)	18%		Awaiting confirmation of targets - dependant upon PFI management function transfer and target set by managing agent to allow weighted averages to occur.				Low	0	Monitored Annually at qtr 4 - 1st April 2009					18%	14%	<p>Oldham Lead - Louise Currie (Baseline) FCHO & H21 (Targets) Direction of travel (improving/static/declining) Improving:</p> <ul style="list-style-type: none"> FCHO - 8% (978 props) Continued reduction as a result of the ongoing Decent Homes work in the capital programme. H21 - - 60% (907 props) 45 properties due to be demolished in 2009 - delays to the 08 programme have led to a rescheduling of the refurbishment programme. <p>RAG Rating: Green</p> <ul style="list-style-type: none"> FCHO Wider risks to Decent Homes have been recognised, resulting in the stock transfer exercise. H21 Low level risk that further delays could postpone the programme finish dates, incurring penalties. <p>Interventions Recommended:</p> <ul style="list-style-type: none"> FCHO As the capital programme rolls forward it will reduce further the number of non-decent homes <p>Interventions/Projects Current:</p> <ul style="list-style-type: none"> FCHO 2009/10 capital programme has been agreed. H21 The interface between Bullock and Housing21 has been strengthened and progress is now monitored on an ongoing basis. 	
NI 159 Supply of ready to develop housing sites	SSC	Elizabeth Dryden-Stuart								140% based on current development plan; 130% based on proposed changes to draft RSS (06/07) / 444% 151% (07/08)	100% (at Least)		100% (at Least)		100% (at Least)		High		Monitored Annually at Qtr 2			151%	Monitored Annually at Qtr 2		<p>Oldham Lead - Elizabeth Dryden-Stuart Direction of travel (improving/static/declining) Improving</p> <ul style="list-style-type: none"> Note that for 09/10, NI159 will be available at the end of Q3. It is a requirement that this indicator is produced for the Annual Monitoring Report of the LDF. The deadline for the production and publication of this report is December 2009. <p>RAG Rating: Green</p> <p>Interventions Recommended: None</p> <p>Current Activities/Projects: None</p>		

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Increase numbers of cases where housing advice prevents homelessness (BVPI 213) (LI)	SSC	Ann-Marie McGinn								684 (7 per 1000 hseholds) (06/07) / 871 (9 per 1000 hseholds) (07/08)	9 per 1000 hseholds (900 cases)	9 per 1000 hseholds (920 cases)	10 per 1000 hseholds (940 cases)			High		2 per 1000 hseholds (225)	3 per 1000 hseholds (245 cases)	5 per 1000 hseholds (450)	5 per 1000 hseholds (440 cases)	7 per 1000 hseholds (675)	7 per 1000 hseholds (633 cases)	9 per 1000 hseholds (900 cases)	11 per 1000 hseholds (1089 cases)	<p>Oldham Lead - Ann-Marie McGinn Direction of travel (improving/static/declining): • The increasing prevention activity within the borough is also reflected in the performance of other indicators including the reduction in homelessness acceptances and the use of B+B and TA. • Especially with regards to the current economic climate it is extremely important that all agencies work together to prevent homelessness where is reasonable to do so. • Current economic climate and the resultant increase in mortgage repossession may make prevention difficult. RAG Rating: Green Interventions Recommended: • Publicise advice and support services that are available to households who are experiencing difficulty. Interventions/Projects Current: • Work ongoing with corporate communications team to ensure that this remains in the local media. Staff also attending team meetings and residents events to publicise the services that are available.</p>	
Reduce numbers of households placed in B&B (LAA 26) (LI)	SSC	Louise Howard								159 (06/07) / 231 (07/08)	200	190	180			Low		<50	42	<100	42	<150	42	<200	42	<p>Oldham Lead - Louise Howard Direction of travel (improving/static/declining) Improving • No Households have been placed in B&B this Quarter RAG Rating: Green • Households with accessibility or risk issues unable to access existing Temporary Accommodation • Alternatives would be required • This would currently mean B&B Interventions Recommended: • Multi agency group continues to progress the MOPP (Move on Planned Protocol) to increase access to supported accommodation for TA households • Small budget retained within TA service to facilitate placement to B&B if other options are not appropriate Interventions/Projects Current • Continue working with Hsg. Options to place people appropriately. • Working with Occupational Therapy, Households placed directly into dispersed accommodation when access issues at Swift Court. • Pods at Swift Court under repair for emergency use instead of B&B</p>	

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External refurbishments to pre-determined standards e.g. facelifts (LAA101) (LI)	SSC	Neil Crabtree								07/08: 8	592		33 (carry over completions only)				High		44	44	464	44	481	320	592	536	<p>Oldham Lead - Neil Crabtree Direction of travel (improving/static/declining): Improving • 8 schemes completed in qtr 4, resulting in total of 216. • Significant number of properties were completed in qtr3 • There are 3 large scheme due to be completed in April/May 09 totalling 7 properties RAG Rating: Amber Interventions Recommended: • Carry out review of procurement mechanisms (partnership working vs. traditional tendering) • This has been requested as part of the Audit Commission review of HMR not yet undertaken due to staffing capacity Current Activities/Projects: None</p>
Number of properties added to the stock which have 3+ bedrooms in the HMR area (LAA 111) (LI)	SSC	Elizabeth Dryden-Stuart								54% as at Dec 06 (06/07) / 104 (42%) 07/08	70%	2008/09 Actual	70%	2009/10 Actual	70%	2010/11 Actual	High		70%	23 (79%)	70%	26 (74%)	70%	29 (52%)	70%	50 (63%)	<p>Oldham Lead - Elizabeth Dryden- Stuart Direction of travel (improving/static/declining): Improving • 21 properties (90%) between Jan & March • Q3 estimate of 5 properties amended to 3 (29 in total at nine month stage) • 50 dwellings in total for 08/09 with 3 or more beds in HMR area (63% of all dwellings) • This is slightly below the 70% target, but higher than 07/08. • Quarterly data is poor predictor of year end performance. RAG Rating: Amber Interventions Recommended:None Current Activities/Projects: None</p>

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Tier 3: Performance Monitoring																											
NI 156 Number of households living in Temporary Accommodation	SSC	Louise Howard (Baseline)								26 (06/07) / 35 (07/08)	34		25		12		Low						34	10	34	14	<p>Oldham Lead - Louise Howard (Baseline) Direction of travel (improving/static/declining): Improving:</p> <ul style="list-style-type: none"> The target of 34 set at the start of the year has been achieved. The 2010 National target of 12 was achieved in Dec 08 but not quite achieved in March 09. In Dec 08 there were 25 fewer Households compared to Dec 07 This reduction has been maintained - 14 in March 09 compared to 39 in March 08. Reduction of only two Households now reqd. to achieve 2010 target. <p>RAG Rating: Green:</p> <ul style="list-style-type: none"> Not achieving the TA target of 12 by March 2010 will be factored in to the area CAA rating. March snapshot is historically highest in Year (39 in March 08, 37 in March 07, 38 in March 06) However, OMBC target based on December snapshot, which can be the lowest occupancy snapshot. <p>Interventions Recommended:</p> <ul style="list-style-type: none"> Snapshot figure examined to identify reasons for not meeting national target. Two Households had offers but with longer-term target dates (both May 2009) & one had an offer which was still on notice. These are key areas to focus on, as Housing Options are already focusing on reducing the length of time from admittance to decision. Work with Allocations to identify these cases and look at ways to facilitate faster move-on. <p>Current Activities/Projects:</p> <ul style="list-style-type: none"> Training on Out of Hours Homelessness Enquiries has taken place Feedback on any placements is sought to highlight inappropriate placements or alternative solutions. The Move on Planned Protocol (MOPP) prioritises move on to Supported Accommodation of non tenancy ready households in TA. Plans continue to reassign half of TA to Supported Accommodation. A qtrly cross-service mtg identifies move on plans for TA households.

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NI 160 Local Authority tenants' satisfaction with landlords services	SSC	Mike Walker (Baseline only)								73% (uplifted to 89.00% for levels of deprivation) Last Survey results taken 2nd Qtr 06/07	80%		Survey every two years no target for 09/10		80%		High			Monitored Annually at Qtr 3					80%	74%	Monitored Annually at Qtr 3	Oldham Lead - Mike Walker (Baseline only) Direction of travel (improving/static/declining): Improving: • Performance has improved slight from 73% to 74% • To note: the survey now only captures responses from general needs tenants, not those in sheltered housing. RAG Rating: Amber: • There is clearly now sustained focus on satisfaction prior to ballot, which will entail significant action from OMBC and FCHO Interventions Recommended: Current Activities/Projects: • Stock transfer and FCHO modernisation programmes are underway to address wide-ranging issues.
Index																												
* Improvement Targets																												
** Working Neighbourhoods Fund (WNF) Improvement Targets																												
(L) Local Indicators																												
Stretch Targets carried forward																												
Indicator										Baseline Performance	2006/07 Target	168 (652 cum)	2007/08 Target	95 (478 cum)	2008/09 Target		Good Is (High/Low)		Quarter 1 Target	Quarter 1 Actual	Quarter 2 Target	Quarter 2 Actual	Quarter 3 Target	Quarter 3 Actual	Quarter 4 Target	Quarter 4 Actual	Current Position (As at quarter 4)	
Level of homelessness: Reduce levels of homelessness acceptances (LAA24)										880 (05/06)	830 (800)	780 (700)	700 (550)		Low		<138	46	<275	61	<413	89	<550	104	Oldham Lead - Anne Marie McGinn (OMBC) Direction of travel (improving/static/declining): See LAA24 in Tier 1 RAG Rating: Green Interventions Recommended: Current Activities/Projects:			
											Stretch Target: 4 Reduce the total number of homelessness acceptances from 2,310 to 2,050 (a reduction of 260 acceptances over the three years of the LAA)																	