

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: Alan Caddick

Indicator	Baseline Performance	LAA Targets			2006/07 Performance								Current Position
		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 - 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	-	-	-	-	-	-	-	-	-	-	-	Responsibility: Neil Crabtree (OMBC) 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) Risk Analysis: Interventions Recommended:
The proportion of these private sector homes that are occupied by vulnerable households	60%	55%	45%	35%		HRA 9							
Meet the current statutory minimum standard for housing: The proportion of Local Authority homes which were non-decent at the beginning of the year	48.2% (04/05) 37% (05/06)	19.5%	13.0%	0.0%	19.5%	19% **	19.5%		19.5%		19.5%		Responsibility: Paul Wrigley / Tony Crocker (FCHO) 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. Risk Analysis: Interventions Recommended:
Meet the current statutory minimum standard for housing: The proportion of RSL properties which were non-decent at the beginning of the year	15.85%	0	0	0		7.72%				0% Year			Responsibility: Shabir Pandor (OMBC) 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 Risk Analysis: Interventions Recommended:
Provide a reasonable degree of thermal comfort: Energy efficiency - the average Standard Assessment Procedure (SAP) rating of local authority owned dwellings	68.06% (04/05) 72 (05/06)	73			72.25	72.96	72.75		72.75		73		Responsibility: Gary Stanfield/ Tony Crocker/ Steve Kenney (FCHO) 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) Risk Analysis: Interventions Recommended:

Provide a reasonable degree of thermal comfort: RSL dwelling's SAP rating	71.35	75	75	75	72.26	72					75 Year		Responsibility: Shabir Pandor (OMBC) 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. Risk Analysis: Interventions Recommended:
Provide a reasonable degree of thermal comfort: Private Sector Housing SAP rating	59.11	62%	65%	66%		16 properties NDC 70 properties							Responsibility: Neil Crabtree (OMBC) 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) Risk Analysis: Interventions Recommended:
Bringing empty homes into use: The number of private sector dwellings that are returned into occupation	6	20	25	25		0	6	7			7		Responsibility: Neil Crabtree (OMBC) 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. Risk Analysis: Interventions Recommended:
Outcome B - To improve services and prevent homelessness													
Level of homelessness: Reduce levels of homelessness acceptances	880	830 (800)	780 (700)	700 (550)	220?	130	210?		200?		200?		Responsibility: Anne Simmonite (OMBC) 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. NRF funding decisions are awaited for 6 projects which will contribute towards preventing homelessness Risk Analysis: 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.
	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	79 (2005/6 430 cases)	370	450	490	90	132	90		95		95		Responsibility: Anne Simmonite (OMBC) Comment on Performance: Recruit homelessness advice workers. Housing advice service to relocate to CAB . Develop further tenancy relations service. Risk Analysis: Interventions Recommended:
Reduce numbers of households placed in B&B	165 (2004/5)	90	60	50	28	42	23		21		18		Responsibility: Anne Simmonite (OMBC) Comment on Performance: Increase availability of dispersed properties. Improve move on from supported housing via Choice Based lettings. 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. Interventions Recommended:
Reduce the use of temporary accommodation by 50% by 2010	39 (2004/5)	30	25	22	yearly report	To report at end of year	yearly report		30		yearly report		Responsibility: Anne Simmonite (OMBC) 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) Risk Analysis: 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.</p>	<p>7/11 (Actual 2005/6 8/11)</p>	<p>9/11</p>	<p>10/11</p>	<p>11/11</p>	<p>6/11</p>	<p>7/11</p>	<p>7/11</p>	<p>8/11</p>	<p>9/11</p>	<p></p>	<p>Responsibility: Anne Simmonite (OMBC) 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. Risk Analysis: Interventions Recommended:</p>
<p>Outcome C - To empower local people to have a greater voice and influence over local decision making and the delivery of services</p>											
<p>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</p>	<p>53.2% (04/05) 57.69% (05/06)</p>	<p>69%</p>	<p>69%</p>	<p>70%</p>	<p>62%</p>	<p>57.69%**</p>	<p>62%</p>	<p>62%</p>	<p>62%</p>	<p>62%</p>	<p>Responsibility: Shabir Pandor (OMBC) / Abdul Malik Ahad (FCHO) 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. ** 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) Risk Analysis: Interventions Recommended:</p>
<p>Tenant Satisfaction with Decision Making: Satisfaction of all Registered Social Landlords tenants</p>	<p>70%</p>	<p>73%</p>	<p>76%</p>	<p>80%</p>	<p></p>	<p>78.75%</p>	<p>71.50%</p>	<p></p>	<p></p>	<p>73%</p>	<p>Responsibility: Shabir Pandor (OMBC) 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. Risk Analysis: Interventions Recommended:</p>