

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 3)	Current Position (As at quarter 2)	
Outcome A - To bring all properties up to a decency standard by 2010 (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)															
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) - LEAD OFFICER RESPONSIBILITY TO BE DISCUSSED WITH HOUSING STRATEGY Comment on Performance: 9 HRA's completed in 3rd quarter with a further 36 approved and currently in the system Risk Analysis: Interventions Recommended: Improve co-ordinated activity with other stakeholders as part of the revised strategy. 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	Responsibility: Neil Crabtree (OMBC) - LEAD OFFICER RESPONSIBILITY TO BE DISCUSSED WITH HOUSING STRATEGY Comment on Performance: 26 HRAs completed in 2nd quarter. Partners organisation (Anchor Staying Put) on target to deliver their annual budget allocation. Risk Analysis: Lack of adequate funding to support the revised strategy Interventions Recommended: Improve co-ordinated activity with other stakeholders as part of the revised strategy 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.
The proportion of these private sector homes that are occupied by vulnerable households (LAA23)	60%	55%	45%	35%		9 HRA's		26 HRA's		9 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	Responsibility: Paul Wrigley / Gary Stanfield (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. 1132 have been improved between April and December 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: Interventions/Projects Current:	Responsibility: Paul Wrigley / Gary Stanfield (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: Interventions/Projects Current:
(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%		Update in July 07	0% Year			Responsibility: Shabir Pandor (OMBC) Comment on Performance: Next set of information from the RSL's will not be received until July 2007 Risk Analysis: Interventions Recommended: Interventions/Projects Current:	Responsibility: Shabir Pandor (OMBC) 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. Risk Analysis: Interventions Recommended: 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
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	73.96	73 Year			Responsibility: Gary Stanfield/ 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. Current 3rd Quarter actual exceeds target Risk Analysis: Interventions Recommended: Interventions/Projects Current:	Responsibility: Gary Stanfield/ 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. Current 2nd Quarter actual exceeds target Risk Analysis: Interventions Recommended: Interventions/Projects Current:
Provide a reasonable degree of thermal comfort: RSL dwelling's SAP rating (LAA25b)	71.35	73			72.26	72		68.59		Update in July 07	75 Year			Responsibility: Shabir Pandor (OMBC) Comment on Performance: Next set of information from RSL's will not be received until July 2007 Risk Analysis: Interventions Recommended: Interventions/Projects Current:	Responsibility: Shabir Pandor (OMBC) 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 Risk Analysis: Interventions Recommended: Interventions/Projects Current:
LAA Targets															
2006/07 Performance															
2006/07 Performance Commentary															
Indicator	Baseline Performance	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 3)	Current Position (As at quarter 2)	

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 RESPONSIBILITY FOR THIS INDICATOR TO BE DISCUSSED WITH HOUSING STRATEGY 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) Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>	<p>Responsibility: Neil Crabtree (OMBC) - THE LEAD OFFICER RESPONSIBILITY FOR THIS INDICATOR TO BE DISCUSSED WITH HOUSING STRATEGY 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) Risk Analysis: Interventions Recommended: 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>
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)	10 (29 cum)	7 (20 cum)		<p>Responsibility: Neil Crabtree (OMBC) Comment on Performance: Continued focused activity from officers has resulted in exceeding the annual target by the end of the 3rd quarter Risk Analysis: Interventions Recommended: To include other properties brought back into use by partner organisations such as RSL's and FCHO Interventions/Projects Current: 8 properties marketed under the Property Xchange scheme in Nov. 06. 4 of these have been sold subject to contract to residents affected by the CPO proposals in Derker and Werneth/ Freehold. When complete, these properties will also be recorded against this target</p>	<p>Responsibility: Neil Crabtree (OMBC) Comment on Performance: Proactive work by officers has resulted in this accelerated performance. Risk Analysis: Conflicting demands on officer time. Continued funding to deliver any current/ future initiatives. Interventions Recommended: Continue proactive work utilising the Council Tax database. Interventions/Projects Current: 7 properties are currently undergoing minor works with a view to marketing under the Property Exchange scheme in Nov. 06.</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)	173 (481 cum)	200 (800 cum)	<p>Responsibility: Anne Simmonite (OMBC) Comment on Performance: Quarter 3 saw 173 homelessness acceptances compared to a quarterly target of 200 cases. This represents consistent performance within the stretched target and is a reflection of the increasing focus on homelessness prevention and the range of measures now in place to assist tackling homelessness. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>	<p>Responsibility: Anne Simmonite (OMBC) 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 Risk Analysis: Interventions Recommended: Housing Strategy / OHIP need to continue to explore the reasons why and address the barriers which lead to housing associations re-housing proportionately low numbers of homeless households. Interventions/Projects Current:</p>
Increase numbers of cases where Housing Advice prevents homelessness (BVPI213)	79 (2005/6 430 cases)	370	450	490	90	132	90 (180 cum)	251 (383 cum)	95 (275 cum)	265 (648 cum)	95 (370 cum)	<p>Responsibility: Anne Simmonite (OMBC) Comment on Performance: Quarter 2 's figure was reviewed during this quarter and newly established services were audited. As a result the figure for quarter 2 was adjusted to reflect the true picture and remove some cases where advice was given but either homelessness was not prevented or the advice given did not meet the casework definition. Accordingly the performance for quarter 2 was 251 cases. Quarter 3 saw a total of 265 cases where housing advice prevented homelessness. Of these 107 cases were assisted by the tenancy relations service, 80 cases assisted by the CAB's housing advice team and 63 by the Homelessness Prevention officers based within the Housing options service. The quarter also saw returns from the newly established Bond scheme and the part time mediation service. A full time mediation service will be established from 1st April and we hope that this will lead to increasing numbers of cases where mediation casework prevents homeless. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>	<p>Responsibility: Anne Simmonite (OMBC) 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. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</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)	40 (110 cum)	18 (90 cum)	<p>Responsibility: Anne Simmonite (OMBC) Comment on Performance: Quarter 3's performance again exceed the target maximum performance set in the LAA. Considerable concerns have been raised about this situation and the factors leading to the performance. During December as many as 13 households were accommodated in B&B on a particular night, and the average length of stay in B&B also increased. The situation at Swift Court was overcrowded with as many as 39 children accommodated there on one night in December. A meeting has been arranged with FCHO, to be held on 25TH January to review performance and consider administrative and policy changes which may reduce the length of time households stay at Swift Court thus reducing the need to place households in B&B. Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>	<p>Responsibility: Anne Simmonite (OMBC) 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) Risk Analysis: Interventions Recommended: Interventions/Projects Current:</p>
LAA Targets					2006/07 Performance							2006/07 Performance Commentary	

Indicator	Baseline Performance	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 3)	Current Position (As at quarter 2)
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	Responsibility: Anne Simmonite (OMBC) Comment on Performance: It has been agreed that this will be measured annually and a full report will be included at the end of Quarter 4. Risk Analysis: Interventions Recommended: Interventions/Projects Current:	Responsibility: Anne Simmonite (OMBC) Comment on Performance: Risk Analysis: Interventions Recommended: Interventions/Projects Current:
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	9/11		Responsibility: Anne Simmonite (OMBC) Comment on Performance: We are expecting a good performance for this target across the whole of the year 2006/7. Domestic violence was the main cause of homelessness during Quarter 2, with 24.6% of homelessness resulting from violent breakdown of relationship involving partners. An information sharing protocol has been developed alongside the multi agency risk assessment conferencing (MARAC) process. Shelter delivered Housing and Domestic Abuse training to representatives from a range of housing agencies in October 06. The Education pack on domestic abuse should be rolled out to schools across the Borough before the end of March. Publicity information to raise awareness of domestic abuse and the services available was produced and circulated during December. Risk Analysis: Interventions Recommended: Interventions/Projects Current:	Responsibility: Anne Simmonite (OMBC) 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. 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. Risk Analysis: Interventions Recommended: Interventions/Projects Current:
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	62%	Monitored Annually at Qtr 3	Monitored Annually at Qtr 3	Responsibility: Shabir Pandor (OMBC) / Abdul Malik Ahad (FCHO) Comment on Performance: Results from the 06/07 survey were finalised in November 2006.62% of tenants stated they were satisfied with opportunities for participation in decision making. The 06/07 target has been achieved Risk Analysis: Interventions Recommended: Interventions/Projects Current:	Responsibility: Shabir Pandor (OMBC) / Abdul Malik Ahad (FCHO) Comment on Performance: Risk Analysis: Interventions Recommended: Interventions/Projects Current:
Tenant Satisfaction with Decision Making: Satisfaction of all Registered Social Landlords tenants (LAA28b)	70%	73%	76%	80%		78.75%	71.50%	85.83%	No Data to Report		73%		Responsibility: Shabir Pandor (OMBC) Comment on Performance: New Research personnel will determine when next set of information is received from the RSL's. Risk Analysis: Interventions Recommended: Interventions/Projects Current:	Responsibility: Shabir Pandor (OMBC) 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 Risk Analysis: Interventions Recommended: Interventions/Projects Current: