

Appendix 2

Housing Business Plan Targets

Quarterly Monitoring Report - Service Delivery Scrutiny Committee 6th March 2006

| | We Have | When | Outcome | Evidence/Review |
|---|--|---|---|---|
| 1 | <p>Monitor reduction of stock</p> <p><u>Housing Stock Information</u></p> <p>As at 1.4.04 – 9697 As at 13.2.06 – 9328 Reduction of 369 broken down as follows:- Right to Buy's completed since 1.4.05 = 295</p> <p>Completed marketed properties since 1.4.05 = 11 Demolished = 63</p> <p style="text-align: right;">Total 369</p> <p><u>Voids</u> 433 voids of which (lettable 192 – non lettable 241)</p> <p><u>Occupied Stock</u> As at 13.2.06 = 8895</p> | | | <ul style="list-style-type: none"> Debit Central Register Housing Management (Northgate) System |
| 2 | <p>Housing Needs Survey and Stock Condition</p> <ul style="list-style-type: none"> Initiated arrangements with the 3 construction Partners to undertake further condition surveys this year. This will be for a total of 900 dwellings (300 per company) and is approximately 10% of the stock. The stock condition database is to be re-cloned to provide better data on non-surveyed dwellings. | <p>Completed by March 2006</p> <p>Completed by March 2006</p> | <ul style="list-style-type: none"> Improved accuracy and currency of stock information | |

Appendix 2

| | | | | |
|---|---|---|---|--|
| 3 | <p>Continue to maximise all available funding sources</p> <ul style="list-style-type: none"> Quarterly reviews to the LSP Housing Group – Action for Housing and Communities Group <u>Argyle Place, South Hetton</u> 2 bids have been submitted to the housing corporation for this scheme and the outcome should be known approximately February/March 2006 <u>Lee Terrace, Shotton</u> Bid to provide 8 bungalows for Wheelchair users | <p>July 2005</p> <p>July 2005</p> | | |
| 4 | <p>Work in conjunction with construction partners to meet the Decent Homes Target by 2010</p> <ul style="list-style-type: none"> Work now underway to develop and agree Strategic Partnering Agreement and Partnering Charter with the 3 Construction Partners. This includes setting up sub groups | <p>Three construction partners selected November 2004</p> <p>Completion by September 2005</p> | <ul style="list-style-type: none"> Long term strategic partnership (initially 5 years renewable up to 9 years) Compliance with ‘Egan Principles for construction procurement including team working, respect for people and continuous improvement Long term approach enhances employment/training opportunities and acts as a buffer against skill shortages Contractual arrangements in place in readiness for the Decent | |

Appendix 2

| | to work on various aspects including resources and programming. | | Homes Programme including assessment of resources. | |
|---|--|--|---|--|
| 5 | <p>Reduce the number of non lettable voids by 100 properties per year.</p> <ul style="list-style-type: none"> • Monitor stock numbers • Continue partnership working through newly formed group of key strategy and LSP Housing. • Steering groups involving all stakeholders have been established for Argyle Place Hawthorne Square and Edenhill. | <p>Monthly</p> <p>Quarterly</p> <p>Monthly</p> | <ul style="list-style-type: none"> • Consider solutions and produce detailed plans and reports to show timescales for reduction of non lettable voids. • Organise consultation events for the wider community to obtain views and comments to feed into the final recommendation to BPWG and Executive. | <ul style="list-style-type: none"> • Business Plan Working Group minutes • Key Strategy Group Minutes • Minutes of Steering Groups and BPWG • Low demand Empty Property Strategy |

Appendix 2

| | | | | |
|---|--|--|--|--|
| 6 | <p>Work with EDH to help achieve 3* rating</p> <ul style="list-style-type: none"> • Regular meetings held with Audit Commission and ODPM • Service Improvement Plan Monitoring Group • Performance Management Working Group • HQN commissioned to conduct 'critical friend' investigations of the housing service linked to A.C. report. | <p>Monthly</p> <p>Monthly</p> | <ul style="list-style-type: none"> • To monitor progress of plan and agree completion of the key actions • Provide independent appraisal of the key areas of improvement. • Report by HQN to be presented 13th June | <ul style="list-style-type: none"> • Minutes of meetings |
| 7 | <p>Develop a 60/40 planned to responsive repairs system</p> <ul style="list-style-type: none"> • Draft report on future delivery of planned maintenance • Appoint a Planned Maintenance Manager • Set up Batched Maintenance Section • Consultation • Finalise Maintenance Structure • Implement New Maintenance structure • Monitor Planned Responsive Split • Target 60/40 | <p>June 2004</p> <p>November 2004</p> <p>November 2004</p> <p>January 2005</p> <p>May 2005</p> <p>June 2005</p> <p>Monthly</p> <p>2010</p> | <p>Complete</p> <p>Complete</p> <p>Ongoing</p> <p>Report to SMT</p> | <ul style="list-style-type: none"> • Minutes of SMT • Report to SMT • Report to DMT |

Appendix 2

| | | | | |
|---|---|---|--|---|
| 8 | <p>Review lettings policies and introduce a choice based lettings system.</p> <ul style="list-style-type: none"> • Draft report on proposals agreed by members • Benchmarking Visit to Manchester • Detailed report to Members • Consultation on report • Staff training/office shutdown • Implementation of Orchard Software System • Existing applicants contacted for update • Visits to applicants for positive tenancy and Medical visits • Develop monitoring to ensure the policy achieves the aims and objectives • Monitoring will continue and a review will take place • Sub Regional work is now ongoing to develop choice based lettings and this will be included in the review in April | <p>October 2004</p> <p>December 2004</p> <p>Jan/Feb 2005</p> <p>February 2005</p> <p>Feb/March 2005</p> <p>April 2005</p> <p>April 2005</p> <p>May/June 2005</p> <p>July 2005</p> <p>April 2006</p> | | <ul style="list-style-type: none"> • Report – minutes of meetings • Briefing notes • Report • Minutes of meetings • Letter • Briefing Note • Minutes of Sub Regional Working Group |
| 9 | <p>Produce a resident Involvement Strategy and Tenants Compact</p> <ul style="list-style-type: none"> • Steering groups established • Strategy complete and agreed by Full Council | <p>Monthly</p> <p>January 2005</p> | | <ul style="list-style-type: none"> • Minutes of meeting • Strategy Documents |

Appendix 2

| | | | | |
|---|--|--|---|---|
| = | <ul style="list-style-type: none"> • Tenant Involvement Compact complete and agreed by Full Council • Steering group to continue to meet • Review of Strategy and Compact | <p>January 2005</p> <p>Quarterly</p> <p>April 2006</p> | <p>To monitor and review the Compact document</p> | <ul style="list-style-type: none"> • Compact Document • Minutes • Issues paper to be developed |
|---|--|--|---|---|