



**Meeting:** Integrated Housing Board

**Date:** 10 December 2008

**Report Title:** Performance Management Report for the 2<sup>nd</sup> Quarter 2008

**Report of:** Assistant Director for Strategic and Community Housing Services

### **Summary**

This report highlights performance issues arising from the performance reporting for Quarter 2 (July – September 2008) in relation to the Local Area Agreement targets for which the Integrated Housing Board is taking the lead, and those projects receiving housing-related ABG funding.

The attached performance report shows progress against those National Indicators for which the Integrated Housing Board is taking the lead, together with those for which the responsibility for delivery is shared between a number of the Haringey Strategic Partnership's Theme Boards.

As indicated in the attached table, data for a large number of indicators is only available annually. This report provides extra information, on an exception basis, about performance in respect of the Integrated Housing Board's main indicators.

### **Exception Commentary**

As shown in the attached traffic light report, the funded projects delivered by the Integrated Housing Board have a traffic light status of green, and are expected to deliver against agreed outputs on budget within the financial year.

The Integrated Housing Board leads on six LAA targets. As indicated on the attached performance report, five have been negotiated and agreed with Government agencies and one is a local commitment. All but one of the indicators is reported on an annual basis.

Performance against the target NI 156 (number of households living in temporary accommodation) is at **AMBER**, with the total being just 12 households below target for the quarter.

The action being taken to address this includes the following:

- conversion of private sector leased properties and housing association

leases into assured short-hold tenancies;

- communicating with households in temporary accommodation about alternative housing options; and
- continuing efforts to identify abandoned properties

Proxy data provides some information about the annual National Indicators NI 158 and NI 187:

- **NI 158, % non-decent council homes**

Homes for Haringey reports the number of homes made decent against the number of homes programmed to be made decent. This shows that, for Quarter 2, some 84% of programmed works were completed.

Scrutiny over the course of the year will enable Homes for Haringey to more accurately gauge whether objectives are being met.

- **NI 187, Tackling fuel poverty** – people receiving income based benefits living in homes with a low energy efficiency rating.

- Stretch target, Carbon emissions from vulnerable private households

Data from 2007/2008 shows a huge increase in the take-up of the Warm Front grant compared to previous years, indicating the success of the Tackling Fuel Poverty programme in promoting the improvements which impact on this indicator. To date this year £538,200 worth of improvements have been delivered, assisting 228 households, and installing 198 replacement boilers and 19 brand new central heating systems.

### **Recommendations**

It is recommended that the Board notes the contents of this report and the borough's performance against the whole suite of indicators, and continues to monitor the action being taken to resolve issues.

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