



Meeting: Integrated Housing Board

Date: 11 May 2009

Report Title: Quarter Four Performance Management Highlight Report (December to March 2008/09)

Report of: Kate Dalzell, Policy Development Officer, Urban Environment

Summary

This report highlights performance issues arising from Quarter Four performance reporting, in relation to the programme of projects in receipt of ABG funding managed by the Integrated Housing Board, and the Local Area Agreement targets on which the theme board leads.

Exception commentary

As shown in the attached Project Report, Appendix A, the Houses of Multiple Occupation project has a traffic light status of green, and has delivered outputs on budget to schedule. An update on the Tackling Fuel Poverty project will be provided verbally at the meeting.

As indicated on the attached Performance Report, Appendix B, data for the majority of the Integrated Housing Board indicators is not currently available. The reasons for this are:

- Percentage of non-decent council homes: data is not yet available from Homes for Haringey, and will be provided verbally at the meeting
- Improved living conditions for vulnerable people (reduced carbon emissions as a result of energy efficiency measures): data is being pursued from the contractor British Gas.
- Net additional homes; data is provided through planning returns, and will not be available until August 2009
- Number of affordable homes delivered: the data for this indicator is also provided through planning returns, however ongoing review of on-site development by the Council's Enabling Team indicates that the service has exceeded the affordable housing target by 29 units at year end.
- CO2 emissions in the LA area: this is measured annually by DEFRA, with figures published with a 2 year time lag. As such, the performance information available in 2008/9 of 4.9% (released by DEFRA in Sept 08) is based on 2006 data
- Tackling fuel poverty: this is a new indicator. A 2008/9 survey has provided baseline figures, and targets will now be set.

The target for the number of households living in Temporary Accommodation has not been met for the year. The 2008/09 target to reduce the number of households to 4000 from 5389 by 31 March 2009 was recognised as challenging in light of the previous performance of the service in reducing the numbers of households in Temporary Accommodation. During the year the number has fallen each month totalling a 841 reduction for the year. Significant areas of improvement have been made in the Council's management of homelessness in the following areas. The number of successful homelessness applications has fallen by 50% compared to previous years, considerable work has been targeted at resolving outstanding queries and a backlog of unassessed cases. A new Private Sector Lettings team has been created to focus upon the sourcing of Assured Shorthold tenancies to provide alternative options to those tenants in Temporary Accommodation. This team has been in place for 8 months and has steadily increased the number of properties being offered to tenants during the year (643 for the year) and these numbers will continue to grow in 2009/10 (800 +). A further additional reduction of 1000 households in Temporary Accommodation is achievable in 2009/10 as a key outcome for improving the delivery of the Strategic and Community Housing Service.

Recommendations

To note the current position across the programme of projects funded with ABG, to observe any issues with delivery or performance arising in the exception commentary, and to continue to monitor action being taken to resolve issues.

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