



















Integrated Housing Board Scorecard 2009-10


Sort	Short Name	Q1 2009/10				2009/10				Latest Note
		Value	Target	Status	Short Trend	Value	Target	Status	Short Trend	
L0052(LAA Local)	Improved living conditions for vulnerable people (i) tonnage of carbon not emitted into the atmosphere (as a result of energy efficiency measures carried out in the private domestic (2007-2010 stretch target)	Not measured for Quarters					376			This figure is provided annually at the end of the financial year. Contractors British Gas should have completed the exercise in April 2008. The work was completed in September but the results have not been forthcoming. A request has been made to the sub-regional co-ordinator to get the final values for 07-08 and for 08-09 to date.
NI 1	% of people who believe people from different backgrounds get on well together in their local area	Not measured for Quarters					77.9%			Final published Place Survey result from Communities and Local Government
NI 6	% of people who take part in formal volunteering at least once a month.	Not measured for Quarters					22.7%			Final published Place Survey result from Communities and Local Government. No target was set for 2008/09.
NI 7	Environment for a thriving third sector	Not measured for Quarters					21.9%			No target was set for 2008/09, this performance will act as baseline for future years. Targets for 2009/10 and 2010/11 are now set.
NI 21	Dealing with local concerns about anti-social behaviour and crime issues by the local council and police	Not measured for Quarters					32%			Final published Place Survey result from Communities and Local Government
NI 35	Building resilience to violent extremism	Not measured for Quarters					3			Self evaluation has been completed and average score submitted to DCLG Data Interchange Hub.
NI 116	Proportion of children in poverty	Not measured for Quarters					32.5%			Frozen target to be reassessed at year 2 refresh.
NI 140	Fair treatment by local services	Not measured for Quarters					62.6%			Final published Place Survey result from Communities and Local Government
NI 141	Percentage of vulnerable people achieving independent living	81.5%	75%			81.5%	75%			First quarter data due late July.
NI 149	% of Adults receiving secondary mental health services in settled accommodation	No data for this range								Still awaiting confirmed data from MH trust

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NI 154	Net additional homes provided	Not measured for Quarters					1602			<p>ABG Funding: £ 0</p> <p>Explanation of current performance:</p> <p>The effects of the economic downturn and subsequent stagnation of the housing market are expected to result in supply figures falling. This reflects the sharp decline in development activity and the number of new starts achieved during 2008/09.</p> <p>Due to the length of the lead-in time from project inception to the completion of new homes, the effects of the recession are likely to be seen in the local supply figures for the next two years.</p> <p>The number of residential applications decided fell from a high of 348 in 2007-08 to 297 in 2008/09 which will have a knock-on affect on the number of project starting on site in 2009-10.</p> <p>N.B. The current LAA target is 1602 for 2009-10 and is based on figures generated from the 5 year planning trajectory have been adopted as the LAA targets i.e. 1,602 for 2009/10 as opposed to the London Plan adopted figure of 680 per annum.</p> <p>The figures from the 5 year trajectory include...</p> <ol style="list-style-type: none"> 1. Unimplemented planning consents 2. Allocated sites from the UDP 3. Small windfall sites coming forward 4. Empty properties brought back into use <p>The timescales for all the sites that came out of this trajectory work were based on assumption. The figures that have been adopted as our LAA targets are best case scenarios if absolutely everything comes forward and in this respect are unrealistic.</p> <p>This issue has been raised with GOL who are at present unwilling to allow us to revert back to the 680 London Plan target. However this is a frozen target and we should be able to reassess the targets this coming year and agree more realistic figures.</p> <p>Current Activities:</p> <p>It is likely that applications under the threshold for affordable housing and therefore reliant on sales will increase as the market recovers. Over quarter one of this financial year the number of sales and the average house price has increased however figures are still considerably lower than this time last year.</p> <p>Activities are underway to support the delivery of larger projects i.e. those with an affordable housing element. These activities are listed in the exception report of NI 155.</p> <p>Best Practice: N/A</p> <p>Performance discussion date: TBA</p> <p>Equality Impact: N/A</p>

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NI 155	Number of affordable homes delivered (gross)	Not measured for Quarters				340				<p>ABG Funding: £0</p> <p>Explanation of current performance:</p> <p>The effects of the economic downturn and subsequent stagnation of the housing market are expected to result in Haringey's affordable housing supply figures falling to below 200 completions in 2009/10 compared with a high of 415 completions in 2008/09. This reflects the sharp decline in development activity and the number of new starts achieved during 2008/09. The two charts show both the dip in the number of projects starting on site (the low occurring in 2008/09 and beginning to pick up in 2009/10) and the resulting shortfall in completions that will become apparent in 2009/10 to 2010/11.</p> <p>Due to the length of the lead-in time from project inception to the completion of new homes, the effects of the recession are likely to be seen in the local supply figures for the next two years.</p> <p>At present the data to conduct peer benchmarking is not available – we will report on this at the end of Q4.</p> <p>Current Activities:</p> <p>In order to address the issues relating to unsold and empty homes, we are working with RSLs and the HCA to bring these back into use in a number of ways:</p> <ul style="list-style-type: none"> •Support for RSLs letting unsold or under-construction shared ownership homes under the Rent-to-Homebuy scheme. •Support for RSLs to acquire directly from developers unsold, newly-built homes for use either as affordable rented accommodation or Rent-to-Homebuy as appropriate to the size and location of developments. •Support for RSLs to acquire vacant properties on the open market for use as affordable rented family homes to address local housing need, especially overcrowding in the existing social housing stock. We currently have a project in progress with London & Quadrant Housing Association to deliver 26 homes with grant supplied directly by Haringey from Section 106 affordable housing receipts. •The Council's Empty Homes Team is actively working to bring back into use a substantial number of unoccupied properties and is extending the use of compulsory purchase powers and enforced sales to bring more of these properties back into use as affordable rented housing. We are speaking to the HCA about the possibility of it providing RSLs with enhanced levels of grant in order to allow onward disposal of those properties in a manner that enables the Council to recover its costs and proceed with other CPOs. <p>In order to maximise HCA resources and the investment allocated to Haringey during 2010/11 and under the HCA's next three year programme for 2011-14, we have embarked on a single conversation process with the HCA's London Director and North London Team.</p> <p>We are currently in the process of preparing our proposal, with the</p>

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										<p>assistance of a specialist external consultant, for a borough-wide investment plan covering housing and related infrastructure needs for the next five years.</p> <p>This investment plan will be presented to the HCA in October 2009 with a view to a borough investment agreement being reached with the HCA by the end of the year. It is hoped that this formal agreement with the HCA will secure sufficient resources to take forward Haringey's regeneration and housing supply aspirations over the next five years on the lines set out above.</p> <p>A good example of what we are doing to maintain and accelerate supply is the major regeneration project at Hale Village in Tottenham Hale. Through close working with the developer, Hale Village Ltd and RSL, Newlon and the HCA, the continuing development of the site has been secured with the funding of an additional 228 affordable homes, bringing the increased total on site to over 540 affordable homes that will be completed during 2011-2013. The HCA has also provided innovative support for this scheme by becoming a stakeholder through an infrastructure loan secured on the equity of the site.</p> <p>The de-conversion of surplus temporary accommodation hostels into permanent family homes is part of the Council's strategy for reducing its use of temporary accommodation. This initiative is being delivered with the help of external funding from the London Regional Targeted Funding Stream (TFS) allocation for North London. Eight homes were completed in 2008/9, with a further 9 homes forecast for completion during 2009/10 and 2010/11.</p> <p>Best Practice: See above</p> <p>Emerging Risk: The housing market is showing (albeit slow) signs of recovery. The work undertaken to ensure the project at Tottenham Hale continues will mean that affordable housing figures will improve to target levels over the course of 2011-13 (subject to project timescales).</p>
NI 156	Number of households living in temporary accommodation	4403	4280			4267	4112			<p>The service is continuing to focus upon the implementation of a range of actions identified previously to ensure this month's performance is maintained over the remaining months in the year and that the slow start during April and May 2009 are recovered over the rest of the year. The Emergency Accommodation (EA) project team has been created with the goal of reducing the number of households in EA by 1500 by the end of March 2010. CLG has now extended the reduction target from March 2010 to 31st December 2010. It is prudent at Q1 to leave the RAG status at 'AMBER' until figures are generated for Q2/Q3 although it looks likely that we will exceed the target set for 2009/10 in the LAA.</p>

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NI 158	% non-decent council homes	Not measured for Quarters					30%	?	?	<p>This is an annual indicator reported at the end of the year (Unlike BV184a).</p> <p>There were 5714 non-decent homes at the end of Q1 equating to 35% of the total stock (16,358). It is forecast that by the end of Q4 the target of 30% (HfH Business Plan 2009-14) will be exceeded with 4605 non-decent homes out of a total holding of 16,343 homes (28%)</p>
NI 186	Per capita reduction in CO2 emissions in the LA area	Not measured for Quarters					7.4	?	?	<p>This performance is measured annually by DEFRA, with figures published with a 2 year time lag. As such, the performance for 2008/9 of 4.9 (released by DEFRA in Sept 08) is based on 2006 data. Any effects made to this performance during 2008/9 will be published in 2010/11. The performance for 2008/9 showed an increase in the actual tonnes of carbon emitted in the borough compared with the previous year, however, the total population also increased so the overall performance of 4.9 tonnes per capita stayed the same. 2007 figures will be available in September 2009.</p>
NI 187a	Tackling fuel poverty – % of people receiving income based benefits living in homes with: (i) Low energy efficiency	Not measured for Quarters					12.53%	?	?	<p>This Indicator relates to the SAP ratings of homes occupied by vulnerable households. Performance is assessed on the basis of a postal survey form sent to 5000 households (selected at random from a list supplied by the Benefits and Local Taxation Service) that is sent out in December each year. The returned survey forms are analysed and returns submitted to DEFRA by the end of February.</p> <p>Although the results of the 2009/10 survey will not be known until February 2010, the results for 2008/09 showed that 13.5% of vulnerable residents were living in homes with a poor SAP rating of less than 35 (compared to this year's target of 12.5%) and 13.0% of vulnerable residents were living in homes with a good SAP rating of above 65 (compared to this year's target of 14.0%).</p> <p>The target is based on matching the average percentage decrease in England (0.8%).</p> <p>Haringey's Affordable Warmth Strategy 2009-19 will be published in Autumn 2009.</p>
NI 187b	Tackling fuel poverty – % of people receiving income based benefits living in homes with: (ii) High energy efficiency	Not measured for Quarters					14%	?	?	<p>This Indicator relates to the SAP ratings of homes occupied by vulnerable households. Performance is assessed on the basis of a postal survey form sent to 5000 households (selected at random from a list supplied by the Benefits and Local Taxation Service) that is sent out in December each year. The returned survey forms are analysed and returns submitted to DEFRA by the end of February.</p> <p>Although the results of the 2009/10 survey will not be known until February 2010, the results for 2008/09 showed that 13.0% of vulnerable residents were living in homes with a good SAP rating of above 65 (compared to this year's target of 14.0%).</p> <p>The target is based on matching the average percentage increase in England (0.8%)</p> <p>Haringey's Affordable Warmth Strategy 2009-19 will be published in Autumn 2009.</p>

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QoL23 NI 4	% of people who feel they can influence decisions in their locality	Not measured for Quarters					42.9%			Final published Place Survey result from Communities and Local Government