

Committee:	Executive	Agenda Item No.:	9
Date:	5 th August 2013	Status	Open
Category	3. Part of the Budget and Policy Framework		
Subject:	Housing Department – Quarterly Update		
Report by:	Head of Housing		
Other Officers Involved	Housing Innovation Officer Housing Enforcement Manager Housing Needs Manager Responsive Repairs Manager Voids and Welfare Manager		
Director	Director of Neighbourhoods		
Relevant Portfolio Holder	Cllr Karl Reid, Portfolio Holder for Housing		

RELEVANT CORPORATE AIMS

STRATEGIC ORGANISATIONAL DEVELOPMENT – Continually improving our organisation.

Please specify how the proposals help to deliver the corporate aims. This report covers a number of performance measures some of which are corporate targets.

TARGETS

Some performance measure are also corporate targets

VALUE FOR MONEY

Effective performance management helps ensure that services are delivered in a cost effective fashion.

THE REPORT

This report is the scheduled quarterly update for Housing Services and should be read in conjunction with the statistical appendix.

1. Rent Arrears – The collection of rent arrears continues to be difficult in light of welfare reform and the current economic climate. The previously agreed targets for the recovery of arrears are looking increasingly difficult.

2. Allocations – The introduction of the bedroom tax has changed the demand for Council accommodation. There has been an increase in demand for one bed properties as people look to downsize, and a reduction in the demand for three bed houses in some areas. This is having the biggest impact in areas such as New Bolsover where demand has been low for some time with the result that properties are standing empty for longer.
3. Repairs – Repairs performance continues to be good with performance hitting targets.
4. Gas Servicing – As members are aware the last gas audit found the process to be unsatisfactory. Since then we have changed the way that appointments are made and the process is monitored. We have requested audit to carry out a reinspection as a priority and this is now completed. The result was not known at time of writing but indications are that this will evidence a significant improvement.
5. Regeneration – the properties at Market Close at Shirebrook were passed to the developer in April. The New Houghton Tarran redevelopment is due to start in August 2013 and will result in the Council having 18 two bedroomed bungalows, 2 fully adapted bungalows, 11 two bedroomed and 4 three bedroomed houses (all at affordable rents). The first three existing tenants have already moved to decant accommodation and the remaining 15 tenants will be able to move directly into their new bungalow once completed.
6. Stock Condition Survey – we have been working with CIH to develop the survey, and we are currently tendering for the work through the Efficiency East Midlands framework. The tender assessment is scheduled for 1st August
7. (Tenant Participation Officer) is arranging a presentation of the results in September. Members of the Executive will be invited to this session.

ISSUES/OPTIONS FOR CONSIDERATION

The contents of the report.

IMPLICATIONS

Financial: Not directly
Legal: Not directly
Human Resources: Not directly

RECOMMENDATION

To note the contents of this report.

**REASON FOR DECISION TO BE GIVEN IN ACCORDANCE WITH THE
CONSTITUTION**

To provide members with an update on performance within the Housing Department.

ATTACHMENTS: Yes
FILE REFERENCE: none
SOURCE DOCUMENT: *Housing Department records.*