

Committee:	Executive	Agenda Item No.:	9
Date:	14 January 2014	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 Operations		
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

Not directly

THE REPORT

This report is the scheduled quarterly update for Housing Services and should be read in conjunction to 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 more and more difficult. We have requested additional reports from the

Revenues system to allow more accurate reporting on the impact of Welfare Reform.

2. Allocations – As previously reported 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. The stock conditions service has included additional questions regarding the size of bedrooms, which could allow some properties to be reclassified; this will be subject to a separate report.

Information has been provided to Improvement Scrutiny regarding allocations to people from the same village. The statistics suggest there is no need to alter the allocations policy.

3. Repairs – Repairs performance has shown a slight deterioration, however we are still confident of meeting the relevant performance targets.
4. Gas Servicing – As reported at the last meeting, following an unsatisfactory audit report we changed the way of working and requested a reinspection. An interim Audit has taken place and found the flaws had been addressed.
5. Stock Condition Survey – The tender for the Stock Condition survey was let to Peter Dyson Associates through a framework agreement. Work is currently underway and the majority of the survey work is due to be completed before Xmas. The results of the survey will help to develop the HRA Asset Management Plan looking forward.
6. Capital Work – Until the Stock Condition Survey is completed expenditure from the Capital Programme has been prudent, which will result in an under spend for this financial year.
7. Rent Setting – The government have issued consultation on the way that rent levels are set within Social Housing. The deadline for the consultation is before Xmas. Members of the Executive have received a separate briefing on this issue.
8. Central Control / Monitoring Service – The Central Control Service has now relocated to the Depot where they occupy a room on the ground floor.

We continue to work with Chesterfield and South Derbyshire to develop a consortium to take over the monitoring of community alarms across Derbyshire. It is unlikely that this new arrangement will start before April 2015.

9. Mutual Exchange Software – the new system to manage mutual exchanges is due to go live by December. This will make it possible

for people to view and apply for exchanges online rather than the current paper based system.

IMPLICATIONS

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

RECOMMENDATION(S)

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.