

**Bolsover District Council** \*

**Executive**

**14 April 2014**

**Housing Quarterly Report**

**Report of the Head of Housing**

This report is public

**Purpose of the Report**

- To provide a quarterly update on performance in the Housing service.

**1 Report Details**

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

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. The Department has purchased an additional report that allows the Revenues section to run regular reports to identify the number of tenants in arrears who are subject to the bedroom tax. Initial analysis suggests that of the 1343 tenants in rent arrears, 306 were subject to the bedroom tax. (23%)

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.

Repairs – Repairs performance has shown a slight deterioration over the winter months. This is owing to increased damage caused by the weather, and compounded by the wet weather which has made external repairs difficult.

Gas Servicing – As reported at previous meetings, 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, information about gas servicing now forms part of the statistical appendix.

Stock Condition Survey – The survey work has been completed and tender for the Stock Condition survey was let to Peter Dyson Associates through a framework agreement. The results of the survey will help to develop the HRA Asset Management Plan looking forward.

Supporting People - 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.

DCC have announced a series of cuts to funded schemes. The majority of council provided services are in phase 2 of the DCC plan from April 2015. This has been subject to separate reports to members. A formal response to the consultation will be provided.

## **2 Conclusions and Reasons for Recommendation**

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

## **3 Consultation and Equality Impact**

3.1 None.

## **4 Alternative Options and Reasons for Rejection**

4.1 None.

## **5 Implications**

None.

## **6 Recommendations**

6.1 To note the contents of this report.

## **7 Decision Information**

<b>Is the decision a Key Decision?</b> (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	No
<b>District Wards Affected</b>	All
<b>Links to Corporate Plan priorities or Policy Framework</b>	STRATEGIC ORGANISATIONAL DEVELOPMENT – Continually improving our organisation

## **8 Document Information**

<b>Appendix No</b>	<b>Title</b>
A	Statistical Performance Data

**Background Papers** (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)

None.

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Report Reference –