

To: Communities & Partnership Scrutiny Committee

Date: 6 June 2011

Item No:

Report of: Head of Service, Housing & Communities

Title of Report: Year end 2010/11 Performance Report Community Housing

Summary and Recommendations

Purpose of report: This report highlights the performance for the year end 2010/11 in the areas of specific interest to the Scrutiny Committee

Report Approved by: Graham Stratford and Community Housing Senior Managers

Finance: Paul Jemetta

Legal: Stephen Smith

Recommendation(s): 1. Note the report.

Community Housing Performance – Executive Summary

1. The report is presented in four sections, the executive summary and three appendices. Appendix A lists Community Housing performance indicators with performance reported against the annual target with comments provided. Appendix B lists the allocations percentages for the relevant quarter. Appendix C provides graphs for temporary accommodation data.
2. The end of year results are somewhat mixed. Whilst we have met the target for reducing numbers of households in temporary accommodation, it is clear from the increased number of acceptances that any further reduction will be much more difficult to achieve than in past years. This is largely due to the increased number of complex cases presenting to Options team, where simple provision of a rent

deposit is not a suitable course of action, and to the difficulty in obtaining suitable private sector properties to enable homelessness prevention to take place in less complex cases.

3. Rough sleeping continues to be problematic, and additional resources are being deployed in the coming year in an attempt to further lower numbers. It should be borne in mind that previous to the introduction of the current programme of services, rough sleeping numbers in the city were often in the 50s. We are not complacent, however, and will continue to develop new approaches to working with this difficult client group.
4. Allocations percentages have largely been met, particularly in relation to family dwellings – this is not an exact science, but the team have done very well in coming close to the targets set by the council in this respect.
5. Affordable housing development result is disappointing, but members should be aware that the shortfall has been caused by slippage in development timescales, and that the “missing” properties will be delivered in 2011/12. There is little development coming forward in the city at the present time, and we are fortunate that the Rose Hill development, together with the council’s own new build schemes have kept the supply flowing to some degree.

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Background papers: None