

## Departmental Quarterly Monitoring Report

<b><u>Directorate:</u></b>	Community Directorate
<b><u>Department:</u></b>	Commissioning & Complex Care -Housing Strategy Extracts
<b><u>Period:</u></b>	Quarter 1 - 1 <sup>st</sup> April 2011 – 30 <sup>th</sup> June 2011

### 1.0 Introduction

The purpose of this report is to provide information concerning those objectives / milestones identified within the Adults and Community Directorate Plan that relate to the Council's Housing Strategy.  
The way in which the Red, Amber and Green, (RAG) symbols have been used to reflect progress to date is explained in Appendix 3.

### 2.0 Key Developments/ Emerging issues

#### **New Housing Developments**

Four new social housing developments have recently commenced, or are due to commence, on site. These include:

- Extra Care housing at Liverpool Rd., Widnes (HHT - 47 units, including 18 for sale or shared ownership)
- Avondale Drive, Widnes (HHT - 22 units)
- Halton Brook, Runcorn (Riverside - 26 units including 6 for shared ownership)
- Houghton St., Widnes (HHT - 12 units)

#### **Housing Options for Disabled Adults**

A feasibility study is underway to evaluate the potential for Community Networks (known as the Keyring model) for Disabled Adults to be developed in Halton.

#### **Choice Based Lettings**

Halton and the five other Merseyside authorities are planning to introduce a sub regional Choice Based Lettings scheme and have formally entered into a partnership agreement and entered into contract with the ICT supplier. On present projections the scheme should go live in April 2012. Work is ongoing to draft a new agreement to govern the contractual relationship between the Council and Halton Housing Trust in terms of managing the scheme, to replace the provisions contained in the housing transfer agreement of 2005.

### **Housing Strategy**

Work has also commenced on producing an interim housing strategy statement in advance of a full review of the existing strategy. It was felt this approach would give updated direction to housing providers and allow some new research evidence to be incorporated, whilst giving time for the wide range of housing proposals coming from Government to be taken account of in the full strategy review.

### **Partnership Working with Registered Social Landlords**

In conjunction with members of the Housing Partnership, work is progressing to develop a Sanctuary Policy which will see Registered Social Landlords, (RSL's) in the borough taking responsibility for the provision of Sanctuary Measures installed within their properties for clients experiencing or under threat of domestic violence. The previous domestic violence indicator BVPI 225 placed a requirement on local authorities to develop Sanctuary Schemes. The aim is to ensure victims of violence and abuse can access a scheme to enable additional security measures to be installed in victim's homes to help them remain in their homes and feel safe.

Work is also being undertaken to expand the provision of floating support services for vulnerable people provided directly by RSL's. Initial meetings have been held with support providers and RSL partners to identify areas for RSL intervention.

### **Tenancy Strategy**

The Localism Bill currently before Parliament requires local authorities to introduce a Tenancy Strategy to set out the authority's views on when it may be appropriate to offer fixed term tenancies. Whilst Housing Associations will have to pay regard to the strategy, they will be free to determine their own policies which they must publish. Government is currently consulting on its proposal to issue a direction to the sector's regulator, the Tenant Services Authority, to give Housing Associations the power to issue these new tenancies. The duty for the local authority to publish a strategy will not commence until November 2012.

Housing Associations are keen to work with the Council in addressing this issue, therefore it is intended to produce an interim strategy in advance of the statutory requirement coming into effect, but recognising that this may have to be revised to reflect any subsequent Government guidance that may be issued.

### 3.0 Service Objectives / Milestones

#### 3.1 Progress against 'key' objectives / milestones

Total	1		0		1		0
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There is one 'key' objective / milestone which is uncertain to reach its target this year. This relates to the Affordable Housing Programme 2011/15 which will be announced by the Government in August 2011. The impact of this will mean that there will be limited scope to influence plans within that programme until 2016. Additional information is provided within Appendix 1.

#### 3.2 Progress against 'other' objectives / milestones

Total	6		6		0		0
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All other objectives/milestones for the Department are on track to be achieved and are therefore not being reported by exception at this time.

### 4.0 Performance indicators

There are no performance indicators identified for this service area.

### 5.0 Risk Control Measures

No High risk areas were identified.

### 6.0 Progress against high priority equality actions

There are no high priority equality actions to report.

## **7.0 Data quality statement**

The author provides assurances that the information contained within this report is accurate and valid and that every effort has been made to avoid the omission of data. Where data has been estimated, has been sources directly from partner or other agencies, or where there are any concerns regarding the limitations of its use this has been clearly annotated.

## **8.0 Appendices**

Appendix 1 Progress Against 'key' objectives / milestones

Appendix 2 Financial Statement

Appendix 3 Explanation of use of symbols

**Appendix 1: Progress against 'key' objectives/milestones**

<b>Ref</b>	<b>Objective</b>
<b>CCC 2</b>	Effectively consult and engage with people who have Complex Care needs to evaluate service delivery, highlight any areas for improvement and contribute towards the effective re-design of services where required

<b>Milestones</b>	<b>Progress Q1</b>	<b>Supporting Commentary</b>
Continue to negotiate with housing providers and partners in relation to the provision of further extra care housing tenancies, to ensure requirements are met (including the submission of appropriate funding bids). <b>Mar 2012</b> (AOF6 & 7)	?	When the Affordable Housing programme for 2011/15 is announced in August 2011, there will only be limited scope to influence plans within that programme until 2016, which will be further restricted by the Council's ability to revenue fund future developments through the Supporting People Programme. Whilst it will not be possible to meet all identified needs by March 2012 we will still continue to explore options with housing providers to develop extra care housing provision within existing supported housing schemes.

## Appendix 2: Financial Statement

### COMMUNITIES – Commissioning & Complex Care

#### Capital Projects as at 30<sup>th</sup> June 2011

	2011/12 Capital Allocation £'000	Allocation To Date £'000	Actual Spend To Date £'000	Allocation Remaining £'000
Renovation Grant	166	39	39	127
Disabled Facilities Grant	660	5	5	655
Energy Promotion	6	0	0	6
Stairlifts	200	47	47	153
RSL Adaptations	560	134	134	426
Modular Buildings	27	0	0	27
Choice Based Lettings	40	0	0	40
Extra Care	463	0	0	463
Borough Placements	464	0	0	464
User Led Adaptations	55	0	0	55
<b>Total Spending</b>	<b>2,641</b>	<b>225</b>	<b>225</b>	<b>2,416</b>




Total capital spending to date represents only 9% of the total available capital programme for the Directorate. Although it is still early in the year it is important that capital project managers keep projects on schedule ensuring all external funding is maximised for 2011/12.

#### Capital Spending

Spending on capital schemes is below the total capital allocation for quarter 1 of the financial year however that is not unusual for this point in the year. Managers need to ensure all action is taken to complete capital schemes on time in order to maximise the capital allocation for the year.




## Appendix 3: Explanation of Symbols

Symbols are used in the following manner:

Progress	Objective	Performance Indicator
Green	 Indicates that the objective is on course to be achieved within the appropriate timeframe.	Indicates that the annual target is on course to be achieved.
Amber	 Indicates that it is uncertain or too early to say at this stage, whether the milestone/objective will be achieved within the appropriate timeframe.	Indicates that it is uncertain or too early to say at this stage whether the annual target is on course to be achieved.
Red	 Indicates that it is highly likely or certain that the objective will not be achieved within the appropriate timeframe.	Indicates that the target will not be achieved unless there is an intervention or remedial action taken.

### Direction of Travel Indicator

Where possible performance measures will also identify a direction of travel using the following convention

Green	 Indicates that performance is better as compared to the same period last year.
Amber	 Indicates that performance is the same as compared to the same period last year.
Red	 Indicates that performance is worse as compared to the same period last year.
N/A	Indicates that the measure cannot be compared to the same period last year.