

## LAA Quarter 4 (2008/09) Performance Update

### Housing Theme

Theme Lead Officer: Penny Garner-Carpenter, Hartlepool Borough Council

### Community Strategy Aim

Ensure that there is access to good quality and affordable housing in sustainable neighbourhoods and communities where people want to live

### Overall Theme Update

Housing is currently being 'hit' by the international global financial crisis. It is affecting all areas of housing, although the full extent will not be known for some time, however the effects are likely to be wide ranging. Many residents will be into negative equity already and difficulty in accessing mortgages has seen a slowing of house building. This has affected the HMR areas as well as other new build in the town. Our housing need assessment showed a massive increase in need for social and/or affordable homes and this will be exacerbated by international economic factors

The Council has approved criteria for the sale of council owned land to housing providers to enable affordable housing to be built and bids for funding to the Housing Corporation have been supported to provide affordable homes. In 2008/9 150 much needed units are being delivered by housing providers in the town. Sub regionally we are part of the innovative Tees Valley Credit Crunch Task Force who are working with the new Home and Communities Agency on how the Tees Valley Partnership can assist delivery of additional housing units if financial support is forthcoming.

The Vulnerable Persons Panel is proving instrumental to the efficient co-ordination and allocation of vacancies into supported housing schemes. It liaises with private and social housing providers to facilitate move-on into independent tenancies and arranging support services where appropriate.

With sub regional partners we have been successful in securing funding for the Prevention of Offender Accommodation Loss (POAL) project, to assist those who may be facing losing their home as a result of going to prison and will help co-ordinate services to secure appropriate rehousing on release.

The successful commissioning of a range of floating support services (through Supporting People) to meet complex needs, including alcohol support services, in making a significant contribution to helping people stay in their homes.

A Common Allocations Policy has been agreed across the Tees Valley for the implementation of Choice Based Lettings throughout the sub region and procedures are being

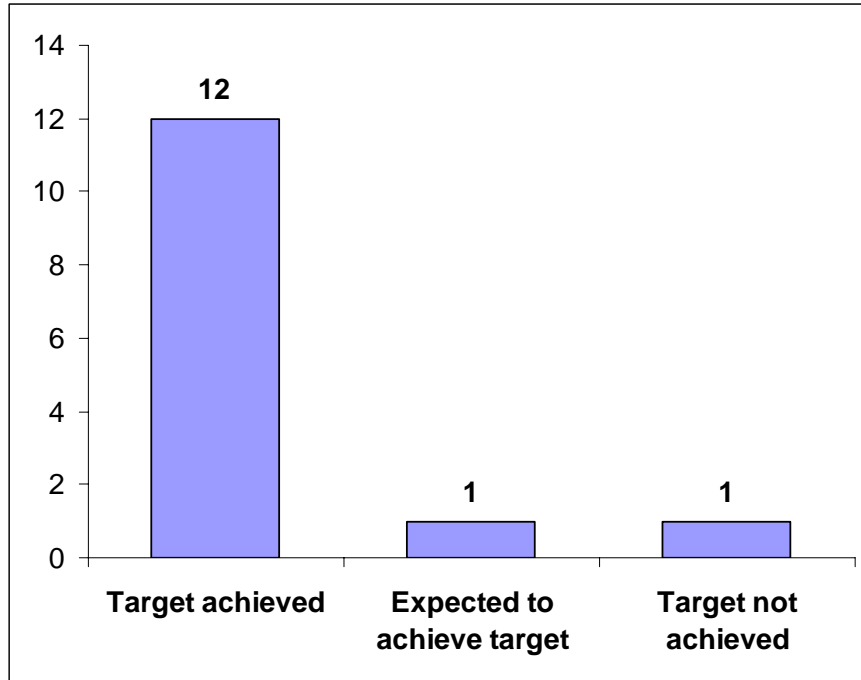
developed to ensure vulnerable people can actively participate in the scheme. It's now likely to 'go live' in June 2009. The computerised system will also be a valuable tool in pulling together information on housing needs and aspirations to support our strategic housing service.

Our housing provider partners are on track to meeting the Government's decent homes targets. We are also working towards meeting the targets for private sector homes, even though the target hasn't been kept as a national indicator. Action is dependent on funding availability. Changes in national priorities to support provision of new affordable homes has meant a decrease in funding for decent homes targets. This has partially been offset by the Tees Valley Authorities earmarking part of the housing market renewal budget for renovation work and additional funding from New Deal for Communities. Improving properties adjacent to the housing market renewal areas is critical in the success of the HMR areas. If further areas fall into decline we will need to knock more homes down and the success of the redevelopment may be put in jeopardy. We are aware of empty properties in the town – this is the very reason for our housing market renewal. Figures will change as we progress our regeneration strategy however indications are that our number of empty properties reduced by 200 with the first phases of demolition. This will change (potentially up as well as down) as we make progress towards achieving housing market balance. Indeed, current figures indicate a stable number of empty homes – indicating that we still have much work to do. Without the HMR areas the situation would have been considerably worse – in many ways it is indicative of the work we are doing that we are at least holding the numbers steady.

In Hartlepool we have been very keen to reduce CO2 emissions – our scheme has been hit by reducing funding although we continue to attract funding and provide as much assistance to residents as possible with reducing resources.

Importantly we have seen the opening of Joseph Rowntree Housing Trust's Retirement Village, Hartfields, a show piece extra care sheltered housing scheme which, when completed, will offer 250 units to rent and to own. The scheme is proving very popular with local residents. We are delighted that in partnership with Housing Hartlepool we had a successful bid to the Dept of Health for funding for a further extra care sheltered housing scheme at Orwell Walk. This will offer 60 units of differing tenures

## Housing Theme – Quarter 4 Summary of Progress against Improvement and Local Priority Targets



The targets that were not achieved or are not expected to be achieved:

### Indicator

RPD P042 Achieving decent homes standard in private sector housing sector (LAA H2)

Full details of progress against all targets is contained in the remainder of the Housing Quarter 4 update.

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## Outcome 23 Balancing Housing Supply and Demand

Owner and Organisation – Nigel Johnson, Hartlepool Borough Council

**Key Partners** (\*denotes overall lead) – Hartlepool BC\*, Housing Hartlepool, Endeavour HA, Three Rivers HA, Joseph Rowntree HT

### 1.0 Update on Focus of Activity for 2008/09

Registered Social Landlord (RSL) partners are being supported in developing bids to the Homes and Communities Agency HCA for funding to deliver a diverse range of affordable housing units. In 2008/09 a range of shared ownership and rented properties have been delivered by RSL partners in Hartlepool, including flats, bungalows and houses some of the units are supported and/or extra care facilities are available.

Criteria have been approved by Cabinet for the sale of Council owned sites at undervalue, to subsidise the delivery of further affordable units and to improve the competitiveness of bids to the HCA. A business case for the sale of each individual site will be considered by Portfolio holder using the criteria. HBC and Housing Hartlepool have carried out assessments of their landholdings to identify sites which may be considered for suitable affordable housing development.

The 2007 Local Housing assessment identified a shortfall of affordable housing units in Hartlepool, in particular for family homes, accommodation for the elderly and the vulnerable. The local housing assessment has been used and developed further as part of a sub regional, Tees Valley, Strategic Housing Market Assessment which will be supporting evidence for the housing needs in Hartlepool which was completed in January 2009. In addition to the above, the Council is working to introduce planning policies within the Local Development Framework to support the provision of affordable

homes. An Affordable Housing Development Plan Document is being prepared which is proposed to be operational from late 2009 and which will help ensure that affordable homes are included in wider housing developments. The plan is currently at preferred options stage and an economic viability assessment has been completed that tests the viability of different affordable housing requirements on sites across Hartlepool. In light of these findings a revised preferred options report is to be produced.

### 2.0 Update on Target Areas and Groups

In 2008/09 172 units have been delivered by RSL partners attracting grant from the Homes and Communities Agency and will assist key groups highlighted in the Hartlepool Housing Strategy.

### 3.0 Latest Developments

Recent developments nationally and internationally in housing market and credit/financial sectors will not impact on the properties being delivered above but it is having a significant effect on the wider housing market. HBC are a member of a innovative Tees Valley Credit Crunch Task Force, who have come together to make an offer to the Home and Communities Agency on how the Tees Valley Partnership could assist delivery of additional housing units if financial support is forth coming. The Council is in the process of prioritising schemes as part of the HCA "single conversation".

## 4.0 Risk Update

Risk	Rating	Actions	Who	Date to be completed	Update
1. Reduction in funding for Housing Investment	Amber (High-Possible)	Include any financial pressures which would arise from further studies/consultants' activities are included in the next Budget Pressures round	Penny Garner-Carpenter	March 2009	No indication that there will be any further reduction in housing investment finance
2. Effective delivery of housing market renewal affected by external decisions and funding	Amber (High-Possible)		Peter Scott	March 2009	The are no details of funding levels for 2009/10

## 5.0 Update on Strategic Targets and Progress

Improvement Targets							
Code	Indicator	Assigned To	Annual Target 2008/09	Current Value	Last Update	Expected Outcome	Latest Note
NI 155	Number of affordable homes delivered (gross)	Nigel Johnson; Richard Waldmeyer	20	172	Q4 2008/09	Target Achieved	The PI for 2008/09 has been validated and signed off

Local Priority Targets							
Code	Indicator	Assigned To	Annual Target 2008/09	Current Value	Last Update	Expected Outcome	Latest Note
LAA H P001	Number of new homes brought back into use	John Smalley	15	18	Q4 2008/09	Target achieved	The PI for 2008/09 has been validated and signed off
LAA H p002	Number of sustainable homes constructed	Nigel Johnson	20	27	Q4 2008/09	Target Achieved	The PI for 2008/09 has been validated and signed off
LAA H P003	Houses to be demolished for regeneration by Housing Hartlepool	Nigel Johnson	30	36	Q4 2008/09	Target Achieved	The PI for 2008/09 has been validated and signed off

Actions for Improvement						
Code	Action	Assigned To	Due Date	Expected Outcome	Status	Latest Note
LAA 232	Establish and seek approval for a criterion based policy supporting the principle of the disposal of Council land to RSLs	Graham Frankland	30/06/2008	Target Achieved	Completed	Policy has been established and was approved by cabinet on the 7th July 2008
REG A1111	Production of Affordable Housing Preferred Options Report DPD and Sustainability Appraisal and Appropriate Assessment for public consultation	Amy Waters	31/08/2008	Target Achieved	Completed	The Preferred Options report, sustainability appraisal and appropriate assessment has been completed and approved by Cabinet for consultation purposes.
REG A0833	Completion of SHLAA	Tom Britcliffe	31/12/2008	Not expected to achieve target	Overdue	All survey work was completed in January 2009, however we have had delays in getting site information from statutory consultees. Will provide steering group with initial assessments by the end of April 2009. Workshops likely in June/July 2009 with final report in August/September 2009.
HSG A02-3	Establish ways of working more closely with RSLs for the provision of affordable rented social housing	Penny Garner-Carpenter	31/03/2009	Target Achieved	Completed	we continue to work closely with RSLs to enable provision of affordable housing and have achieved 78 units so far this year

# LAA Quarter 4 (2008/09) Performance Update

## Outcome 24 Improving the quality of existing housing

Owner and Organisation – John Smalley, Hartlepool Borough Council

**Key Partners** (\*denotes overall lead) –

\*Hartlepool Borough Council, Registered Social Landlords(RSLs), NDC, Private Landlords, Owner-occupiers, Energy Utility Company, TADEA

### 1.0 Update on Focus of Activity for 2008/09

A review of the social housing 2009 decent homes position shows that 94% of the stock meets the Standard, with work continuing into 2009/10. Work on meeting the private sector decent homes target of at least 70% of private vulnerable households living in houses meeting the standard by 2010 has been maintained. The negative impact of the reduction in Single Housing Investment Pot (SHIP) funding for private sector decent homes has been reduced by the Tees Valley authorities earmarking part of the housing market renewal budget, and additional NDC funding. The funding is targeted towards improving non-decent houses in the regeneration areas and specifically to vulnerable households living outside those areas, together with some assistance to enable elderly persons remain in their homes.

The focus of our home energy efficiency activity has been around attracting national, regional and other funding, providing advice to residents, and making them aware of the range of assistance available and to maximise that assistance. Out-turn figures for energy efficiency programmes are still awaited. However the indications are that the national Warm Front scheme will have provided £1.5m in Hartlepool

during the year. In addition, the local Hartwarmers scheme projected spend using SHIP and energy utility company funding is £280,000. The Tees and Durham Energy Advice Centre (TADEA) has continued to provide a signposting service for energy efficiency enquiries from Hartlepool residents.

A methodology to collect data for the new National Indicator 187 (Tackling fuel poverty) has been developed and approved by the Department of Energy and Climate Change (DECC) using energy efficiency data supplied through TADEA and Council Tax. Initial baseline calculations have been carried out for both parts of the indicator. Setting performance improvement targets for the indicator is difficult because there are several variable parts of the calculation. However, a challenging first year improvement target of 2% for both parts of the indicator has been set based on Standard Assessment Procedure (SAP) improvements evidenced in previous years. This initial target will require review at the end of 2009/10.

## **2.0 Update on Target Areas and Groups**

Provision of grant/loan assistance towards private sector decent homes for vulnerable households and households in the regeneration areas has utilised all of the SHIP funding and additional funding provided for works in the NDC Area. Similar amounts of funding will be available in 2009/10.

## **3.0 Latest Developments**

Projected 2010 outcomes for social housing decent homes will be requested during 2009/10.

Regeneration area activity for 2009/10 and 2010/11 will be concentrated on acquisition of properties. Demolition of private houses during these years is expected to be at a minimum which will be reflected in slower progress on the private sector decent homes indicator.

Development of a regional loans scheme for improvement of private houses is likely to have an impact on private sector decent homes from April 2010. The scheme is expected to replace grant provision and the availability of regional funding will be linked to adoption by local authorities. This will need to be considered by Council members during 2009/10.

The private sector housing stock condition survey is in progress and will be reported in the early part of 2009/10. This will provide a comparison position for decent homes in the private sector.

## 4.0 Risk Update

Risk	Rating	Who	Date to be completed	Update
Failure to achieve national decent homes standard	Amber (High-Possible)	Penny Garner-Carpenter	March 2009	Impact reduced with Government lowering emphasis (i.e. reduced funding) on achieving decent homes standard in the private sector. Impact may still be high for social housing; however, likelihood of failure is significantly less.

## 5.0 Update on Strategic Targets and Progress

Local Priority Targets							
Code	Indicator	Assigned To	Annual Target 2008/09	Current Value	Last Update	Expected Outcome	Latest Note
RPD P042	Achieving decent homes standard in private sector housing sector (LAA H2)	John Smalley	69.45	68.95	2008/09	Target not achieved	
NI 187(i)	Tackling fuel poverty – % of people receiving income based benefits living in homes with a low energy efficiency rating: (i) Low energy efficiency	John Smalley		16.19	2008/09	Target Achieved	final figure of 16.19 as per John Smalley 12.5.09
NI 187(ii)	Tackling fuel poverty – % of people receiving income based benefits living in homes with a low energy efficiency rating: (ii) High energy efficiency	John Smalley		20.34	2008/09	Target Achieved	New PI - baseline figures established for 2008/9. Targets not set for the year
RPD P041	Achieving decent homes standard in social housing sector (Hartlepool) - RSL (LAA H1b)	Penny Garner-Carpenter	80%	100%	Q4 2008/09	Target Achieved	Target of 80% achieved (100%) and exceeded as a result of RSLs progress against their work programme. It is possible that some homes will fall under the standard before we finally

## Local Priority Targets

Code	Indicator	Assigned To	Annual Target 2008/09	Current Value	Last Update	Expected Outcome	Latest Note
							achieve 100% by end of 2010 so the figures may well change over the next two years.

## Actions for Improvement

Code	Action	Assigned To	Due Date	Expected Outcome	Status	Latest Note
LAA 241	Agree targets for achieving the decent homes standard in private sector housing	John Smalley	31/12/2008	Expected to achieve target	Completed	Budget committed
LAA 242	Make private landlords aware of the Decent Homes Standard	John Smalley	31/12/2008	Target Achieved	Completed	
LAA 243	Agree baseline and targets for tackling fuel poverty (NI 187)	David Morgan	31/12/2008	Target Achieved	Overdue	Methodology agreed with CLG/DECC. Target for 2010 and 2011 provisionally set at 2% to be reviewed end of year 2010.
LAA 244	Develop a local fuel poverty strategy with key partners including health services and energy agencies	David Morgan	31/01/2009	Target not achieved	Overdue	Hartwarmers projected spend end of year £280 k. Warm Front expected to spend £1.5m. Hotspots referral system now operational.

# LAA Quarter 4 (2008/09) Performance Update

## Outcome 25 Meeting the Housing Needs of Vulnerable People

Owner and Organisation – Penny Garner Carpenter, HBC

**Key Partners** (\*denotes overall lead) - \*HBC, Probation, PCT, Housing Providers

### **Update on Focus of Activity for 2008/09**

Our key Supporting People partners in meeting the targets for N141 and N142 are supported housing providers, Registered Social Landlords, health and care agencies and Probation.

There is a range of activities contributing to the achievement of meeting the targets specified.

The Vulnerable Persons Panel is instrumental to the efficient co-ordination and allocation of vacancies into supported accommodation schemes. This Panel also liaises closely with both Private and Registered Social Landlords to facilitate move on into independent tenancies and arranging Floating Support services if needed.

With our colleagues in the sub region we have been successful in securing funding from Government for the Prevention of Offender Accommodation Loss (POAL) project which will assist those who may be facing losing their accommodation as a result of going into prison and will also help coordinate services effectively for securing appropriate rehousing on their release from prison.

The successful commissioning of a range of floating support services to meet complex needs, including alcohol support

services, is contributing to maintaining people in their own homes.

All adaptations, repairs and Handyperson services are now delivered in house; this contributes to all our improvement targets.

A Common Allocations Policy has been agreed across the Tees Valley for the implementation of Choice Based Lettings throughout the sub region and procedures are being developed to ensure vulnerable people can actively participate within the scheme. The scheme has been delayed due to technical issues, and will 'go live' in June 2009. Robust monitoring arrangements are in place to identify vulnerable applicants and offer any additional advice and assistance that may be necessary. In addition, SP agreed to fund a temporary post for 12 months to provide support to vulnerable adults to access accommodation under the new CBL scheme. The system will also be able to provide information on all applicants housing needs and aspirations which will be particularly valuable in planning future service provision for vulnerable groups.

It is clear that the credit crunch is having an effect within the town. More people are seeking help with maintaining their homes or in finding new, more affordable ones.

## **2.0 Update on Target Areas and Groups**

Additional floating support services have been developed in Q4 to provide additional support for young people (16-19), People with a Learning Disability, Complex Needs and Substance Misuse. We have also extended short term contracts awarded in January 2008 for a further 12 months. Alcohol and drug misuse services continues to be a high priority.

Homeless prevention is increasingly important. Financial matters are increasing the numbers seeking assistance. This is putting increasing pressure on the available affordable housing in the town.

## **3.0 Latest Developments**

Hartfields is now nearing completion with the first two phases completed and all allocations completed. Third phase allocations will commence from January 2009.

#### 4.0 Risk Update

Risk	Rating	Actions	Who	Date to be completed	Update
Failure to provide correct housing advice to the public (RPD R014)	M	Regular review of risk register, annual service planning process, supervision arrangements including QMR	Lynda Igoe	31.3.09	No change this quarter and will be continually monitored and updated through Covalent

#### 5.0 Update on Strategic Targets and Progress

Improvement Targets							
Code	Indicator	Assigned To	Annual Target 2008/09	Current Value	Last Update	Expected Outcome	Latest Note
NI 141	Percentage of vulnerable people achieving independent living	Peter Morgan	72.00%	79.65%	Q4 2008/09	Target Achieved	Target exceeded for the year as most clients continue to move on in a planned way. The Supporting People Team liaise with Housing Aid, support providers and Housing Hartlepool to try and maximise availability of accommodation for clients.
NI 142	Percentage of vulnerable people who are supported to maintain independent living	Peter Morgan	99.15%	98.51%	Q4 2008/09	Target not achieved	Figure reported based on returns received up to 30th April 2009, with 48 out of 52 services having submitted data. Of the services included in the return, 71% have exceeded the target for Q4 alone. Over the course of the whole year 56% of all services had an average that exceeded the target. The average for Older People for the whole year was 99.18, which is above target and for People with a learning Disability it was 100%. The average for more challenging clients groups was below target.

Local Priority Targets							
Code	Indicator	Assigned To	Annual Target 2008/09	Current Value	Last Update	Expected Outcome	Latest Note
RPD P011	Housing Advice Service: Preventing Homelessness (BVPI 213)	Lynda Igoe	4.75	9.32	Q4 2008/09	Target Achieved	Our success on homelessness prevention has continued throughout the year and far exceeded our target
RPD P043	The percentage of new tenants receiving support from HBC sustaining their tenancies for 6 months (LAA H7)	Lynda Igoe	80%	100%	2008/09	Target Achieved	
RPD P046	Number of failed tenancies (performance expected with reward) (LAA H10)	Lynda Igoe	183	129	Q4 2008/09	Target Achieved	The PI for 2008/09 has been validated and signed off
ACS P027	Increase the number of adaptations carried out to enable vulnerable people to remain living independently in their own home (LAA H5)	Peter Morgan; Pam Twells	3,000	4,049	Q4 2008/09	Target Achieved	Final figure for the year is 4,049 adaptations completed, comprising of small scale adaptations and Disabled Facilities Grants within the private sector and within Housing Hartlepool tenancies.

Actions for Improvement						
Code	Action	Assigned To	Due Date	Expected Outcome	Status	Latest Note
LAA 254	Recruitment and Selection of key staff to deliver minor repairs adaptations service	Peter Morgan;	30/09/2008	Target Achieved	Completed	Handyperson recruited and in post from March 2009.
LAA 252	Development of shared ownership for Learning Disabilities	Peter Morgan;	31/12/2008	Expected to achieve target	Completed	Scheme completed, currently allocating general needs and shared ownership properties
LAA 253	Second round of floating support service short term funding bids	Peter Morgan;	11/01/2009	Target Achieved	Completed	Services commissioned for young people, substance misuse, People with a Learning Disability and complex needs. 2 of these services started in January, the other 2 will start by March.
HSG A03-2	Develop a Housing Options Centre with partners	Lynda Igoe	31/03/2009	Expected to achieve target	Overdue	Work is progressing well although some work delayed by the requirements of listed building consents. It is expected to open in time for the first round of advertisements under Choice Based Lettings
LAA 251	Continued development of Extra Care Housing	Peter Morgan;	31/03/2009	Expected to achieve target	Overdue	--Negotiations currently taking place with Housing Hartlepool to develop extra care