

Housing Theme

LAA Quarter 2 (2010/11) Performance Update

Theme Lead Officer: Nigel Johnson, 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

The first two quarters of 2010/11 have seen considerable progress and successful delivery of affordable housing units in Hartlepool, 109 units so far. All of the Local Authority new build properties are on target to be completed as programmed and tenants have taken up resident in these homes, these homes are the first in Hartlepool to be built to the code for sustainable homes level 4. Laurel Gardens has been completed and new residents are moving into the new extra care scheme. The Council has been actively involved in the Tees Valley Local Investment Plan and all funding for regeneration and housing will be supported via this plan for the Tees Valley. Liaison and monitoring work is taking place with all the key Registered Providers (RP) working in Hartlepool, to enhance and improve partnership working with all those providers with social housing stock in the Town.

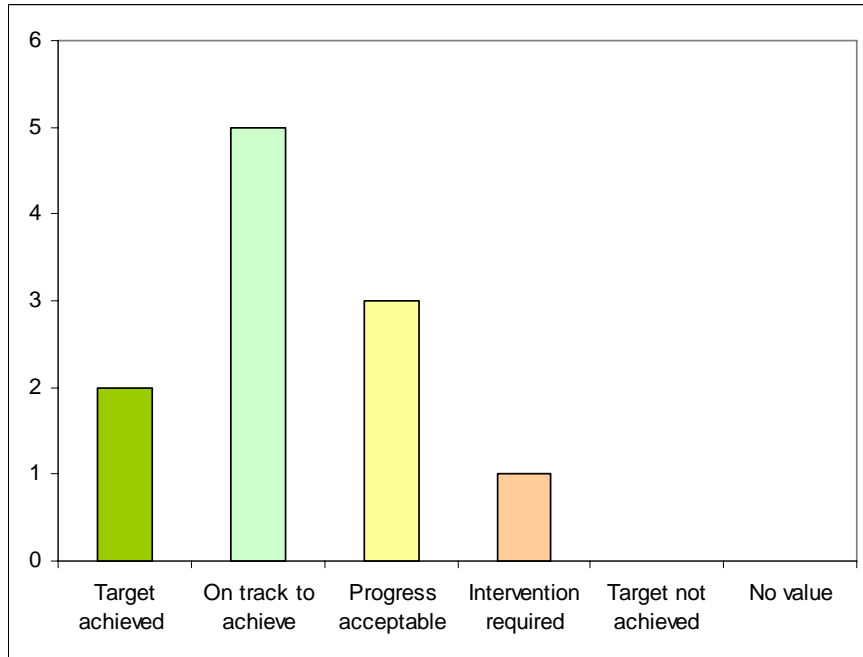
Two new schemes attracting National Affordable Housing Grant (NAHP) from the HCA have been approved these are for Easington Road and Belle Vue, both sites are key regeneration sites for the Town. In particular Easington Road where a new "volumetric" off site assembly build system will

be used which has the potential to prove that more units can be delivered at reduced costs per property.

A review of the Disabled Facilities Grants Service (DFG) has taken place and a policy and implementation plan is being developed for the Town. An empty homes strategy has been approved and work on implementation has commenced together with work to implement the selective licensing process with enforcement and inspection taking place.

The Homeless Strategy has been updated and approved and the review of the Choice Based Letting (CBL) system has taken place. Working is progressing to improve the one stop shop facilities of the Housing Options Centre in Hartlepool and Housing Hartlepool's allocations team will shortly relocate to the options centre to be co-located with the Council's housing advice team. The Council housing advice team are dealing with additional enquiries linked to the current economic circumstances early intervention is proving successful.

Housing Theme – Quarter 2 Summary of Progress against Improvement and Local Priority Targets



91% of the targets, or 10 out of 11, have already been achieved or have been assessed as being on track or having made acceptable progress.

Full details of the progress against all targets are detailed in the remainder of the Housing Theme Quarter 2 update.

The target that was assessed as requiring intervention is:

Indicator	Notes
LAA H P001 Number of homes brought back into use	In Q2 4 empty dwellings have been brought back into use. Target for 2010/11 was agreed with Government Office and was always considered to be extremely ambitious and as such it is unlikely to be achieved.

Outcome 24 Balancing Housing Supply and Demand LAA Performance Update - Quarter 2 (2010/11)

Owner and Organisation – Amy Waller, Hartlepool Borough Council

Key Partners (*denotes overall lead) - Hartlepool Borough Council*, Housing Hartlepool, Endeavour HA.

1.0 Update on Key Focus of Activity for 2010/11

The 2007 Local Housing Assessment and the 2008 Tees Valley Strategic Housing Market Assessment identified a significant shortfall in affordable housing within Hartlepool, in particular family homes, accommodation for the elderly and vulnerable. The Council are therefore seeking to introduce planning policies within the Local Development Framework to support the provision of affordable homes on market housing developments.

Registered Social Landlord (RSL) partners are being closely supported in developing bids to the Homes and Communities Agency for funding to deliver a diverse range of affordable units. Work is underway on delivering the Tees Valley Local Investment Plan (LIP) which will determine the priority projects for investment in the future. Hartlepool's Housing Market Renewal schemes remain a key priority on this list. Funding from Central Government is likely to be directed through this priority list in the future. This work will continue through a local and sub-regional level throughout 2010/11.

The Council submitted bids and was successful in securing 82 new affordable units through the HCA Local Authority SHG

New Build scheme and will seek to engage with any further funding opportunities.

Consideration will be given to the development of innovative methods of scheme delivery in particular Housing Market Renewal projects and the use of Council land to subsidise our programmes.

The continuation of the Housing Market Renewal programme through 2010/11 is a key priority in order to deliver this outcome of balancing supply and demand in the town by removing obsolete stock. The Council will continue to work with key partners to deliver the programme this will support work undertaken by the introduction of the empty property strategy and delivery of an action plan.

2.0 Update on Target Areas and Groups

The town as a whole particularly:-

Dyke House, Stranton, Grange, Brus, Burn Valley and Foggy Furze. Key groups include the elderly and vulnerable groups and those on low incomes, particularly families who have problems accessing the housing market due to affordability levels.

3.0 Latest Developments

A number of developments have occurred in the past quarter to contribute to the delivery of this outcome. The Housing Market Renewal programme has progressed and the Council has served CPO notice on the Perth Street area. The programme of acquisition by agreement is continuing throughout this process.

Start on site has been achieved for both the Easington Road and Belle Vue phase 1 housing regeneration sites. Units are expected to come on line in the current financial year.

Development is continuing on the LA-SHG schemes and completions have already come through in this financial year.

The schemes which consist of 82 new social rented units are on track to be completed by the end of the financial year. The management agreement and tenancy agreement have been agreed and tenants are now occupying the completed properties.

Work is underway to complete the regeneration strategy which identifies the housing and regeneration priorities for Hartlepool. A report will be sent to Cabinet before the end of the calendar year.



4.0 Risk Update


Risk	Rating	Who	Date to be completed	Update
Reduction in funding for Housing Investment	Amber (High-Possible)	Nigel Johnson, HBC	March 2011	Work with external agencies, HCAS etc together with a business case being developed which will allow HBC to invest in housing. Development of the contributions process by developers in Hartlepool via the LDF
Effective delivery of housing market renewal affected by external decisions and funding.	Amber (High-Possible)	Nigel Johnson, HBC	March 2011	Work with TVU/TVL on strategic interventions over the next 15 years. Work underway on the Local Investment Plan.

5.0 Update on Strategic Targets and Progress

Local Priority Targets							
Code	Indicator	Assigned To	Annual Target 2010/11	Current Value	Last Update	Expected Outcome	Latest Note
NI 155	Number of affordable homes delivered (gross)	Amy Waller	80	85	Q2 2010/11	PI On track to achieve target	85 affordable units have been constructed in quarter 2. These completions were delivered on the Seaton Lane and Charles Street Local Authority new build schemes and on the Housing Hartlepool Orwell Walk scheme.
LAA H P001	Number of homes brought back into use	Nigel Johnson	63	4	Q2 2010/11	PI Intervention required	In Q2 4 empty dwellings have been brought back into use. Target for 2010/11 is LAA target and extremely ambitious and as such it is unlikely to be achieved.

Code	Indicator	Assigned To	Annual Target 2010/11	Current Value	Last Update	Expected Outcome	Latest Note
LAA H P002	Number of sustainable homes constructed	Nigel Johnson	100	109	2010/11	PI Target achieved	It is anticipated that quarter 2 output will be higher than annual target. (NJ 21/10/10)
LAA H P003	Houses to be demolished for regeneration by Housing Hartlepool	Nigel Johnson	50	12	Q2 2010/11	PI On track to achieve target	Demolition has taken place at Easington Road to complete clearance on this site.

Actions for Improvement							
Code	Action	Assigned To	Due Date	Expected Outcome	Latest Note		
RND HO004	Facilitate the start on site of the Belle Vue redevelopment scheme	Amy Waller	31 Dec 2010	 Action On track	The Belle Vue phase 1 scheme has started on site and has received financial backing from the HCA. Work is underway to acquire the remaining properties in phase 2 of the scheme.		
LAAHO001	Pilot scheme run by Housing Hartlepool to manage empty homes on behalf of landlords and private owners	Mark Dutton	31 Mar 2011	 Action On track	Further to formal adoption of the Empty Homes Strategy, Housing Hartlepool has completed the necessary preparatory survey work in Belle Vue in order to properly assess the viability of a pilot scheme. A final report with recommendations on this will be circulated in mid-November, and progress to implementation proper will depend on agreement being reached with Hartlepool BC around these.		

Code	Action	Assigned To	Due Date	Expected Outcome	Latest Note
RND HO001	Secure completion of affordable housing schemes at Seaton Lane, Charles Street and Kipling Road	Amy Waller	31 Mar 2011	 Action On track	The development is underway on the Seaton Lane, Charles Street and Kipling Road sites. Some completions on the Seaton Lane and Charles Street sites have already taken place and all sites are on track to be completed before the end of the financial year.
RND HO003	Complete Growth Point schemes at Seaton Lane and Belle Vue	Andrew Golightly	31 Mar 2011	 Action On track	Growth Point funding at the agreed level has been confirmed for 2010/11. Current spend for 2010/11 is on track, including purchased at Belle Vue, and is expected to be completed by March 2011.

Outcome 25 Improving the quality of existing housing LAA Performance Update – Quarter 2 (2010/11)

Owner and Organisation – Sylvia Pinkney, 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 Key Focus of Activity for 2010/11

Housing authorities are required to keep housing conditions under review to identify the need for any action needed on health and safety hazards, licensing and management of privately rented houses, and the provision of financial or other assistance for the improvement of housing.

The government's target for all social housing to meet the Decent Homes Standard by 2010 has been met in all properties other than those identified for major redevelopment or demolition. Although the council has transferred its housing to Housing Hartlepool, and will not be monitored against National Indicator 158, improvement of this stock and that of the other RSLs is crucial in providing better quality tenure options and supporting activities in Outcome 24 to improve supply and demand. For that reason 'achieving decent homes standard in social sector housing' has been included as a Local Priority Target to be tackled by our RSL partners.

Hartlepool has been working towards meeting the government's private sector decent homes target (Public Service Agreement 7) to ensure that at least 70% of the vulnerable households in Hartlepool live in houses meeting

the standard by 2010. This target has not been maintained as a national indicator, but 'the percentage of vulnerable households in decent houses in the private sector' is included as a measure of the quality of housing in CLG Departmental Strategic Objective 2. Action is substantially dependent on the availability of funding to support housing improvement. A substantial reduction in the funding available in the region over the next two years as a result of concentrating support on the provision of affordable housing, decent homes in the social sector, and maintaining housing market renewal targets, will have an impact on the ability to meet the target. The impact of the allocation has been partially offset by the Tees Valley authorities earmarking part of the housing market renewal budget for improvements to houses, and additional NDC funding. Consideration however needs to be given to the identification and confirmation of funding sources beyond 2010/11.

The development of a regional loans scheme to provide funding for housing improvements will need to be monitored during 2010/11.

The results of the 2008/9 private sector stock condition survey has provided the basis for the review of private sector housing policies.

Reducing domestic energy consumption is an important factor in reducing CO2 emissions which is a national priority. Energy efficiency programmes are important in doing this. The biggest factor is the availability of funding. The focus of our activity will continue to be around attracting as much national, regional and other funding as possible into Hartlepool, providing advice to residents, making them aware of the range of assistance available and to maximise that assistance. The National Indicator 187 (Tackling fuel poverty) requires authorities to carry out an annual calculation of fuel poverty based on the proportion of households in receipt of income-based benefits living in houses with a low energy rating. Activity will be around verifying the initial baseline, coordinating energy efficiency programmes and involving relevant partners.

2.0 Update on Target Areas and Groups

Resident Surveys and Property Surveys have been conducted in the Baden Street, Belle Vue and St Oswald street areas.

4.0 Risk Update

Risk	Rating	Who	Date to be completed	Update
Insufficient funding to achieve Decent Homes Standard in private sector housing	Amber	John Smalley, HBC	March 2011	Working with the regional loans co-ordinator to identify additional income streams

3.0 Latest Developments

Decent Homes

Standards are being improved through the issuing of Home Plus Grants. Where complaints are received with regard to homes being in disrepair enforcement action is being taken. In addition, the Selective Licensing inspection programme has commenced and Landlord accreditation inspections are being carried out.

Regional Loans




Officers are attending regional loans board meetings and liaising with other local authorities who have, in the past, been successful in obtaining additional funding. One to one meetings with regional loans coordinators have also been held to identify those additional funding streams that could be tapped into, in addition to monitoring and examining good practice from other local authorities.

Empty Homes

The Council's Cabinet approved the new Empty Homes Strategy and action plan on 24th May 2010. An empty homes steering group is now co-ordinating progress of action plan, and has agreed that the immediate focus should be on those homes that have been empty in the long term, which is 5 years and over.

5.0 Update on Strategic Targets and Progress

Local Priority Targets							
Code	Indicator	Assigned To	Annual Target 2010/11	Current Value	Last Update	Expected Outcome	Latest Note
RPD P041	Achieving decent homes standard in social housing sector (Hartlepool) - RSL (LAA H1b)	Penny Garner-Carpenter	100%	100%	2010/11	PI Target achieved	Decent homes target was required to be achieved by 2010 and this has been achieved across the social sector apart from exceptions. (those properties that will undergo major redevelopment or demolition).
RPD P042	Achieving decent homes standard in private sector housing sector (LAA H2)	John Smalley	71.94	73.46	2009/10	PI Target achieved	Improved figure reflects the inclusion of properties considered to be made decent through energy efficiency works, i.e. 543 properties in total: 122 through grant/ loan assistance, 41 due to private sector housing enforcement, and 380 through the energy efficiency scheme with British Gas. The out-turn percentage exceeds the projected target for 2010 contained in the Local Area Agreement Calculation and on that basis meets and exceeds the government's PSA7 target.

Actions for Improvement					
Code	Action	Assigned To	Due Date	Expected Outcome	Latest Note
LAAHO002	Work with the Regional Loans Co-ordinator and scheme administrator to maximise opportunities to attract additional funding sources for 2011/12 and beyond.	Sylvia Pinkney	31 Mar 2011	 Action On track	Staff are attending board and operational group meetings
RND HO002	Implement empty homes action plan for 2010/11	Sylvia Pinkney	31 Mar 2011	 Action Progress acceptable	Work ongoing surveys carried out of residents in Baden Street and Belle Vue areas. Surveys also carried out on empty properties in these areas
RND HO005	Encourage improvements to homes to meet and exceed 'decent homes standards' (Social Housing)	Nigel Johnson	31 Mar 2011	 Action On track	Liaison with RP's has been completed and has had positive outcomes.

Outcome 26 Changing housing needs and Meeting the Housing Needs of Vulnerable People LAA Performance Update - Quarter 2 (2010/11)

Owner and Organisation – Lynda Igoe, Hartlepool Borough Council

Key Partners (*denotes overall lead) - Hartlepool Borough Council*, Probation, Primary Care Trust, Housing Providers.

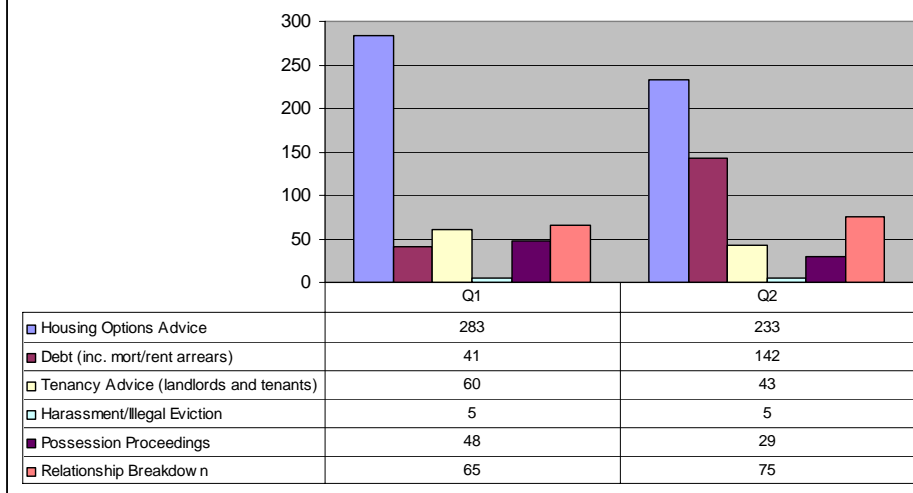
1.0 Update on Key Focus of Activity for 2010/11

- The following charts provide some key information relating to housing advice and homelessness casework provided by the Housing Advice Team from the Housing Options Centre

now preparing reports for each of the governing bodies to seek approval for the recommended changes.

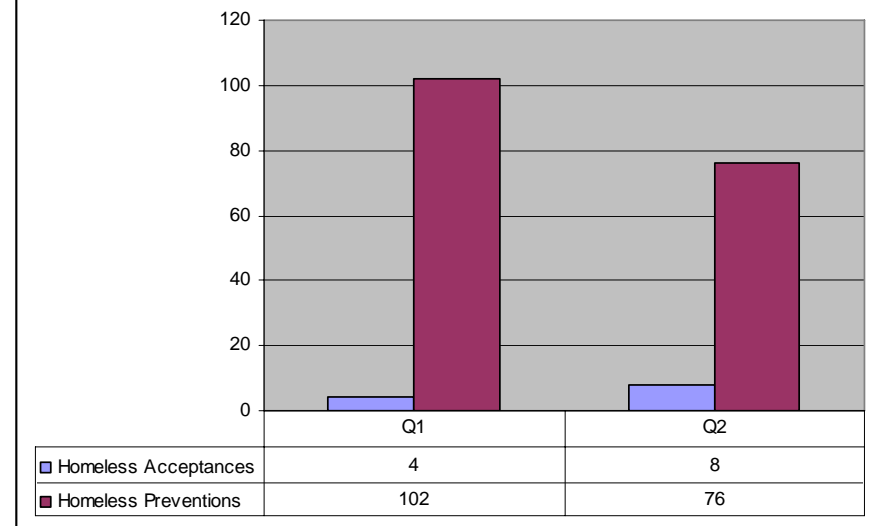
- Cabinet approved the draft Homelessness Strategy for 2010/15 and requested some minor amendments to be presented to Portfolio Holder for final approval in November.

Advice Enquiry Analysis for first two quarters of 2010 -11



- Consultation on the review of the Tees Valley Common Allocations Policy governing the Compass Choice Based Lettings scheme has been completed, each of the schemes 9 partners are

Households Accepted and Prevented from being Homeless during first two quarters of 2010-11



2.0 Update on Target Areas and Groups

- The supported lodgings scheme managed by Barnadoes has now recruited 6 hosts to providing accommodation and support for homeless young people.
- The new build extra care scheme provided by Housing Hartlepool at Laurel Gardens has been completed and residents are currently in the process of moving in.
- The supported accommodation scheme for young people provided by Stonham at Gainford House has now introduced a concierge system over night which has allowed them to provide 20 additional units of floating support from out their reach team
- Highlight exceeding target set for NI 141 relating to successful move on from supported housing schemes – target 75% achieving 82.05% at end of Q2

3.0 Latest Developments

- The Empty Homes Strategy has been completed and should contribute to improving access into suitable housing by reducing the number of empty homes.
- From July 2010 the Council's Good Tenant scheme relocated to the Housing Options Centre and the Housing Advice Team assist with processing applications, this has improved access for applicants to the scheme, to housing related support and tenancy advice and has also seen a reduction in the number of abortive applications being made to the scheme.

4.0 Risk Update




Risk	Rating	Who	Date to be completed	Update
Limitations of existing ICT	TBC	Lynda Igoe	March 2011	No update provided

5.0 Update on Strategic Targets and Progress

Improvement Targets							
Code	Indicator	Assigned To	Annual 2009/10	Current Value	Last Update	Expected Outcome	Latest Note
NI 141	Percentage of vulnerable people achieving independent living	Peter Morgan;	75.00%	82.28%	Q2 2010/11	PI Target achieved	Revised figure now that all 9 returns submitted.
NI 142	Percentage of vulnerable people who are supported to maintain independent living	Peter Morgan;	99.15%	98.68%	Q2 2010/11	PI Progress acceptable	Amended figure based on 35 out of 37 long term services submitted to date.

Local Priority Targets							
Code	Indicator	Assigned To	Annual Target 2009/10	Current Value	Last Update	Expected Outcome	Latest Note
RPD P011	Housing Advice Service: Preventing Homelessness (BVPI 213)	Lynda Igoe	12.00	4.81	Q2 2010/11	PI Progress acceptable	During the first two quarters 178 households have been prevented from becoming homeless (LI 22/10/10)

Code	Indicator	Assigned To	Annual Target 2009/10	Current Value	Last Update	Expected Outcome	Latest Note
RPD P043	The percentage of new tenants receiving support from HBC sustaining their tenancies for 6 months (LAA H7)	Lynda Igoe	95%	100%	Q2 2010/11	PI On track to achieve target	At the end of Q1 all our floating support clients continue to successfully manage their tenancies. Q2 continues to see 100% of our support clients successfully maintaining their tenancies
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;	3,400	4,978	Q2 2010/11	PI On track to achieve target	Jobs reported as completed as follows: 98 Housing Hartlepool adaptations, 29 DFG adaptations and 26 low level handyman jobs= 153 for quarter 2. However some jobs completed in Q1 were not included in Q1 return, so these jobs have been added to the return for Q2. The number of jobs completed in Q1 but not reported was 32, therefore 185 jobs are included for Q2. Total is now 4,978 (4,793+185).

Actions for Improvement					
Code	Action	Assigned To	Due Date	Expected Outcome	Latest Note
RND HO007	Expand monitoring of tenancy failure to all social housing providers	Lynda Igoe	30 Jun 2010	 Action Completed	All Registered Providers operating in Hartlepool have agreed to provide this information and are completing monitoring returns on a quarterly basis
RND HO008	Review the operation of the Supported Housing Panel	Lynda Igoe	31 Mar 2011	 Action Progress acceptable	Analysis confirms that successful 'move on' has improved since introduction of Panel, still awaiting response to Questionnaires by stakeholders to inform review of Panel.
RND HO009	Extend the handy person service	Sylvia Pinkney	31 Oct 2011	 Action Completed	Decision made by Child & Adult services to outsource the provision of this service September 2010.

Outcome 27 Access to Housing LAA Performance Update - Quarter 2 (2010/11)

Owner and Organisation – Nigel Johnson, Hartlepool Borough Council

Key Partners (*denotes overall lead) – Hartlepool Borough Council, Registered Social Landlords (RSL).

1.0 Update on Key Focus of Activity for 2010/11

Our housing needs assessment showed a high level of housing need for affordable housing within the town. We are addressing this in a variety of ways, by supporting bids from Registered Providers (RP) to the Homes & Communities Association (HCA) and direct bids by the Council to the HCA where appropriate.

Particular areas are access via Choice Based Lettings (a sub regional change of housing allocation implemented in June 2009) for RP stock. A pilot scheme to expand this to the private rented sector has been undertaken, this will be evaluated by the Tenant Accreditation Service. The housing advice service is delivered by the Housing Options Centre.

Our focus is mainly on affordable housing for rent, but also includes shared and outright ownership. This will include options for vulnerable groups – for example expansion of extra care facilities and the successful bid for a new build scheme at Orwell Walk. Provision for services for youth homelessness is a priority and negotiations are underway with a national provider and will continue in 2010/11.

Costs of adaptations are increasing due to demographic changes and the increasing elderly population. Many RP homes have had adaptations carried out and we will ensure that when available they are let to residents requiring adaptations – to ensure those who need adaptations have them and to make sure resources are focussed where needed. In 2010 a review of Disabled Facilities Grant's (DFGs) is taking place this will result in a strategy document being drawn up and an action plan being devised to improve delivery across all service providers in Hartlepool.

2.0 Update on Target Areas and Groups

These remain the whole borough and vulnerable groups.

3.0 Latest Developments

The Orwell Walk Extra Care scheme has been completed and residents are taking up homes in the scheme now named Laural Gardens, which is proving to be very popular. Hartlepool continues to attract grant supported housing funding from the HCA and two schemes have been approved by the HCA in 2010/11, Easington Road and Belle Vue.

4.0 Risks

Risk	Rating	Who	Date to be completed	Update
Adapted properties are not re let to people with disability when available	Amber/possible	HBC & RSLs	March 2011	No update provided

5.0 Update on Strategic Targets and Progress

Actions for Improvement					
Code	Action	Assigned To	Due Date	Expected Outcome	Latest Note
RND HO010	Implement changes to Common Allocations Policy approved from review	Lynda Igoe	30 Sep 2010	● Action Intervention required	DATE CHANGE REQUEST - From September 2010 to April 2011. Reason: Final approval to Policy changes needs to be agreed by all 9 partners via each of their governing bodies which could take until 31.3.2011, following this software provider will need to make amendments to software provided before implementation can be completed

Code	Action	Assigned To	Due Date	Expected Outcome	Latest Note
RND HO012	Work with private landlords and agencies to improve quality and availability of accommodation for substance mis-users	Chris Hart	31 Mar 2011	 Action On track	Focus has remained on strengthening support within the current treatment model and planned developments. The securing of capital monies will lead to improved accommodation but specific liaison with private landlords is no longer the priority it was and will be slower than previously intended.

