

Departmental Quarterly Monitoring Report

<u>Directorate:</u>	Adult and Community Directorate
<u>Department:</u>	Prevention and Commissioning Services (Housing Strategy)
<u>Period:</u>	Quarter 4 - 1 st January 2011 – 31 st March 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 4.

2.0 Key Developments/ Emerging issues

Extra Care Housing

Following confirmation of planning consent and Homes and Communities Agency (HCA) funding, Halton Housing Trust has now commenced construction of an extra care housing scheme on the site of the former Ditton Primary School in Liverpool Road. The scheme will comprise 47 two bedroom apartments, 29 of which will be for rent and 18 for sale or shared ownership.

The HCA has published a prospectus setting out the new funding framework for its affordable housing programme 2011/15. The money available (and the amount of grant per unit) is significantly less than in previous spending rounds. HCA expects Housing Associations to fund future developments by using a combination of:

1. Increased rental stream (from letting new and a proportion of relet tenancies on the new 'Affordable Rent' terms i.e. rents set at 80% of local market rents rather than social rents).
2. Cross subsidy (utilising surpluses, funds from asset disposals, market sales).
3. Reduced costs (through acquisition of public land at below market value, use of New Homes Bonus, Section 106, procurement efficiencies).
4. HCA funding (minimum needed to secure viability).

Commentators suggest the ability to generate significant additional income from 'Affordable Rents' will favour areas where there is a large differential between existing social rents and market rents e.g. particularly London and the South East. Housing Associations in the North will be more reliant on 2, 3 and 4 above, which represent a real challenge.

3.0 Service Objectives / Milestones

3.1 Progress against 'key' objectives / milestones

Total	1		1		0		0
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This key objective/milestone relates to the need to continue to negotiate with housing providers & partners in relation to the provision of further extra care housing tenancies, to ensure requirements are met, (including the submission of appropriate funding bids). As stated in Section 2 above, following confirmation of planning consent and Homes and Communities Agency (HCA) funding, Halton Housing Trust has now commenced construction of an extra care housing scheme on the site of the former Ditton primary school in Liverpool Road. The scheme will comprise 47 two bedroom apartments, 29 of which will be for rent and 18 for sale or shared ownership. Further details can be found in Appendix 1

3.2 Progress against 'other' objectives / milestones

Total	2		2		0		0
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With regard to these 'other' objectives/milestones the first relates to the affordable housing policy, which whilst complete cannot be implemented until approval of the Core Strategy by Government Inspectors, probably in 2012. The second milestone/objective relates to the introduction of a choice based letting scheme this was approved by Executive Board on 3rd March 2011 but contract negotiations mean it will not go live until the end of 2011. Further details can be found in Appendix 2.

4.0 Performance indicators

No performance indicators were 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 Progress against 'other' objectives / milestones
- Appendix 3 Financial Statement
- Appendix 4 Explanation of use of symbols

Appendix 1: Progress against 'key' objectives/milestones

Ref	Objective
PCS 2	Effectively consult and engage with the community of Halton to evaluate service delivery, highlight any areas for improvement and contribute towards the effective re-design of services where required

Milestones	Progress Q 4	Supporting Commentary
Continue to negotiate with housing providers & partners in relation to the provision of further extra care housing tenancies, to ensure requirements are met (including the submission of appropriate funding bids) Mar 2011. (AOF6 & 7)		In addition to the progress highlighted at section 2.0 of this report, officers have been in discussion with Housing Associations during February, March and April to ensure proposals for further extra care housing schemes are included in the 'bids' being developed by the Associations to access funds from the 2011-15 HCA programme.

Appendix 2: Progress against 'other' objectives/milestones

Ref	Objective
PCS 1	Working in partnership with statutory and non statutory organisations, evaluate, plan, commission and redesign services to ensure that they meet the needs and improve outcomes for the community of Halton.

Milestones	Progress Q 4	Supporting Commentary
Work with the Council's Planning Department to introduce an affordable housing policy within the Local Development Framework Mar 2011 (AOF 11)		The position remains as reported in previous quarters in that an affordable housing policy has now been incorporated in the Halton Core Strategy Proposed Submission Draft approved for consultation by Board on the 18 th November 2010. A site viability study has also been completed to provide evidence to justify the policy's requirements. The policy will be implemented after approval of the Core Strategy by Government inspectors, probably in 2012.
Introduce a Choice Based Lettings scheme to improve choice for those on the Housing Register seeking accommodation Dec 2010 (AOF11and 30.)		The draft housing allocations scheme was approved by Executive Board on 3 rd March 2011, and has similarly been agreed by the Cabinets of the other participating Councils. It is intended to enter into contract with the ICT supplier during April, with the scheme going live toward the end of 2011.

Appendix 3: Financial Statement

The Department's Quarter 4 Financial Statement will be prepared once the Council's year-end accounts have been finalised and will then be made available via the intranet by 30th June.

Appendix 4: 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.