

Departmental Quarterly Monitoring Report

<u>Directorate:</u>	Communities Directorate
<u>Department:</u>	Commissioning & Complex Care -Housing Strategy Extracts
<u>Period:</u>	Quarter 4 - 1 st January 2012 – 31 st March 2012

1.0 Introduction

The purpose of this report is to provide information concerning those objectives / milestones identified within the Community Directorate Plan that relate to the Council's Housing Strategy. The way in which symbols have been used to reflect progress is explained within Appendix 4.

2.0 Key Developments / Emerging Issues

The Welfare Reform Act received Royal Assent on the 8th March 2012 heralding the phased introduction of a number of controversial changes to the welfare benefits system that have been highlighted in previous Monitoring Reports and Member briefings.

Government has issued a document outlining its intention to enhance the housing Right to Buy scheme, aimed at stimulating take up and encouraging the capital receipts to be reinvested in new housing. The changes will take effect from 2nd April 2012 subject to Parliamentary agreement. The document can be found at <http://www.communities.gov.uk/publications/housing/righttobuyinfo>.

In accordance with the requirements of the Localism Act 2011, a Tenancy Strategy has been drafted for Halton. The purpose of the draft Strategy is to provide guidance for Registered Providers of social housing on the type of tenancies that the Council recommends that providers should offer, the length of those tenancies and the circumstances in which they should be offered and renewed. The draft Strategy was presented to Environment and Urban Renewal PPB in March 2012 and is currently out to formal public and stakeholder consultation until 1st June 2012. Barring major changes to the document, it is anticipated it will be presented to Executive Board for endorsement on 28th June 2012.

The authority was successful in securing funding from the Department of Health's Warmer Homes, Healthy People fund to support vulnerable people to keep their

homes warm. This funding has been used to develop two energy efficiency initiatives: an Emergency Heat scheme which provides emergency heating systems and repairs for older people, disabled people and families with young children and the Heat Aware scheme which provides vulnerable people with energy advice in the home including how to programme heating systems effectively, read meters and understand energy bills. The funding was also used to launch the Halton Healthy Homes Network which is a virtual network of professionals and community advocates from a wide range of statutory, voluntary and community organisations who wish to keep up to date with the latest news and developments regarding housing conditions and energy efficiency within the home. A launch event was held in the Stadium on 22nd February 2012 and the network now boasts over 80 members.

3.0 Service Objectives/Milestones

3.1 Progress Against 'Key' Objectives/Milestones

Total	1		1		0		0
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The one 'Key' objective / milestone has been achieved; additional information can be found within Appendix 1.

3.2 Progress Against 'Other' Objectives/Milestones

Total	4		1		0		3
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One of the four 'Other' objective / milestones has been achieved with three exceptions. The affordable housing policy will be presented to Board in May/June 2012, a draft Housing strategy will be presented for Board endorsement in November 2012 and the introduction of the Choice Based Lettings system will not be going 'Live' until June 2012. Details can be found in Appendix 2.

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 assurance 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 sourced 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
CCC 2	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

Milestones	Progress Q 4	Supporting Commentary
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). Mar 2012 (AOF6 & 7)		The position remains as per the last report in that there are 137 new units of accommodation in the development pipeline. Tenders for extra care now completed.


Appendix 2: Progress Against 'Other' Objectives/Milestones

Ref	Objective	
CCC 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 people with Complex Care needs	
Milestones	Progress Q 4	Supporting Commentary
<i>Work with the Council's Planning Department to introduce an affordable housing policy within the Local Development Framework. Mar 2012 (AOF 11)</i>		The Supplementary Planning Document providing the detail to the Affordable Housing Policy contained in the Core Strategy is likely to be presented to Executive Board in May/June 2012 for endorsement prior to formal consultation.
<i>Review and introduce new Housing Strategy by March 2012</i>		Following discussion at the Housing Partnership, work on this project was deferred to enable the significant changes for housing being proposed in the Localism and Welfare Reform Bills to be incorporated. These Bills have now received Royal Assent and so work on reviewing the strategy has commenced. The draft strategy should be ready by November 2012 for Policy and Performance Boards and Executive Board endorsement prior to stakeholder consultation, given delays in implementation due to legislative changes.

Appendix 2: Progress Against 'Other' Objectives/Milestones

Ref	Objective	
CCC 1 (cont'd)	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 people with Complex Care needs	
Milestones	Progress Q 4	Supporting Commentary
<p><i>"Implement and review the objectives outlined in the Homelessness Strategy" by March 2012</i></p>		<p>The objectives outlined in the review include; reduced homelessness (16/17 year olds) through timely mediation and the recruitment of a temporary Youth Officer. There has been an increase in Officers conducting home visits; a gradual increase in prevention initiatives to offer clients choice; and a prevention fund and Bond Guarantee Scheme to prevent homelessness. The majority of objectives have been successfully completed and there are a range of targets that are currently being developed to further enhance the service, these include;</p> <ul style="list-style-type: none"> • A full review of homelessness strategy, which is due to commence June 2012. • The implementation of the Housing Support Gateway. A full report has been completed and is due to be submitted to the Communities Directorate Senior Management team. Discussions are underway with identified IT consultants which will also involve introducing a new homelessness database to further complement and enhance the Gateway process. • An IT review has been completed and a final report to be submitted for approval to determine the names IT Provider.

Appendix 2: Progress Against 'Other' Objectives/Milestones




Ref	Objective	
CCC 1 (cont'd)	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 people with Complex Care needs	
Milestones	Progress Q 4	Supporting Commentary
<i>Introduce a Choice Based Lettings scheme to improve choice for those on the Housing Register seeking accommodation. Mar 2012 (AOF11and 30)</i>		User Acceptance testing by the Council of the software took place between 20 th March and 20 th April, with system training the following fortnight. All being well the system will go 'live' in mid-June 2012. Meanwhile awareness raising and training sessions are being held for relevant staff/stakeholders, and the scheme is being publicised.

COMMISSIONING & COMPLEX NEEDS DEPARTMENT

Given that there are a considerable number of year-end transactions still to take place a Financial Statement for the period has not been included within this report in order to avoid providing information that would be subject to further change and amendment. The final 2011 / 12 financial statements for the Department will be prepared once the Council's year-end accounts have been finalised and made available via the Council's Intranet. A notice will also be provided within the Members' Weekly Bulletin as soon as they are available.




Appendix 4: Explanation of Symbols

Symbols are used in the following manner:

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

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.