

**Meeting of the Executive Members for
Housing and Adult Social Services and
Advisory Panel**

11th September 2006

Director of Housing and Adult Social Services

Housing General Fund Service Plan - Monitor 1

Summary

1. To provide the Executive Member with updates and progress on Housing General Fund Service Plan agreed from April 2006. A separate report details the Housing Revenue Account

Background

2. The Executive Member agreed Service Plans for the following areas in February 2006
 - Housing Revenue Account
 - Housing General Fund
3. The process and structure followed guidelines set out by the Corporate Centre. It was agreed that the Executive Member would receive monitoring reports later in the year. It was also acknowledged that both the creation of service plans and the method of monitoring were an evolving process.
4. This report covers the following areas:
 - Achievements made since April 2006
 - Updates on the Critical Success Factors (CSFs)
 - Areas for improvement identified throughout the year
 - New external priorities or demands identified
 - Significant organisational issues
 - Performance on Key Performance Indicators (KPIs) (attached as Annex 1)
5. There are many aspects of the service plan for functions in the Corporate Services element of the Adult Social Services plan that relate to housing. Rather than repeat what is included in another report on the agenda the Executive Member is referred to the companion report for Adult Social Services. However, the following issues are particularly pertinent to housing.

- **Supporting People Programme** - the first round of Supporting People Service Reviews were completed in March 2006 and they identified where funding for services was ineligible or poor value for money. Retraction plans for removing the funding will be in place by September. The Commissioning Body has agreed priorities for any future investment, and spending remains within budget. The grant allocation for 07/08 has been announced and the reduction is smaller than previously anticipated at 2%.
- **Organisational Development** – training in PRINCE2 project approach has been delivered to key staff, and a toolkit for smaller projects, using PRINCE2 principles is now in development, with housing represented on the group designing the toolkit.

Consultation

6. As this report is for information only no consultation is required.

Options

7. This report is an overview of progress against agreed objectives and a report on the projected expenditure for 2006/7. Specific options are not being recommended to the Executive Member as part of this report.

Analysis

Achievements since April 2006

8. A number of achievements have been made during the period
 - Union Terrace Car Park site has been identified as a suitable location for the re provision of Arc Light. This was approved by the council Executive in May. Work continues with local residents through the Liaison Group and a detailed planning application will be submitted in the autumn.
 - 4 Fishergate has been identified for the re location of the Peasholme Centre This was approved by the council Executive in July.
 - A 3 year Housing Strategy was agreed by Members in April. The strategy will cover the period up to 2009/10 as this links to a number of key events: completion of decent homes, development of a number of key sites e.g. Hungate and plans for York Central. Still awaiting confirmation from Government Office that the strategy is 'fit for purpose'
 - An interim Housing Market Assessment was produced for the Germany Beck and Derwenthorpe planning inquiries. Scoping meetings have been timetabled with City Strategy to agree the commissioning of a new Housing Needs Survey / Housing Market Assessment in 2006/07.

- The specification for the refurbishment of Howe Hill Phase II is complete and the works out to tender
- The Department of Communities and Local Government (DCLG) has confirmed that the council has been awarded a capital grant of £301,670 for the upgrade and refurbishment of the 3 traveller sites
- Homeless Review Officer is now in post enabling a better quality and more consistent service
- Information sessions have been started for temporary housing customers to prepare them for an Introductory Tenancy and to support people through this process
- Skills audit of staff completed for the Homelessness team. This will enable appropriate training to be identified for staff
- More than 265 applications have been received to licence houses in multiple occupation. All technical staff are now fully trained to use the new assessment standard for houses.
- A new and extended select list of contractors introduced to deliver minor adaptation work.

Critical Success Factors (CSFs)

Reprovision of Arc Light

9. The council Executive on the 2nd May approved Union Terrace for the relocation of Arc Light, subject to planning permission. Work is progressing to the submission of detailed planning application in September 2006.

Housing Act 2004 – Introduction of new licensing arrangements for houses of multiple occupation, and the Housing Health and Safety Rating

10. Establishment of the new Housing Standards and Adaptations Team in June will provide a flexible team which can meet the challenges of both existing legislation, primarily the Housing Act which has emphasised the need for a stronger working relationship between the private sector housing teams.

Housing Needs information (including Gypsy and Traveller Needs)

11. Housing Services is working with City Strategy to scope the work required and based on this City Strategy are inviting tenders to undertake a full housing needs survey/housing market analysis that will form part of the evidence base for the Local Development Framework (LDF). We are also awaiting the outcome of work carried out by DTZ for the Government Office for Yorkshire and Humber on the region's housing markets, and will analyse the implications for York. The North Yorkshire Housing Forum is considering carrying out a gypsy and traveller needs survey on a sub regional basis.

Areas for Improvement

12. The 2005/2006 outturn report in June highlighted the difficulties achieving the annual affordable housing target of 200 homes due to changes in planning policy and delays on major housing schemes due to planning inquiries. It is estimated that the number of homes delivered this financial year may be as low as 68, however more homes than the target may be delivered in future years depending on the outcome of the local planning inquiries and the Regional Spatial Strategy.

New External Priorities

13. None

Significant Organisational Issues

14. None

Corporate Priorities

15. The service plan reflects many of the council objectives and priorities, and many of the actions related to council objectives and initiatives. Specific links can be made to the following:

“Outward facing”

- Improve the actual and perceived condition and appearance of city’s streets, housing estates and publicly accessible spaces
- Reduce the actual and perceived impact of violent, aggressive and nuisance behaviour on people in York
- Improve the life chances of the most disadvantaged and disaffected children, young people and families in the city
- Improve the quality and availability of decent affordable homes in the city

“Improving our organisational effectiveness”

- Improve our focus on the needs of customers and residents in designing and providing services
- Improve the way the Council and its partners work together to deliver better services for the people who live in York

Implications

16. Financial Implications

HOUSING GENERAL FUND						
Detail	2006/07 Approved Budget			2006/07 Managers Revised Outturn		
	£'000			£'000		
	Hsg GF Service Plan	Corporate Services Service Plan	Total Hsg GF	Hsg GF Service Plan	Corporate Services Service Plan	Total Hsg GF
Employees	1,111	154	1,265	1,022	158	1,180
Premises	157		157	239		239
Transport	53	1	54	53	1	54
Supplies and Services	899	9,319	10,218	958	9,027	9,985
Miscellaneous						
- Recharges	552	57	609	552	57	609
- Transfer Payments	1		1	1		1
Capital Financing	60		60	58		58
Gross Cost	2,833	9,531	12,364	2,883	9,243	12,126
Less Income	-1,595	-9,531	-11,126	-1,645	-9,243	-10,888
Net Cost	1,238	0	1,238	1,238	0	1,238

17. Summary Position - The original budget estimate for Housing General Fund approved by Members was £1,333k. After approval of savings and growth and other approvals including insurance and recharge adjustments, the approved Housing General Fund budget is now £1,238k. However, this report deals only with the Housing General Fund Service Plan column. For details of Corporate Services variations please refer to the Social Services report elsewhere on this agenda.
18. This review indicates that overall there is no variation to the approved budget. There are however variations within the overall budget which require reporting and are as follows:-

	Budget £'000	Variance £'000	Variance %
<u>Private Sector Housing</u> Mainly due to employee savings due to vacancies	149	-10	-6.71
<u>Homelessness – Property Leases</u> Mainly due to a lower number of properties than forecast	64	-14	-21.88
<u>Homelessness Administration</u> Saving due to employee vacancies	127	-23	-18.11
<u>Travellers Sites</u> Employee savings (-£34k) due to vacancies, rental/supporting people income (-£21k), offset by bailiff costs due eviction (+£15k), increased repairs expenditure (+£67k) and expenditure on generator at James St (+£20k)	-41	+47	+114.63

19. Growth and Savings - As part of the budget process members agreed growth items of £29k. In order to balance the council's overall budget, savings of £86k were also agreed. All growth and savings are currently on target.
20. Virements - The Director has been given delegated authority to transfer available resources of up to £100k from one budget head to another within the agreed delegation scheme. Individual budget holders use these virement rules throughout the year to amend budgets. Any avoidable overspends can therefore be met by identifying, or curtailing expenditure within other budget heads. There are no virements to report in this quarter.
21. There are no Human Resources (HR), Equalities, Legal, Crime and Disorder, Information Technology (IT), Property or other implications

Risk Management

22. The most significant risks that have to be managed during the year are:
 - increasing budget pressures and the overall financial position
 - Increasing numbers of homeless households
 - Decreasing number of affordable homes through S106 agreements due to policy changes and outcome of planning inquiries

Recommendations

23. The Executive Member is asked to

- Note the progress and achievements made in delivering the Housing General Fund Service Plan during the first quarter of 2006/07

Reason: To inform the Executive Member on progress on the service plan and progress against objectives

Contact Details

Author:

Dilys Jones
Strategy and Enabling Manager
554198

Debbie Mitchell
Head of Housing & Adult Social
Services Finance
554161

Chief Officer Responsible for the report:

Steve Waddington
Head of Housing
554016

Report Approved Date 30/08/06

Bill Hodson
Director of Housing and Adult Social Services
554000

Report Approved Date 30/08/06

Specialist Implications Officer(s)

Financial (co-author)

Wards Affected: *List wards or tick box to indicate all*

All

For further information please contact the author of the report

Background Papers:

Housing General Fund Service Plan 2006/07
Housing General Fund Service Plan Outturn Report 2005/06 – June 2006 Housing and Adult Social Services EMAP

Annexes

Annex 1 – Housing General Fund Key Performance Indicators