

BABERGH DISTRICT COUNCIL

FROM: Head of Natural and Built Environment

REPORT NUMBER: **H184**

TO: OVERVIEW & SCRUTINY
(COMMUNITY SERVICES)
COMMITTEE

DATE OF MEETING: 3 February 2009

PRIVATE SECTOR HOUSING - PERFORMANCE

1. PURPOSE OF REPORT

1.1 On 18 November 2008 Overview and Scrutiny (Stewardship) Committee considered the quarter 2 Finance and Performance Monitoring Report (H143). Section 8 of the report identified areas of concern including two performance indicators relating to private sector housing:

LPI 6 - Number of private sector homes improved to meet the Decent Homes Standard.

LPI 9 - Number of homes adapted to meet the needs of older or disabled people (Disabled Facilities Grants).

1.2 This report sets out what actions have been taken to improve performance and provides an update on the current position.

2. RECOMMENDATIONS

2.1 That the Committee note the contents of the report and the actions that have or will be undertaken to improve performance which now demonstrates a positive direction of travel.

3. FINANCIAL IMPLICATIONS

3.1 Grants and loans to fund LPI 6 and LPI 9 are funded from the Private Sector Housing capital programme. 60% of the allocation for DFGs is funded by GO-East; for the current financial year this is £138,000.

4. RISK MANAGEMENT

4.1 This report links to Corporate Business Risk No.7 – Finance, Performance & Risk Management. The key risk is seen as:

Risk Description	Likelihood	Seriousness or Impact	Mitigation Measures
NI, BVPI and LPI performance does not improve compared to previous years and LAs nationally	To be determined	Marginal	Regular monitoring to identify key variations and poor performance.

5. **KEY INFORMATION**

5.1 The following information clarifies that performance has improved in these two areas.

LPI 6 - Number of private sector homes improved to meet the Decent Homes Standard

5.2 As result of a policy change in September 2008 the number of grants and loans to help bring houses up to the Decent Homes Standard has increased from 7 in the first six months to 23 for the period 1 April 2008 to the end of December 2008. Some of these completions were loans approved before the policy change. The majority of recent completions were small amounts for essential items like boiler replacements and Warm Front top ups. A leaflet detailing eligible works will be used to promote further uptake. This should have a positive effect on the likelihood of meeting the annual target of 40.

LPI 9 - Number of homes adapted to meet the needs of older or disabled people Disabled Facilities Grants

5.3 The number of homes adapted to meet the needs of older and disabled people was actually above target at the end of the second quarter (16 adaptations completed during the first 6 months of the year vs. the annual target of 30). However, this indicator was identified as having a deteriorating direction of travel due to the concern relating to funding for future years.

5.4 Performance exceeded the annual target at the end of the third quarter (34 adaptations completed during the first 9 months of the year vs. the annual target of 30). Recent completions of smaller schemes resulted in a larger number than anticipated, but the actual budget spent to date is proportionate to the annual budget. It is estimated that a further 6 adaptations will be completed by the end of the financial year.

5.5 As a result of representations to GO-East by the budget holder, the DFG grant allocation from the Government for next year has increased from £138,000 to £222,000. These figures represent 60% of the actual allocation available to approve on DFGs ,ie £370,000. Spending next years budget is dependant on a number of factors such as referrals from the Adult Care Services and clients undertaking the work once approval is received. For each adaptation there is an average 8 month time lag between the date the adaptation is approved and the date that the budget is spent for that project. This is mainly delays waiting for the builder to start, in the current economic climate this delay is likely to reduce.

6. **APPENDICES**

6.1 None

7. **BACKGROUND PAPERS REFERRED TO**

7.1 None

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