

Adult Social Care & Housing Overview & Scrutinee Committee

Housing Management
Performance Report - charts for Q1 2008/09

4 September 2008

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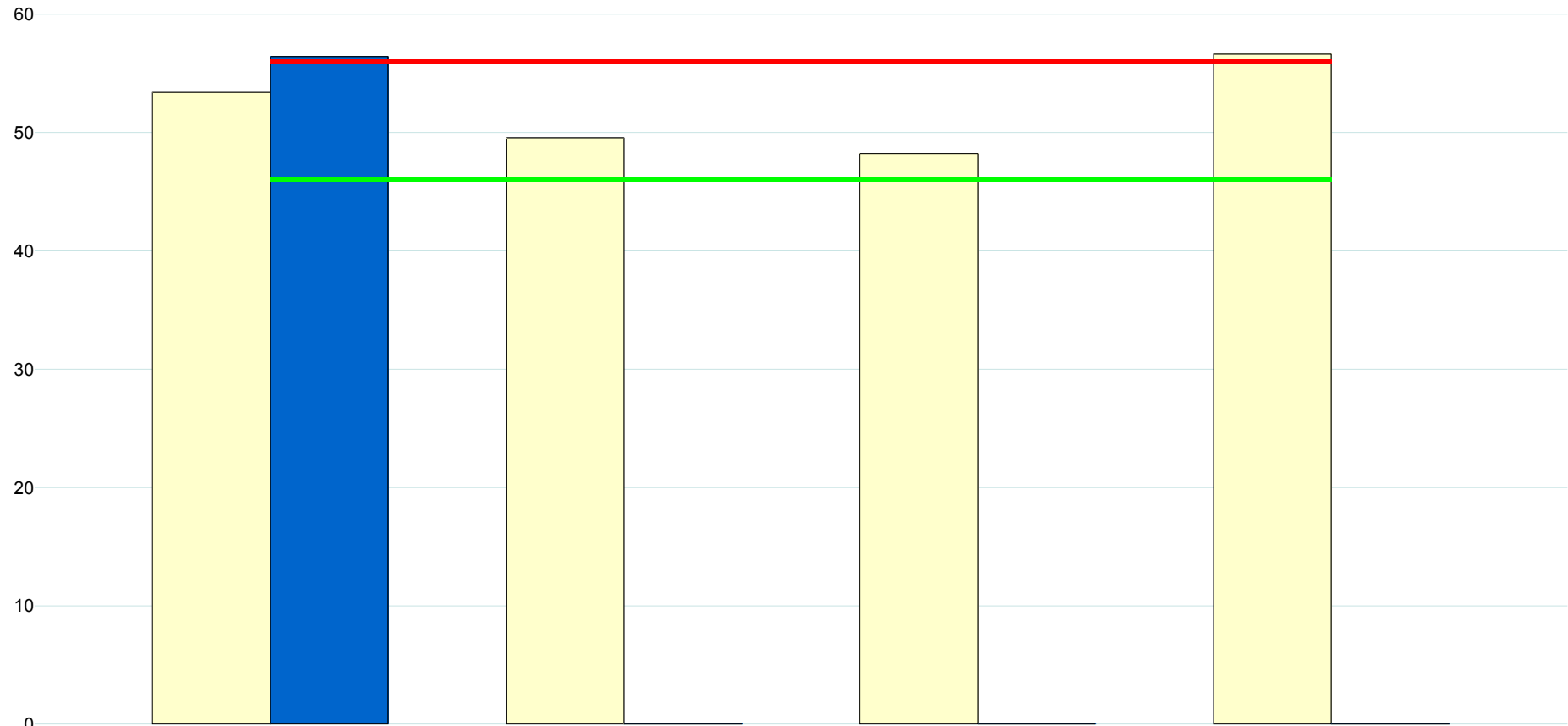
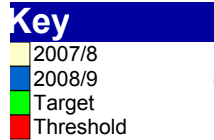
Key to Graphs

The graphs shown on pages 3- 13 display the council's performance against the indicators listed above. The green line on the graphs represents the target we aim to achieve, which is set each year in agreement between service managers, directors and elected members.

The red line denotes a "threshold" level of performance, which represents a significant variation from target and means action needs to be taken to bring about improvement. This level is set in agreement between service managers and the corporate performance team.

The yellow bars show monthly performance during the financial year of 2007/08, and the blue bars show performance during each month of 2008/09.

NI 158 % of non-decent council homes (formerly BV184a)



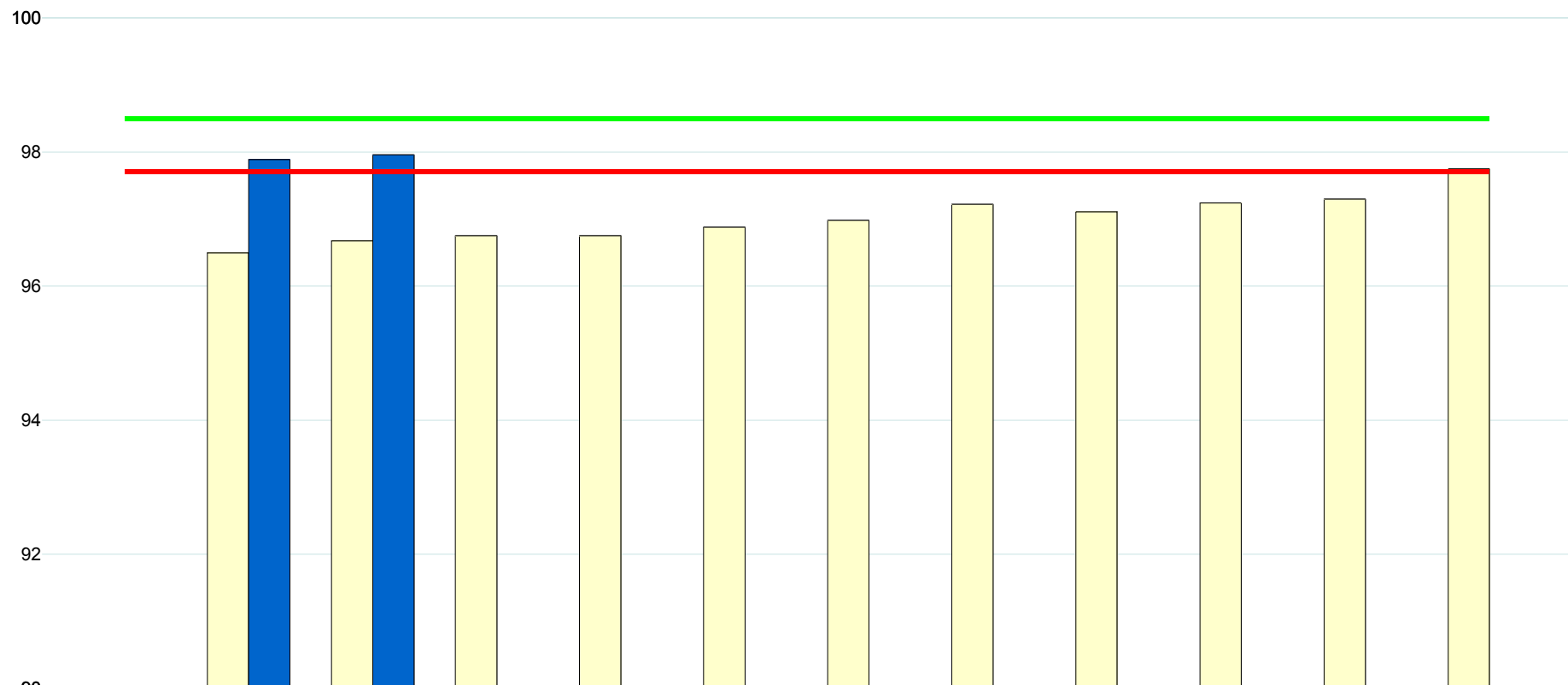
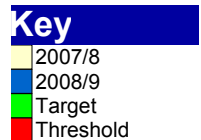
| | Jun | Sep | Dec | Mar |
|------------------|-------|-------|-------|-------|
| 2007/8 | 53.39 | 49.54 | 48.23 | 56.65 |
| 2008/9 | 56.45 | | | |
| Target | 46.00 | 46.00 | 46.00 | 46.00 |
| Threshold | 56.00 | 56.00 | 56.00 | 56.00 |

Comments

This indicator is part of Brighton & Hove's Local Area Agreement to ensure more homes meet the Decent Homes Standard. Actions to reach the target of 46% non-decent council homes in 2008/09 include:

- Ensure tenants and leaseholders are at the heart of the decision-making process on all maintenance and improvement works to the stock
- Prioritise the capital works programme over 30 years to meet, as far as possible, Decent Homes Standard
- Reduce unit repair and planned maintenance costs and consultancy fees, saving an estimated £156 million over 30 years
- Improve the ratio between capital works and responsive repairs

BV 66a - Proportion of rent collected (Citywide)



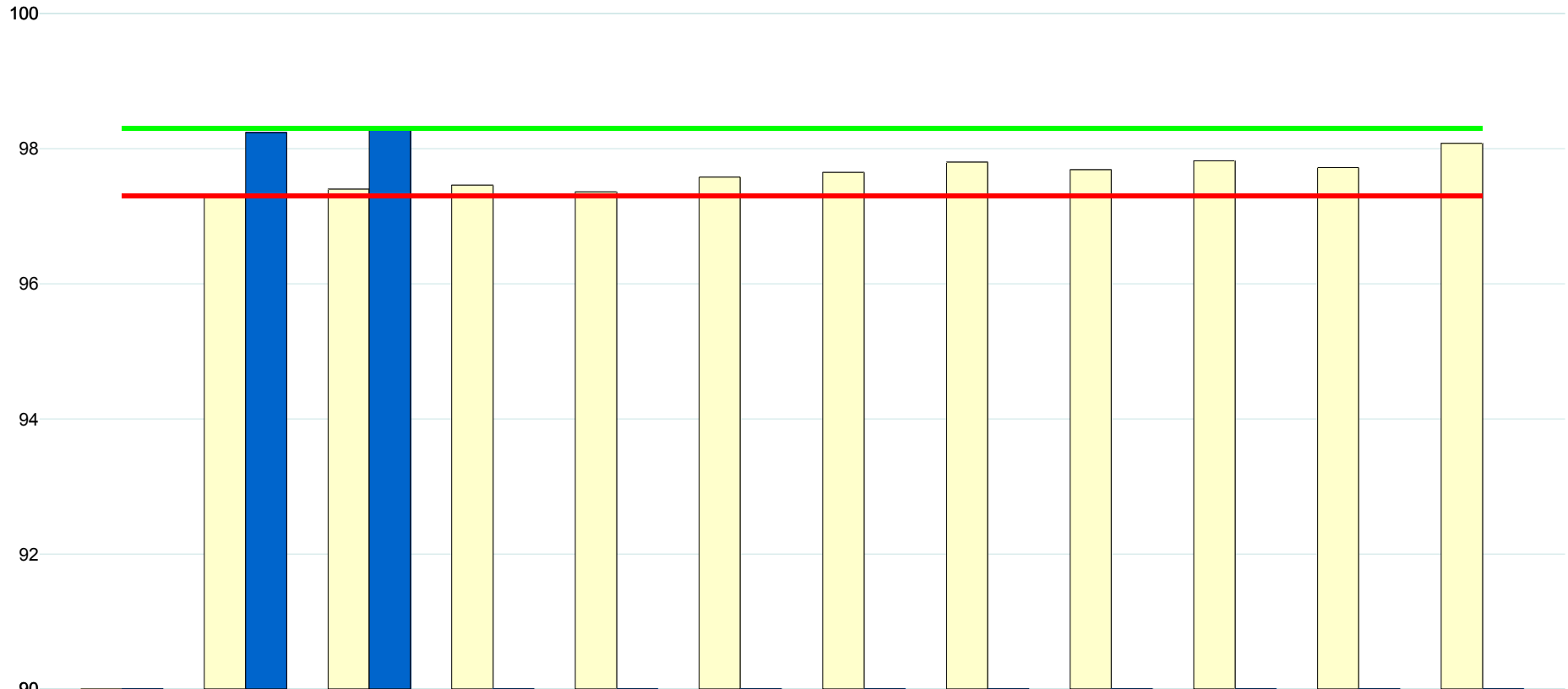
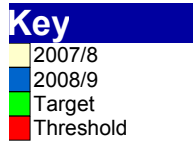
Comment

This indicator measures the rent collected by the Authority as a proportion of the rents owed on local authority-owned dwellings across the city.

Citywide, the total rent due to the council after empty properties are taken into account in 2008/09 will be £40.78m. The council's target is to collect 98.5% of this amount over the course of the year (as represented by the green line on the graph).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 66a - Proportion of rent collected (North)



| | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar |
|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 2007/8 | | 97.29 | 97.40 | 97.46 | 97.36 | 97.58 | 97.65 | 97.80 | 97.69 | 97.82 | 97.72 | 98.08 |
| 2008/9 | | 98.24 | 98.28 | | | | | | | | | |
| Target | 98.30 | 98.30 | 98.30 | 98.30 | 98.30 | 98.30 | 98.30 | 98.30 | 98.30 | 98.30 | 98.30 | 98.30 |
| Threshold | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 |

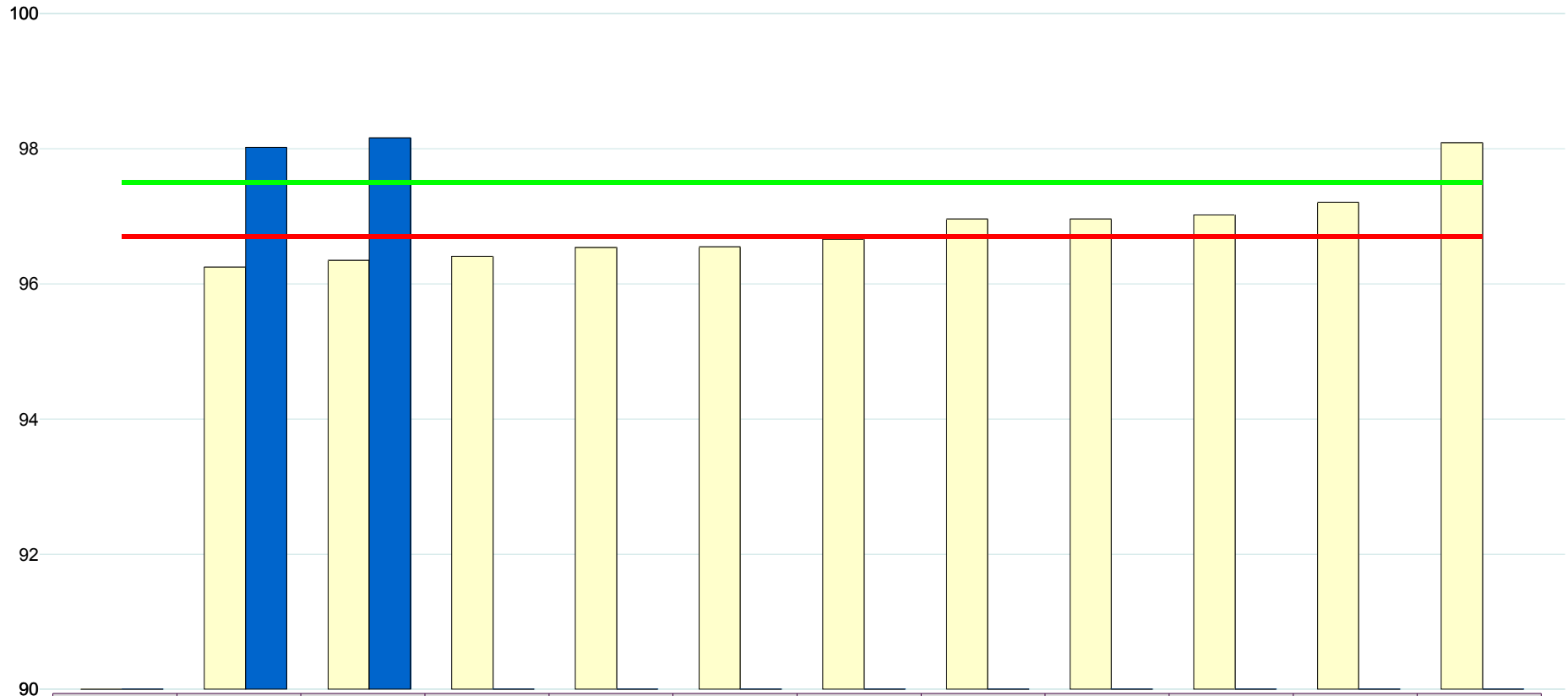
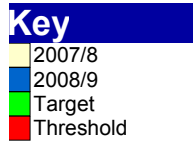
Comment

In the North region of the city, the total rent and arrears due to the council after empty properties are taken into account in 2008/09 is approximately £11.6m.

The council's target is to collect 98.3% of this amount in this region over the course of the year (as represented by the green line on the graph).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 66a - Proportion of rent collected (West)



| | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar |
|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 2007/8 | | 96.25 | 96.35 | 96.41 | 96.54 | 96.55 | 96.66 | 96.96 | 96.96 | 97.02 | 97.21 | 98.09 |
| 2008/9 | | 98.02 | 98.16 | | | | | | | | | |
| Target | 97.50 | 97.50 | 97.50 | 97.50 | 97.50 | 97.50 | 97.50 | 97.50 | 97.50 | 97.50 | 97.50 | 97.50 |
| Threshold | 96.70 | 96.70 | 96.70 | 96.70 | 96.70 | 96.70 | 96.70 | 96.70 | 96.70 | 96.70 | 96.70 | 96.70 |

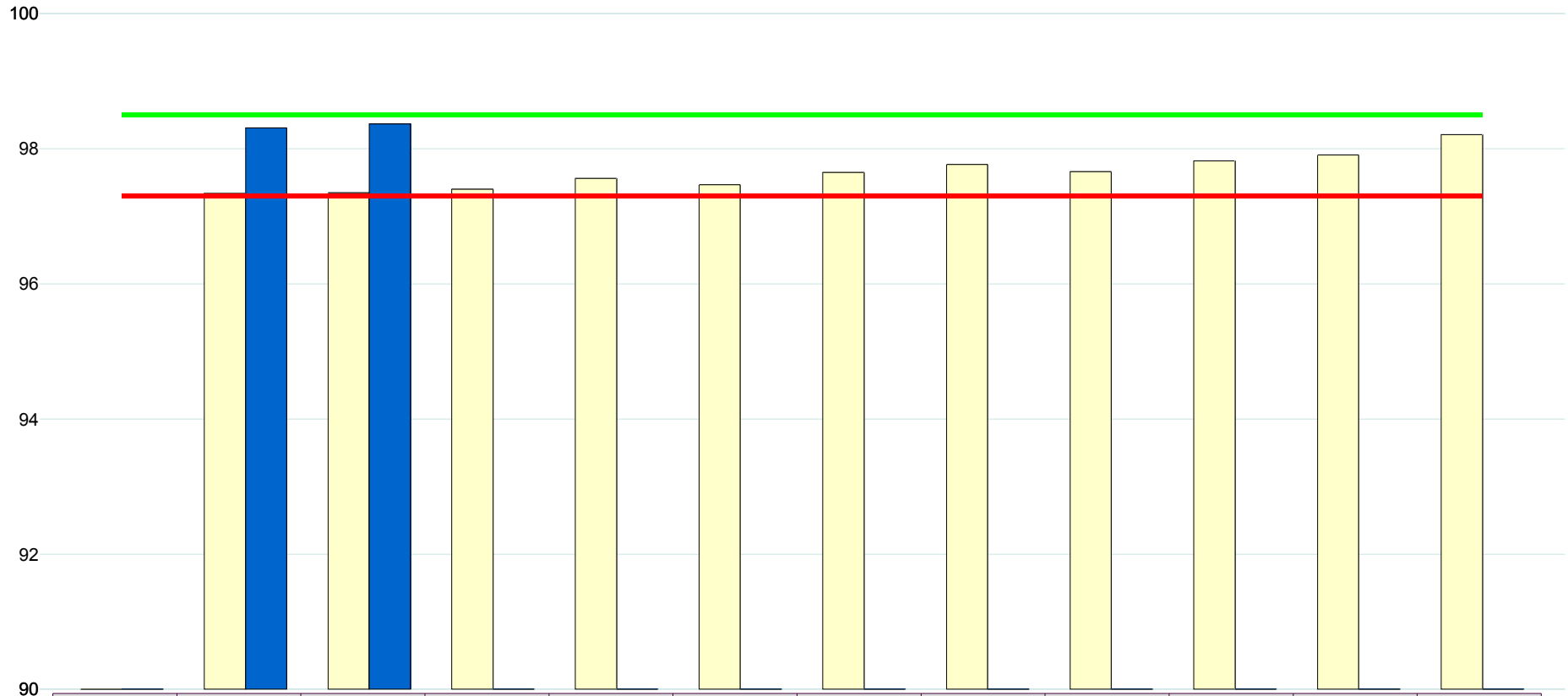
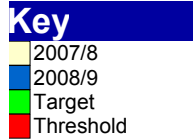
Comment

In the West region of the city, the total rent and arrears due to the council after empty properties are taken into account in 2008/09 is approximately £7.9m.

The council's target is to collect 97.5% of this amount in this region over the course of the year (as represented by the green line on the graph).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 66a - Proportion of rent collected (Central)



| | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar |
|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 2007/8 | | 97.34 | 97.35 | 97.40 | 97.56 | 97.47 | 97.65 | 97.77 | 97.66 | 97.82 | 97.91 | 98.21 |
| 2008/9 | | 98.31 | 98.37 | | | | | | | | | |
| Target | 98.50 | 98.50 | 98.50 | 98.50 | 98.50 | 98.50 | 98.50 | 98.50 | 98.50 | 98.50 | 98.50 | 98.50 |
| Threshold | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 | 97.30 |

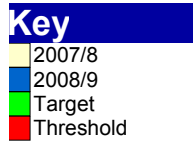
Comment

In the Central region of the city, the total rent and arrears due to the council after empty properties are taken into account in 2008/09 is approximately £7.8m.

The council's target is to collect 98.5% of this amount in this region over the course of the year (as represented by the green line on the graph).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 66a - Proportion of rent collected (East)



| | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar |
|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 2007/8 | | 95.72 | 95.90 | 96.00 | 95.89 | 95.89 | 96.22 | 96.63 | 96.46 | 96.62 | 96.69 | 97.08 |
| 2008/9 | | 97.34 | 97.38 | | | | | | | | | |
| Target | 97.05 | 97.05 | 97.05 | 97.05 | 97.05 | 97.05 | 97.05 | 97.05 | 97.05 | 97.05 | 97.05 | 97.05 |
| Threshold | 96.50 | 96.50 | 96.50 | 96.50 | 96.50 | 96.50 | 96.50 | 96.50 | 96.50 | 96.50 | 96.50 | 96.50 |

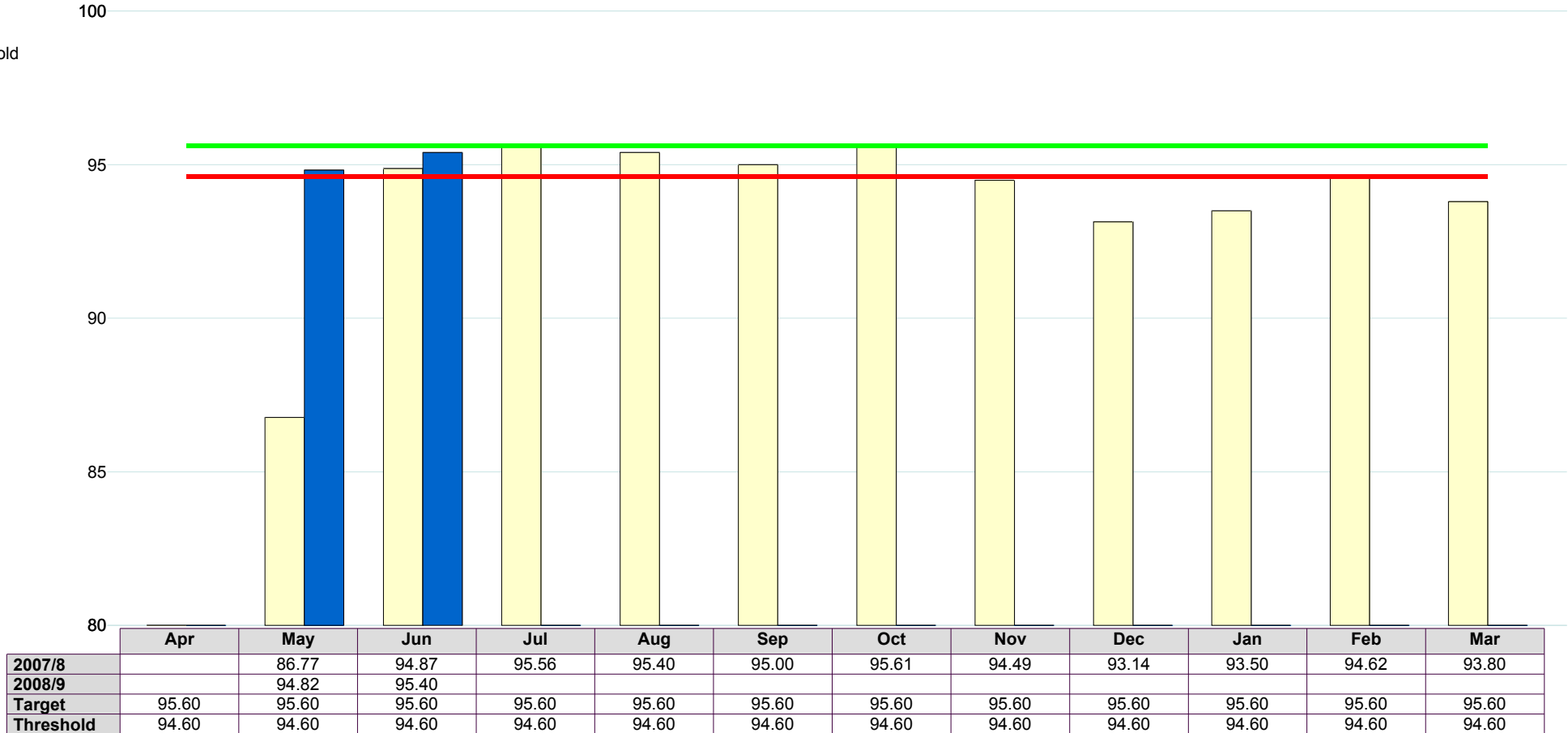
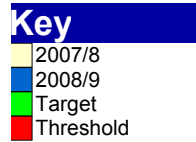
Comment

In the East region of the city, the total rent and arrears due to the council after empty properties are taken into account in 2008/09 is approximately £12.9m.

The council's target is to collect 97.05% of this amount in this region over the course of the year (as represented by the green line on the graph).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 66a - Proportion of rent collected (temporary accommodation)



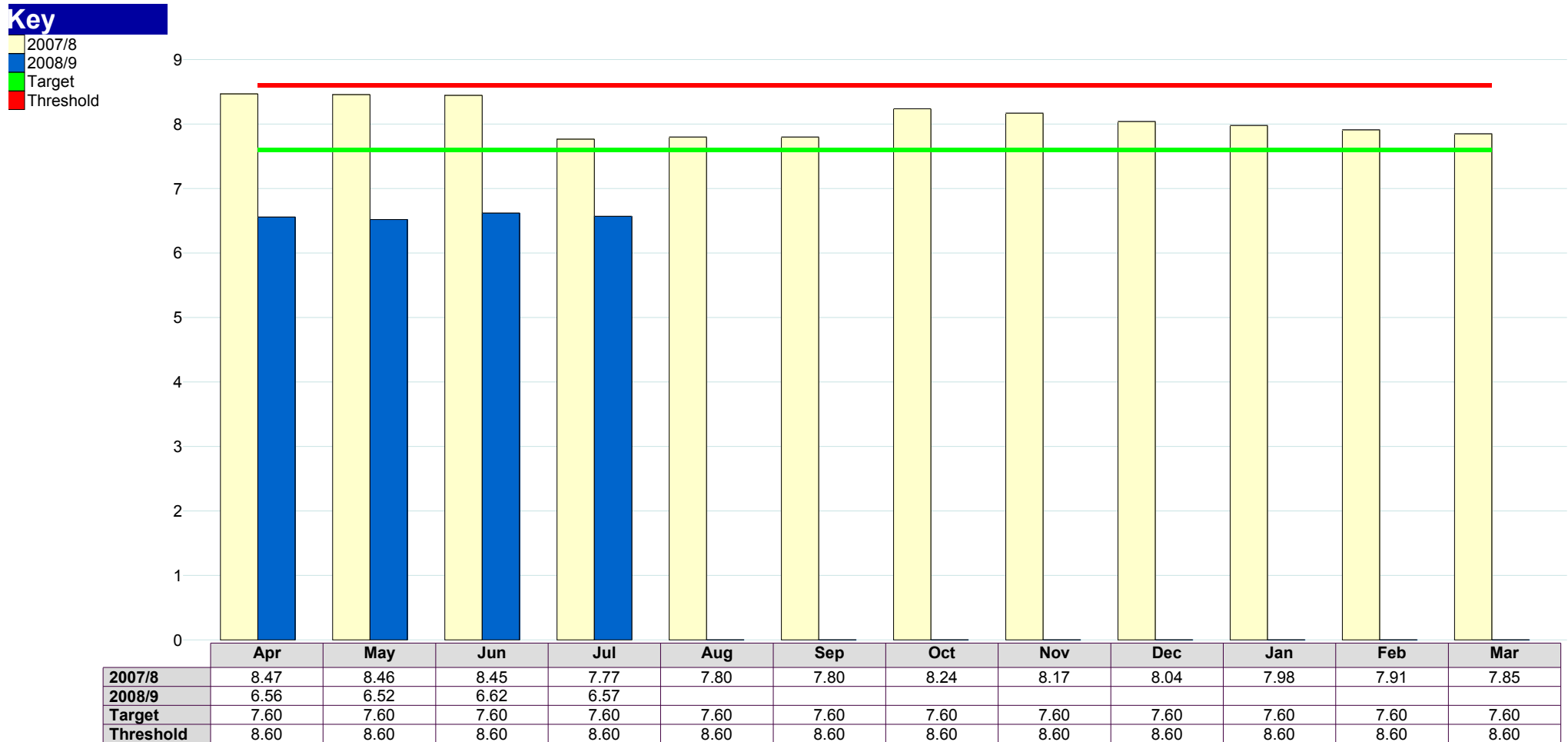
Comment

For temporary accommodation, the total rent and arrears due to the council after empty properties are taken into account in 2008/09 is approximately £391,000.

The council's target is to collect 95.6% of this amount from temporary accommodation over the course of the year (as represented by the green line on the graph).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 66b - % of tenants with more than 7 weeks' rent arrears



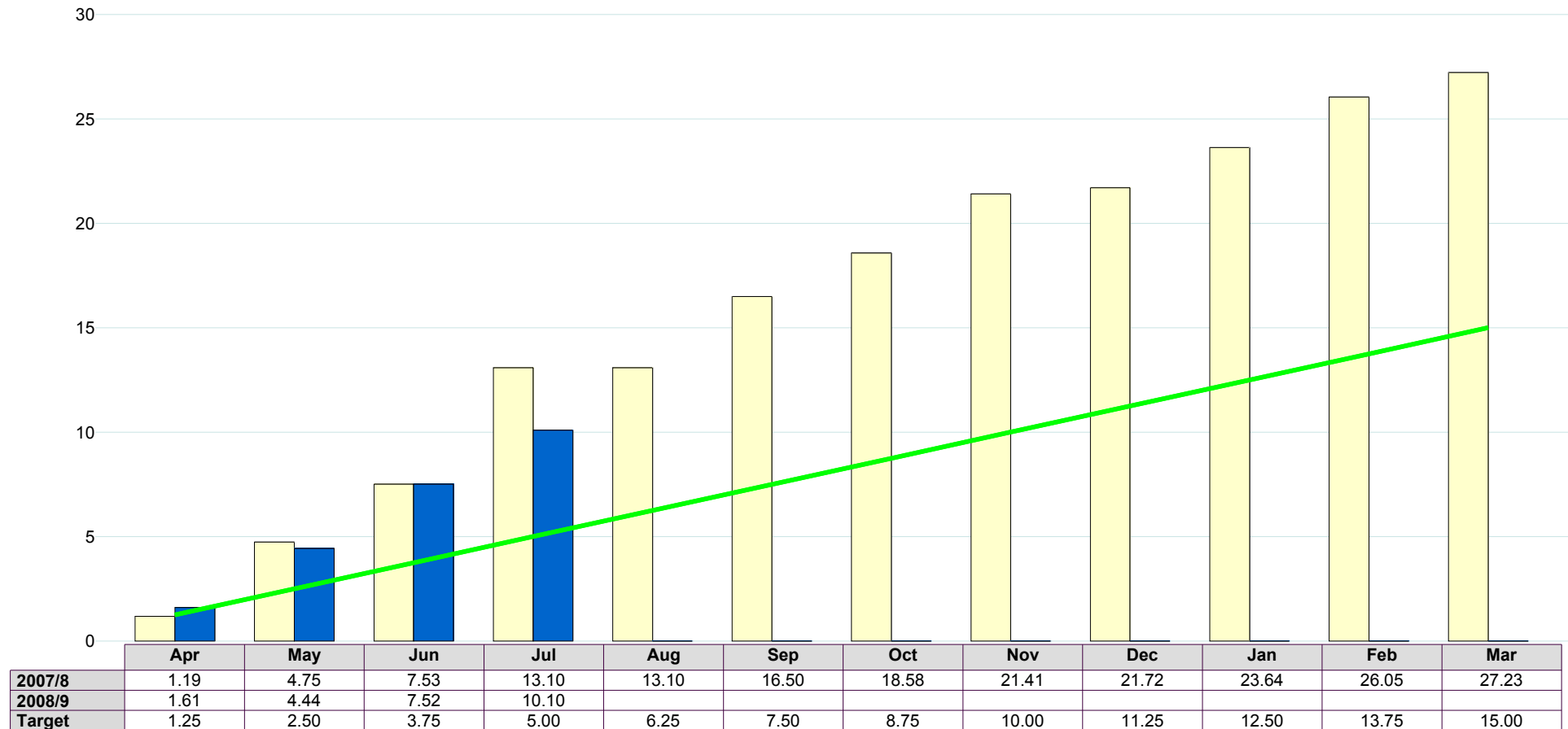
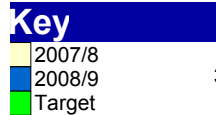
Comments

This indicator measures the number of tenants with 7 weeks or more gross rent arrears as a percentage of the total number of tenants.

In Brighton & Hove, there are roughly 12,200 tenants, of which around 800 (6.6%) are in more than 7 weeks gross rent arrears.

See the "Rent Collection and Arrears" section of the Housing Management sub-committee report for further information on work contributing to performance against this indicator.

BV 66c - % of tenants in arrears who have had notices seeking possession served



Comments

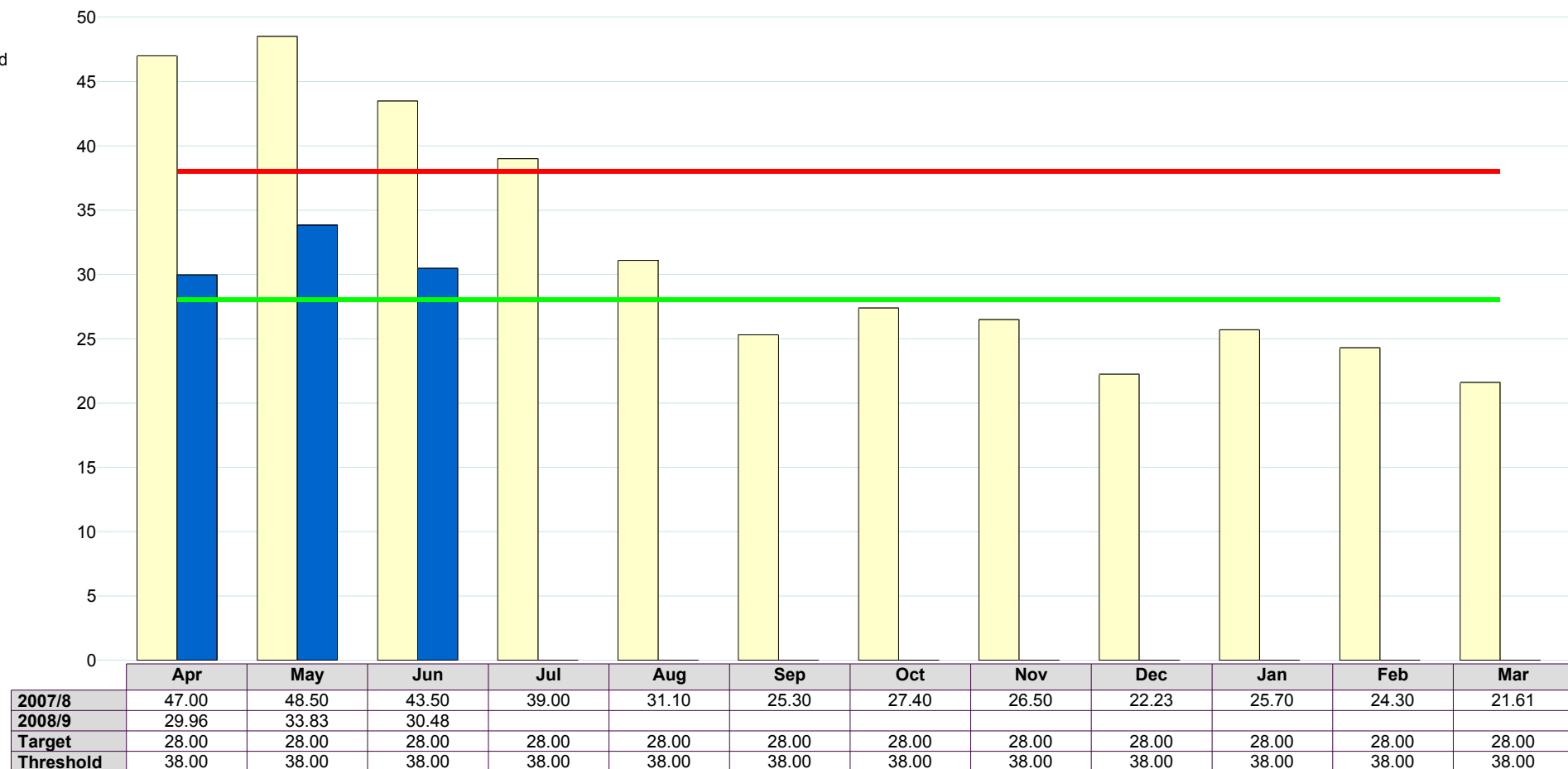
This indicator measures the number of tenants who have had notice seeking possession served as a result of being in arrears as a percentage of the total number of tenants who are in arrears. Notices seeking possession are served as necessary throughout the year, so the number the council serves increases as the year progresses from April to March. Over the course of the year, the council aims to serve notices seeking possession to no more than 15% of tenants in arrears (as indicated by the green line).

See the "Rent Collection and Arrears" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

BV 212 - Average time in days to relet local authority housing

Key

- 2007/8
- 2008/9
- Target
- Threshold



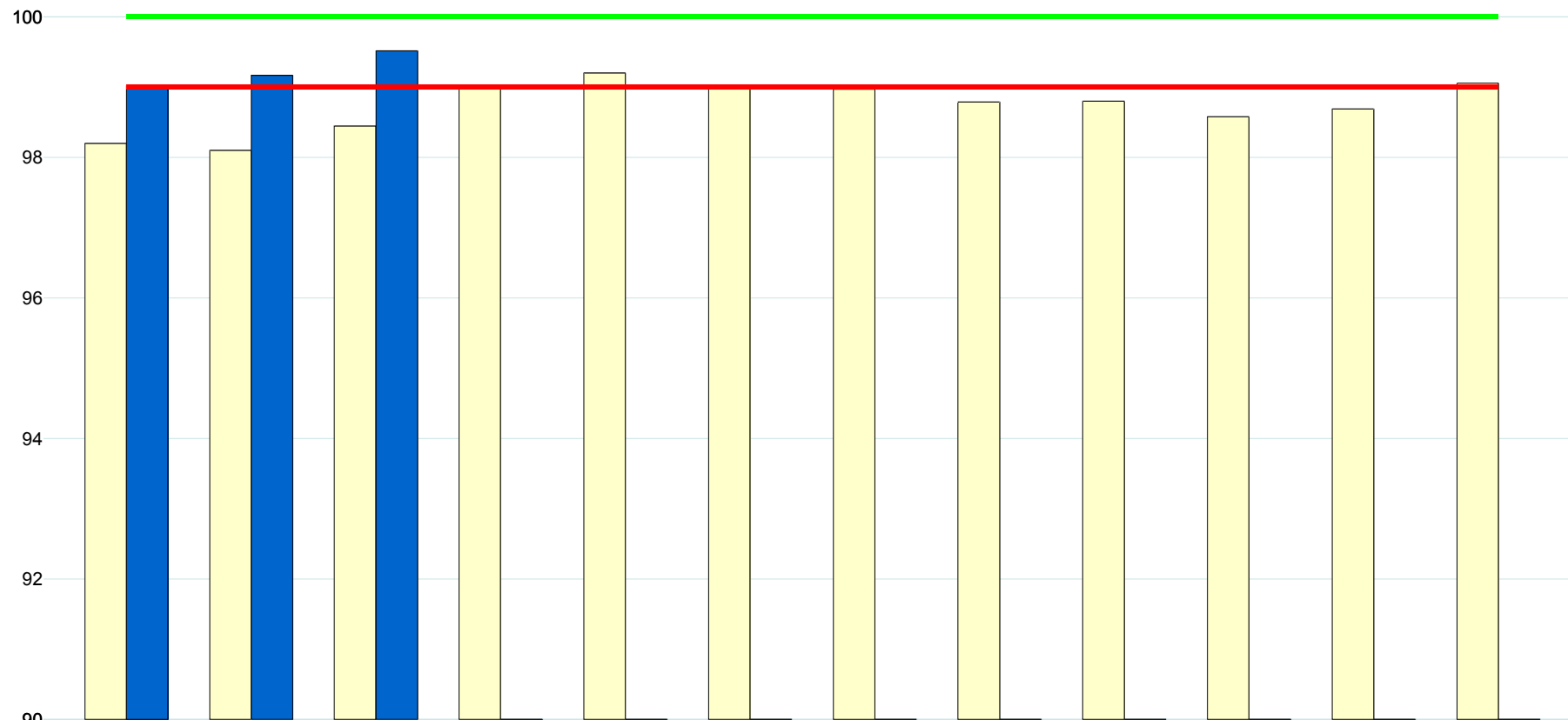
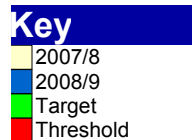
Comments

This indicator measures the average number of days to relet local authority homes once they have become vacant. This includes supported and sheltered accommodation, but excludes properties undergoing major repairs.

The council aims to achieve an average relet time of 28 days or less (as represented by the green line on the graph).

See the "Empty Property Turnaround Time" section of the Housing Management Scrutiny report for further information on work contributing to performance against this indicator.

% of properties with a current gas safety certificate (Citywide)



| | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan | Feb | Mar |
|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 2007/8 | 98.20 | 98.10 | 98.45 | 99.03 | 99.20 | 99.03 | 98.97 | 98.79 | 98.80 | 98.58 | 98.69 | 99.06 |
| 2008/9 | 99.02 | 99.17 | 99.52 | | | | | | | | | |
| Target | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| Threshold | 99.00 | 99.00 | 99.00 | 99.00 | 99.00 | 99.00 | 99.00 | 99.00 | 99.00 | 99.00 | 99.00 | 99.00 |

Comments

This indicator measures the percentage of local authority homes with gas pipework or equipment for which there is a current gas safety certificate. The council aims to ensure that all relevant properties have up to date gas safety certificates. There are approximately 10,600 such properties in Brighton & Hove.