

Appendix 1: Summary of Performance for the first half of 2012/13

Status Indicator:

✓ Action on target. ➤ Commenced & on target to achieve ✗ Action not yet commenced/ not achieved within year.

↑ Above target; ↓ Below target; → On target

1. Housing Options & Homeless Prevention		
What we are doing?	Status	Commentary
Provision of a sufficient supply of cost effective, good quality temporary accommodation and seek to minimise the use of temporary accommodation, & in particular costly nightly paid accommodation. Aim to sustain the original 50% TA reduction.	✗ Red	Due to the dramatic increase in homelessness and difficulty in accessing a sufficient supply of affordable accommodation, nightly paid accommodation (& the associated cost) has risen significantly. A detailed action plan is in place aiming to mitigate these pressures wherever possible. This work has so far directly diverted 90 households from NPA in the first half of 2012/13 reducing the budget pressure by more than £386K. Whilst given the sheer volume of homeless increase, it has not been possible to reduce overall pressures the work has successfully managed to slow down the rate of increase and overall budget pressure. Work continues to maximise leasing supply together with exploring a range of wider options including use of former residential units, together with potential purchase or long term leasing of units on a more regional basis for those households who would be happy to accept such accommodation.
Increase the number of people assisted through homeless prevention and option schemes by providing practical support to applicants to assist them in remaining in their own home or access private rented accommodation or otherwise resolve their housing need.	✓ Green	The focus on homelessness prevention and securing alternative housing solutions to relieve homelessness is thoroughly embedded within the service with the use of comprehensive prevention and options toolkit to enable tailored advice and assistance to be provided to maximise early intervention work. This includes specialist debt and money advice, prevention of repossession, benefits and welfare work and so on. Despite 150% increase in approaches and increased difficulty in accessing housing, the number of households assisted to remain in their home or secure alternative housing solutions has continued to rise.
Implement mortgage & rent arrears prevention schemes action plan. Continue to promote & deliver the range of initiatives offered to assist customers facing mortgage or rent arrears difficulties including; full take up of the money advice service, promotion of MRS schemes and possession prevention funds.	✓ Green	This continues to be a key priority for the service, with a dedicated officer overseeing this work area to maximise the effectiveness of the initiatives in place to prevent homelessness. There has been full take-up of the debt/money advice surgeries and related housing advice work assisting 72 households through prevention and a further 75 through money advice. There is also a dedicated resource focused on welfare reform to identify and work with those households at greatest risk of homelessness. During the first half of 12/13, 13 households have been assisted to remain in their home through the mortgage rescue schemes.
Continue to work in partnership with private rented sector (PRS). Landlords to assist households to remain in or access privately rented accommodation.	➤ Amber	Like all boroughs we continue to face difficulties in accessing a sufficient supply of private rented sector accommodation, with the difficulties mainly centred on increasing rental prices exceeding LHA levels and concerns over the future welfare reforms. However ongoing work to encourage private landlords to work with LBB includes the introduction of enhanced incentives, a dedicated property negotiator and dedicated tenancy support. This work has increased the level of acquisition by 106. Overall we have worked, assisting access or sustainment of more than 500 private sector tenancies.
Maintain the level of home visiting to improve the robustness of the housing assessment and to assist the aim of reducing homeless presentations and make the best use of properties/options.	✓ Green	Home visiting is a well established as part of initial housing options & homeless prevention/assessment processes. In addition ongoing visiting takes place for households residing in temporary accommodation to continue to monitor their circumstances and consider all potential housing options available to them. In addition visiting has now commenced to work with those vulnerable households most affected by the recent LHA changes.

Key Performance Indicators:	2009/10 Actual	2010/11 Actual	2011/12 Actual	2012/13 Target	Half year 2012/13	Status
Total Number of households living in temporary accommodation (TA).	477	427	612	<438	673	↓ Red
Of which nightly paid accommodation (NPA):	69	121	258	<200	256	↓ Red
Proportion of NPA which has shared facilities	25	31	49	<30	37	↓ Red
Total number of 16/17 year olds in shared accommodation:	0	0	1	<2	2	→ Green
Of which for more than 6 weeks	0	0	1	0	1	↓ Amber
Total number of families in shared accommodation	0	0	3	<5	5	↓ Amber
Of which for more than 6 weeks	0	0	4	0	4	↓ Red
Homeless households approaching Council housing advice service(s) for whom housing advice casework intervention resolved their situation.	1,290	2,112	2130	>2000	1,057	↑ Green
Number of households assisted to access the private rented sector.	262	267 (incentive schemes) 288 (introductions & advice)	216 (incentive schemes) 276 (introductions & Advice)	>300	191 (incentives) 360 (introductions & advice)	↑ Green
Number of homeless acceptances	414	426	634	<500	286	↓ Amber
Proportion of households accepted as homeless who were previously accepted as homeless. BVPI 214.	0.97%	0.88%	0.69%	<2%	0.34%	↑ Green

2. Maximising Supply and Making Best Use of All Available Accommodation

What we are doing?	Status	Commentary
Fully embed the new allocations scheme and complete the re-registration process	✓ Green	The reregistration process has now been completed. This has reduce the overall number of households on the housing register by around 6,000 focusing more closely on those in the highest level of need which is unlikely to be able to be resolved through other options. Acceptance onto the register is currently running at about 30% of total applications.
Complete the allocations review one year .on including updates required in light of the localism Act	➤ Amber	Scoping work has been completed with the review due to be completed by quarter 4 2012/13. This will include the updates required as a result of the Localism Act.
Ensure accurate and timely housing register assessments, ensuring a backlog does not occur in the lead up to the implementation of auto-banding and that the migration process and any closely is effectively managed.	✓ Green	Turnaround for initial assessment now stands at less than 7 days, with the average overall assessment time for more complex cases requiring additional information/ assessment now running at about 4 weeks, dependent upon timescales for receipt of third party information.

2. Maximising Supply and Making Best Use of All Available Accommodation

What we are doing?	Status	Commentary
Working closely with housing associations to make best use of stock including addressing Underoccupation	✓ Green	We continue to work closely with housing associations to identify all cases and work through our options toolkit. Work is also being undertaken to identify and contact those social housing tenants affected by the underoccupation benefit changed. This has included a sharing information protocol with the housing associations to identify their tenants to enable proactive work including enabling tenants to move to smaller accommodation and a mail shot to all affected tenants.
To produce and publish the newly required tenancy strategy aimed at guiding registered providers with relation to tenancy and lettings to make best use of stock	➤ Amber	The strategy has been drafted and is currently being consulted on for formal approval early in the new year.

Social housing lettings to LBB nominations:

	Sheltered	0/1 bed	2 Bed	3 Bed	4+ Bed	Total
Emergency rehousing	0	3	4	2	0	9
Priority Band 1	0	6	9	3	3	21
Homeless Prevention	1	10	8	3	4	26
Band 2 Homeless	3	44	65	20	0	132
Leaving Care Quota queue	0	11	2	0	0	13
Band 2 (excluding homeless)	0	0	0	0	0	0
Band 3	6	5	0	10	0	21
Total	10	79	88	38	7	222

3. Work with RSLs & Developers to achieve required level of affordable & special needs housing

New Build Completions

Tenure	Total Unit completions		
	2010/11	2011/12	2012/13 mid yr
Social Rent (general needs)	173	160	26
Affordable Rent (general needs)		34	8
Rent-Campus Capital Programme	3	13	7
Social rent-Supported Living Initiative	9	12	0
Supported Housing	75	0	60
Intermediate Housing (shared ownership and intermediate rent)	95	51	0
Sub Total	355	270	101
Settled homes Initiative – properties purchased from market	89	0	Ceased
Temporary Social Housing – RSL leasing and works scheme	24	Ceased	Ceased
Open Market Homebuy	Ceased	Ceased	Ceased
Hostels – conversion to self contained general housing stock	26	-	-
TOTAL	494	270	101*

* Of the 34 general needs properties there were 10 that were 3 bed-roomed or larger (29% - target 35%) and there were 68 that were to full wheelchair standard (67% of the total figure - target 10%)

Elderly Extra Care Housing (ECH):

Ann Sutherland House secured planning consent and funding to enable the delivery of 41 x 1bf and 9 x 2bf, all w/c accessible. It started on site in November 2010, is now well progressed in terms of construction and scheduled to complete by November 2012. Bromley Common Phase 1B completed in August 2012, delivering a further 42 x 1bf and 18 x 2bf, all w/c accessible, for Extra Care Housing.

LB Bromley PCT Re-provision:

The final scheme under this programme (7 wheelchair standard flats including a staff flat) is under construction and completed in June 2012.

Supported Housing:

Under the Supported Living Initiative for people with learning disabilities, a scheme of 8 wheelchair standard flats (including 1 staff flat) is under construction and due to complete by December 2012. In addition under the Supported Living Initiative, 2 developments which include 3 separate properties for group shared living are under construction.