



REPORT TO: COMMUNITY SERVICES COMMITTEE

DATE: 24 SEPTEMBER 2009

HEAD OF SERVICE: HEAD OF ECONOMY AND HOUSING
JULIAN RUDD

REPORTING OFFICER: HOUSING SERVICES MANAGER
RICHARD ETHERINGTON

SUBJECT: HOUSING – PERFORMANCE REPORT

WARDS AFFECTED: ALL

1.0 PURPOSE OF REPORT

- 1.1 To inform Members of progress made against the Council's agreed Housing policies and to invite comments from the Committee.

2.0 RECOMMENDATION

- 2.1 It is recommended that Members endorse the performance report and agree any amendments to policy or further action required to improve performance.

3.0 PERFORMANCE REPORT

Strategic Objective	
<p>To enable the provision of affordable housing for rent and low cost ownership for sale</p>	<ul style="list-style-type: none"> • Rillington – completion of 9 rented homes expected in December 2009 • Kirkbymoorside – completion of 19 rented homes in early March 2010 • Pickering – development of 15 homes on an exception site has received funding. Consultation with Town Council and local community in progress. Planning application expected to be submitted shortly. • Habton – funding approved for 11 homes on exception site. Consultation with Parish Council and local community in progress. Planning application expected to be submitted shortly. • Pickering/Malton/Norton – funding in place for

	<p>various small sites to be developed to provide 18 homes by March 2011</p> <ul style="list-style-type: none"> • Malton – funding in place for 19 rented homes to be completed by March 2011 • Norton – funding in place for 17 rented homes to be completed by March 2011 • RHE working closely with Thornton-le-Dale and Rosedale Parish Councils to identify possible sites within the parishes for affordable housing.
LPI	Provision of 75 Affordable Housing Units/year- 52
HMA	Affordable Shortfall of 292 units per year
Development of services to meet the needs of homeless applicants and implementation of measures to prevent homelessness.	<ul style="list-style-type: none"> • A total of 201 initial housing enquiries from 1 April to 7 September 2009. • An 18% decrease in the number of homeless applications in the period 1 April 2009 to 8 September 2009 compared to the same period in the previous year • A 44% reduction in the number of homeless acceptances in the period 1 April 2009 to 8 September 2009 compared to the same period in the previous year • Temporary accommodation occupancy level as at 8 September 2009 of 14 households compared with 18 households on the 8 September 2008. • A total of 11 households moved out of temporary accommodation in the period 1 April 2009 to 8 September 2009 and 11 households moved into temporary accommodation. • A successful first year completed of the Ryedale Lettings Scheme, enhancements and improvements have been made to the scheme. • A total of 13 Bond Guarantee Schemes/Bond Payments and Rent in Advance delivered in order to prevent homelessness • Implemented a Multi agency Young Persons Accommodation panel in response to the increased numbers of 16/17 year olds approaching the Council for assistance. • Updated documentation relating the Housing Options Services and obtained various promotional materials • Employment of a Sub Regional Co-ordinator to assist with the Government Agenda to prevent repossessions.

	<ul style="list-style-type: none"> • Obtained agreement for Ryedale's MRS and the appointment of an additional part time Housing Options Officer. • Completed full page spread in Ryedale Local News to promote services which included informing the community of the actions to prevent repossessions • Through negotiations with the owner secured the lease on Bridge House (Homeless Hostel) for a further 12 months • External funding secured in order to support the employment of a Life Skills and Positive activities Officer and a Resettlement Officer on a fixed term contract to the 30th September 2010 to be based at Bridge House • Held three Road shows in Malton, Helmsley and Pickering to promote the official launch of the Housing Options service and the Government programme for the prevention of Repossessions. • Completed the first Shared Equity MRS in the region in August 09 • Finalised a further full MRS due for completion Sept/Oct 09 • Further case to be handed over to the zone agent on the 22 September in order for mortgage rescue to proceed • Three cases successfully negotiated with lenders to prevent repossession of the property without the need for the MRS.
<p>LPI</p>	<ul style="list-style-type: none"> • To achieve a target of 30 Bond Guarantee/Rent in Advance schemes undertaken per year Achieved – 13 • To secure a total of 12 households per year through the Ryedale Lettings scheme by September 2009 Achieved – 11 • To achieve a total of 163 Homeless Preventions in 2009/10 Achieved – Figure not available until 30 Sept • Not to exceed a maximum of 54 homeless applications per year Achieved – 12 • To achieve the target of no more than 13 homeless households in temporary accommodation by 31/12/2010 Achieved – 14 as at 8 September 2009

<p>To address decency issues in the private sector and the maintenance of the private housing stock in general</p>	<ul style="list-style-type: none"> • Approved a total of 7 Home Repair Grants to a value of £23,032 and completed 7 grants totalling £23,167 from 1 April to 7 September 2009.
<p>Enabling Independent Living</p>	<ul style="list-style-type: none"> • Approved a total of 6 DFG's to a value of £75,042 and completed 21 grants totalling £178,875 from 1 April to 7 September 2009. • Secured a total of 65 new connections to the Ryecare Lifeline Service for the period 1 April to 7 September 2009
<p>To contribute to social inclusion and the provision of sustainable communities</p>	<ul style="list-style-type: none"> • Approved a total of 33 Energy Efficiency Grants to a value of £22,009 and completed 17 grants totalling £18,666 in the period 1 April to 8 September 2009

OFFICER CONTACT:

Please contact Richard Etherington, Housing Services Manager if you require any further information on the contents of this report. The officer can be contacted at Ryedale House, Malton telephone number 01653 600666 ext.383 or e-mail: richard.etherington@ryedale.gov.uk