

## **Housing Cabinet Committee**

**Tuesday, 13 November 2018**

**7.30 pm**

### **Present:**

Cllr Harold Craske (Chair)  
Cllr Greta Goatley (Vice-Chair)

Councillors:        Lee Croxton  
                              Lyn Milner  
                              Leslie Pearton  
                              Anthony Pritchard  
                              Peter Scollard  
                              Jenny Wallace

Wale Adetoro        Assistant Director (Housing)  
Chris Wakeford     Committee Services Officer (Minutes)

### **47. Apologies**

An apology for absence was received from Cllr Colin Caller; Cllr Lee Croxton attended as his substitute.

### **48. Minutes**

The minutes of the meeting held on 26 September 2018 were signed by the Chair.

### **49. Declarations of interest**

No declarations of interest were made.

### **50. Corporate Performance Update – Quarter Two 2018-19**

The Assistant Director (Housing) presented Members of the Housing Committee with an update against the Performance Management Framework, as set out within the council's Corporate Plan 2015-19, for Quarter Two 2018-19 (July to September 2018).

The Assistant Director (Housing) highlighted the following:

- PI 12 - Number of affordable homes delivered  
34 properties have been developed by Housing Associations (Hyde Housing and West Kent Housing Association). The Council does have its own properties in the pipeline and some have already been delivered but they have fallen outside of Quarter Two reporting timeline.
- The greatest housing need in the Borough is for two bedroom properties.
- PI 13 - Number of non-local authority owned empty homes brought back into occupation  
Three empty properties were returned to use through council intervention
- PI 14 - Number of Houses in Multiple Occupation (HMO) brought up to standard and  
PI 15 - Number of private sector homes made free of health and safety hazards through council assistance  
Due to staff shortages; the information for the two Performance Indicators wasn't generated for Q2 but will be carried into Q3.  
The Council monitors PI 14 and PI 15 carefully and receives information from various sources including Members, officers and tenants.
- PM 5 - Average time taken to re-let local authority housing (days)  
The target is 27 days. General Needs for Q2 is 18 days and Sheltered Housing for Q2 is 55 days. There is limited interest in Sheltered Housing compared to General Needs Housing.
- PI 16 - Percentage of emergency jobs completed on time: 100%
- PI 17a - Number of homelessness approaches to the council  
The figure should be 423 (not 259). As anticipated; the Council has seen an increase in people asking for help since the introduction of the Homelessness Reduction Act.
- PI 17b - Number of households prevented from being homeless during prevention stage: 42  
PI 17c - Number of households securing alternative accommodation during relief duty stage: 13  
There is still some spillover from the Prevention Stage into the Relief Stage.
- PI 17d - Number of households in temporary accommodation  
91 people (around 60 are in council properties) were in temporary accommodation as at the end of quarter 2. The Council has received some funding from central government to assist the additional cost of temporary accommodation. The Council works with a couple of companies for temporary accommodation; each property is carefully vetted.
- PM 4 - Percentage of total housing rent collected (including arrears): 99.4%  
PI 10 - Current tenant arrears over 7 weeks as a percentage of total rent due: 0.98%  
The Council is not far off the PM 4 target of 100% but due to the introduction of Universal Credit, rent arrears have not reduced at the same rate as that achieved in the 4 years prior to the roll out of Universal Credit in Gravesham.  
The Council has procured an analytical tool to help profile and target who needs assistance the most with managing their arrears. This should be up and running in January 2019.

Members commended the Assistant Director (Housing) and his team for all their hard work in dealing with the impact of Universal Credit.

The Committee noted the Corporate Performance Update – Quarter Two 2018-19

## **51. Corporate Register of Partnerships - Housing Cabinet Committee Extract**

The Assistant Director (Housing) informed Members of the Housing Committee of the council's involvement in partnerships that are within the remit of the committee.

The current partnerships that most directly relate to the work of the Housing Committee are as follows:

- Energy Saving Trust Advice Centre (ESTAC) (Careline Services)
- Housing Associations (Registered Providers)
- Kent Energy Efficiency Partnership (KEEP)
- Kent Home Choice
- Kent Housing Group
- Kent and Medway Sustainable Energy Partnership (KMSEP) (formerly Kent and Medway Green Deal Partnership)
- Kent 'No Use Empty' Initiative
- Supporting People Partnership

This year a new section has been included in the register on Safeguarding Children and Vulnerable Adults, to define how each partnership supports the council's wider Safeguarding commitment.

The Assistant Director (Housing) highlighted the Housing Associations (Registered Providers) and Kent Home Choice as 'significant' partnerships. The Assistant Director (Housing) explained that the Housing Associations (Registered Providers) partnership is how the Council gets new properties built in the Borough and the Kent Home Choice is a very active partnership that provides genuine choice-based lettings.

Councillor Jenny Wallace highlighted the good work of Sharon Donald, Housing Strategy and Development Manager and suggested that the new properties at Packham Road be put forward for an award.

The Assistant Director advised that he would look into this matter and report back to the Committee.

The Committee noted the Corporate Register of Partnerships - Housing Cabinet Committee Extract.

### **Close of meeting**

The meeting ended at 8.17 pm

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