

**COM02 On average, how many days did it take us to re-let a Council property?**

Outturn			Target
2012/13	2013/14	2014/15	2015/16
33 days	37 days	34 days	37 days

## Responsible Officer

Alan Hall  
Director of Communities

Improvement Action	Target Dates	Key Measures / Milestones
Following the Procurement of the CBL supplier, consider the benefits of moving from a fortnightly to weekly advertising cycle.	December 2015	<p>Award of contract to the CBL supplier August 2015</p> <p>Discussions with the supplier and other HEHOC Consortium members on the benefits of a weekly advertising cycle October 2015</p> <p>Possible implementation December 2015</p>

Provide greater publicity about the Supplementary Waiting list to those who do not meet the residency and housing need element of the Local Eligibility Criteria, which will assist in reducing sheltered accommodation re-let times.	July 2015	Promote the Supplementary Waiting List as part of the implementation of the Housing Allocations Scheme.
Expand pre-Qualification checks undertaken to Band B applicants to remove the need to undertake such checks at the point of allocation thereby preventing delays.	October 2015	Revised Housing Allocations Schemes goes live 27 July 2015  Expand pre-verification checks of Band B applicants October 2015 when the revised Scheme has been embedded.
Introduce tougher penalties for refusals of offers of accommodation.	July 2015	Implementation of the revised Housing Allocations Scheme 27 July 2015.
Following the Pilot Scheme, increase the number of accompanied multiple viewings undertaken on difficult-to-let properties	October 2015	Increase the numbers undertaken when the revised Housing Allocations Scheme has been embedded.

Consider advertising difficult-to-let properties in the private sector property adverts in the local press	October 2015	Pilot scheme when the revised Housing Allocations Scheme has been embedded.
Submit a report to the Housing Select Committee to give consideration to de-designation of all flats currently designated for older people. This will open up such flats to all home seekers on the Housing Register increasing the number of bids and reducing the number of refusals	November 2015	Housing Select Committee meeting 10 November 2015.
Undertake a review to include: <ul style="list-style-type: none"> <li>• rationalising and improving existing sheltered/grouped housing scheme sites</li> <li>• reviewing the need/demand for sheltered/grouped accommodation</li> <li>• comparing demand and location of schemes</li> <li>• consideration of the current condition of schemes</li> </ul>	March 2016	Housing Select Committee meeting 8 March 2016
Consider appointing an external consultant to undertake a detailed "Void Study" to analyse each step of the voids process and identify any improvements	December 2015	None

Please detail any budget or resource implications of the improvement actions you have listed overleaf. Please quantify any additional resources which will be required to implement the improvements and detail how the additional resources will be allocated.

Should a detailed void study be undertaken then this would incur additional consultancy costs to the HRA. Moving to a weekly advertising cycle for CBL may bring minor additional costs.

All other improvement actions are within existing resources.

Please describe any contextual factors, internal or external, which may impact upon the ability to deliver the improvements listed.

None

**COM04 How many households were housed in temporary accommodation?**

Outturn			Target
2012/13	2013/14	2014/15	2015/16
61	53	58	65

**Responsible Officer**

Alan Hall  
Director of Communities

Improvement Action	Target Dates	Key Measures / Milestones
Following the Diagnostic Peer Review of the Homelessness Prevention Service in June 2015, which forms part of the Government's "Gold Standard" for homelessness services, undertake all improvement actions identified	March 2016	Feedback session on the Diagnostic Peer Review 30 June 2015  Depending on extent of the Action Plan, not know at the time of writing, complete March 2016

Continue to use the rental loan scheme and the rent damage deposit guarantee scheme to assist applicants in securing private rented accommodation	March 2016	<p>Continue to grant loans until funds run out in around December 2015</p> <p>Consider submitting a report to Cabinet for further funding January 2016</p> <p>Use additional funding if agreed March 2016</p>
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Please detail any budget or resource implications of the improvement actions you have listed overleaf. Please quantify any additional resources which will be required to implement the improvements and detail how the additional resources will be allocated.

May be additional General Fund resources if a report was submitted to the Cabinet seeking additional budget for the Rental Loan Scheme. All other improvement actions are within existing resources.

Please describe any contextual factors, internal or external, which may impact upon the ability to deliver the improvements listed.

None