

## Housing Committee Commissioning Plan - Annual Report 2015/16

The tables below provide an update on the Housing Committee Commissioning Plan for 2015/16, against each of the Commissioning priorities:

- Increasing housing supply and delivery of affordable housing
- Council housing and housing needs services and tackling homelessness
- Sustaining quality in the private rented sector
- Providing suitable housing to support vulnerable people

INCREASING HOUSING SUPPLY AND DELIVERY OF AFFORDABLE HOUSING			
Commissioning Intention	RAG	Commentary	Service
Increasing the supply of new homes	Green Amber	The Housing Strategy was agreed in October 2015 and provides the framework for increasing the supply of housing within the borough.	Commissioning Group
New homes that will meet the needs of Barnet's households	Green Amber	All six sites relating to the 40 new homes commissioned are progressing with two completed in February and March 2016. The remaining four sites will complete by June 2016. A successful launch of the schemes took place with the Leader and Deputy leader of the Council at Brent Place where five new homes were completed in March.	Barnet Homes
Delivering Homes that people can afford	Green Amber	The Housing Strategy was agreed in October 2015. Barnet Homes are in the process of completing 40 new affordable homes for rent, and the Council has agreed in principle to loan Barnet Homes funds for building a further 320 new homes on Council owned land.	Commissioning Group

Ref	Indicator	Period covered	2014/15 Result	2015/16 Target	2015/16 Result	Direction of Travel	Benchmarking	Service	
SPI	BH/C1	Additional Homes provided on HRA land	Apr 2015 - Mar 2016	3	40	8 <sup>1</sup> (R)	Improving	N/A	Barnet Homes

<sup>1</sup> All 40 homes are due to be completed and occupied by June 2016.

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Ref		Indicator	Period covered	2014/15 Result	2015/16 Target	2015/16 Result	Direction of Travel	Benchmarking	Service
CPI	Re/S17 (Annual)	Percentage of New Build homes that are affordable	Apr 2015 - Mar 2016	31%	40%	18% <sup>2</sup> (R)	Worsening	N/A	Re
CPI	CG/S6 (RPS)	Percentage of residents who list affordable housing as a concern	Autumn 2015	29% (Autumn 2014)	Monitor	36% (Autumn 2015)	Worsening	London 23% (Autumn 2014, RPS)	Barnet Homes

COUNCIL HOUSING AND HOUSING NEEDS SERVICES AND TACKLING HOMELESSNESS			
Commissioning Intention	RAG	Commentary	Service
Housing Services provision that meets the needs of Barnet's residents	Green	Following a robust 'Challenge Process' in 2015, Barnet Homes and the Council have agreed and signed a 10 year Management Agreement for the provision of Housing Services. The agreement came into effect on 1 April 2016 and includes a comprehensive register of services provided, the quality of which will be ensured through annual delivery plans and an ongoing performance management framework.	Barnet Homes
Reducing Homelessness and the use of Temporary Accommodation	Green Amber	Barnet Homes have a Temporary Accommodation Action Plan to maximise prevention, manage demand, and increase affordable supply. Since the action plan was implemented at the beginning of 2015/16, the number of homelessness preventions has increased to 905 and the Let2barnet Team has increased procurement to 491 affordable units. However, Quarter 4 2015/16 saw a further minor increase of 0.3% in the number of people accessing temporary accommodation to 2,941 (from 2,931 in Quarter 3 2015/16). To further optimise homelessness prevention activity in 2016/17, additional specialist tenancy sustainment resource is being brought in. Further work has commenced with the Council to identify additional mitigations for reduced homelessness and the use of temporary accommodation.	Barnet Homes

<sup>2</sup> The final outturn for number of new homes completed (REGENKPI01) will not be known until later in the year when the data recorded on completions will be reconciled with the Greater London Authority data. Currently 256 affordable homes have been completed against a target of 1,453.

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Ref		Indicator	Period covered	2014/15 Result	2015/16 Target	2015/16 Result	Direction of Travel	Benchmarking	Service
CPI	CG/S18	Percentage of respondents very or fairly satisfied with the service provided by their social housing provider (Barnet Homes)	Jan-Mar 2016	Not available	81%	81% (G)	Not available	Not available	Barnet Homes
SPI	BH/S1	Numbers in Emergency Temporary Accommodation (ETA)	As at 31 March 2016	455	500	251 (G)	Improving	Barnet: 16 <sup>th</sup> in London (Q3 2015/16, DCLG)	Barnet Homes
SPI	BH/C3	Number of households living in Bed and Breakfast	As at 31 March 2016	0	0	0 (G)	Same	Barnet: Top quartile in London 24 boroughs in London have households in B&B accommodation and 13 of these had families with children in for longer than 6 weeks (Q3 2015/16, DCLG)	Barnet Homes
SPI	BH/C2	Percentage of those households in Emergency Temporary Accommodation pending enquiries or found to be intentionally homeless	As at 31 March 2016	31.4%	37%	32.5% (G)	Worsening	Barnet: 23 <sup>rd</sup> in London (Q3 2015/16, DCLG)	Barnet Homes
CPI	BH/S2	Number of homelessness preventions	Apr 2015 - Mar 2016	832	700	905 (G)	Improving	London 2 <sup>nd</sup> quartile (2014/15, DCLG)	Barnet Homes

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SUSTAINING QUALITY IN THE PRIVATE RENTED SECTOR			
Commissioning Intention	RAG	Commentary	Service
Supporting good landlords in the Private Rented Sector and intervening where necessary	Green Amber	Consultation on proposals for an extended scheme of licensing Houses in Multiple Occupation (HMO's) has been completed, and proposals for implementation of the scheme were agreed by Housing Committee in February 2016. The scheme is scheduled to go live from July 2016.	Commissioning Group

Ref	Indicator	Period covered	2014/15 Result	2015/16 Target	2015/16 Result	Direction of Travel	Benchmarking	Service	
SPI	EH04B	Number of private tenanted properties with Category 1 Hazards reduced to Category 2 Hazards	Apr 2015 - Mar 2016	203	165	243 (G)	Improving	Ealing 101 (2013/14) 31 (Q1 2014/15) (LBB survey)	Re
CPI	EH021 (Re/S6)	Compliance with licensing requirements for Houses in Multiple Occupation	Apr 2015 - Mar 2016	61.9%	60%	80% (G)	Improving	Not available	Re
SPI	EH02J	HMOs licensed in a timely manner (90 days or less)	Apr 2015 - Mar 2016	100%	60%	92.9% (G)	Worsening	Ealing 4% (2013/14) 3% (Q1 2014/15) (LBB survey)	Re
SPI	EH11	Number of accredited landlords	Apr 2015 - Mar 2016	NEW	483	588 (G)	Not Available	Not available	Re
SPI	EH10	Increasing number of Houses in Multiple Occupation licenced under the mandatory scheme	Apr 2015 - Mar 2016	NEW	171	191 (G)	Not available	Not available	Re

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PROVIDING SUITABLE HOUSING TO SUPPORT VULNERABLE PEOPLE			
Commissioning Intention	RAG	Commentary	Service
Increased supply of alternatives to residential care (supported living and independent housing) for vulnerable people	Green Amber	The Accommodation Strategy for vulnerable adults is in development. Projected need across client groups has been produced. Barnet is leading West London Alliance (WLA) collaborative commissioning for supported living and residential care. Market shaping work will be scheduled in Q1 2016/17 to facilitate market engagement in a new accommodation offer.	Adults & Communities
Providing sustainable housing options for children leaving care	Green	A joint protocol between Barnet Homes and the Onwards and Upwards team, which clarifies roles in relation to housing referrals and support, has been in place since May 2015. A training flat for use by care leavers is in place at a Barnet Homes hostel and the Service Level Agreement for this has been renewed in September 2015. Barnet Homes attends bi-weekly surgeries to provide care leavers with housing advice at the Onwards and Upwards offices in North Finchley. Managers from the Onwards and Upwards team and Barnet Homes meet regularly to resolve and issues around the protocol and discuss specific cases that need focused attention, for example care leavers who are in rent arrears in temporary accommodation.  Barnet Homes has developed three 'Get Real' homes, which offer innovative, supported shared accommodation for 16-21 year olds (11 rooms). Following a successful bid, the GLA has confirmed a funding award to Barnet Homes through 'Platforms for Life' government initiative that will enable the development of two more 'Get Real' houses, which will provide accommodation for a further 10 young people.	Barnet Homes
Providing sustainable housing options for people with mental health needs	Green Amber	The Accommodation Strategy has been drafted and providers and clients are being consulted. Work has commenced on a collaborative approach with NCL and the CCG. The Supported Living specification has been drafted and pricing models are being considered.	Commissioning Group

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Ref		Indicator	Period covered	2014/15 Result	2015/16 Target	2015/16 Result	Direction of Travel	Benchmarking	Service
	CG/S13	Additional integrated specialist housing including extra care	Apr 2015 - Mar 2016	Not available	52	Project to be delivered in 2016/17	Not available	Not available	Commissioning Group
SPI	CG/S21	Provide additional wheelchair housing	Apr 2015 - Mar 2016	Not available	10% of new housing provision	Project to be delivered in 2016/17	Not available	Not available	Commissioning Group

**Key:**

Ref	RAG Rating	Percentage of Targeted Improvement Achieved	
CPI = Corporate Plan Indicator for 2016/17	<b>Green</b>	100% or more	Target is met or exceeded
SPI = Commissioning Plan Indicator for 2016/17	<b>Green Amber</b>	>80% <100%	Target not met, but 80% or more of targeted improvement achieved
	<b>Red Amber</b>	>65% <80%	Target not met, but 65-80% of targeted improvement achieved
	<b>Red</b>	<65%	Target not met, and less than 65% of targeted improvement achieved