

Housing Committee

1 April 2019



Title **Barnet Homes Delivery Plan 2019/20**

Report of Cllr Gabriel Rozenberg

Wards All

Status Public

Urgent No

Key Yes

Enclosures Appendix 1 – Barnet Homes Delivery Plan 2019/20

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Summary

Barnet Homes a subsidiary of The Barnet Group, is a key partner for the Council in delivering the following Corporate Plan and the strategic priorities of the Housing Committee:

- Raising standards in the private rented sector
- Delivering more homes that people can afford
- Safe and secure homes
- Promoting independence

Barnet Homes are also a key partner for the Council in delivering against the following key themes in the Homelessness and Rough Sleeping Strategy:

- Preventing Homelessness
- Reducing the use of temporary accommodation and securing

- accommodation for people who are homeless
- Establishing effective partnerships, working arrangements and support to improve resilience for those who are, or used to be homeless, to prevent them from becoming homeless again
- Supporting rough sleepers to address their housing and other needs

The Barnet Homes management agreement with the Council requires the development of an annual delivery plan which outlines the required outcomes and targets for each service year of the agreement.

The Barnet Homes 2019/20 delivery plan at appendix 1 provides information as to the outcomes achieved in 2018/19 against each of the Housing Committee’s priorities as at quarter 3 2018/19, along with setting out the commitments, challenges, risks and key performance measures and targets for the 2019/20 year.

Officers Recommendations

- 1. That the committee note and approve the Barnet Homes 2018/19 Delivery Plan attached at appendix 1.**

1. WHY THIS REPORT IS NEEDED

- 1.1 The Housing Committee approved the Heads of Terms for the 10 year Barnet Homes Management Agreement at the June 2015 meeting. Following this the Management Agreement was finalised and commenced in April 2016. The Management Agreement requires that an Annual Delivery Plan is produced between the Council and Barnet Homes outlining the required outcomes and targets for each service year of the agreement.
- 1.2 In accordance with the Housing Committee terms of reference, the Committee is required to review and approve the content of the delivery plan in order to ratify the proposed commitments and outcomes and their alignment with the strategic priorities of the Committee. The Housing Committee will also provide ongoing oversight of performance against commitments and outcomes.

2. REASONS FOR RECOMMENDATIONS

- 2.1 As evidenced in the delivery plan, Barnet Homes’ performance in 2018/19 against Housing Committee priorities has been to a high level across a range of commitments and key indicators. In terms of core housing management services, this can be further evidenced by continued positive results in relation to comparative performance on both cost for delivering services and tenant satisfaction through industry benchmarking.
- 2.2 The delivery plan sets out a series of challenging commitments and targets for the 2019/20 year which will continue to support the Council to deliver against its corporate plan and Housing Committee outcomes and priorities.

3. ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED

- 3.1 The requirement for having an annual delivery plan is a contractual one and alternative options were not considered, however, the process for agreeing the commitments and outcomes and their respective targets outlined in the delivery plan has been subject to significant review by the Council.

4. POST DECISION IMPLEMENTATION

- 4.1 Subject to Committee approval, Barnet Homes' performance against the delivery plan will be monitored by the Committee throughout 2019/20.
- 4.2 As outlined in section 1.2 above, an annual review of the delivery plan will be completed ahead of the 2020/21 financial year and a revised version again submitted to the Housing Committee for approval.

5. IMPLICATIONS OF DECISION

5.1 Corporate Priorities and Performance

- 5.1.1 Barnet Homes has a successful track record of delivering improvements to the housing stock and housing services, tackling and preventing homelessness, delivering new affordable homes and supporting the Council to address the financial challenges it faces. Barnet Homes and the Barnet Group are therefore in a good position to continue to manage and deliver services to contribute to the Council's strategic objectives.
- 5.1.2 As outlined in the plan itself, Barnet Homes outcome commitments for 2019/20 have been developed for the specific purpose of supporting the Council to deliver its Corporate Plan and Housing Committee priorities.
- 5.1.3 Barnet Homes is also involved in complementary policy agendas. Community development work is an important part of the housing portfolio, for example; activities such as implementation of new homelessness legislation, Welfare Reforms, work to promote digital inclusion, and integral involvement in 'Love Burnt Oak' and BOOST initiatives contribute to better outcomes for residents, more sustainable tenancies and reduced rent arrears. They also have an overall positive impact on other service areas within the Council and the local community and economy.

5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)

- 5.2.1 There are no direct resource implications arising out of this report.
- 5.2.2 Barnet Homes receive a management fee consisting of a combination of HRA and General Fund revenue and capital resources as set out in appendix 1, section 6. A four-year efficiency savings target of £2.148m was agreed by the Housing Committee and Barnet Homes are on track to deliver these by 2019/20.

5.2.3 The Housing General Fund projections incorporate both existing pressures and the Council's planned savings programme. These projections and detail of Barnet Homes initiatives to address the pressures over the period up to 2023/24 are also set out in appendix 1, section 6. A summary is shown in the table below:

PSR Savings and Impact

	2019/20	2020/21	2021/22	2022/23	2023/24	Total savings (All years)
	£000	£000	£000	£000	£000	
Savings proposals	(1,248)	(869)	(1,640)	(1,660)	(1,237)	(6,654)
Pressures	560	755	500	0	0	1,815
Overall Savings	(688)	(114)	(1,140)	(1,660)	(1,237)	(4,839)

5.3 Social Value

5.3.1 There are no specific social value considerations arising out of this report.

5.4 Legal and Constitutional References

5.4.1 The Local Authority has duties to assist and accommodate certain homeless applicants under Part VII Housing Act 1996. It also has a duty to allocate properties under its allocations scheme (either into social housing or in to the private sector) under Part VI of The Act and to manage its social housing stock as a landlord. Such responsibilities are delegated to Barnet Homes, part of The Barnet Group.

Constitution Article 7.5 sets out the terms of reference of the Housing Committee which includes:

- Housing matters including housing strategy
- Homelessness
- Social housing and housing grants
- Commissioning of environmental health functions for private sector housing.

5.5 Risk Management

5.5.1 There is a risk that Barnet Homes fail to meet delivery expectations and do not achieve the performance indicators and outcomes set out within the delivery plan and / or they do not manage their income and expenditure effectively within the agreed budget envelope.

5.5.2 These risks will be mitigated through robust governance and performance management frameworks currently in place.

5.6 Equalities and Diversity

5.6.1 Section 149 of the Equality Act 2010 sets out the Public-Sector Equality Duty which requires a public authority (or those exercising public functions) to have due regard to the need to:

- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not
- foster good relations between persons who share a relevant protected characteristic and persons who do not

5.6.2 The broad purpose of this duty is to integrate considerations of equality into everyday business and keep them under review in decision making, the design of policies and the delivery of services. The protected characteristics are:

- Age
- Disability
- Gender reassignment
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation
- Marriage and Civil Partnership

5.6.3 Changes to policies and services are analysed in order to assess the potential equalities impacts and risks and identify any mitigating action possible, through an equalities impact assessment, before final decisions are made. Consideration will also be made to the equalities and data cohesion summary.

5.6.4 A full equalities impact assessment has been completed for both the Housing Strategy and Housing Allocations Policy. These findings are reflected in the delivery plan and the EIAs will be kept under review and updated as appropriate. The Barnet Group has an equalities strategy in place which fully supports the Council's equalities aims and principles. Equalities Impact Assessments are undertaken as and when required.

5.6 Corporate Parenting

5.6.1 Promoting independence is a central theme of the Housing Strategy. Barnet Homes work closely with relevant Council departments in order to ensure that care leavers make a successful transition to independent living.

5.7 Consultation and Engagement

5.7.1 A consultation exercise with Barnet Homes tenants and leaseholders was completed as part of the Management Agreement development in 2015 and this exercise identified the priorities for Barnet Homes. These priorities are further reviewed through biennial resident satisfaction surveys. Consultation with residents was also undertaken as part of the Housing Strategy.

5.8 Insight

5.8.1 Insight data has not been used in this report.

6.0 BACKGROUND PAPERS

6.1 Relevant previous papers are listed in the table below:

Housing Committee 27 October 2014	Final Approval of Proposed Changes to Housing Allocations Scheme	https://barnet.moderngov.co.uk/documents/s18638/Housing%20committee%20report-%20final.pdf
Housing Committee 29 June 2015	Decision Item 7 - Housing Strategy	https://barnet.moderngov.co.uk/documents/s24071/Housing%20Strategt.pdf
Housing Committee 29 June 2015	Commissioning and Delivery of Housing Services and the Management of the Barnet Housing Stock	https://barnet.moderngov.co.uk/documents/s24079/Commissioning%20and%20Delivery%20Of%20Housing%20Services%20and%20the%20Management%20of%20Barnet%20Housing%20Stock.pdf
Housing Committee 26 June 2017	Item 10 – Barnet Homes 2017/18 Delivery Plan	https://barnet.moderngov.co.uk/documents/s40390/Barnet%20Homes%202017-18%20Delivery%20Plan.pdf
Housing Committee 7 February 2018	Item 9 – Barnet Homes 2018/19 Delivery Plan	https://barnet.moderngov.co.uk/documents/s44846/Barnet%20Homes%202018-19%20Delivery%20Plan.pdf