

Agenda Item	6
Report No	N/03/18

HIGHLAND COUNCIL

Committee: Nairnshire Committee

Date: 14 March 2018

Report Title: Housing Performance Report – 1 April to 31 December 2017

Report By: Director of Community Services

1 Purpose/Executive Summary

- 1.1 This report provides information on how the Housing Section performed in relation to Scottish Social Housing Charter and other performance indicators up to 31 December 2017.

2 Recommendations

- 2.1 Members are invited to consider the information provided on housing performance for the period 1 April 2017 to 31 December 2017.

3 Background

- 3.1 The Scottish Housing Regulator (SHR) has set out the performance indicators that it will use in its scrutiny of landlords.
- 3.2 This report provides key performance information based on the reporting framework recommended by the SHR. Information on other performance indicators for housing management is presented in tabular format at **Appendix 1**.
- 3.3 Further performance information by Council Ward can be found on the Highland Council Intranet ward reporting pages.
http://www.highland.gov.uk/staffsite/info/13/members_intranet/37/ward_reporting/2
- 3.4 In accordance with the Scottish Social Housing Charter guidance, the Repairs, Tenancy Management and Rent Arrears figures are cumulative, while the Homeless Presentations figures are given for each separate quarter.
- 3.5 Scottish Quality Network (SQN) benchmark information, derived from the performance of all Scottish Landlords, has also been provided where available.

4 Repairs

- 4.1 The key indicators for measuring repairs performance are considered to be the average time taken to complete Emergency repairs and Non-emergency repairs.
- 4.2 The average length of time taken to complete Emergency repairs is calculated in hours.
- 4.3 Performance in the Nairn area is within the 14 hour target and much better than the Highland average.

- 4.4 **Table 1: Average length of time taken to complete emergency repairs (hours)**
Target 14 hours
2016/17 SQN Benchmark – 4.6 hours

	No of Houses	2014/15	2015/16				2016/17				2017/18		
		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Nairn & Cawdor	680	3.4	2.9	3.4	3.4	3.4	2.8	3.1	3.1	2.9	3.4	3.4	3.2
Highland	13923	9.1	6.2	6.9	7.1	7.9	6.6	7.2	6.9	6.9	6.4	6.3	6.7

- 4.5 Non-emergency repairs are measured in working days.
- 4.6 **Table 2: Average length of time taken to complete non-emergency repairs (days)**
Target 8 days
2016/17 SQN Benchmark – 7.0 days

	No of Houses	2014/15	2015/16				2016/17				2017/18		
		Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Nairn & Cawdor	680	3.8	4.1	4.1	4.1	4.1	3.4	3.7	3.7	3.6	3.1	3.6	3.7
Highland	13923	7.3	7.1	7.3	7.5	7.5	6.6	6.9	6.9	6.8	7.6	7.3	7.9

- 4.7 Performance in Nairn is within the 8 day target.
- 4.8 In gathering the information for repairs indicators, we do not include instances where we have been unable to gain access to properties. This is in accordance with the Scottish Social Housing Charter guidance.

5 Tenancy Management

5.1 The chart below provides information on the average re-let time showing the trend back three years and highlighting the same quarter in previous years for comparison.

5.2 **Table 3 : Average re-let time (days) Target 35 days
2016/17 SQN Benchmark – 31.8 days**

	No of Houses	No of relets	2015/16 Q3	2016/17 Q3	2017/18 Q3
Nairn & Cawdor	680	33	34.41	46.71	34.67
Highland	13923	956	49.28	41.53	39.97

5.3 Table 3 shows that re-let times in Nairn are below the 35 day target and better than the Highland wide average of 39.97 days.

6 Rent Arrears

6.1 A key indicator for rent arrears is considered to be the value of current rent arrears. The table below shows the comparative figure for the same quarter in the previous three years. The Highland wide current arrears figure is £1,942,665.

6.2 **Table 4 – Current Rent Arrears**

	No of Houses	2015/16 Q3	2016/17 Q3	2017/18 Q3
Nairn & Cawdor	680	80267	70724	66879

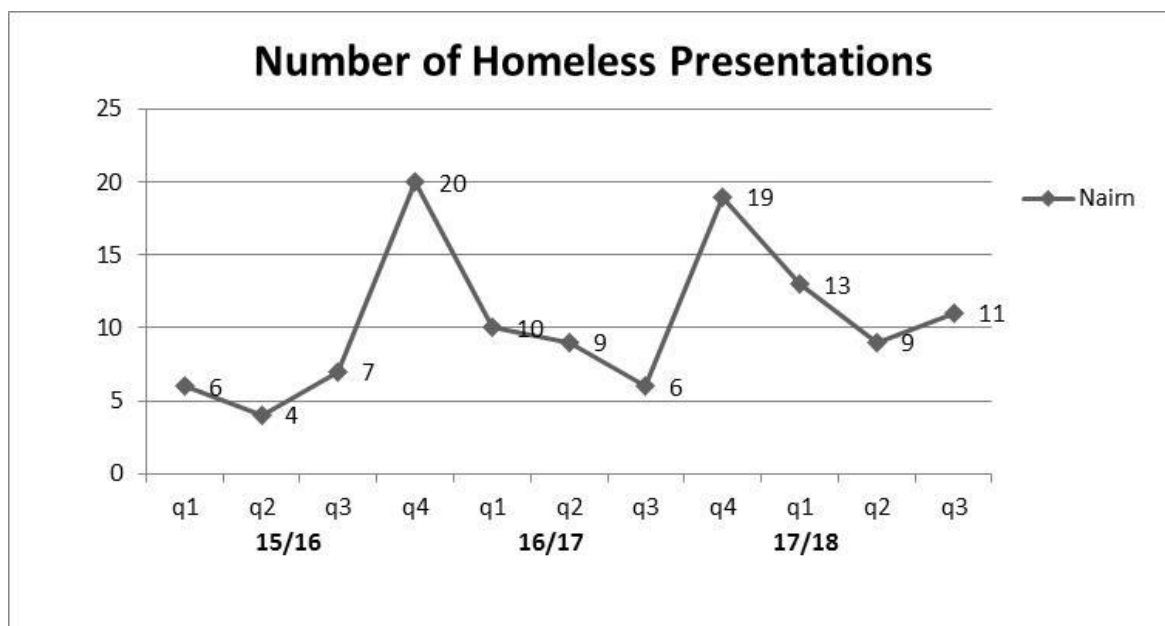
6.3 Rent arrears performance has improved compared to quarter 3 2016/17. Rent arrears performance remains a focus for the Nairn team.

7 Homelessness

7.1 Performance information on homelessness is not collected as part of the Scottish Social Housing Charter return, however a number of indicators have been agreed for reporting to Local Committees.

7.2 Table 5 shows the number of homeless presentations received in Nairn charting the same quarter in previous years. Homeless presentations in Nairn remain fairly static.

7.3 There were 236 presentations across Highland at the end of Quarter 3 at 31 December 2017.

Table 5 - Homeless presentations

7.5 There were 11 homeless presentations in the Nairn Area in quarter 3 2017/18. There has been no significant change in the number of homeless presentations in Nairn during 2017/18.

8 Housing Revenue Account Capital Programme Update

8.1 A briefing paper has been sent to Members giving an update on the 2017/18 Capital Programme. The 2018/19 Capital Programme was approved at People Committee on 25 January 2018 and Nairn Members will be updated during 2018/19 as to progress against the Nairn projects.

9 Implications

9.1 Resource - There are no resource implications arising from this report.

9.2 Legal - There are no legal implications arising from this report.

9.3 Community (Equality, Poverty and Rural) – There are no equality implications arising from this report.

9.4 Climate Change/Carbon Clever - There are no climate change/Carbon Clever implications arising from this report.

9.5 Risk – Risk is managed through regular review and reporting to allow corrective action to be taken if necessary.

9.6 Gaelic - There are no Gaelic implications arising from this report.

Designation: Director of Community Services

Date: 27 February 2018

Author: Sandra MacLennan, Housing Manager South
Rory MacLeod, Principal Housing Officer

Background Papers: Scottish Housing Regulator: The Scottish Social Housing Charter: Indicators and Context Information

Appendix 1

SPI 17/18	17/18	Scottish Average	Target	2017/18			2016/17	
				Qtr 3	Qtr 2	Qtr 1	Qtr 4	Qtr 3
Reactive repairs carried out first time Nairn	GREEN	90.7	92	99.17	99.11	98.91	99.53	99.28
Rent collected as % of rent due Nairn	GREEN	99.6	99	99.51	99.53	104.46	100.13	99.99
Gross rent arrears as % of rent due Nairn	GREEN	5.1	5	3.48	4.45	4.51	4.29	4.92
% rent loss through voids Nairn	GREEN	0.9	1	0.66	0.74	0.73	0.95	1.28
ASB cases reported and resolved Nairn	GREEN	87.2	85	89.29	70.00	66.67	40.00	0.00
% of new tenancies sustained for more than a year Nairn	GREEN	88.8	90	90.63	89.09	84.62	85.71	88.89
Tenancy offers refused Nairn	GREEN	36.3	38	16.13	19.05	18.18	18.37	26.47
% of lettable houses becoming vacant Nairn	GREEN	8.5	8.9	7.35	7.21	6.01	3.12	3.15
% households requiring temp/emergency accommodation who receive an offer Nairn	GREEN		100	100	100	100	100	100
Average time in temp/emergency accommodation Nairn (weeks)				22.43	24.03	26.98	20.44	9.05