

Agenda Item	5
Report No	N/19/18

HIGHLAND COUNCIL

Committee: Nairnshire Committee

Date: 28 November 2018

Report Title: Housing Performance Report – 1 April to 30 September 2018

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 30 September 2018.

2 Recommendations

- 2.1 Members are invited to consider the information provided on housing performance for the period 1 April 2018 to 30 September 2018.

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 is much better than both the Highland average and performance among Registered Social Landlords nationally.

- 4.4 **Table 1: Average length of time taken to complete emergency repairs (hours)**
Target 14 hours
2017/18 SQN Benchmark – 4.0 hours

	No of Houses	2016/17				2017/18				2018/19	
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Nairn & Cawdor	685	2.8	3.1	3.1	2.9	3.4	3.4	3.2	3.0	2.6	2.8
Highland	13973	6.6	7.2	6.9	6.9	6.4	6.3	6.7	6.4	7.6	8.3

- 4.5 Non-emergency repairs are measured in working days. Emergency repairs are consistently within the 14 hour target.

- 4.6 **Table 2: Average length of time taken to complete non-emergency repairs (days)**
Target 8 days
2017/18 SQN Benchmark – 6.4 days

	No of Houses	2016/17				2017/18				2018/19	
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Nairn & Cawdor	685	3.4	3.7	3.7	3.6	3.1	3.6	3.7	3.4	3.5	3.5
Highland	13973	6.6	6.9	6.9	6.8	7.6	7.3	7.9	7.4	8.0	7.6

- 4.7 In relation to non-emergency repairs performance in Nairn consistently within the 8 day target and better than both the Highland average and performance among Registered Social Landlords nationally.

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
2017/18 SQN Benchmark – 30.7 days**

	No of Houses	No of relets	2016/17 Q2	2017/18 Q2	2018/19 Q2
Nairn & Cawdor	685	37	47.50	31.48	34.08
Highland	13973	708	43.63	37.71	39.43

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 39.43 days. The average time to re-let void properties has increased compared to quarter 2 in the previous year. Complex case managed allocations have contributed to the increase. There is a focus on improving the re-let times across all Highland Council wards.

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 £2,275,930.

6.2 **Table 4 – Current Rent Arrears**

	No of Houses	2016/17 Q2	2017/18 Q2	2018/19 Q2
Nairn & Cawdor	685	103397	74762	82692

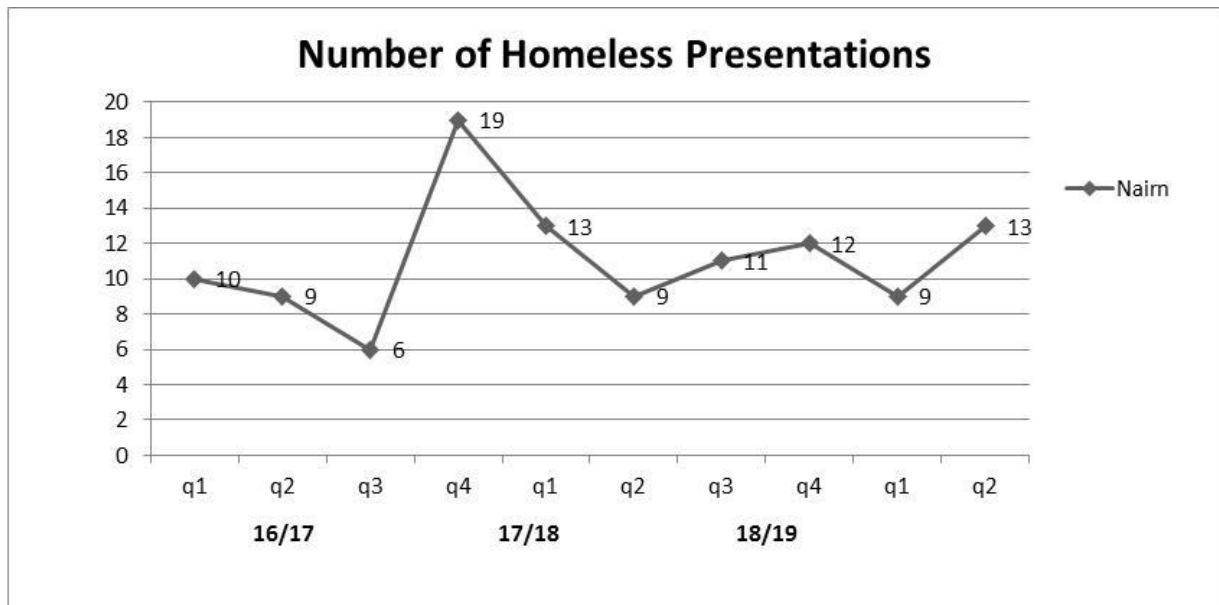
6.3 There has been an increase in rent arrears compared to Quarter 2 2017/18. The increase is consistent with a Highland wide trend as the roll out of Universal Credit continues to impact negatively on rent arrears. Performance in Nairn has still improved significantly since 2016/17. Rent arrears performance continues to be 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.

7.3 There were 269 presentations across Highland at the end of Quarter 2, 30 September 2018. Thirteen homeless presentations were in Nairn.

Table 5 - Homeless presentations

8 Implications

- 8.1 Resource - There are no resource implications arising from this report.
- 8.2 Legal - There are no legal implications arising from this report.
- 8.3 Community (Equality, Poverty and Rural) – There are no equality implications arising from this report.
- 8.4 Climate Change/Carbon Clever - There are no climate change/Carbon Clever implications arising from this report.
- 8.5 Risk – Risk is managed through regular review and reporting to allow corrective action to be taken if necessary.
- 8.6 Gaelic - There are no Gaelic implications arising from this report.

Designation: Director of Community Services

Date: 9 November 2018

Author: Sandra MacLennan, Housing Manager (South)

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

Appendix 1

SPI 18/19	18/19	Scottish Average	Target	2018/19		2017/18		
				Qtr 2	Qtr 1	Qtr 4	Qtr 3	Qtr 2
Reactive repairs carried out first time Nairn	GREEN	92.23	92	100	100	99.06	99.17	99.11
Rent collected as % of rent due Nairn	AMBER	99.38	99	98.70	99.46	99.40	99.51	99.53
Gross rent arrears as % of rent due Nairn	GREEN	5.41	5	4.52	4.12	3.45	3.48	4.45
% rent loss through voids Nairn	AMBER	0.85	1	1.10	1.17	0.60	0.66	0.74
% of new tenancies sustained for more than a year Nairn	GREEN	88.66	90	95.24	94.20	95.31	90.63	89.09
Tenancy offers refused Nairn	GREEN	35.86	38	21.74	15.38	16.67	16.13	19.05
% of lettable houses becoming vacant Nairn	GREEN	8.56	8.9	5.55	6.46	5.00	7.35	7.21
% households requiring temporary emergency accommodation who receive offer Nairn	GREEN		100	100	100	100	100	100
Ave time in temporary emergency accommodation Nairn (weeks)				24.50	20.04	22.55	22.43	24.03