

Agenda Item	5
Report No	SR/10/24

HIGHLAND COUNCIL

Committee: Skye & Raasay Committee

Date: 03 June 2024

Report Title: Housing Performance Report – 1 April 2023 to 31 March 2024

Report By: Executive Chief Officer – Property and Housing

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 March 2024.

2. Recommendations

2.1 Members are asked to:

Note the information provided on housing performance in the period 1 April 2023 – 31 March 2024.

3. Implications

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

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

3.3 **Community (Equality, Poverty and Rural)** - There are no equality implications arising from this report.

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

3.5 **Risk** - Risk is managed through regular review and reporting to allow corrective action to be taken if necessary.

3.6 **Health and Safety** - (risks arising from changes to plant, equipment, process, or people)

3.7 **Gaelic** - There are no Gaelic implications arising from this report.

4. Background

- 4.1 The Scottish Housing Regulator (SHR) has set out the performance indicators that it will use in its scrutiny of landlords.
- 4.2 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
- 4.3 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.
- 4.4 Scottish Housing Network (SHN) benchmark information, derived from the performance of all Scottish Landlords, has also been provided where available.

5. Repairs

- 5.1 The key indicators for measuring repairs performance are considered to be the average time taken to complete Emergency repairs and Non-emergency repairs.
- 5.2 The average length of time taken to complete Emergency repairs is calculated in hours.
- 5.3 **Table 1: Average length of time taken to complete emergency repairs (hours)**

Target 12 hours
2022/23 SHN Benchmark (Group) – 4.2 hours

EME	No of Houses	2022/23	2023/24			
		Q4	Q1	Q2	Q3	Q4
Skye	384	16.2	3.3	4.2	4.8	4.5
Highland	15017	5.5	4.0	4.7	3.6	4.1

- 5.4 The average response time for emergency repairs remains within the performance target of 12 hours.
- 5.5 Non-emergency repairs are measured in working days.
- 5.6 **Table 2: Average length of time taken to complete non-emergency repairs (days)**

Target 8.9 days
2022/23 SHN Benchmark (Group) – 8.7 days

NON-EME	No of Houses	2022/23	2023/24			
		Q4	Q1	Q2	Q3	Q4
Skye	384	6.4	5.7	5.6	6.1	5.8
Highland	15017	7.6	7.0	7.1	7.9	9.2

- 5.7 The average non-emergency repair time in Skye is within the 8.9 day performance target.

5.8 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.

6 Tenancy Management

6.1 The chart below provides information on the average re-let time compared to previous quarters.

6.2 **Table 3 : Average re-let time (days) Target 35 days
2022/23 SHN Benchmark (Group) – 55.6 days**

Avg relet time, ARC	No of Houses	No of relets	2022/23	2023/24			
			Q4	Q1	Q2	Q3	Q4
Skye	384	36	42.24	45.22	50.33	44.72	39.83
Highland	15017	1180	32.07	36.37	33.74	35.76	38.68

6.3 Improved performance during Quarter 3 has significantly improved the cumulative average performance. The average re-let time remains above the target and Highland average. Delays are being caused, in part, due to lack of available resources to carry out some works.

7 Rent Arrears

7.1 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.

7.2 **Table 4 – Current Rent Arrears**

Rent arrears	No of Houses	2022/23	2023/24			
		Q4	Q1	Q2	Q3	Q4
Skye	384	121,202	103,208	106,653	96,531	75,342

7.3 Current rent arrears have reduced in quarter 4.

7.4 The Cost of Living (Scotland) Act ended on 31 March 2024. This means that landlords can progress to eviction for cases with arrears below £2,250

7.5 The local housing team continue to focus on early intervention, with robust reviewing arrangements in place for all arrears cases. Officers are committed to supporting all tenants currently facing financial hardship and continue to offer advice and assistance and signposting to specialist services.

8 Homelessness

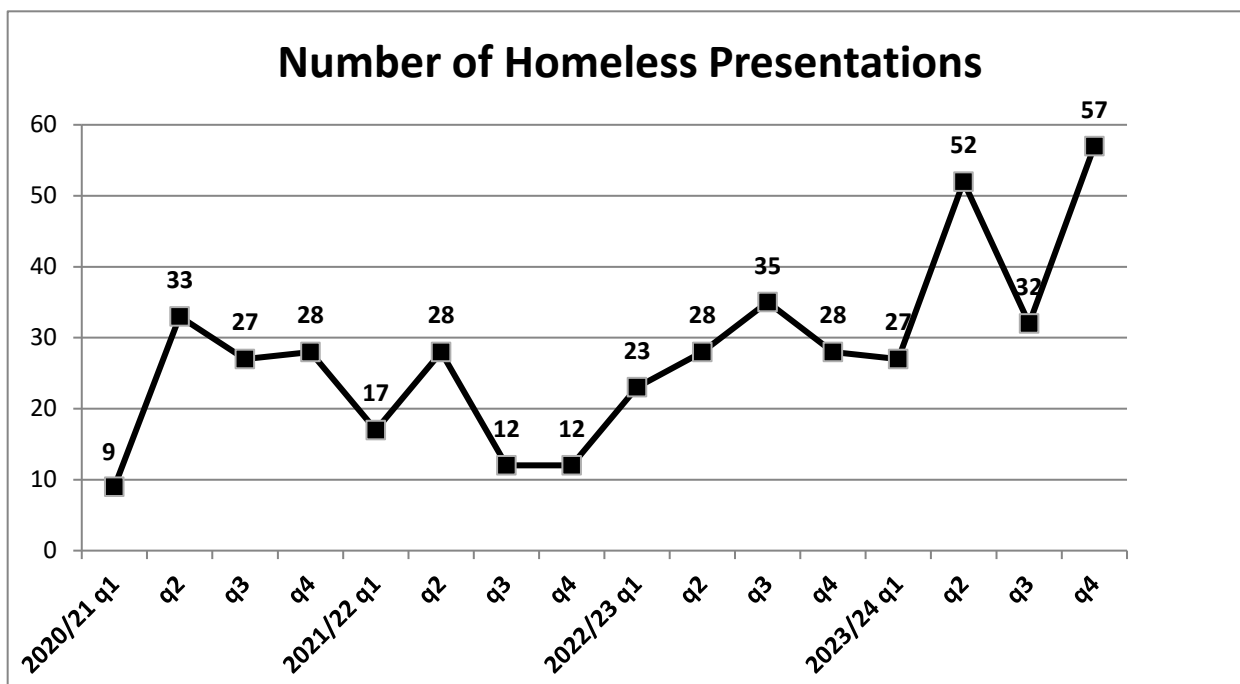
8.1 Performance information on homelessness is not collected as part of the Scottish Social Housing Charter return, however a number of indicators have been agreed for reporting to Local Committees.

8.2 Table 5 shows the number of homeless presentations received.

8.3 There were 386 presentations across Highland at the end of Q4 2023/24. 57 of these were on Skye.

8.4

Table 5 - Homeless Presentations



Designation: Executive Chief Officer – Property and Housing

Date: 03 June 2024

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