

# IP3 Ensuring people have access to suitable accommodation

Lead Cabinet Member

▪ Cabinet Member for Regeneration and Housing

Lead Officer

▪ Head of Regeneration, Investment and Housing

## Overall Judgement

Jun 2017		
Actual	Performance	Comments
Amber - Acceptable	●	<p>The red measure at 39% against a target of 50% and a one year ago actual of 51% is the direct impact that the service is in receipt of more complex cases presenting as homeless across the City.</p> <p>Interestingly, the number of people approaching the authority for housing advice and assistance is significantly reducing, which suggests further that the presentations are becoming more complex and have higher needs and requirements from the service area.</p> <p>A review of the target will be undertaken at the mid-year point and will take into account the significant impact of Universal Credit which is due to be rolled out in NCC in November 2017.</p>

Measures	to Jun 2017							
	Actual (YTD)	Target (YTD)	Performance (YTD)	Actual 1 year ago (YTD)	DoT 1 year ago (YTD)	Wales Average (YTD)	Perf. v Wales Average (YTD)	Period Performance
PAM/012 (RIH/L/044) The percentage of households for whom homelessness was prevented (Q) (PAM, IP3)	39%	50%	▲	51%	?		!	The dip in performance during quarter 1 mainly reflects the increasing complexity of homelessness presentations, requiring a wide range of interventions, and the difficulties involved in securing accommodation in the private rented sector.
PAM/014 Number of new homes created as a result of bringing empty properties back into use (HY) (PAM)	~	~	~	~	~	n/e	n/e	~
PAM/015a (PSR/002) Adapt'ns DFG days delivery avg. (HY) (PAM, IP3, SP)	~	~	~	~	~	~	~	~
PAM/015b (PSR/006) Ave days non-DFG minor adapt'ns (HY) (IP3)	~	~	~	~	~	~	~	~
PLA/006 Provision of affordable housing units % (A) (NSI, PAM, SP)	~	~	~	~	~	~	~	~
RIH/L/043 No. people approaching authority for housing advice and assistance (Q) (IP3b)	491	600	★	616	?		!	

Status	Explanation		
Green Star	★	Excellent	All actions and measures are on track
Green	★	Good	Actions and measures are on mostly on track, one or two falling marginally short of planned targets
Amber	●	Acceptable	Some actions and measures have deviated from plan and are some are falling short of planned targets
Red	▲	Improvement Required	Actions and measures are of concern and are mostly falling short of planned targets

Key for Measure RAG Status	
?	Pink question mark – data missing
!	Yellow exclamation mark - no target set
→	Black arrow – performance remains the same
✔	Green tick – performance has improved
✘	Red cross – performance has declined
»	New measure – no comparable data

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Actions	Jun 2017		
	Performance	IP Progress Update	IP Activity Planned
<input checked="" type="checkbox"/> IP 3.1 To secure additional units of affordable housing and bring empty private homes back into use	●	The housing service continues to co-ordinate efforts to bring empty homes back into use, either through voluntary collaboration or through the use of enforcement powers, where appropriate. However, resources for either statutory or voluntary intervention are very limited.	75 affordable homes are due to be completed during this financial year.
<input checked="" type="checkbox"/> IP 3.2 To minimise the waiting times for major and minor adaptations	★	This Q1 update confirms that the significant improvement that has been achieved over recent years in waiting times for adaptations has been sustained	The Private Sector Housing team is currently reviewing tendering arrangements and will be introducing an 'e-tendering' process to realise potential for further delivery time improvements.
<input checked="" type="checkbox"/> IP 3.3 To prevent people becoming homeless whenever we can	●	Homelessness presentations remain high, though lower than previous years. Critical, however, is the complexity of cases, which require a wide range of interventions, and impact upon the sustainment of accommodation or move onto alternative accommodation. This requires a joined up approach; whilst services are being developed and established, these are increasingly stretched. The complexity of cases, the continued roll out of welfare reform and the issues officers face in securing private rented accommodation, have resulted in a decline in performance around homelessness prevention alongside an increase in demand for housing.	Funding has been made available during the current financial year which will be utilised to provide further services aimed at the prevention of homelessness. Further additional resources are being made available by Welsh Government specifically around the alleviation of rough sleeping, addressing the needs of young people and developing links with the private rented sector. Work is due to commence on the review of homelessness, initially driven by a Gwent wide group with a local focus then upon each area. This will lead to the development of a Gwent wide homelessness strategy and then a separate action plan/strategy for tackling homelessness in Newport.

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