

Minutes of the meeting of the Tenant Services Management Board held on Monday 17 February 2014 at 6pm in The John Meikle Room, Belvedere Road, Taunton.

Present: Mrs J Hegarty (Vice-Chairman), Mrs J Bunn, Mr D Galpin, Mr K Hellier, Mr R Middleton, Councillor Bowrah and Councillor A Wedderkopp.

Officers: Rachel Searle (Housing Development Project Lead), Simon Lewis (Assistant Director Housing & Communities), Lucy Clothier (Housing Accountant), Phil Webb (Housing Manager; Property Services), Martin Price (Tenant Empowerment Manager) and Emma Hill (Corporate Support Officer).

Others: Councillor Jane Warmington.
Tony Lane from Galliford Try Construction Group

(The meeting commenced at 6.25pm)

1. Apologies/Substitutions

Apology: Mr Dustyn Etherington (Chairman), Mrs E Drage
Substitutions: Councillor A Wedderkopp for Councillor Miss F Smith

2. Public Question Time

No questions received for Public Question Time.

3. Declarations of Interests

Councillor Bowrah declared personal interests as several members of his family were Taunton Deane Borough Council Housing Tenants. Mrs Hegarty, Mrs Bunn, Mr Galpin, Mr Hellier and Mr Middleton declared personal interests as Taunton Deane Borough Council Housing Tenants.

4. Verbal Update on Creechbarrow Road Development Project

The Housing Development Project Lead introduced Galliford Try Construction group representative who gave a verbal update on the Creechbarrow Road Development Project.

Below was a summary of the key points of the verbal update on the Creechbarrow Road Development Project:

- The contract was signed in December 2013.
- Low key works had already started onsite at the moment.
- Asbestos surveys had been completed onsite and now notices had been served to allow for removal of the asbestos.
- The demolition of the site would be carried at the same time, by following the progress of the asbestos removal.

- The estimated time scale for this was 15 weeks, and then construction would be starting.
- The completion of construction of the Knightstone section of the development would be in March 2015 and the Taunton Deane section would be completed in October 2015.

During the discussion of this item, board members made the following comments and asked questions. Responses shown in italics:

- *The demolition contractor was a certified asbestos remover as well. They would complete removal, cleaning and demolition simultaneously.*
- Board Members requested that the Galliford Try representative return later in the year with an update report on the onsite progress of the development project.
This wouldn't be an issue and representative would liaise with officers to arrange this for the Board Members.
- What would you do with the new UPV doors that were installed in the properties that were now being demolished?
We were going to liaise with the Council about recycling the doors that could be recycled. We could look into the reusing or re-selling the doors to current tenants who show interest.
- Six people had enquired about what would happen to the doors once they were removed and had expressed an interest in purchasing them for their current properties.
- What type of consultation with tenants and residents would you be arranging to keep them up to date?
Officers were booking a room in Halcon to run several community events to involve and update tenants and residents of Halcon. The Project Team would be attending these community events. There would also be a number of other avenues for up to date information regarding project progress including Web Links, Newsletters and Letter drops. This would be available to both Tenants and Residents.
- Would there be any opportunities for work for local labour (meaning Halcon area) onsite as well as work experience, voluntary work and placements. There were plenty of ready and able people.
This would definitely happen. This was part of the pre-contract requirements before putting in a bid for the contract.

Resolved that the Board noted the Officer's report.

5. Financial Update Quarter Three 2013/2014.

Considering the financial figures table previously circulated, concerning the Housing Revenue Account Financial Monitoring for Quarter Three accompanied by a verbal update given by Housing Accountant. The spreadsheets detailed the breakdown of overall performance outturn of Quarter Three 2013/14 split between capital and revenue.

The Revenue Account Performance included such headings as Right to Buy, Income, Expenditure and HRA Revenue.

The following points were covered during the update on Housing Revenue Account Income, Expenditure and Revenue;

- Income was showing an overall under spend of £369,717. This was additional income.
- Voids had a pressure of £244,700. These costs were still much higher than in previous years but this has reduced in comparison with the previous quarter.
- Expenditure was showing an overall pressure of £143,068.
- Other Expenditure was showing an overall under spend of £13,375.
- HRA was showing an overall under spend of £240,024.

Looking at Right to Buy's (RtB), there had been 39 sales in Quarters 1 – 3 in 2013/2014. Add this to 2012/2013 total and this means 76 sales to date. This was higher than the Council had anticipated.

The following points were covered during the update on Housing Revenue Account Capital Programmes;

- Overall HRA Capital Programmes had an under spend of £43,320.
- There had been late starts in a couple of the Council Capital Programmes, this included HRA Kitchens, Bathrooms and Heating Improvements.
- The Council was now in the first year of four year contract for Air Source Heat Pumps. The plan was to complete 100 installations as part of rolling programme.
- SWPSHP HRA Aids and Adaptations budget had an under spend of £21,400 as well as HRA Disabled Facilities Grants (DFG's) also showing an under spend of £21,920.
- This under spend in SWPSHP budget would be used against the remodelling of Council properties to fit Aids and Adaptations to some of the Council stock.

The Council was looking at £2.2 million budget for development within Taunton Deane. This included Buybacks of ex-Council properties to return to the Council's housing stock.

During the discussion of this item, board members made the following comments and asked questions. Responses shown in italics:

- With regards to Kitchen's programme, six contractors have been selected from those who put in a bid for the contract. The programme schedule was well underway for implementation of the programme.
- Remodelling some of the Council's stock with Aids and Adaptations, then matching the tenant to the property was a good move forward for the Council and more emphasis should be placed on this rather than adapting properties after the tenant has moved in.
The SWPSHP were also setting a traffic light coding system for tenants as part of this new approach, which included the remodelling of certain stock. This was part of matching tenants to properties and not adapting unless necessary.
- Board Members requested an update report on the SWPSHP traffic light coding system for tenants to come to a future Board meeting.

Resolved that the Board noted the Officer's report.

6. Performance Indicators Scorecard Quarter Three 2013/2014

Considering the scorecard and summary report previously circulated, concerning the Health and Housing KPI Performance Scorecard for the period covering Quarter Three of 2013-14.

Looking at each section of the performance scorecard for Quarter Three, the figures and percentages as follows:

- Managing Finances (Housing) - There was 9 measures of which 56% were Green, 33% were Red and 11% were N/A. There was no change since last Quarter.
- Service Delivery (Satisfaction) - There was 11 measures of which 55% were Green and 45% were Amber. There was no change from last Quarter.
- Service Delivery (Decent Homes) – There was 2 measures of which 100% were Red. There was no change from last Quarter.
- Service Delivery (Manage Housing Stock) - There was 18 measures of which 50% were Green, 28% were Red and 17% were N/A.

Below was a summary of the planned actions that were off course:

- **2 Measures for Decent Homes** –Gas Safety Certificates 99.9% of dwelling have a valid gas safety certificate; this represents 3 properties which had not got certificates at the end of the quarter (now rectified).
- **Lettings Measure** – 0.9% of dwellings were vacant but unavailable to let, the target was 0.5%. A high percentage of major voids at 69%.
- **Housing Services Diversity Information** - the Council holds 56.2% of diversity information, there was no change on last Quarter.
- **2 Repairs and Maintenance measures** – 93% of Emergency repairs were completed on time against a target of 98%, also 86% of urgent against target of 94%.
- **Local Authority Major Aids and Adaptions, number of applications** – 43 applications were completed against a target of 84. This is expected to be 65 completions in Quarter Four, which was below target.

Below was a summary of the planned actions that had uncertainty in meeting them:

- **Housing Services - Estate Management** – The arrears figures were higher than target (£360,000) at the end of the Quarter £437,105.92, this figure had reduced by 14 January 2014 to £385,303.13
- **Local Authority Major Aids and Adaptions, spend against budget** - £169,689 committed spend at end of Quarter three against a £339,100 budget, under spend predicted.
- **Local Authority Minor Aids and Adaptions, spend against budget**
- **Housing Services** - £77,048 spend at the end of Quarter three against a £135,000 budget, under spend predicted.

- **Repairs and Maintenance** - 97% of tenants were satisfied with the repairs and maintenance service, the target was 98%.

Below was a summary of the planned actions that were on course:

- **Housing Services, expenditure against budget** - current forecast was for the revenue account to be £240,000 under spend against a budget of £24 million, which was 0.9% under spend.
- **Housing Managing Finances** – 4 measures were better than target.
- **Lettings Team Measures** – 7 measures were better than target.
- **Gas Servicing** - satisfaction measure better than target.
- **Supported Housing Satisfaction Measure** – was better than target (100% versus an 86% target).
- **Local Authority Major Aids and Adaptions** – 100% satisfaction.
- **Community Development** – measures were on track.
- **Repairs and maintenance** - 92% of non urgent repairs were complete within priority time of 28 days. Target was 85%.
- **Local Authority Minor Aids and Adaptions** – 249 end of Quarter three, therefore 365 predicted by year end against a target of 350.

Officers also worked through with the Board Members the adapted Health and Housing Scorecard for Quarters one to three and Housing Benchmarking Comparison Quarter three.

During the discussion of this item, board members made the following comments and asked questions. Responses shown in italics:

- Looking at page eight, the repairs and maintenance section of the scorecard, this was an issue that needed to be looked into. It's clearly not an issue with the finances but issues were with employing contractors and firms to complete the work.
- When the new contractors were in place for these programmes, this area would improve.
- Referring to the capital programme for Carbon Monoxide detectors, a number of solid fuel properties still haven't had any yet. What was the progress on this programme of works?
This was an ongoing programme of works. The programme was installing detectors in the high risk properties first.
Looking at Maintenance Performance, currently the figures were not on target but these figures were affected by the process of completing of jobs. This process was currently taking a considerable length of time but a change to the IT software would hopefully speed the process up. This would in turn improve the performance figures.
- Board Members mentioned that the last two jobs completed by the DLO at their property, they had not yet received a customer satisfaction survey following the completion of the work.
The officers made note of the lack of receipt of customer satisfaction survey after completion of the work and said they would look into it.

Resolved that the Board noted the Officer's report.

(The meeting ended at 7.15pm)