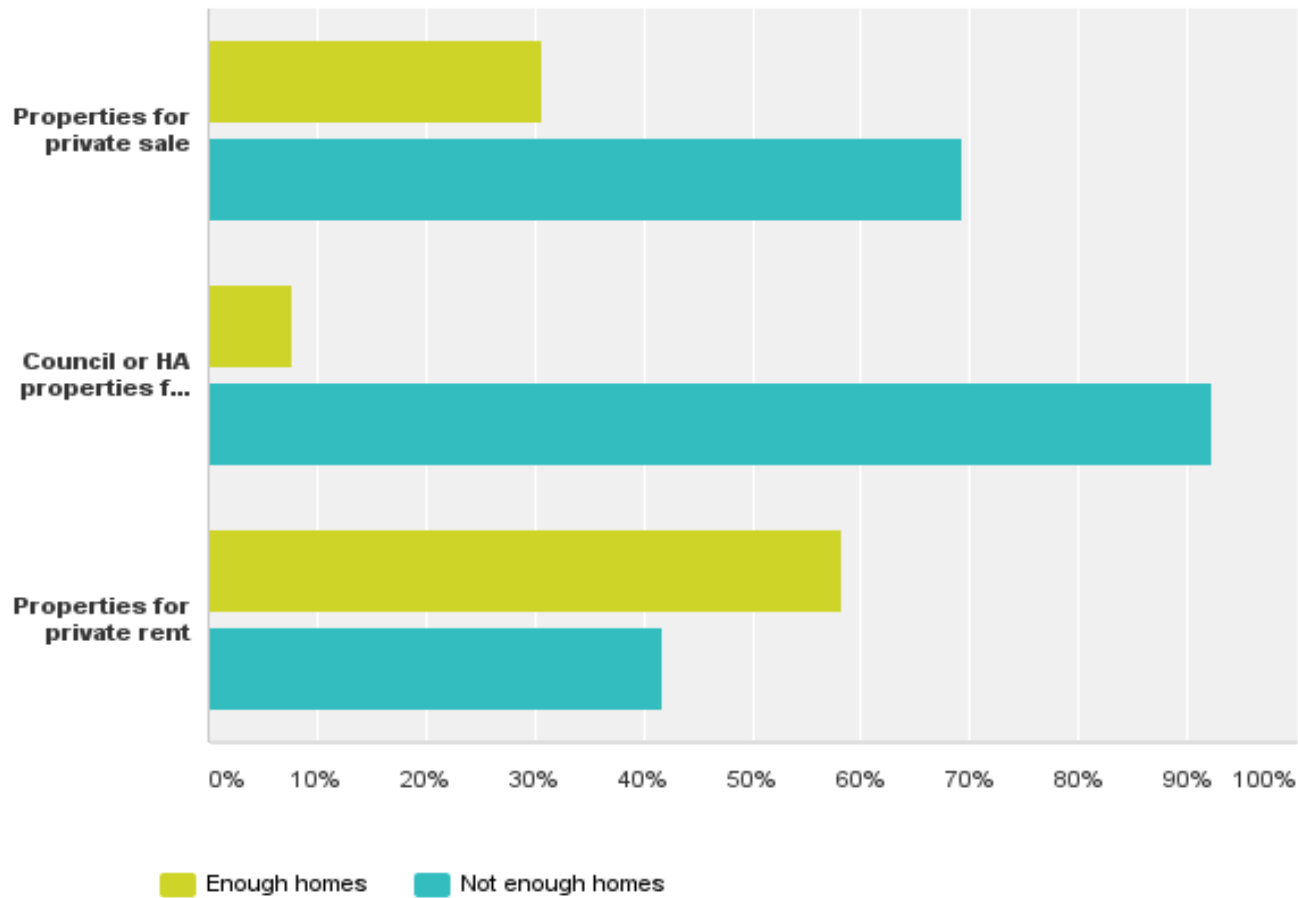




- State of the Market -
Housing Management

Q4 Does your council area have adequate numbers of properties in all tenures to meet CURRENT demand?

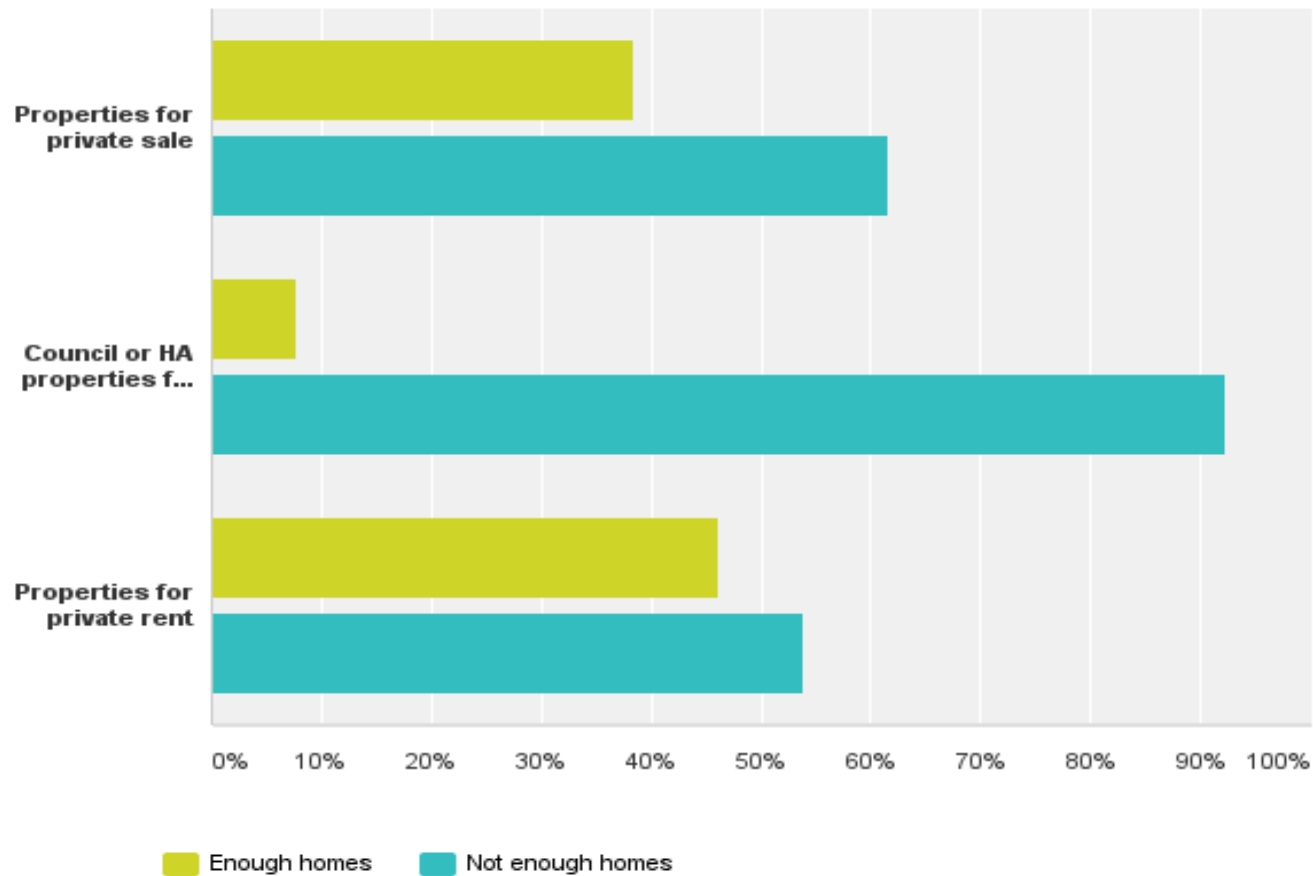
Answered: 13 Skipped: 0





Q5 Do you expect your council area to have adequate numbers of properties in all tenures to meet demand in 5 YEARS TIME?

Answered: 13 Skipped: 0





Approximately how many are planned	Over what period of time
354	2 Years
100	2019
200	5 Years
50	3 Years
200	2 – 5 Years
c1500	2016 - 2019
335	3 Years
180	5 Years



Factors impacting overall housing stock in your area over the next 2-3 years.

Potential for social housing to form most delivery of new homes with private developers continuing to show reluctance to bring forward new sites.

Further RTB sales and pay to stay

The council is also setting up a private company to offer private rented properties.

Financial controls
Changes to legislation
Political pressures

Members need to be brave and allow some build on the green belt

Local Housing Allowance
Access to Government Grants/Funding
Private rented sector not regulated adequately to ensure housing is in acceptable condition

Funding, Construction sector capacity, land value and availability

The housing market, plenty of planning permissions have been granted but they are not being built out

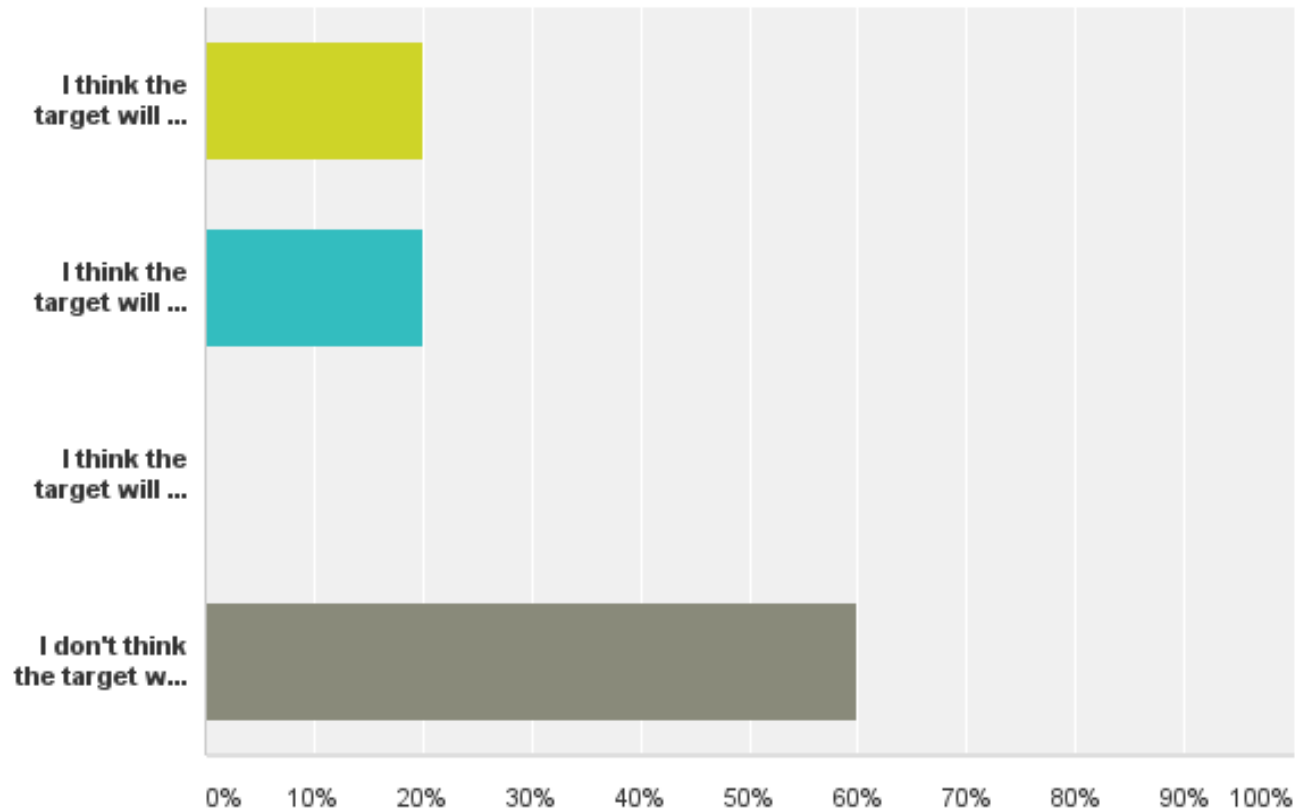
Developing our Local Plan currently which will set out the number of future development within the borough

recovery of private market; negative tax impacts on private sector



Q13 To what extent do you think the national target of 250,000 new homes per year will be met over the next 5 years?

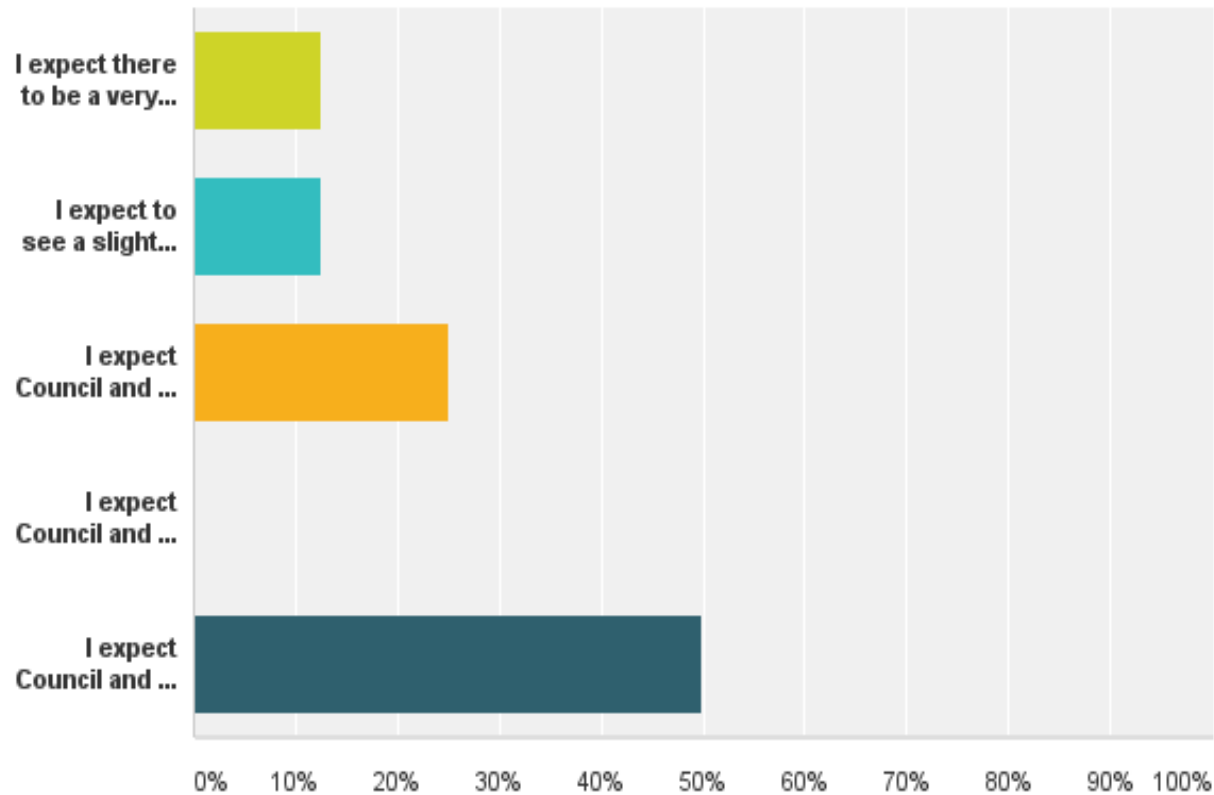
Answered: 10 Skipped: 3



Q19 What future do you see for Council and HA housing provision over the next 10 years?



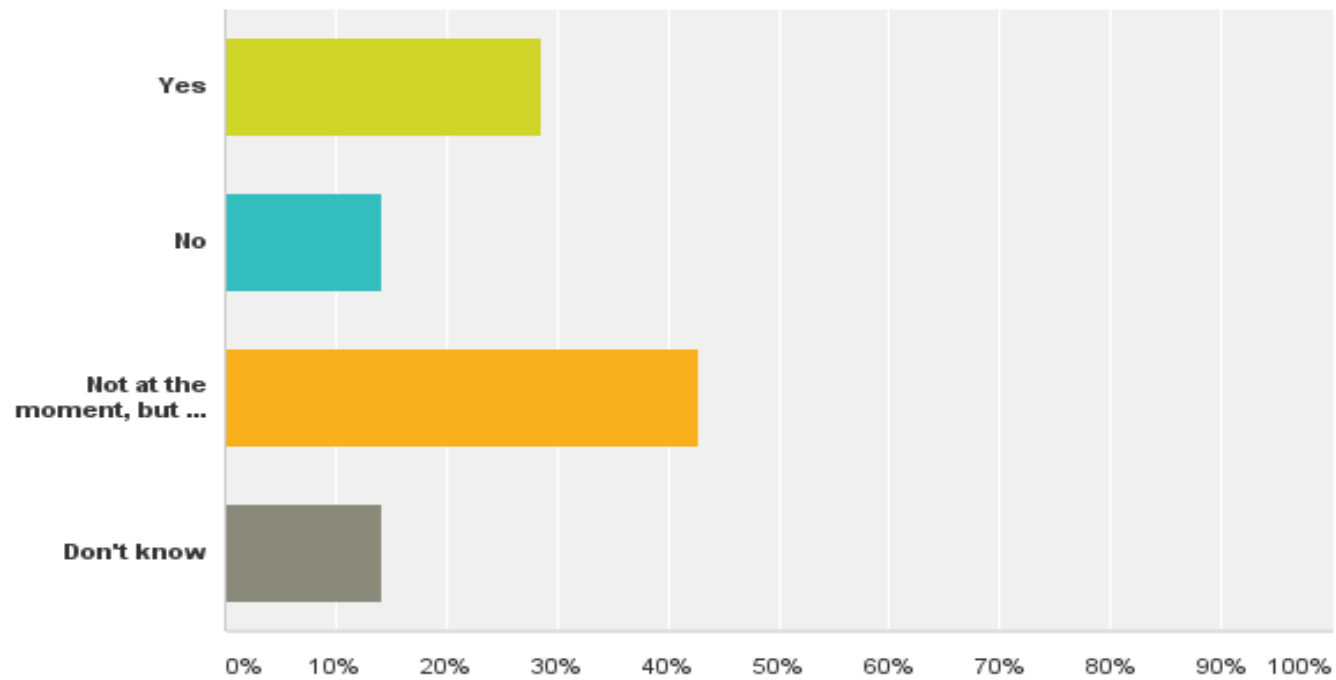
Answered: 8 Skipped: 5





Q20 Do you have a local authority housing company?

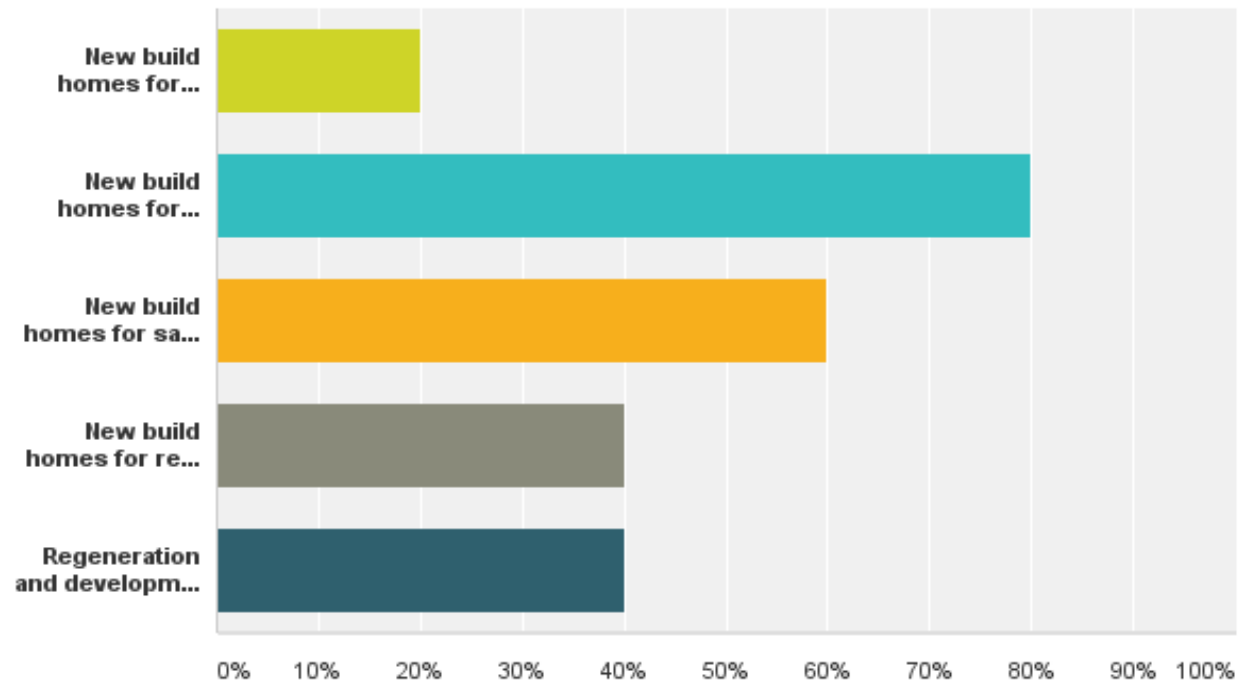
Answered: 7 Skipped: 6





Q22 Is it intended that the company will provide any of the following:

Answered: 5 Skipped: 8



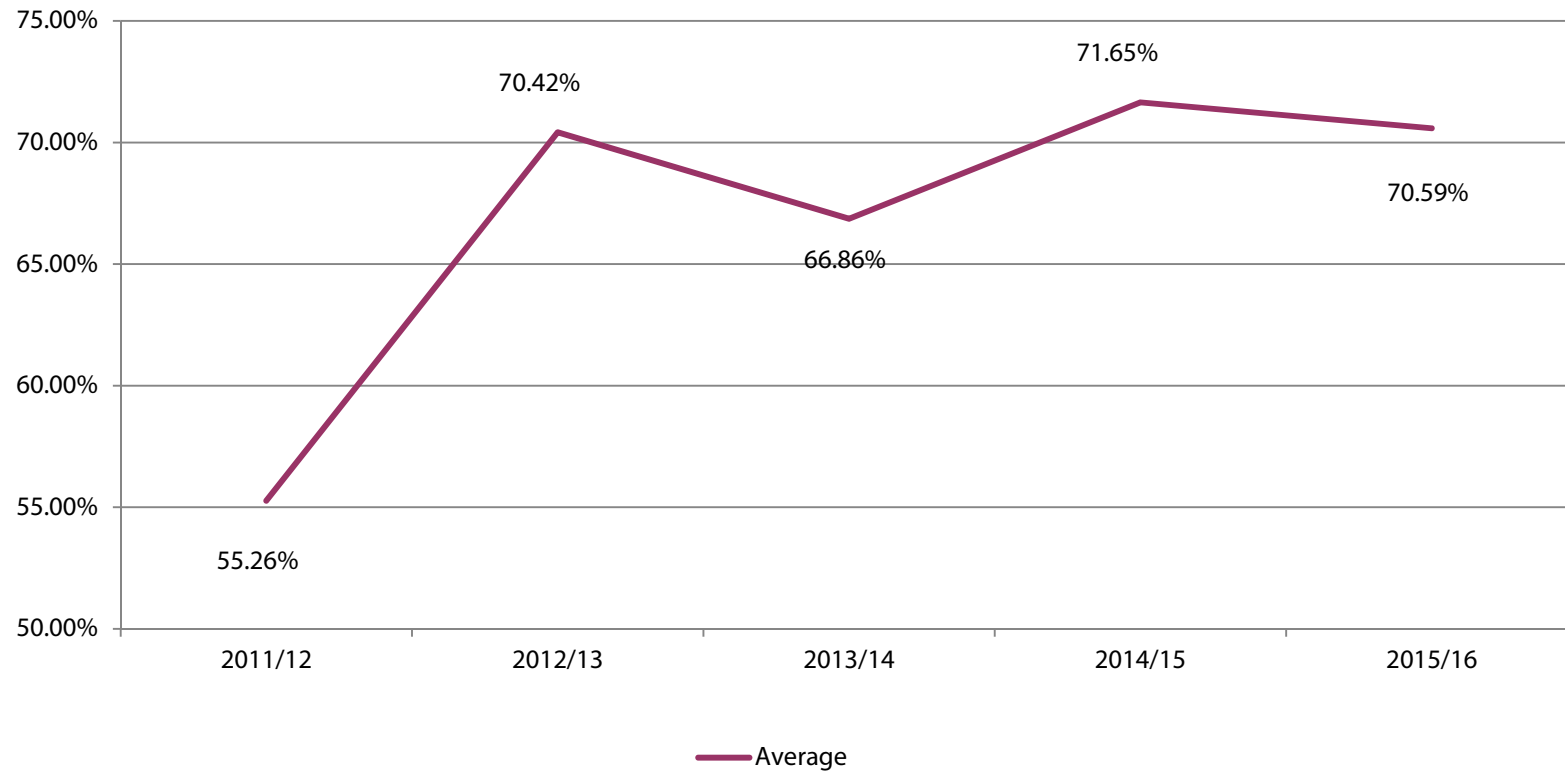
Building maintenance



www.apse.org.uk

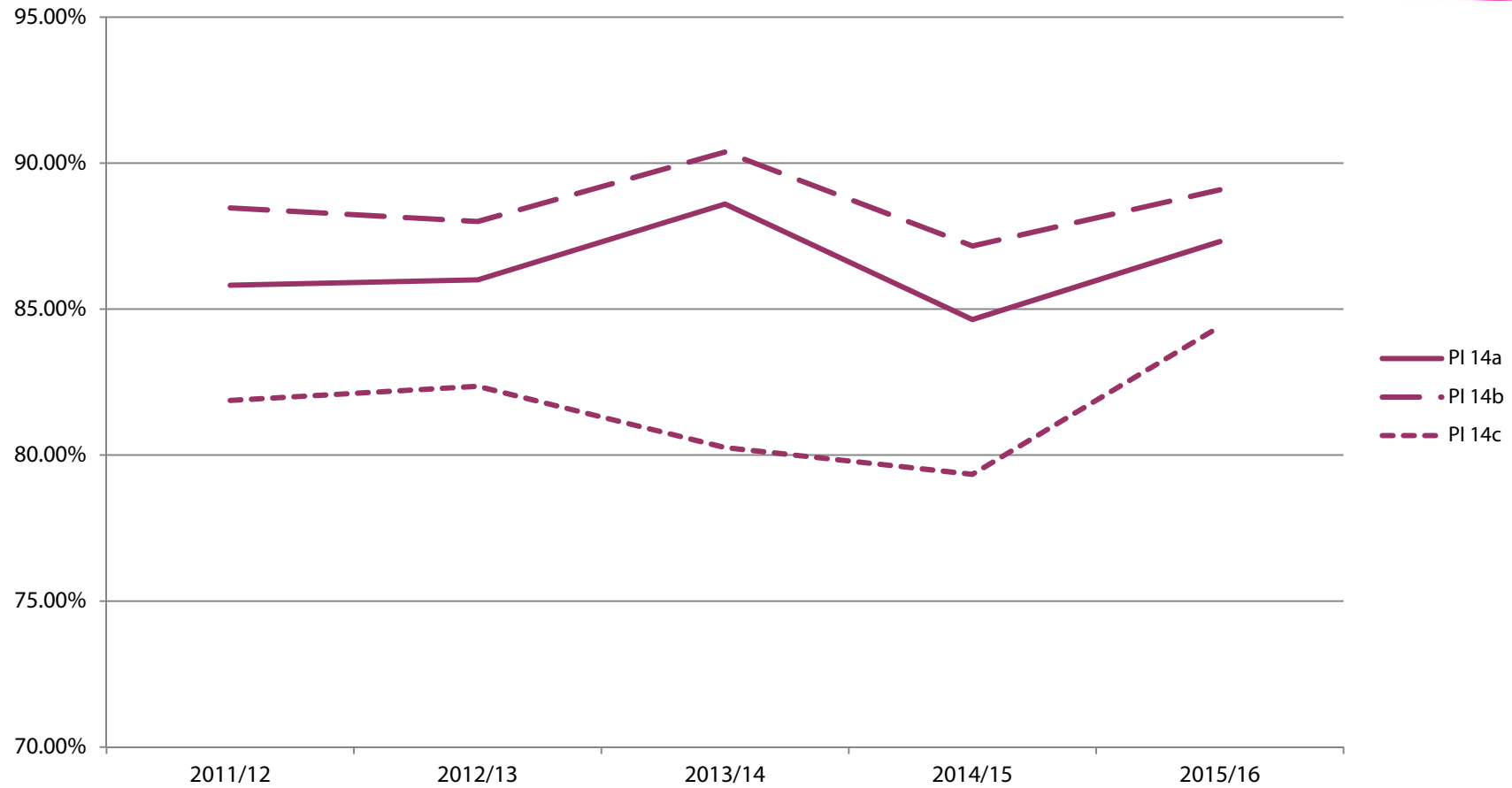


PI 01a Percentage of non-emergency jobs undertaken by appointment

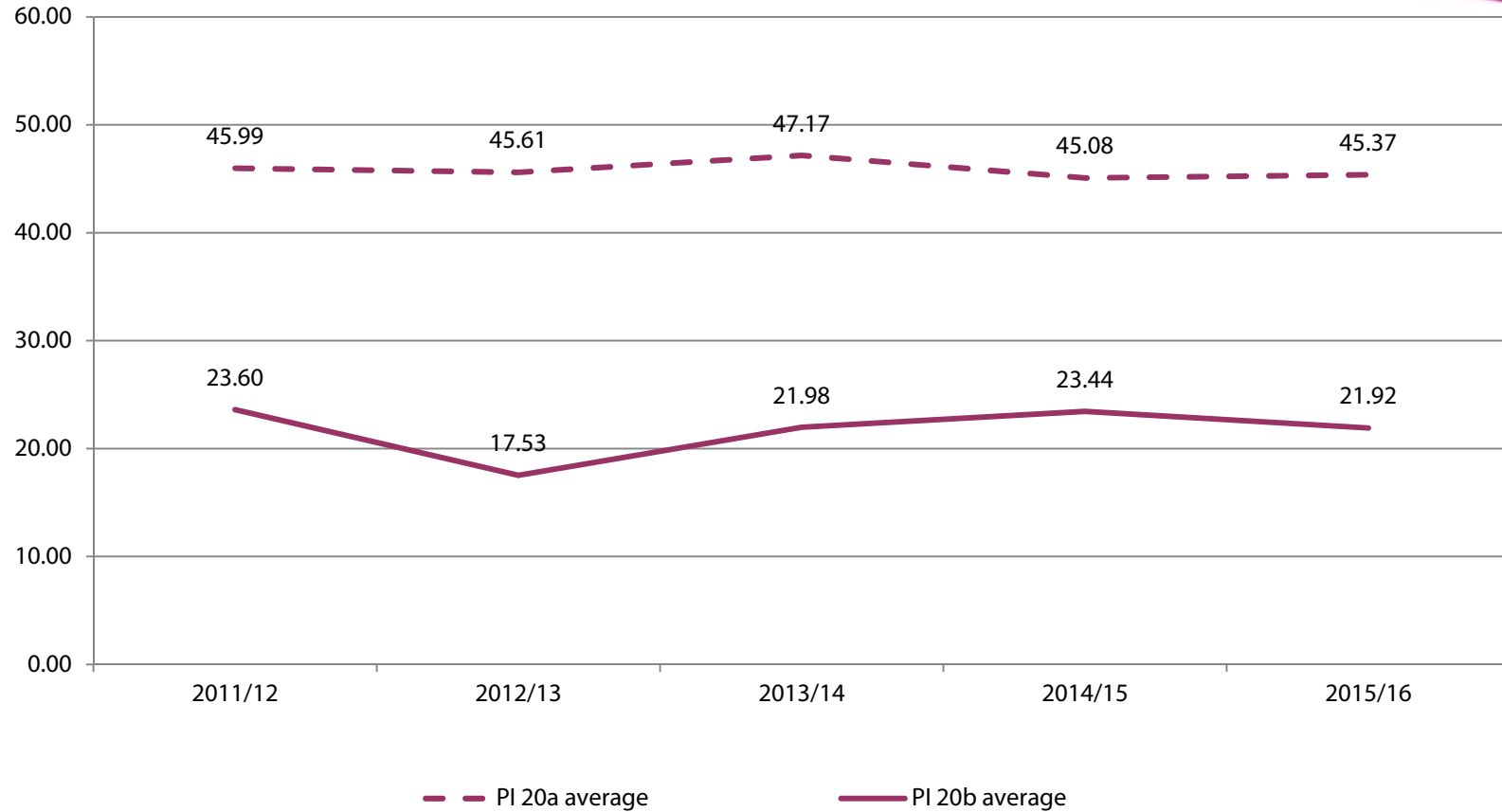




PI 14a Percentage day to day jobs completed on time
PI 14b Percentage non void day to day jobs completed on time
PI 14c Percentage void jobs completed on time

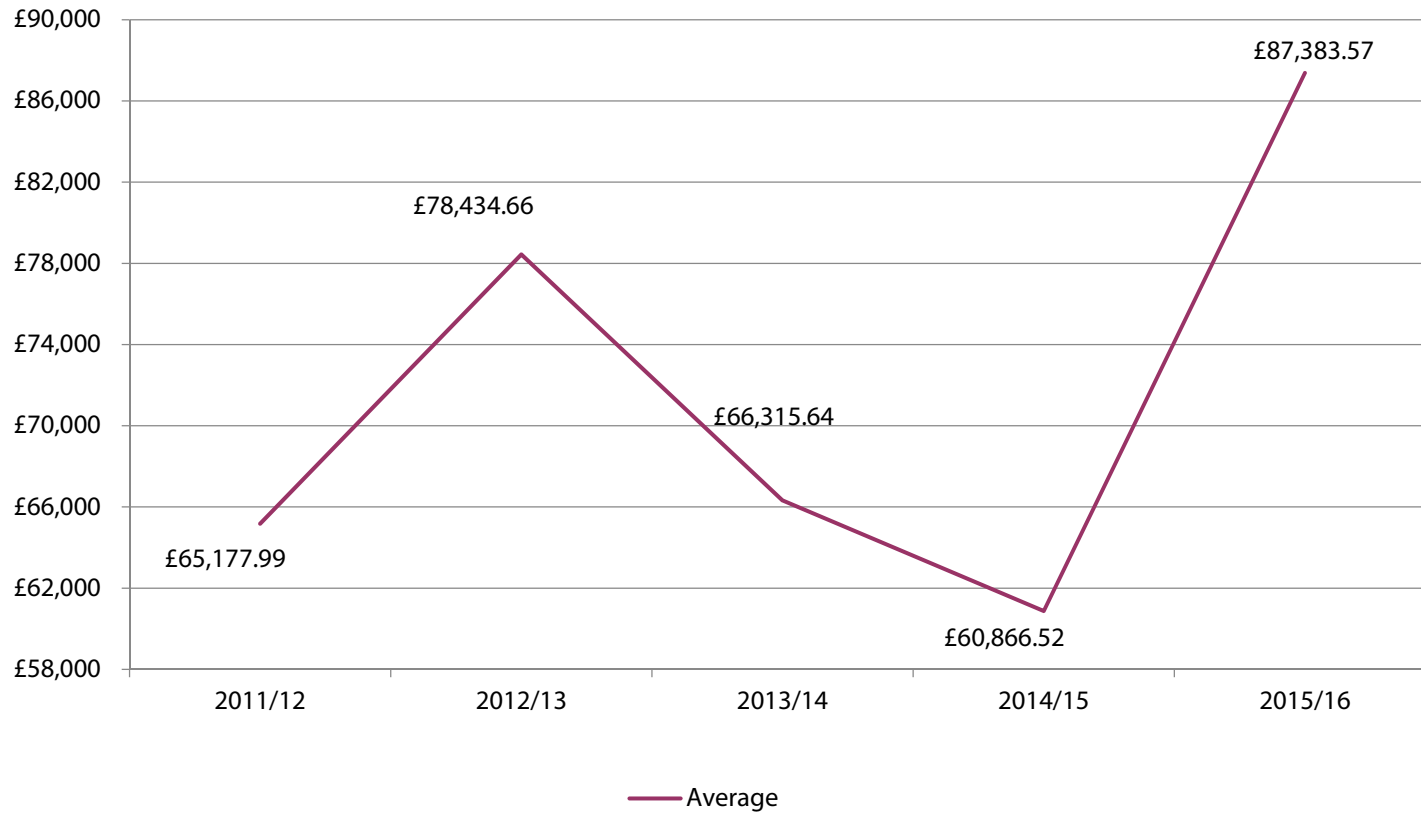


PI 20 a average re-let time
PI 20b average number of days keys with contractor





PI 10 average value of work per operational FTE





Area of operation	15-16 % of total	14-15 % of total	13-14 % of total	12-13 % of total	11-12 % of total
Operational employees	31.9	33.9	34.3	35.8	35.6
External / sub-contracting	28.7	27.5	23.5	18.6	17.1
Materials	16.6	15.6	17.4	19.2	19.4
Non-operational employees	8.7	9.01	11.0	10.1	11.5
Other costs (including portfolio mgmt)	2.93	2.6	3.18	4.9	5.1
CECs	4.26	4.8	4.8	5.3	4.7
Vehicles	4.5	4.7	5.1	5.4	5.2
Tools and equipment	0.7	0.7	0.6	0.6	1.2
Training	0.17	0.15	0.15	0.2	0.2
Total	100	100	100	100	100



Measure	12 month trend	Trend since original figure	Original figure (first collected)	2015-16 figure
01a No. of appointments	declined	improved	24.56%	70.59%
01b Appointments kept	declined	improved	93.60%	94.14%
01c Responsive repairs - appointments made and kept	declined	improved	36.35%	94.94%
02 Percentage of post inspections	improved	declined	18.34%	10.72%
08a Productive labour costs	improved	improved	80.51%	80.72%
10 Average value of work	improved	improved	£52,167	£70,909
14a Day to day completed on time	improved	improved	84.06%	87.31%
14b Day to day completed on time (exc. voids)	improved	improved	79.0%	89.09%
14c Voids jobs completed on time	improved	improved	76.86%	84.84%
16a Staff absence	declined	improved	6.64%	5.26%
18 Training for operatives	improved	improved	1.96	3.02
20a Re-let times for voids	declined	improved	62.25	45.37
20b Keys with contractor	Improved	improved	33.81	21.92



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