

COMMUNITY & HOUSING OVERVIEW & SCRUTINY COMMITTEE

Date of Meeting	Wednesday 11 th January, 2023
Report Subject	Mid-Year Performance Monitoring Report
Cabinet Member	Cabinet Member for Housing and Regeneration
Report Author	Chief Officer (Housing and Communities)
Type of Report	Strategic

EXECUTIVE SUMMARY

The Council Plan 2022/23 was adopted by the Council in July 2022. This report presents the mid-year out-turn of progress against the Council Plan priorities identified for 2022/23 relevant to the Community & Housing Overview & Scrutiny Committee.

This out-turn report for the 2022/23 Council Plan shows 59% of activities are making good progress. 70% of the performance indicators have met or exceeded their targets, 9% are being closely monitored and 21% are currently not meeting target.

This report is an exception-based report and concentrates on those areas of performance which are not currently achieving their target.

RECOMMENDATION

1.	To support levels of progress and confidence in the achievement of priorities as at mid-year within the 2022/23 Council Plan.
2.	To endorse and support overall performance against 2022/23 Council Plan performance indicators as at mid-year.
3.	To be assured by explanations given for those areas of underperformance.

REPORT DETAILS

1.00	EXPLAINING THE PERFORMANCE AT MID-YEAR 2022/2023
1.01	The Council Plan performance report provides an explanation of the progress made towards the delivery of the priorities set out in the 2021/22 Council Plan. The narrative is supported by information on performance indicators and/or milestones.
1.02	This report is an exception-based report and concentrates on those areas of performance which are not currently achieving their target.
1.03	Monitoring Activities Each of the sub-priorities under each theme within the Plan have high level activities which are monitored over time. 'Progress' shows action against scheduled activity and is categorised as: <ul style="list-style-type: none">• RED: Limited Progress – delay in scheduled activity and, not on track• AMBER: Satisfactory Progress – some delay in scheduled activity, but broadly on track• GREEN: Good Progress – activities completed on schedule and on track
1.04	In summary our overall progress against activities is: Progress RAG <ul style="list-style-type: none">• We are making good (green) progress in 91 (59%) activities• We are making satisfactory (amber) progress in 53 (35%) activities• We are making limited (red) progress in 9 (6%) activities
1.05	The activities which show a red RAG status relevant to the Community & Housing Overview & Scrutiny Committee are:- <u>AFFORDABLE AND ACCESSIBLE HOUSING</u> Exploring opportunities to develop a young person's homeless hub offering accommodation and support services Initial work to identify a potential site for a young person's hub have come to a halt. A site was identified but has not progressed, a partner suggested the site but there were significant challenges that would hinder the ease of development for housing. Planning would likely also have been a significant issue to overcome. Further exploration of potential sites is ongoing, and consideration will be given to both accommodation and shared service delivery models with co-location of young person focused services under one roof. In partnership with Denbighshire CC, creating a new Dynamic Procurement System in order to ensure CPR's are met and provide a wider opportunity for tendering Disabled Adaptation projects Currently processing specification details with procurement, expected implementation 2023. Unfortunately, due to the procurement lead being off on

	<p>long term sick and then leaving the authority this has created a delay in progress. However, a new procurement lead is now working with Flintshire County Council and Denbighshire Council in order to progress in a timely manner.</p> <p>Increasing the Council's housing portfolio by building social housing properties and affordable properties for North East Wales (NEW) Homes The impact of Covid, the subsequent economic downturn together with major supply chain disruption and more recently the war in Ukraine have had an impact on development activity and a hiatus in new build completions across Wales. Labour and material costs have increased affecting scheme viabilities. Additionally, environmental impacts of phosphates in water courses upon the planning process has further constrained development approvals. An outline development programme for the Strategic Housing and Regeneration Programme (SHARP) 2 has been developed for the next three years and can be viewed in the 18 October Cabinet Papers which could deliver a further 260 additional homes via FCC and NEW Homes.</p> <p>Working with housing association partners to build new social housing properties and additional affordable properties The Planned Development Programme (PDP) 2022/23 has been approved by Welsh Government and 266 Registered Social Landlords homes have been approved for future development in the County. Currently, the phosphate issues impact on a number of schemes requiring planning permission.</p>
1.06	<p>Monitoring our Performance</p> <p>Analysis of performance against the performance indicators is undertaken using the RAG status. This is defined as:</p> <ul style="list-style-type: none"> • RED - under-performance against target. • AMBER - where improvement may have been made but performance has missed the target. • GREEN - positive performance against target.
1.07	<p>The performance indicators (PIs) which show a red RAG status for current performance against target, relevant to the Community & Housing Overview & Scrutiny Committee are:-</p> <p><u>AFFORDABLE AND ACCESSIBLE HOUSING</u> Number of applicants rehoused via SARTH by All Housing Partners Lettings by Housing partners are as follows: Flintshire County Council 179; Clwyd Alyn 24; Wales & West Housing 25; Gwrp Cynefin 3 and Adra 4. It is noted that Lettings across all housing partners are lower than target. With fewer properties becoming available, the consequence is that the length of time applicants will wait to be rehoused will be longer. Also, few homes available through social housing providers reduces the opportunities for the Council to prevent and relieve homelessness through positive move on into social housing is reduced.</p> <p>Number of applicants rehoused via SARTH by Flintshire County Council 179 applicants rehoused by Flintshire County Council.</p>

Lettings against target and previous half year reporting for 2021-2022 is lower for applicants moving into Council Homes. This will increase waiting times for applicants on the Common Housing Register and impact the ability to prevent and relieve homelessness through access to Council Homes. Void levels account for some of the reduction in lettings and work is underway to address void performance issues.

Number of Council Homes under construction

Schemes at Maes Penant (30) are on site and now due for completion in January/February 2023 after issues with the roofing contractor that have now been overcome. The schemes for homeless accommodation at Park Lane and Duke Street (6) are due for completion in November/December 2022. The scheme at Nant y Gro (41) is yet to start on site. It was due to start in April/May. The contractor is seeking repricing to address general material and labour cost increases and additional ground works. We are currently reviewing the schemes viability.

Number of Council Homes completed

On target to complete 36 homes by March 2023.

Number of Residential Social Landlord (RSL's) homes completed

Delays with phosphates have hampered completions due this year.

Total number of Mandatory Medium Disabled Adaptations completed

The number of Mandatory Medium adaptations will start to reduce due to the change in policy whereby the £10,000 limit for discretionary medium adaptations has been removed.

Average number of days to complete a Mandatory Medium Disabled adaptation

We are still incurring start date delays for jobs with contractors due to their high workloads and the lack of contractors to be able to award contracts to. We have identified additional contractors so this position should now improve and next year we will be implementing the Dynamic Purchasing System which will also alleviate the lack of contractors' issue.

Total number of Mandatory Large Disabled Adaptations completed

There has been delays with contractors start dates, but also with planning applications for large jobs. The target was set using last year's completions, however, due to the amount of large jobs outstanding prior to 2021/22 the amount of completed jobs last year was higher than normal. This year we will be in a position to identify a 'normal' year which will assist in setting a more precise target.

Average number of days to complete a Mandatory Large Disabled adaptation

There were a number of outstanding large jobs which had started prior to Covid-19, the majority of the jobs have now completed, however due to these delays, this will mean that this year's target will have been adversely impacted.

	<p>Number of inspections of HMOs 14 properties have been inspected (The target was 20). Of these, four were closed and ten are ongoing.</p>
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2.00	RESOURCE IMPLICATIONS
2.01	There are no specific resource implications for this report.

3.00	IMPACT ASSESSMENT AND RISK MANAGEMENT																						
3.01	<p>Ways of Working (Sustainable Development) Principles Impact</p> <table border="1"> <tr> <td>Long-term</td> <td rowspan="5">Throughout all the Mid Year Monitoring Report there are demonstrable actions and activities which relate to all the Sustainable Development Principles. Specific case studies will be included in the Annual Performance Report for 2022/23.</td> </tr> <tr> <td>Prevention</td> </tr> <tr> <td>Integration</td> </tr> <tr> <td>Collaboration</td> </tr> <tr> <td>Involvement</td> </tr> </table> <p>Well-being Goals Impact</p> <table border="1"> <tr> <td>Prosperous Wales</td> <td rowspan="7">Throughout the Mid-Year Monitoring Report there is evidence of alignment with the Well-being Goals. Specific strategic and policy reports include impact and risk assessments.</td> </tr> <tr> <td>Resilient Wales</td> </tr> <tr> <td>Healthier Wales</td> </tr> <tr> <td>More equal Wales</td> </tr> <tr> <td>Cohesive Wales</td> </tr> <tr> <td>Vibrant Wales</td> </tr> <tr> <td>Globally responsible Wales</td> </tr> </table> <p>Council's Well-being Objectives The Council undertook a review of its Well-being Objectives during the development of the 2021/22 Council Plan and are currently being reviewed for the 2023-28 Council Plan. The updated set of Well-being Objectives are a more focused set of six. The Well-being Objectives identified have associated themes for which they resonate. See the full list below.</p> <table border="1"> <thead> <tr> <th>Theme</th> <th>Well-being Objective</th> </tr> </thead> <tbody> <tr> <td>Poverty</td> <td>Protecting people from poverty by supporting them to meet their basic needs</td> </tr> <tr> <td>Affordable and Accessible Housing</td> <td>Housing in Flintshire meeting the needs of our residents and supporting safer communities</td> </tr> <tr> <td>Green Society and Environment</td> <td>Limiting the impact of the Council's services on the natural environment and supporting the wider communities of Flintshire to reduce their own carbon footprint</td> </tr> </tbody> </table>	Long-term	Throughout all the Mid Year Monitoring Report there are demonstrable actions and activities which relate to all the Sustainable Development Principles. Specific case studies will be included in the Annual Performance Report for 2022/23.	Prevention	Integration	Collaboration	Involvement	Prosperous Wales	Throughout the Mid-Year Monitoring Report there is evidence of alignment with the Well-being Goals. Specific strategic and policy reports include impact and risk assessments.	Resilient Wales	Healthier Wales	More equal Wales	Cohesive Wales	Vibrant Wales	Globally responsible Wales	Theme	Well-being Objective	Poverty	Protecting people from poverty by supporting them to meet their basic needs	Affordable and Accessible Housing	Housing in Flintshire meeting the needs of our residents and supporting safer communities	Green Society and Environment	Limiting the impact of the Council's services on the natural environment and supporting the wider communities of Flintshire to reduce their own carbon footprint
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	Economy	Enabling a sustainable economic recovery
	Personal and Community Well-being	Supporting people in need to live as well as they can
	Education and Skills	Enabling and Supporting Learning Communities

4.00	CONSULTATIONS REQUIRED / CARRIED OUT
4.01	The Reporting Measures are monitored by the respective Overview and Scrutiny Committees according to the priority area of interest.
4.02	Chief Officers have contributed towards reporting of relevant information.

5.00	APPENDICES
5.01	Appendix 1 - Council Plan 2022-23 Mid-Year Performance Monitoring Report.

6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	Council Plan 2022/23.

7.00	CONTACT OFFICER DETAILS
7.01	Contact Officer: Ceri Shotton, Overview & Scrutiny Facilitator Telephone: 01352 702305 E-mail: ceri.shotton@flintshire.gov.uk

8.00	GLOSSARY OF TERMS
8.01	<p>Council Plan: the document which sets out the annual priorities of the Council. It is a requirement of the Local Government and Elections (Wales) Act 2021 for organisations to ‘set out any actions to increase the extent to which the council is meeting the performance requirements.’ Plans for organisations should be robust; be clear on where it wants to go; and how it will get there.</p> <p><u>An explanation of the report headings</u> Measures (Key Performance Indicators - KPIs)</p> <p>Actual (YTD) – the year-to-date performance identified i.e. by numbers, percentages, etc</p>

Target (YTD) – The target for the year to date which is set at the beginning of the year.

Current RAG Rating – This measures performance for the year against the target. It is automatically generated according to the data.

- **Red** = a position of under performance against target
- **Amber** = a mid-position where improvement may have been made but performance has missed the target; and
- **Green** = a position of positive performance against the target.