



---

**REPORT TO: COMMUNITIES COMMITTEE ON 21 JUNE 2016**

**SUBJECT: HOUSING AND PROPERTY SERVICE PLAN 2015/16**

**BY: CORPORATE DIRECTOR (ECONOMIC DEVELOPMENT,  
PLANNING AND INFRASTRUCTURE)**

**1. REASON FOR REPORT**

- 1.1 This report sets out the progress achieved in implementing the actions agreed within the Housing and Property Service Plan 2015/16.
- 1.2 This report is submitted to Committee in terms of Section III (F) (2) of the Council's Administrative Scheme relating to exercising all the functions of the Council as a Housing Authority.

**2. RECOMMENDATION**

- 2.1 **It is recommended that the Communities Committee considers and notes the progress that has been achieved in relation to the Housing and Property Service Plan 2015/16 as detailed in Section 4 of the report.**

**3. BACKGROUND**

- 3.1 On 26 May 2015, the Communities Committee agreed the Housing and Property Service Plan for 2015/16 (paragraph 9 of the Minute refers). The plan identified 41 key actions to be taken forward during 2015/16 with progress on the plan to be reported 6 monthly to this Committee. On 8 December 2015, progress on quarters 1 and 2 was reported (paragraph 6 of the Minute refers).

**4. PROGRESS ACHIEVED**

- 4.1 Actions were presented within the Service Plan under four priorities -
- Increase the supply of affordable housing and industrial portfolio
  - Tackle homelessness
  - Manage our assets effectively
  - Improve service quality

**APPENDIX I** provides details of the progress achieved in 2015/16.

4.2 A total of 33 actions were achieved during the course of the year, two actions were removed from the plan, three actions were not achieved, one is ongoing and two were not due to commence until 2016/17.

4.3 Actions removed

4.3.1 Work to develop the Barmuckity Business Plan has been put on hold following a decision by full Council on 30 March 2016 to remove this from the Capital Plan (paragraphs 7 and 10 of the Minute refers).

4.3.2 Due to the ongoing need to reconfigure the Council's stock of temporary accommodation, the review of the supported accommodation team has been put on hold until such time as conditions allow this to proceed.

4.4 Actions not achieved

4.4.1 Although the target spend for Private Sector Housing Grants was not achieved (this budget relates to discretionary spend on adaptations and repairs to older people's homes), spend at the end of Quarter 4 was £469k but legally committed spend was £651k indicating strong demand for adaptations. Staff vacancies within the Private Sector Team as well as an inconsistent flow of requests from the Occupational Therapy Team have impacted on this budget area. The service has now recruited into key positions which should allow the service to improve performance in 2016/17.

4.4.2 Target spend for non-housing property capital investment was not achieved. The main reason for this is linked to delays within the 4 schools refurbishment programme.

4.4.3 Good progress has been made during the year in terms of developing information to support the Council's Asset Management Plans for corporate buildings and schools. An overarching plan still needs to be developed and this action will be carried forward into the 2016/17 service plan.

4.5 Ongoing actions

4.5.1 The 4 schools project will continue into 2016/17 and progress will be measured within next year's Housing and Property Service Plan.

4.6 Actions not started

4.6.1 The review of the Council's Out of Hours Service and DLO repairs charges were not due to commence until 2016/17 but were included within the 2015/16 action plan as options that could be started earlier if time allowed. Due to the three change management plans implemented within the service during the year, it has not been possible to bring either of these actions forward and they will commence during the course of 2016/17.

## **5. SUMMARY OF IMPLICATIONS**

### **(a) Moray 2023 A Plan for the Future/Service Plan**

The Service Plan reflects the priorities outlined in the Moray 2023 plan and the Corporate Improvement Plan. It also reflects priorities identified in the preparation of the Council's Local Housing Strategy.

### **(b) Policy and Legal**

There are no policy and legal implications to consider.

### **(c) Financial implications**

There are no immediate financial implications arising from this report. Any financial implications arising from implementation of specific Service Plan actions will be met within existing budgets.

### **(d) Risk Implications**

A risk assessment has been completed by the Service. Work will be carried out by December 2016 to review sectional risk assessments.

### **(e) Staffing Implications**

There are no staffing implications arising from this report.

### **(f) Property**

There are no property implications arising from this report.

### **(g) Equalities**

There are no equalities issues arising from this report.

### **(h) Consultations**

Consultation on this report has been carried out with senior managers in the Housing and Property Service, Paul Nevin, (Senior Solicitor), Deborah O'Shea (Principal Accountant), Catriona Campbell (Research and Information Officer) and Lissa Rowan (Committee Services Officer). Any comments have been incorporated in the report.

## **6. CONCLUSION**

### **6.1 This report provides progress on the actions that were identified within the Housing and Property Service Plan in 2015/16.**

Author of Report: Richard Anderson, Head of Housing and Property  
Background Papers: held by author  
Ref: