

Subject:	Annual Report 2018		
Date of Meeting:	13 June 2018		
Report of:	Executive Director Neighbourhoods, Communities & Housing		
Contact Officer:	Name:	Ododo Dafe	Tel: 01273 293201
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Ward(s) affected:	All		

FOR GENERAL RELEASE

1. PURPOSE OF REPORT AND POLICY CONTEXT

1.1 The Annual Report has been provided to council tenants and leaseholders since 2010. The regulatory framework for social housing in England from the Homes and Communities Agency sets out the requirements for the areas that must be covered in the report, these include:

- Information on the repairs and maintenance budget
- Timely and relevant information
- Support for tenants to build capacity and be more effectively involved

2. RECOMMENDATIONS:

2.1 That the Housing & New Homes Committee approves the draft Annual Report 2018 to council tenants and leaseholders (attached as Appendix 1). The final version of the report will be sent to all residents with the summer edition of Homing In and will also be available to view on the council's website.

3. CONTEXT/ BACKGROUND INFORMATION

3.1 The annual report contains key performance and other information for the financial year 2017/18 along with illustrative quotes from residents. We have included figures for how we have been doing in key areas such as building new homes, rent collection and complaint handling.

3.2 The style of the 2018 report will be similar to the previous year's, with some changes to keep it fresh. Each section highlights the difference we have made over the past year, and looks ahead to our plans for the coming year.

4. ANALYSIS & CONSIDERATION OF ANY ALTERNATIVE OPTIONS

4.1 An easy to view video will also be produced to provide residents with an alternative way of accessing the annual report.

5. COMMUNITY ENGAGEMENT & CONSULTATION

- 5.1 A draft text version of this report went to Area Panels in May 2018. As a result of feedback at these meetings, a brief summary of overall performance has been included at the beginning of the report. This summary is based on end year information in the Housing Management Performance Report which also goes to Housing & New Homes Committee. In addition, performance results presented as percentages are also followed by the numbers they're calculated from.
- 5.2 A draft designed copy of the annual report was discussed at the Homing In Editorial Board on 1 June 2018. The board were pleased with the graphic design in the report, and thanks to their feedback some minor amendments were identified which will be made to the final version.

6. FINANCIAL & OTHER IMPLICATIONS:

Financial Implications:

- 6.1 All costs of producing and delivering the annual report are met from current budget resources within the HRA. As this is sent out with Homing-In, costs are kept to a minimum. Most of the cost relates to staff time with some extra print costs estimated at £1,000.

Finance Officer Consulted: Monica Brooks

Date: 01/06/18

Legal Implications:

- 6.2 The Tenant Involvement and Regulation Standard imposed by the Homes and Communities Agency (HCA), provides that "Registered providers shall support their tenants to develop and implement opportunities for involvement and empowerment, including by:

The provision of timely and relevant performance information to support effective scrutiny by tenants of their landlord's performance in a form which registered providers seek to agree with their tenants. Such provision must include the publication of an annual report which should include information on repair and maintenance budgets. The Annual report addresses this requirement.

On 11 January 2018, the HCA's non-regulation arm adopted a new trading name, Homes England. From that date, the HCA's regulation directorate, referred to itself as the Regulator of Social Housing. However, until legislation is enacted the HCA continues to exist.

Lawyer Consulted: Liz Woodley

Date: 21/05/18

Equalities Implications:

- 6.3 There are no direct equalities implications arising from this report.

Sustainability Implications:

- 6.4 There are no direct sustainability implications arising from this report.

Crime & Disorder Implications:

6.5 There are no direct crime and disorder implications arising from this report.

Risk and Opportunity Management Implications:

6.6 There are no direct risk and opportunity implications arising from this report.

Public Health Implications:

6.7 There are no direct public health implications arising from this report.

Corporate or Citywide Implications:

6.8 There are no direct corporate or city wide implications arising from this report.

SUPPORTING DOCUMENTATION

Appendices:

1. Draft Annual Report 2018

Documents in Members' Rooms

None

Background Documents

None

