

APPENDIX C

INTERVENTIONS USED TO ACHIEVE PERFORMANCE TARGETS – Number of properties empty and unavailable

Reference No.		Description	Number of properties empty and unavailable within the Council's housing stock														
Lead Officer		Glyn Jones	Date Plan Completed	22 October 2018													
Performance Out-turn		2018/19					2019/20					2020/21					
		Q1	Q2	Q3	Q4	Full Year	Q1	Q2	Q3	Q4	Full Year	Q1	Q2	Q3	Q4	Full Year	
Overall Measure	Target	43	32														
	Actual	43	42														
Explanation of Current Performance		<p>The number of long term empty properties and not available to let within the council's housing stock has been declining steadily over the last two years – there were 86 such properties in June 2016. Of the remaining 42 properties, the vast majority of these are at Woulds Court, Moira and Queensway House, Measham, both of which are de-commissioned sheltered housing blocks which await redevelopment. Other decommissioned sheltered blocks at Greenacres, Coalville and Westgate House, Ibstock have been redeveloped respectively by the Council (11 new houses completed) and east midlands homes (13 new homes currently being constructed).</p> <p>A previous soft market testing exercise to gauge interest in developing the remaining two sites showed little interest from the private and housing association sectors. Nevertheless, discussions are ongoing with two developers to progress these sites and the preferred partner for Woulds Court has completed design and viability work, with a legal agreement with the Council agreed in principle. Discussions at Queensway House have taken place with the developer who owns the adjacent site (for which there is planning permission) as a combined site would produce a better overall outcome, but progress has been slow.</p> <p>Whilst a New Build Project Officer (part time) is in place, all of their energies have been concentrated on the Council's new build programme (first phase), the site currently under construction at Ashby Road, Coalville and the Cocked Hat site, Greenhill. Although the Director of Housing and Customer Services has also been personally contributing to asset management and new supply work, the number of ongoing sites and initiatives means that an additional resource is now required to ensure that all work streams are progressed in a timely fashion.</p>															

Interventions in the last 3 months and evaluation of impact	<p>As both buildings will need to come down to allow any new development to proceed, the decision has been taken for the Council to demolish them now and not wait on any developer agreement being signed. A specification to demolish both Would's Court and Queensway House has been developed, and we are seeking to appoint a demolition contractor after receiving prices from interested parties through an existing framework agreement. This work is currently in progress.</p> <p>A new post of New Build Support Officer (part time) has been created and approved in the Asset Management staffing structure, and it is now planned to advertise this role.</p>
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INTERVENTION PLAN TO ACHIEVE PERFORMANCE TARGETS								
	Key Interventions in Place to Achieve Performance	By When	By Who	Resource Implications	Most Significant Risk to Achievement of Intervention	Contingency Intervention for Most Significant Risk	Monitoring Process	Outcomes expected from intervention
1	Complete procurement process for demolition contractor, and demolish both buildings	Appointing contractor by end of quarter 3. Demolition of buildings by end of quarter 4.	Asset Management Team	Indicative figures of £150k plus	Lack of available budget.	Examine budget availability within new build programme. Examine availability of using s106 housing monies.	Asset Management Team Manager and New Build Group to monitor progress.	Cleared and secured sites.

2	Establish a new post of New Build Support Officer	Advertise role by end of quarter 3.	Asset Management Team Manager	Approx £25k per annum	Not given sufficient priority amidst wider recruitment across the Asset Management team.	Head of Housing to ensure this post is prioritised for recruitment.	Head of Housing and New Build Group to monitor progress.	Post recruited to and start date confirmed.
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