

Assets & Investments Housing Delivery								
	Apr - Jun 2017			July - Sept 2017		Oct - Dec 2017		Jan - Mar 2018
Main Achievements				1. HRA scenario testing has resulted in in more robust, sustainable HRA Business Plans 2. Compliance Review findings has resulted in improvements to reporting lines, accountability and more robust policies around Health & safety and Legionnaires 3. Working with the Universal Credit Group is minimising the associated risks from UC roll-out				
Impact on communities / the way we work								
JSP: Manage our housing assets effectively We will need to transform out approach to our tenants and housing stock to manage within reducing resources We are investigating and will implement short-term improvements in efficiency and effectiveness of the current housing management arrangements We will explore longer-term options for making best use of our housing assets We will seek to reduce our carbon footprint and make our housing sustainable								
Tracking Indicator	Linked to	Data	Total	Target (by 2026/27)	Trend	Council	Report on Progress	Additional comments/ comparisons
T1. Headroom within Housing Revenue Accounts. Responsible Officer: Tricia Anderson Corporate Manager: Tricia Anderson	I1	2016/17 Qtr. 4 2017/18 Qtr. 4	£4.1m	£6.4m		MSDC	At time of Budget setting need to decide whether target is set: i) to reduce the Headroom to £X or ii) keep it at a level close to the Debt Cap to enable us to maximise that available to MSDC so we can build new homes.	Our robust HRA Business planning offers Members and Tenants peace of mind that we are compliant with HRA regulation in relation to accounting, rents and treasury management.
Tracking Indicator	Linked to	Data	Total	Target (2026/27)	Trend	Council	Report on Progress	Additional comments/ comparisons
T2 Reducing the Budget vs Actual Variance NEW MEASURE Responsible Officer: Tricia Anderson Corporate Manager: Tricia Anderson	I1, I2	2016/17 Qtr. 4 2017/18 Qtr.4	91.60%	5%		MSDC	Regular budget monitoring and effective financial controls and procedures will reduce the variances between budget and actual	There will continue to be unexpected costs incurred but holding an amount in contingency can reduce the impact of these
Tracking Indicator	Linked to	Data	Total	Target 2018	Trend	Council	Report on Progress	Additional comments/ comparisons
T3. New build - houses built for HRA Responsible Officer: Anne Bennett	I3, I4	2016/17 Qtr. 4	17	65 across both councils			Shared ownership properties proving to be a popular option New pipeline	A 3 year programme (2015-18) to deliver 65 new homes across Babergh and Mid Suffolk Diistricts by 31 March 2018

Appendix E

Responsible Officer: Anne Bennett Corporate Manager: Anne Bennett		2017/18 Qtr. 4				MSDC	Any slippages in overall timetable due to planning conditions or adverse weather	Business by 02 March 2020
Tracking Indicator	Linked to	Data	Total	Target (by 2021/22)	Trend	Council	Report on Progress	Additional comments/ comparisons
T4. Surplus generated by in house trades team Responsible Officer: Tricia Anderson Corp' Manager: Justin Wright Newton	I5, I6	2017/18 Qtr. 4		£97,000		MSDC	It is forecast that BMBS will perform as follows :- Yr 1 £158k deficit, Yr2 £110k deficit, Yr3 £65k deficit, Yr4 £11k deficit and Yr 5 £97k surplus	This measure monitors inputs, outputs, expenditure and potential income generation to inform future business decisions
Tracking Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
T5. % of local authority housing rent (incl. garages) collected NEW MEASURE Responsible Officer: Lee Crowdell Corporate Manager: Lee Crowdell	I7, I8	2017/18 Qtr. 1 Qtr. 2 Qtr. 3 Qtr. 4	97.98% 97.81%	98%		MSDC		Rent loss due to Voids and Write-offs are taken into account
Tracking Indicator	Linked to	Data	Total	Target 2034	Trend	Council	Report on Progress	Additional comments/ comparisons
T6. Solar PV Panel Income generated against cost of loan repayment NEW MEASURE Responsible Officer: Sharon Bayliss Corporate Manager: Heather Worton	I9	2017/18 Qtr. 4				Both		Over the 20 year length of the project we expect to generate income of 19.3m (net 7.5m) across both councils
Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
I1. Housing Revenue Account Capital programme expenditure (£,000's) Responsible Officer: Tricia Anderson Corporate Manager: Heather Worton	T1, T2	2016/17 Qtr. 1 Qtr. 2 Qtr. 3 Qtr. 4 2017/18 Qtr. 1 Qtr. 2 Qtr. 3 Qtr. 4	488 733 1666 1709 267 457	4800 3400		MSDC	Cumulative. A stock condition survey will be carried in 2017/18 after which a review of the 30 year Capital programme will take place. Current forecasts from 2018/19 are based on £1,100 per dwelling	Target; to reduce the overspend so Actuals are equal to or lower than budget. This is to be achieved whilst still maintaining a good service to our customers ensuring they are living in council dwellings as per the decent homes standard. This will enable MSDC to reduce their debt therefore avoiding reaching the debt cap in the next 5 years.
Influencing Indicator	Linked to	Data	Total	Target (by 2022/23)	Trend	Council	Report on Progress	Additional comments/ comparisons
I2. Reduce the amount MSDC subsidises Sheltered Housing service charges	T2	2017/18		£0			Each year when setting the Budget there is a request to increase the service charge by	Last Update 07/17 The cost of providing support services to Sheltered Housing

Appendix E

Sheltered housing service charges NEW MEASURE		Qtr. 4				MSDC	a request to increase the service charge by a certain % but capped at a £ level (£4 in 2017/18). The weekly amount paid can be measured against other social care providers to prove how much less we are charging (average £2 per week in 2016/17)	support services to sheltered housing tenants is not fully recovered and at the end of 2016/17 the subsidy was £100k app. This needs to be reduced to £0 as the other residents are funding this from their rent when it should be used to benefit them
Influencing Indicator	Linked to	Data	Total	Target annual	Trend	Council	Report on Progress	Additional comments/ comparisons
13. Capital generated by sale of non-viable housing stock	T3	2016/17 Qtr. 4	£781,000			MSDC		By disposing of our non-viable housing stock, we can reinvest capital into building homes in the right places for the right needs.
Responsible Officer: Lynn Morris + Justin Kerry Corporate Manager: Jill Pearmain		2017/18 Qtr. 1	£194,785					
		Qtr.2	£0					
		Qtr.3						
		Qtr.4						
Tracking Indicator	Linked to	Data	Total	Target annual	Trend	Council	Report on Progress	Additional comments/ comparisons
14. Acquisitions - houses/s acquired for the HRA	T3	2016/17 Qtr. 4	19			MSDC		We need to demonstrate that we are using the RTB Receipts wisely and for the benefit of the community on an annual basis and in total to prevent having to return the unspent funds to the Government.
Responsible Officer: Anne Bennett Corporate Manager: Anne Bennett		2017/18 Qtr. 4						
Influencing Indicator	Linked to	Data	Total	Target annual	Trend	Council	Report on Progress	Additional comments/ comparisons
15. % of calls passed on to housing team by contact centre		2016/17 Qtr. 4	2% (784)			Both	Not able to split across each authority	Supports 'no wrong door' policy by demonstrating the majority of customers are being dealt with at first point of contact i.e. the contact centre.
Responsible Officer: Claire White Corporate Manager:		2017/18 Qtr. 4						
Influencing Indicator	Linked to	Data	Total	Target annual	Trend	Council	Report on Progress	Additional comments/ comparisons
16. Attendance at Toolbox talks (BMBS)	T4	2017/18 Qtr. 1	93.75%	100%		Both	Not able to split across each authority	'Toolbox' is a staff / operative forum to keep staff informed on a timely basis. Measuring staff involvement and engagement will identify further development needs for the service and will enable BMBS to effectively and efficiently contribute toward transforming our approach to our tenants and housing stock, whilst managing within reducing resources.
Resp' Officer: Justin Wright Newton Corp' Manager: Justin Wright Newton		Qtr. 2	93.00%					
		Qtr. 3						
		Qtr. 4						
Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
17. % of housing rent collected by Direct	T5	2017/18		Increase			awaiting data - currently interrogating	awaiting data - currently interrogating

Appendix E

Debit NEW MEASURE Responsible Officer: Polly Bearman Corporate Manager: Lee Crowdell		Qtr. 1 Qtr. 2 Qtr. 3 Qtr. 4				MSDC	reporting systems	reporting systems
Influencing Indicator	Linked to	Data	Total	Target	Trend	Council	Report on Progress	Additional comments/ comparisons
18. % of housing rent Direct Debit payments that failed NEW MEASURE Responsible Officer: Polly Bearman Corporate Manager: Lee Crowdell	T5	2017/18 Qtr. 1 Qtr. 2 Qtr. 3 Qtr. 4		Increase		MSDC	awaiting data - currently interrogating reporting systems	awaiting data - currently interrogating reporting systems
Tracking Indicator	Linked to	Data	Total	Target annual	Trend	Council	Report on Progress	Additional comments/ comparisons
19 . Amount of energy generated by Solar PV Panels installed on council property roofs Responsible Officer: Stephen Clarke Corporate Manager: Heather Worton	T6	Feb '17 Housing stock Sheltered stock Feb '18 Housing stock Sheltered stock	3,173,864kw 195,418kw			MSDC		THIS PI MOVED INTO ASSET & INVESTMENT FROM 'HOUSING DELIVERY'