

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Housing Portfolio Holder 20 January 2010
AUTHOR/S: Corporate Manager Affordable Homes

DRAFT AFFORDABLE HOMES SERVICE PLAN and DRAFT HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN 2010/11– 2012/13

Purpose

1. To provide the Housing Portfolio Holder an opportunity to comment on the draft service plan for Affordable Homes.
2. The Service Plan and Housing Revenue Account Business Plan are scheduled to go to the Cabinet and full Council in February 2010.
3. This is not a key decision.

Background

4. A draft of the outline Service Plan was brought to the Housing Portfolio Holder in November 2009. The draft attached to this report is a full version of the Service Plan.
5. This Service Plan covers both the strategic housing functions of the Council and the landlord role and incorporates the HRA Business Plan as agreed by the Housing Portfolio Holder in March 2009.
6. The Service Plan operates within the context of the council's overall planning process. Each year the Council carries out an annual business planning cycle, starting with setting high level objectives in June/July; then continuing with service planning and budget planning in the Autumn; and ending with the final approval of budgets and service plans in February/March.

Considerations

7. The Service Plan includes a list of the proposed actions for the forthcoming year designed to strengthen and improve the effectiveness of the housing service.
8. These key actions incorporate the remaining activities needed to be taken forward as part of the Affordable Homes 'retention' plan that was devised following the result of the Housing Futures ballot in June 2009.
9. Some of the key financial figures are not included in the attached draft report, as these are derived from the Council's financial estimates, which are being finalised at the time of publication of this report and will be tabled as a separate report to the same Housing Portfolio Holder meeting.
10. Appendix C of the report is not attached. The Five Year Housing Maintenance Plan by definition covers a period into the future. This is refreshed every year and work is now required to bring this up to date with the latest financial estimates provided by the CLG at the end of December.

11. Both of these items will be completed and included before the report is brought to Cabinet on the 11th February.

Implications

12. Financial	No new expenditure is proposed but the Service Plan does set out how existing resources will be used efficiently.
Legal	The Service Plan reflects the legal parameters within which the housing service operates.
Staffing	The Service Plan reflects upon the staffing issues with the housing service but the substantive HR issues are being dealt with in separate reports going through the decision making process.
Risk Management	The service plan includes a full risk log
Equal Opportunities	The Service Plan reflects on equal opportunity issues as they relate to the housing service.

Consultations

13. None

Effect on Strategic Aims

14.	Commitment to being a listening council, providing first class services accessible to all. The proposed action on achieving Customer Service Excellence will make a significant contribution to this aim.
	Commitment to ensuring that South Cambridgeshire continues to be a safe and healthy place for all. None
	Commitment to making South Cambridgeshire a place in which residents can feel proud to live. None
	Commitment to assisting provision for local jobs for all. None
	Commitment to providing a voice for rural life. The proposed improvements to tenant participation will contribute to meeting this aim.

Conclusions/Summary

15. The Service Plan sets out the proposals for Affordable Homes for the coming three year period. The HRA Business Plan shows how the reduced resources available will be allocated to ensure the best possible service delivery for tenants.

Recommendation

16. That the Portfolio Holder notes this report.

Background Papers: the following background papers were used in the preparation of this report:

None

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