

NOTICE OF MOTION**CONSERVATIVE GROUP****IMPROVEMENTS TO THE MANAGEMENT OF COUNCIL HOUSING**

“This Council welcomes the huge improvements in housing management performance over the last 3 years which are highlighted in the recent Audit Commission report – ‘Review of the Housing Repairs and Maintenance Contract’. In particular:

- Urgent repairs have reduced from 29% in 2007/08 to 14% in 2009/10 whilst planned repairs have increased from 44% in 2007/08 to 62.4% in 2009/10
- 98.3% of urgent repairs are now completed in the target time compared to 89.3% in 2007/08
- A massively improved response time for emergency repairs with 98.4 % completed on time in 2009/10 compared to 83% in 2007/08
- The time taken to re-let properties has also improved from 35 days in 2006/7 to 26 days in 2009/10.
- At the end of March 2010, over 60% of the Council's housing stock was ‘decent’ compared to 44% at the end of March 2008
- Improving value for money - housing management costs have now reduced to average when compared to other councils.
- Increasing income through improved management of tenant rent and a significant reduction in bad debt provision.
- Resident satisfaction with the service is in the top 25% of councils, with 96% happy with the service and 88% rating the service as 8 out of 10 or above

Furthermore, this Council welcomes the Audit Commission’s recognition of the causes of the previous poor performance:

“In the past residents experienced long waiting times for repairs and maintenance and when compared to other similar Councils performance was below average ... insufficient progress or action taken to improve its housing stock between 2000 and 2008 seriously hampered its performance”.

This Council further welcomes the Audit Commission’s recognition of the efforts of the Council to bridge the Decent Homes funding gap left by the previous Administration after the failed stock transfer ballot in 2007. In particular:

- A new procurement strategy and combined housing procurement contracts which will save approximately £150 million over 30 years.

- A new housing Local Delivery Vehicle – Brighton & Hove Seaside Community Homes which will deliver up to £30 million of investment into some of the City's poorest housing stock.
- A bid to the Coalition Government's '*Decent Homes Backlog Funding for Council Landlords 2011-15*' which, if successful, would be the first money received by Brighton & Hove tenants for improvement works from central Government for over 10 years.

In addition, there is a clear and welcome recognition of the strong resident involvement mechanisms put in place since 2007, which have contributed to these successes.

Therefore, this Council places on record its thanks and appreciation to all residents, council officers, partners and other stakeholders who have contributed so much to improving the housing service which the tenants and leaseholders of Brighton & Hove deserve.

Proposed by: Cllr Maria Caulfield

Seconded by: Cllr Mary Mears

Supported by: Cllrs Oxley, Young, Alford, Brown, Fallon-Khan, Smith, Simson, Bennett, K. Norman, A. Norman, Peltzer Dunn, Older, Cobb, Pidgeon, C. Theobald, G. Theobald, Hyde, Kemble, Harmer-Strange, Barnett, Janio and Drake.