



# Meeting of the City Council

## 19 March 2014

<b>Report title</b>	Wolverhampton Homes Annual Delivery Plan 2014-15	
<b>Referring body</b>	Cabinet – 4 March 2014	
<b>Cabinet member with lead responsibility</b>	Cllr Peter Bilson Economic Regeneration and Prosperity	
<b>Wards affected</b>	All	
<b>Accountable director</b>	Tim Johnson, Education and Enterprise	
<b>Originating service</b>	Democratic Support	
<b>Contact employee(s)</b>	Dereck Francis	Democratic Support Officer
	Tel	01902 554841
	Email	dereck.francis@wolverhampton.gov.uk

### **Recommendation(s) for action or decision:**

The Council is recommended to:

Approve the Wolverhampton Homes Annual Delivery Plan 2014-15.

## **1.0 Purpose**

- 1.1 The purpose of this report is to seek Council approval for the Wolverhampton Homes Annual Delivery Plan 2014-15.

## **2.0 Background**

- 2.1 Under the terms of the management agreement between the Council and Wolverhampton Homes, the latter has to produce an Annual Delivery Plan. Drawn up in consultation with the Council the Annual Delivery Plan sets out:
- How Wolverhampton Homes will manage and maintain council owned properties for the financial year 2014-15
  - The revenue, capital and staffing resources available to deliver the above services
  - Wolverhampton Homes' contribution to meeting the wider strategic objectives of the Council and the Local Strategic Partnership
- 2.2 The management agreement also requires that the final version of the Annual Delivery Plan is considered and endorsed by the Delivery Plan Monitoring Group. This group is chaired by the Cabinet Member for Economic Regeneration and Prosperity and its membership drawn from senior officers and Board members of Wolverhampton Homes and the Council, together with representatives of the Wolverhampton Federation of Tenants Associations.
- 2.3 The Delivery Plan Monitoring Group receives quarterly reports from Wolverhampton Homes on the progress against the Annual Delivery Plan, enabling the group to monitor the outcomes against the activities detailed in the Action Plan and the Key Performance Targets detailed.
- 2.4 Wolverhampton Homes progress towards achieving performance indicator targets are also monitored monthly or quarterly, as appropriate, at joint performance monitoring meetings between Council employees and officers from Wolverhampton Homes.

## **3.0 Annual Delivery Plan 2014-15**

- 3.1 The contents of the Annual Delivery Plan 2014-15 have been negotiated between Wolverhampton Homes and Council employees over the past three months. The Council's input was led by the Housing Strategy and Development Team and Finance.
- 3.2 At the meeting of the Delivery Plan Monitoring Group on 13 February 2014 the group endorsed the Annual Delivery Plan recommending it to the Council and the Board of Wolverhampton Homes for their acceptance. The Annual Delivery Plan must be accepted by both organisations before the end of March 2014 to allow implementation on 1 April 2014.

- 3.3 The Annual Delivery Plan was submitted for pre-scrutiny review by the Vibrant, Safe and Sustainable Communities Scrutiny Panel on 30 January 2014. The Annual Delivery Plan was well received and members of the panel were reassured that performance is monitored by the Council with regular reports being presented to the Cabinet (Performance Management) Panel.
- 3.4 The Annual Delivery Plan sets out how Wolverhampton Homes proposes to deliver services and support the strategic objectives of the Council.
- The Financial Plan section details the allowances and other income within which expenditure on the delivery of the Plan must be achieved and contained.
  - The Human Resource Plan sets out in detail the need for organisational change within Wolverhampton Homes in 2014-15 in order to facilitate the continued realignment of resources required to cope with the general challenges of Welfare Reform and the specific need to focus on income recovery.
- 3.5 Appendix 1 of the Annual Delivery Plan shows the Performance Review Arrangements which are reviewed annually as part of the Delivery Plan negotiations.
- 3.6 2014-15 is the final year of the Decent Homes Programme. Funding for the final year has been approved by the Homes and Community Agency. Wolverhampton Homes will improve approximately 1750 Council owned properties to the Decent Homes Standard with approximately 1200 properties in priority neighbourhoods.
- 3.7 It is important that the Decent Homes Programme will (as previously) contribute to and align with the delivery of wider regeneration outcomes in the city. The programme will continue to create local employment and training opportunities to help address the issue of unemployment in the City. "Local" is defined as people living within the boundaries of Wolverhampton City Council.
- 3.8 The Priorities Action Plan shown in Appendix 2 of the plan details how the aims and objectives of the delivery plan will be achieved.
- 3.9 The Delivery Plan contains the performance indicator targets agreed between the Council and Wolverhampton Homes for 2014-15 in Appendix 3.
- 3.10 The Cabinet deems the delivery plan to be of sufficient significance to warrant its submission to the Council for approval as part of the budget and policy framework. Copies of the plan have been deposited in the Members' rooms, and can also be accessed online on the Committee Management Information System (CMIS) on the council's website via the link <https://wolverhampton.cmis.uk.com/decisionmaking/Calendar/tabid/73/ctl/ViewMeetingPublic/mid/410/Meeting/8406/Committee/1446/Default.aspx>

#### **4.0 Financial implications**

- 4.1 The financial implications of the Annual Delivery Plan 2014-15 are set out on pages 9 to 14 of the plan. The Annual Delivery Plan is consistent with the approved Housing Revenue Account (HRA) Business Plan.  
[CF/20022014/G]

#### **5.0 Legal implications**

- 5.1 The Annual Delivery Plan forms part of the contractual management agreement between Wolverhampton City Council and Wolverhampton Homes.  
[JH/19022014/Z]

#### **6.0 Equalities implications**

- 6.1 This report has equality implications in that the delivery of services via the Wolverhampton Homes Delivery Plan will provide housing management services and improvements for residents living in the social housing stock in the City, many of which are situated within the priority areas.

#### **7.0 Environmental implications**

- 7.1 There are no direct environmental implications from this report, however, the delivery of the Decent Homes programme and other estate and property based programmes will contribute to the improvement of living conditions, enhance the visual appearance of neighbourhoods and investment in the housing stock will contribute towards reducing carbon emissions.

#### **8.0 Human resources implications**

- 8.1 There are no direct human resources implications emanating from the Annual Delivery Plan for the Council. The monitoring of the plan will be carried out by Housing Services within current staffing resources. However, the implications of the Council's savings programme proposals will potentially have a detrimental impact upon the Housing Strategy and Development team's ability to fully manage the performance of Wolverhampton Homes. Section 4 of the annual Delivery Plan sets out in detail the human resources implications and the need for organisational change within Wolverhampton Homes in 2014-15.

#### **9.0 Schedule of background papers**

- 9.1 Cabinet Report 4 March 2014 - Wolverhampton Homes Annual Delivery Plan 2014-15