

CITY OF WOLVERHAMPTON COUNCIL	Cabinet Meeting 20 February 2018
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Report title	Wolverhampton Homes Delivery Plan 2018 – 2019	
Decision designation	RED	
Cabinet member with lead responsibility	Councillor Peter Bilson City Assets and Housing	
Corporate Plan priority	Place - Stronger Economy	
Key decision	Yes	
In forward plan	Yes	
Wards affected	(All Wards)	
Accountable Director	Kate Martin, Service Director: Housing	
Originating service	Housing	
Accountable employee	Mila Simpson	Service Lead Housing Strategy
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Report to be/has been considered by	Place Leadership Team	5 January 2018
	Strategic Executive Board	6 February 2018

Recommendations for decision:

That Cabinet recommends that Council:

1. Approve the Wolverhampton Homes Annual Delivery Plan 2018-2019.
2. Endorse the five-yearly review of Wolverhampton Homes that has been undertaken by the Managing Director and Director of Finance of the Council.

1.0 Purpose

- 1.1 The purpose of this report is to seek Cabinet acceptance of the Wolverhampton Homes Annual Delivery Plan 2018-2019 and to recommend approval of the plan by full Council.

2.0 Background

- 2.1 Under the terms of the management agreement between the Council and its ALMO, Wolverhampton Homes, the Council is required to produce an annual Delivery Plan. The plan developed in consultation with the Council sets out:

- How Wolverhampton Homes will manage and maintain council owned properties for the financial year 2018-2019
- The financial and staffing resources available to deliver the above services
- Wolverhampton Homes' contribution to meeting the wider strategic objectives of the Council, City Strategy and the Corporate Plan.

- 2.2 The management agreement requires that the final version of the annual Delivery Plan is considered and endorsed by the Delivery Plan Monitoring Group. The Cabinet Member for City Assets and Housing chairs the group and its membership is drawn from Board members from Wolverhampton Homes and senior officers from Wolverhampton Homes and the Council, together with representatives of the Wolverhampton Federation of Tenants Associations. Early consultation was undertaken with this group on the 23rd November 2017

- 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.

- 2.4 Wolverhampton Homes' progress towards achieving performance indicator targets are monitored monthly or quarterly, as appropriate, at joint performance monitoring meetings between Council employees and officers from Wolverhampton Homes.

3.0 Annual Delivery plan 2018-2019

- 3.1 The contents of the Annual Delivery Plan 2018-2019 have been negotiated between Wolverhampton Homes and Council employees led by the Housing Strategy Team.

- 3.2 At the meeting of the Delivery Plan Monitoring Group on 1st March 2018, the group will endorse the Delivery Plan recommending it to the Council and the Board of Wolverhampton Homes for acceptance. Both organisations must approve the Delivery Plan before the end of March 2018 to allow implementation on 1 April 2018.

- 3.3 The Delivery Plan itself sets out how Wolverhampton Homes proposes to deliver services and support the strategic objectives of the Council.

- 3.4 The delivery plan includes some detail on how the plan will be achieved within the financial and human resources available.

- 3.5 The Priorities Action Plan at Appendix 1 of the plan details how the aims and objectives of the delivery plan will be achieved.
- 3.6 The Delivery Plan contains the draft performance indicator targets to be finalised between the Council and Wolverhampton Homes for 2018-2019, at Appendix 2 of the plan.
- 3.7 Appendix 3 of the Delivery Plan shows the Performance Review Arrangements for monitoring the delivery of services provided. This is reviewed annually as part of the Delivery Plan negotiations.
- 3.8 The ongoing development of the City housing offer will include consideration of how plans such as this can continue to contribute to improving housing across the City.

4.0 Evaluation of alternative options

- 4.1 The Council entered into a 15-year management agreement with Wolverhampton Homes in 2013 to continue to deliver housing management services on behalf of the Council.
- 4.2 Having reached the five-year point in the contract, the Council's Managing Director and Director of Finance have undertaken a review of Wolverhampton Homes to ensure that the organisation remains high-performing, well-governed and delivering a housing service in line with the Council's strategic objectives.
- 4.3 The review has included discussions with the Chair, Vice-Chair of the Board and Chief Executive of Wolverhampton Homes on performance and delivery plan achievements as well as the future direction of the service as described in the Delivery Plan presented in this report.

5.0 Reasons for decision

- 5.1 As part of the review all requirements were deemed above average. Governance is fully in accordance with best practice. Wolverhampton Homes continues to be a key partner in the delivery of the housing service providing the vast majority of operational services, with an overall recommendation that Wolverhampton Homes passed this review. Monitoring of Wolverhampton Homes will continue to be thorough but proportionate and efficient.

6.0 Financial implications

- 6.1 The financial implications of the Delivery Plan 2018-2019 are set out at section 5 of the plan. The Delivery Plan is consistent with the approved Housing Revenue Account (HRA) Business Plan.

[JM/31012018/M]

7.0 Legal implications

7.1 The Delivery Plan forms part of the contractual management agreement between the Council and Wolverhampton Homes.

[RB/30012018/B]

8.0 Equalities implications

8.1 Wolverhampton Homes Delivery Plan has equalities implications. Each of the workstreams that the plan describes and summarises has been or will be the subject of equality analysis within Wolverhampton Homes. As a result of these considerations and analyses Councillors can be confident that they have complied with the requirements of the General Equality Duty as created by Section 149 of the Equality Act 2010.

9.0 Environmental implications

9.1 There are no direct environmental implications from this report, however, the delivery of 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.

10.0 Human resources implications

10.1 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. The Delivery Plan sets out in broad terms the Wolverhampton Homes' human resource implications for delivery of the plan.

11.0 Corporate landlord implications

11.1 This report deals in the main with the Council's housing stock. Consideration of the availability of development sites will be given to support the delivery of the Capital Programme for new build.

12.0 Appendices

Appendix 1 – Wolverhampton Homes Delivery Plan 2018-2019