

Overview and Scrutiny Committee 16 June 2022 Written Answers to O&S Advance Questions

Agenda Item 6 - Q4 2021/22 Performance Report

Note – these Advance Questions are for Agenda Item 6 – Q4 2021/22 Performance Report
<https://reigate-bansteadintranet.moderngov.co.uk/documents/g1982/Public%20reports%20pack%2016th-Jun-2022%2019.30%20Overview%20and%20Scrutiny%20Committee.pdf?T=10>
(pages 17-55)

Question 1

The trend in positive homeless prevention and relief outcomes (KPI 5) shows a declining trend in the last three quarters. What is the reason for this and is this trend expected to continue?

Written Answer

This KPI takes the number of positive homelessness prevention and relief outcomes achieved during the quarter (numerator) and divides it by the number of approaches where the support threshold was met (denominator), providing a percentage of positive outcomes. 138 approaches were made in Q4 where the support threshold was met. In Q4, 80 positive prevention and relief outcomes were recorded.

Whilst the percentage of positive outcomes as a proportion of approaches is lower in Q4 than in previous quarters, this is not necessarily indicative of an increase in negative outcomes.

Homelessness support applications often straddle two, and possibly three quarters as the Council works with clients within the 56-day period ascribed by the Homelessness Reduction Act to the prevention and relief stages. An applicant's approach to the Council may therefore be registered in one quarter (which will affect that quarter's denominator) but the outcome – be it positive or otherwise – will not be recorded until a later quarter.

Positive outcomes from approaches made in Q4 will therefore likely begin to be realised in Q1 2022/23. This is a trend seen in previous years, further supported by the number of main duty acceptances which, whilst up in Q4 compared to Q3, is not at a level demonstrating significant failure of prevention and relief.

Question 2

Regarding KPIs 5 and 6. Please confirm why delivery of affordable homes is treated as considered green while the percentage of the total (118 out of 704 against a target of 100 out of 460) is below target. Please confirm that the report is correct stating that 74 homes at a social rent were completed in 2021-22 but no affordable housing on a rent higher than 50% of market rate (social rent).

Written Answer

The targets for KPI 5 and 6 reflect those set in the Council's Development Management Plan (DMP) and Core Strategy. The Core Strategy sets a target of delivering 6,900 homes between 2012 and 2027, an annual average of 460 homes per year. The Core Strategy also sets a target of delivering 1,500 affordable homes during this period, averaging 100 affordable completions per year.

In 2021/22, against a target of 100 affordable completions, 118 were delivered which therefore renders this indicator 'green' rated.

The contextual information provided in the report for the committee's awareness (no target set) details the tenure breakdown of affordable completions. We are not able to distinguish between rent levels (i.e. affordable vs. social rent) as the form for planning applications groups social, affordable and intermediate rent developments together. For clarity the column header in subsequent reports will be amended to 'Social/Affordable' rent.

Colleagues in planning have relooked at the figures of the tenure breakdowns of affordable housing completions. The overall number of affordable completions is 118 as the report states, however the tenure type has been amended in Q2 and Q4. The updated figures are set out in the below table:

	Social/Affordable Rent	Shared Ownership
Q1	1	14
Q2	9	0
Q3	38	16
Q4	3	37

Total – 118 affordable completions.

Question 3

Based on current flat roll-out and other operational improvements when is the KPI for 60% recycling currently predicted to be met by the service.

Written Answer

The KPI gives a good indication of the upward trend towards a 60% recycling rate. However, there are a number of variables at play. For instance, we are currently seeing a slight decline in paper and cardboard tonnages and this is likely to be associated with a decline in online purchasing as families see the cost-of-living increase. Continuing to roll out services to flats and encouraging those residents who already have food recycling to fully utilise the service will ensure that we achieve, and

potentially exceed, the 60% recycling target identified in the Joint Municipal Waste Management Strategy.

It is also worthy of note that the Government's Waste and Resources Strategy, if implemented, will significantly change the composition of materials collected by Local Authorities and impact recycling rates accordingly.

Question 4

How much remains in the Covid 19 pandemic reserve at the end of the year?

Written Answer

The remaining balance on the COVID-19 pandemic reserve at 1st April 2022 is £1.459m

Question 5

Page 49. Please can you confirm the impact of the slippage items in the capital programme. What are the new completion dates now predicted for these schemes and what are the financial implications of this delay and how are these to be financed.

Written Answer

The table below summarises the current expectations for the programmes that recorded the most significant slippage in 2021/22, Some of these are ongoing rolling programmes so have no estimated completion date, others will be completed in 2023 or 2024.

There are no noted significant financial implications associated with this slippage.

Capital Programmes with significant 2021-22 slippage			
Programme	Slippage (£m)	expected delivery date	Comments
Commercial Investments Programm	63.97	None	No further activity is forecast on this programme.
Housing Delivery Programme	20.00	None	No specific developments ideintified at this time.
Marketfield Way	6.99	2023	Construction was partially delayed due to COVID.
Strateigc Property	5.25	None	This will commence when a new tenant is identified at Beech House
Merstham Recreation Ground	1.42	2024	Construction now forecast to begin toward the end of 2022-23,
ICT & Corporate Resources	1.26	None	Ongoing rolling programme will continue in 2022-23.
Horley Public Realm Improvement	0.58	None	Works were delayed in 2021-22 due to ongoing engagement activities.
Great Workplaces Programme	0.45	None	Ongoing rolling programme will continue in 2022-23.
Vehicle Wash Bay Replacement	0.35	2023	Project expected to commence during 2022-23.

Question 6

Please provide an update on the current pipeline of new affordable housing projects under development.

Written Answer

At the end of Q4 there were 1,353 dwellings under construction in the borough. Of these 1,353, 168 are for affordable units. Nine affordable units commenced construction during Q4. These are the latest figures available.