

<u>Committee and Date</u>	<u>Item</u>	<u>Paper</u>
20 March 2008 Joint Implementation Team	13	H
8 April 2008 Services Sub Committee		
9 April 2008 Implementation Executive		

Responsible Officer Nicola Yates, Chief Executive North Shropshire District Council, Housing Project Executive

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HOUSING SERVICE UNITARY PROJECT EXCEPTION REPORT

Summary

The attached exception report provides members of the Services Transition and Transformation Sub Committee and the Implementation Executive (IE) with details on work undertaken and planned within the Housing Unitary Project.

Recommendations

To endorse the attached Action Plan (Appendix A)

REPORT

1. At the IE meeting held on 20th February 2008, members requested an exception report detailing progress on the Housing Unitary Project. This followed consideration of the Programme Monitoring Report for the period 1 September 2007 – 31 December 2007 where the Housing Project was reported as being behind schedule.
2. The overall aim of this project is to achieve the seamless delivery of excellent housing services to communities and customers, dealing with a complex set of issues during pre and post transition to the unitary council.
3. The Housing Project Team has made substantial progress during the past two months and is now working to a comprehensive project plan covering the following key areas of service delivery:
 - To develop and provide clear strategic direction to all housing activity
 - To develop mechanisms to ensure all housing activity contributes to an increase in the supply of affordable housing
 - To develop a range of accessible and equitable housing services
 - To develop a unified council landlord service

4. The project documentation also contains a risk log which is monitored by the Project Board. The key risks identified and being managed include:
 - Changes to national and regional housing policies;
 - Uncertainty over direction of landlord services in Oswestry and Bridgnorth;
 - Additional unitary workload creating pressures affecting front-line delivery/performance;
 - Securing the Depot for Oswestry DLO by March 2009;
 - West Housing Market Area funding allocation for affordable housing (c46.8m) not spent during the 3 year delivery period.

5. Attached at appendix A is an action plan detailing key areas of current project activity.

6. A further project status report will be submitted as part of the Programme Monitoring Report for 1 January 2008 – 31 March 2008. It is envisaged that the 'RAG' rating for the project will improve to Amber/Green at this time.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information) Housing Quality Network Executive Summary
Human Rights Act Appraisal N/A
Environmental Appraisal N/A
Risk Management Appraisal A Project Risk Log is monitored as part of the Project Management Framework
Community / Consultations Appraisal Project Plan to be consulted on with: Rented Social Landlords Tenants Staff Members
Member Champion Cllr Heather Kidd Cllr Barbara Craig
Local Member All
Appendices Action Plan