

ST. LEGER HOMES OF DONCASTER LTD

Company limited by guarantee registered in England
Company Number 05564649

Joint Area Board Meeting

REPORT

- Date** : 14 July 2008
- Item** : **03**
- Subject** : **Analysis of Nominations made to RSLs between
1 April 2007 and 31 March 2008**
- Presented by** : **Janet Clarke
Assistant Director of Housing
Management**
- Prepared by** : **Janet Clarke
Assistant Director of Housing
Management**
- Purpose** : To provide SLHD Area Board members with an
update on nominations made to RSLs during
2007/2008 by St. Leger Homes.

Recommendation :

It is recommended that the Joint Area Board note and discuss the contents of this report.

Company Number 05564649
A Company Limited by Guarantee
Registered in England

**To the Chair and Members of the
ST. LEGER HOMES OF DONCASTER
JOINT AREA BOARD**

Agenda Item No. 03

Date: 14 July 2008

1. Report Title

- 1.1 Analysis of Nominations made to RSLs between 1 April 2007 and 31 March 2008.

2. Purpose

- 2.1 The purpose of this report is to provide SLHD Area Board members with an update on nominations made to RSLs during April 2007 to March 2008 by St. Leger Homes.

3. Recommendation

- 3.1 It is recommended that the Joint Area Board note and discuss the contents of this report.

4. Background

- 4.1 DMBC currently has agreements with 13 Housing Associations within Doncaster and these are monitored and administered by St. Leger Homes. During 2006/07 these agreements were reviewed and resigned.
- 4.2 The new agreements state that the agreements for nominations with each RSL are:

RSL	% of nominations	Notes
Sanctuary Housing	50	
Yorkshire Metropolitan Housing Association	50	
Anchor Housing Association	50	
South Yorkshire Housing Association	50	
Hanover Housing Association	100	
Chevin Housing Association	50	
Housing 21	50	
Railway Housing Association	50	
Places for People Homes	50	
Northern Counties Housing Association	50	
Home Housing Association	50	
English Churches Housing Group	50	
Jonnie Johnson Housing	50	

We also have agreements in place for a 100% of nominations to any new build properties for each RSL.

5. How this works

- 5.1 We are contacted by the RSL when they have a vacant property ready for allocation. A list of applicants is sent from the current list of applicants who have expressed an interest in Housing Association properties on their application form. The number of applicants sent is determined by the individual RSL. The RSL work their way through the nominations in accordance with their policies and procedures.
- 5.2 Each quarter we receive an update report as to how many properties have been allocated and, of those, how many were allocated to nominees.

6. Outcomes

Appendix A shows the % nominations received. The first page of the appendix shows the cumulative total for the three quarters, the second page shows the figures on a quarter by quarter basis. The end of year figure for relets is 39%, which is below the agreed target. Several meetings have been held with the Housing Associations to develop a renewed focus on ensuring that the agreed percentage is met. As a result of this two housing associations have agreed to pilot participation in the Homechoice scheme. This will need to be progressed in liaison with the Housing Associations and the Council, but would provide a way of securing significant improvement.

- 6.2 With regard to new build, we have almost achieved 100%, but it is plain that again two housing associations are under-performing and this is also being addressed.

7. Procurement

- 7.1 There are no specific procurement issues.

8. Consultation

- 8.1 Not applicable.

9. Legal Implications

- 9.1 Not applicable.

10. Financial Implications/Risk/Diversity

10.1 Financial Implications

Not applicable.

10.2 **Value For Money**

Failure to achieve the full nomination rights detrimentally affects achieving value for money as fewer applicants are successfully rehoused. Remedial action to achieve the full quota will address this.

10.3 **Risk**

Not applicable.

10.4 **Diversity**

Not applicable.

11. **Report Author**

Janet Clarke
Assistant Director of Housing Management
01302 862960

12. **Background Papers**

12.1 Nomination agreement.

Appendix A

Quarterly Nominations to Housing Associations – cumulative totals – 1 April 2007 to 31 March 2008

1 April 2007 – 31 March 2008

Name of Association	Relets	
	Available	Allocations to Nominees
Anchor Housing	12	5
English Churches	7	3
Chevin Housing	38	15
Hanover Housing	1	1
Housing 21	11	5
Johnny Johnsons	2	2
Places For People	6	0
Northern Counties	32	13
Home Housing	0	0
Sanctuary	35	13
South Yorkshire	35	12
Yorkshire Met Housing	32	16
Railway Housing	7	0

Name of Association	Newbuild	
	Available	Allocations to Nominees
Anchor Housing	0	0
English Churches	0	0
Chevin Housing	0	0
Hanover Housing	0	0
Housing 21	0	0
Johnny Johnsons	0	0
Places For People	0	0
Northern Counties	0	0
Home Housing	29	29
Sanctuary	0	0
South Yorkshire	1	0
Yorkshire Met Housing	0	0
Railway Housing	2	0

Appendix A

Quarterly Nominations to Housing Associations

1 April 2007 – 31 March 2008

Name of Association	Newbuild								Relets							
	April - June		July - Sept		Oct - Dec		Jan - Mar		April - June		July - Sept		Oct- Jan		Jan - Mar	
	Available	Alloc to Noms	Available	Alloc to Noms	Available	Alloc to Noms	Available	Alloc to Noms	Available	Alloc to Noms	Available	Allocs to Noms	Available	Alloc to Noms	Available	Alloc to noms
Anchor Housing	0	0	0	0	0	0	0	0	4	1	2	2	6	2	0	0
English Churches	0	0	0	0	0	0	0	0	2	0	2	1	1	0	2	2
Chevin Housing	0	0	0	0	0	0	0	0	13	5	10	4	6	2	9	4
Hanover Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Housing 21	0	0	0	0	0	0	0	0	3	1	6	3	1	1	1	0
Johnny Johnsons	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0
Places For People	0	0	0	0	0	0	0	0	2	0	1	0	0	0	3	0
Northern Counties	0	0	0	0	0	0	0	0	7	3	7	3	11	4	7	3
Home Housing	13	13	16	16	0	0	0	0	0	0	0	0	0	0	0	0
Sanctuary	0	0	0	0	0	0	0	0	10	5	2	1	10	5	13	3
South Yorkshire	0	0	0	0	1	0	0	0	8	5	2	0	14	5	11	2
Yorkshire Met Housing	0	0	0	0	0	0	0	0	4	2	16	9	4	2	8	3
Railway Housing	2	0	0	0	0	0	0	0	0	0	2	0	2	0	3	0