

ST. LEGER HOMES OF DONCASTER LTD

Company limited by guarantee registered in England
Company Number 05564649

Joint Area Board Meeting

REPORT

Date : 10 March 2008

Item : 3

Subject : Analysis of Nominations made to RSLs between
1 April 2007 and 31 January 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.

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

Agenda Item No. 3

Date: 10 March 2008

1. Report Title

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

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. During the last quarter we the cumulative percentage of nominations received for the first two quarters was 33.5% of nominations over all. The cumulative position at this third quarter has improved - from a total of 148 available relets, 63

were allocated to nominees, which represents 42.5%.

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

6.3 This failure to deliver in accordance with the nomination agreements signed is a cause of concern.

6.4 St. Leger Homes of Doncaster is working positively with the Council to address this issue with the Housing Associations concerned. DMBC is discussing sanctions which may be applied if the shortfall is not addressed. Meetings are being held with the Housing Associations to address under performance.

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
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12. Background Papers

12.1 Nomination agreement.

Appendix A

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

1 April 2007 – 31 January 2008

Name of Association	Relets		
	% entitlement	Available	Allocations to Nominees
Anchor Housing	50%	6	2
English Churches	50%	5	1
Chevin Housing	50%	29	11
Hanover Housing	100%	0	0
Housing 21	50%	10	5
Johnny Johnsons	50%	2	2
Places For People	50%	3	0
Northern Counties	50%	25	10
Home Housing	50%	0	0
Sanctuary	50%	22	11
South Yorkshire	50%	24	10
Yorkshire Met Housing	50%	24	13
Railway Housing	50%	4	0

1 April 2007 – 31 January 2008

Name of Association	New Build		
	% entitlement	Available	Allocations to Nominees
Anchor Housing	100%	0	0
English Churches	100%	0	0
Chevin Housing	100%	0	0
Hanover Housing	100%	0	0
Housing 21	100%	0	0
Johnny Johnsons	100%	0	0
Places For People	100%	0	0
Northern Counties	100%	0	0
Home Housing	100%	29	29
Sanctuary	100%	0	0
South Yorkshire	100%	1	0
Yorkshire Met Housing	100%	0	0
Railway Housing	100%	2	0

Appendix A cont...

Quarterly Nominations to Housing Associations

1 April 2007 – 31 January 2008

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