

ST. LEGER HOMES OF DONCASTER LTD

Company limited by guarantee registered in England
Company Number 05564649

Joint Area Board Meeting

REPORT

Date : 14 January 2008

Item : 4

Subject : Analysis of Nominations made to RSLs between
1 April 2007 and 30 September 2007

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
2006/2007 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. 4

Date: 14 January 2008

1. Report Title

- 1.1 Analysis of Nominations made to RSLs between 1 April 2007 and 30 September 2007

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 - September 2007 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, on a quarterly basis, by the Choice Based Lettings team within St. Leger Homes. During 2006/07 these agreements were reviewed and re-signed.
- 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	
Hallam	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	
Salvation Army	100	Monitored by DMBC

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, but also in accordance with The Council's policy.
- 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

- 6.1 Appendix A shows the % nominations received. This shows that from a total of 143 available relets, 48 were allocated to nominees, which falls below the agreed 50%. During the first quarter, three Housing Associations met with the 50% requirement and are continuing to do so. In addition three more have since begun to meet their agreement. Quarterly monitoring procedures are in place to improve performance overall with action taken accordingly where RSL's are not performing in line with the agreed nominations agreements.
- 6.2 With regard to new build, all 100% have been allocated to nominees in the case of Home Housing but Railway have failed to allocate to nominees.
- 6.3 This failure to deliver in accordance with the nomination agreements signed is a cause of concern. However it is possible for those Housing Associations who have not so far met the 50% requirement to meet it by remedial action – by allocating sufficient relets during the following two quarters to nominees to meet the 50% requirement during the financial year.
- 6.4 St. Leger Homes of Doncaster is working positively with the Council and the Housing Associations concerned to address the issues identified.

A new RSL management forum is being formed, which can be used to address nomination under performance issues plus any other housing management issues DMBC/SLH have.

Recently DMBC have selected a small number of RSL's as partners in relation to new affordable housing development. One of the criteria used for selection was evidence of good housing management practice.

6.5 In addition, the Area Boards have recently expressed concern that monitoring forms completed need to be accurate – whilst there is no suggestion at this stage that they are not being accurately completed, this will be included in the Forum meetings with the Housing Associations.

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

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12. Background Papers

12.1 Nomination agreement.

Appendix A

Quarterly Nominations to Housing Associations

1 April 2007 – 30 September 2007

Name of Association	Newbuild						Relets					
	April - June		July - Sept		Total April - Sept		April - June		July - Sept		Total April - Sept	
	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	3
English Churches	0	0	0	0	0	0	2	0	2	1	4	1
Chevin Housing	0	0	0	0	0	0	13	5	10	4	23	9
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	9	4
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	3	0
Northern Counties	0	0	0	0	0	0	7	3	7	3	14	6
Home Housing	13	13	16	16	29	29	0	0	0	0	0	0
Sanctuary	0	0	0	0	0	0	10	5	2	1	12	6
Salvation Army	0	0	0	0	0	0	12	1	19	1	31	2
South Yorkshire	0	0	0	0	0	0	8	5	2	0	10	5
Yorkshire Met Housing	0	0	0	0	0	0	4	2	16	9	20	11
YMCA	0	0	0	0	0	0	4	0	4	0	8	0
Railway Housing	2	0	0	0	2	0	0	0	2	0	2	0