

# **ST. LEGER HOMES OF DONCASTER LTD**

Company limited by guarantee registered in England  
Company Number 05564649

## **Joint Area Board Meeting**

# **REPORT**

**Date** : 12 November 2007

**Item** : 4

**Subject** : Analysis of Nominations made to RSLs between  
1 April 2007 and 30 June 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: 12 November 2007**

**1. Report Title**

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

<b>RSL</b>	<b>% of nominations</b>	<b>Notes</b>
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.
- 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. From this it is apparent that from a total of 69 available relets, only 23 were allocated to nominees, which falls well below the agreed 50%. Only the following Housing Associations have met with the requirement that 50% of relets are allocated to nominees:

Sanctuary Housing Association  
South Yorkshire Housing Association  
Yorkshire Metropolitan Housing Association

In addition Northern Counties Housing Association has only failed to meet the 50% requirement because an odd number of properties have been available (7 available, 3 allocated to nominees).

- 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. It is however possible for those Housing Associations who have not so far met the 50% requirement to meet it by remedial action – of allocating sufficient relets during the following three 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 to address this issue with the Housing Associations concerned. DMBC is discussing sanctions which may be applied if the shortfall is not addressed.
- 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 need to be included in the debate with the Housing Associations.

**7. Consultation**

7.1 Not applicable

**8 Legal Implications**

8.1 Not applicable

**9. Financial Implications**

9.1 Not applicable

**10. Risk**

10.1 Not applicable

**11. Diversity**

11.1 Not applicable

**12. Report Author**

Janet Clarke  
Assistant Director of Housing Management  
01302 862960

**13. Background Papers**

13.1 Nomination agreement

## Appendix A

### Quarterly Nominations to Housing Associations

1 April 2007 – 30 June 2007

Name of Association	Newbuild		Relets	
	Available	Allocations to Nominees	Available	Allocations to Nominees
Anchor Housing	0	0	4	1
English Churches	0	0	2	0
Chevin Housing	0	0	13	5
Hanover Housing	0	0	0	0
Housing 21	0	0	3	1
Johnny Johnsons	0	0	0	0
Places For People	0	0	2	0
Northern Counties	0	0	7	3
Home Housing	13	13	0	0
Sanctuary	0	0	10	5
Salvation Army	0	0	12	1
South Yorkshire	0	0	8	5
Yorkshire Met Housing	0	0	4	2
YMCA	0	0	4	0
Railway Housing	2	0	0	0