

Cabinet – 14th June 2010
Housing Stock Transfer – Tracking the Promises

Agenda Item 5b

Portfolio Area: Housing
Report Presented by: Councillor Lady Newton, Cabinet Member for Housing and Well-Being and Phil Adams, Chief Executive, Greenfields Community Housing

Background Papers: Web site links: Greenfields Community Housing Website

Follow the link to page ‘ Performance Monitoring – Background to our Transfer Promises’

http://www.greenfieldsch.org.uk/Info_page_two_pic_2_det.asp?art_id=6959&sec_id=3254

View:-

Transfer Promises Monitoring Report - 27 May 10

Promises Tracking Document - April 10

Corporate Implications: Please refer to table at end of report

Options: None in this report

Risks: None in this report

Executive Summary

This annual report provides an update on the arrangements that were made as part of the Housing Stock Transfer in November 2007.

Talking Transfer, Braintree District Council’s consultation document (or offer document) produced in support of the transfer ballot held in December 2006, contained a large number of promises that Greenfields Community Housing would deliver, if tenants and leaseholders supported the transfer.

Following the successful transfer on 12 November 2007, Greenfields promised the Council (by way of a covenant) that it would deliver the promises made to tenants and leaseholders in the formal offer document.

Greenfields has undertaken to report annually to the Council their progress with implementing the promises contained in the offer document.

Decision

Members are requested to note progress on meeting the housing transfer promises.

Details

1. Tracking the Housing Transfer Promises

A Transfer Promises Monitoring report was considered by Greenfields Community Housing Board on the 21 May 2010.

Greenfields report that progress continues to be very good with 71% of promises delivered during their first two and a half years of operation, with 29% on track and no promises signalled as amber or red. They are currently predicting that they will not fail to deliver any promise made.

Greenfields are on track to meet the decent homes standard by December 2012. As at the 31 March 10, 59% of homes were decent which is in accordance with the compliance schedule.

In June 10, Greenfields will be having a comprehensive Housing Inspection carried by the Audit Commission.

The statutory regulator for housing associations is now the Tenant Services Authority. The Audit Commission and the Tenant Services Authority's lead regulation team's work together in partnership on the inspection of housing associations. The results of inspection are used by the Tenant Services Authority in its overall assessment of housing association performance.

Corporate Implications				
Financial:	None in this report			
Legal:	None in this report			
Equalities & Diversity:	None in this report			
Customer Impact:	None in this report			
Environment & Climate Change:	None			
Consultation/Community Engagement:	Local Committees	None	Partners	None
	Public None	None	Staff	None
Key Decision:	No			
Public/Private Report:	Public			
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