

Housing Transformation Report Q4 2015-16

Perry Barr District Committee

The table below summarises Perry Barr-specific information from the City-wide Housing Transformation report.

<p>Management of ASB</p> <p>The ASB service continues to carry a relatively low caseload across Perry Barr no hate crime cases, and an overall case load of 39. Unfortunately staff changes at the start of this period resulted in recording procedures not being correctly adhered to, resulting in the response time target not being met.</p>	<p>No. of cases: 39</p> <p>% responded to on time: 86%</p> <p>No. of hate crime cases: 0</p> <p>% closed successfully: 98%</p>	<p>Status: Red</p>
<p>Percentage of high and low-rise blocks rated good or better</p> <p>All low and high rise blocks in the District have been assessed as cleaned to the required standards that apply</p>	<p>High-rise rated good or better: 100%</p> <p>Low rise rated satisfactory or better: 100%</p>	<p>Status: green</p>
<p>'Lodgers in Occupation' for more than 12-weeks</p> <p>This measures the number of people occupying council properties where the tenancy has ended and the status of those occupying requires further investigation. The situation normally arises when the tenancy ends either because of the death of the tenant or relationship breakdown. There are currently 4 cases in Perry Barr where investigations have taken longer than 12-weeks</p>	<p>No of cases: 4</p>	<p>No target</p>
<p>Conditions of estates – average bi-annual estate assessment scores</p> <p>In Perry Barr the average of estate assessment scores was 26.8 which is above the 'good' score of 21, but below the score for excellent of 29. The estate assessments take place twice per year and lead to the development of improvement plans and help to drive the Place Management agenda. The assessments take place with local resident and HLB involvement.</p>	<p>Average bi-annual estate assessment score: 26.8</p>	<p>No target</p>

<p>Average days void turnaround excluding void sheltered properties</p> <p>The average days' turnaround for void properties was 19.1 which was well below the target of 30 days. This represents excellent improvement on the void turnaround process which is no longer managed locally. The average calendar days to repair so void property was 20.8 days which was just above the target of 20 days. The average time to let a property from Fit For Let date to Tenancy Start Date was 10.6 days, which was just above the target of 10 days</p>	<p>Average days turnaround excluding sheltered voids: 19.1</p> <p>Average days turnaround all voids: 20.8</p> <p>Average calendar days to repair a void property: 20.8.</p> <p>Average days to let a void property: 10</p>	<p>Status: Green</p> <p>Status: Green</p> <p>Status: red</p> <p>Status: Green</p>
<p>Repairs</p> <p>The percentage of right to repair jobs completed on time in Perry Barr was 94.4% which was slightly below the standard of 96%. The Birmingham Promise target to resolve routine repairs in 30 days achieved 93.6% which was below the target of 100%. Gas servicing was completed in 100% pf cases and in 79.8% of gas repairs were completed within 7 days which was below the standard target of 85%. New repairs contractors have now been procured and the arrangements commenced in April 2016.</p>	<p>% of right to repair jobs completed on time: 96.9%</p> <p>% of routine repairs resolved within 30 days: 91.1%</p> <p>% of gas servicing completed against period profile: 100%</p> <p>% of gas repairs completed within 7 days: 79.8%</p>	<p>Status: Green</p> <p>Status: red</p> <p>Status: green</p> <p>Status: red</p>