

Hall Green District

Performance Narrative Quarter 1 2015 / 2016

Anti Social Behaviour	<p>In Quarter 1, there are currently 54 live asb cases for Hall Green District, of these cases 98% have been responded to on time.</p> <p>16 cases were closed and 100% of these cases were closed with a successful outcome.</p> <p>ASB cases are reviewed fortnightly and action plans are agreed between the customer, support agencies and the ASB officers. Interventions include targeted work with Aquarius, Women's Aid, Addaction, Safe, Phoenix Futures, Mind and Brave. This allows for a balanced approach between enforcement, intervention and diversionary activity.</p> <p>Think Family are currently working with 27 families across the East Quadrant.</p>
Introductory Tenancies/Lodgers	<p>In Quarter 1 there were 0 Introductory Tenancies for Hall Green district. In relation to Lodgers in Occupation that are over 12 weeks Hall Green has 1 case, this is currently with Legal Services</p>
Voids and Lettings	<p><u>Overview</u></p> <p>During Quarter 1 we let 127 properties.</p> <p><u>Average Void Turnaround</u></p> <p>Our performance for average days turnaround was 29.2 days against a target of 30 days. This is an improvement in void performance from last quarter which was 35</p>

	<p>days. There are still difficulties letting some sheltered housing where the average days turnaround was 36.</p> <p><u>Fit for Let (FFL) to Tenancy Start Date (TSD)</u></p> <p>FFL to TSD performance is 19.9 days against a target of 10 days which is better than performance last year.</p>
Good News	<p>There has been a number of anti social behaviour cases in which we have taken legal intervention on 12 June 2015 a closure order was issued on a resident of Hall Green District due to late night parties and intimidating behaviour.</p> <p>On 9 July 2015 a Possession Order was granted on a resident who had caused continual anti social behaviour on the East Quadrant.</p> <p>On the Sparkbrook ward there has been some partnership clear ups with Midland Heart on the Oldfield Road area. Residents from the local area attended and this is hopefully the start of a partnership approach.</p>