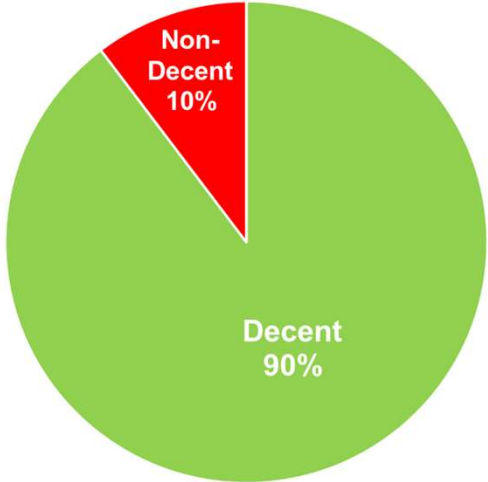


HOMES 1 – Decent Homes Standard

[Click here to return to the contents page](#)

Priority	Decent and affordable homes	 <p>A pie chart illustrating the current status of the council's occupied housing stock. The chart is divided into two segments: a large green segment representing 'Decent' homes at 90%, and a smaller red segment representing 'Non-Decent' homes at 10%.</p>
Description	This indicator measures the percentage of the council's occupied housing stock that does not meet the government's Decent Homes Standard .	
Why is this indicator important?	Ensuring that the council's tenants have decent homes is a corporate priority as set out in the recently adopted corporate strategy.	
Service	Housing	
Lead Councillor	Cllr Julia McShane	
Target & tolerance	The aim is to reach a target of 100% which is the national standard. A tolerance of 2% is applied due to expected operational fluctuations.	
Narrative	<p>The impetus to meet the Decent Homes standard will be driven by the development of a range of long-term contracts that will deliver compliance and component investment requirements that will form part of the HRA Business Plan and medium term financial investment strategy.</p> <p>As part of this process, a planned capital programme of works has been produced and will be considered at the Budget Council meeting on 5 February 2025, when approval will be sought on the capital spend.</p> <p>Following this, the longer term procurement pipeline that has been developed, will allow us to go out to the market to agree the supply chain to deliver the programme of works.</p>	

HOMES 3 – Council housing voids

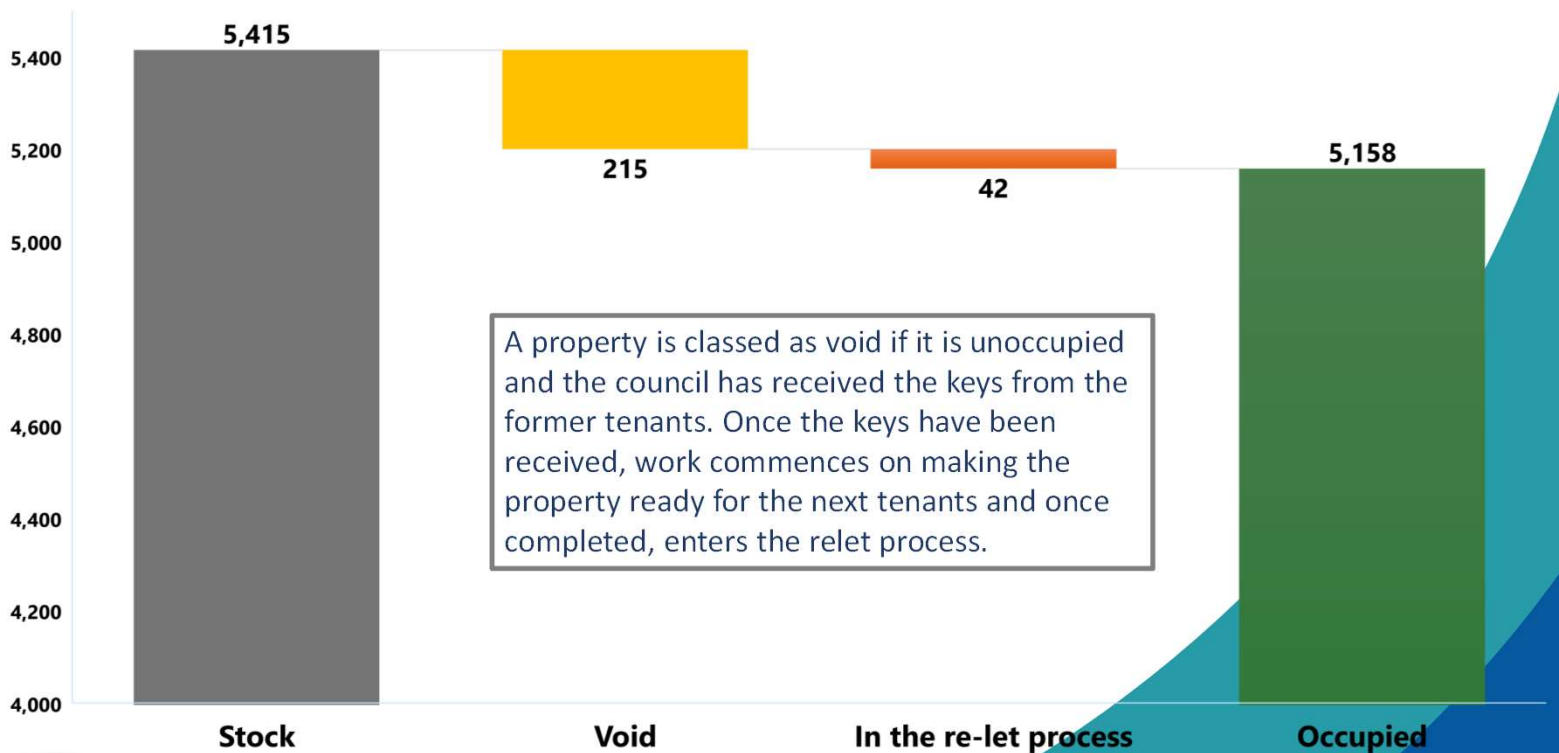
[Click here to return to the contents page](#)

Priority	Decent and affordable homes					
Description	This indicator measures the number of void housing properties held within the Housing Revenue Account (HRA), including the number of voids in the re-let process.	Year	Quarter	Actual	Target	RAG
Why is this indicator important?	An efficient housing responsive repairs and re-allocations service is fundamental to ensuring the number of working days taken to re-let a property is kept to a minimum, thereby ensuring that council housing is available to those that need it.	2024/25	Q1	4.03%	TBC	TBC
Service	Housing		Q2	Data not available due to a reporting issue		
Lead Councillor	Cllr Julia McShane		Q3	4.75%	TBC	TBC
Target & tolerance	Target to be confirmed following a benchmarking exercise with comparable local authorities.		Q4			
Narrative	An update on the management of voids will be given at the Housing Operations Board on 15 January 2025, which will set out the current position, together with the future approach and next steps to be taken.					

Background information

Housing voids

The status of void properties relates to the time period when a council property is unoccupied, following the end of one tenancy and the commencement of another.



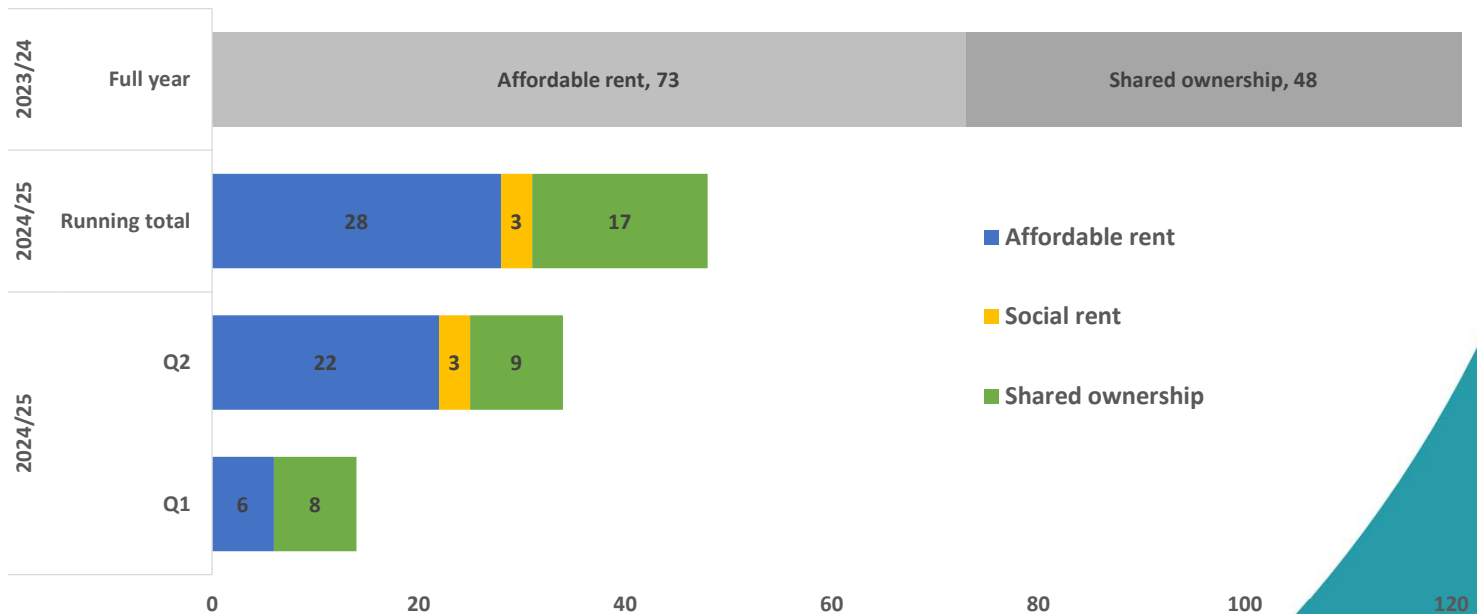
HOMES 5 – Affordable housing delivery

[Click here to return to the contents page](#)

Priority	Decent and affordable homes			
Description	The number of affordable homes delivered (net)			Year
Why is this indicator important?	To ensure that new affordable housing is delivered that enables residents to access suitable housing at a price they can afford that provides a sustainable mixed community with a wide choice of housing options.			Quarter
				Actual
Service	Housing			2024/25
				Q1
Lead Councillor	Councillor Julia McShane			Q2
				34
Target & tolerance	To be advised further next quarter. This will be based on expected pipeline delivery and future development of the Housing Strategy where the relationship of supply and demand will be considered.			
Narrative	We collate all permitted affordable housing within the borough that this completed within year or expected. This will enable us to respond more effectively to increase delivery and overcome challenges delivering new homes.			

Background information

Affordable housing delivery



Breakdown of affordable housing delivery

This table provides a breakdown by tenure of the affordable housing completed in 2023/24 together with a running total of completions in 2024/25.