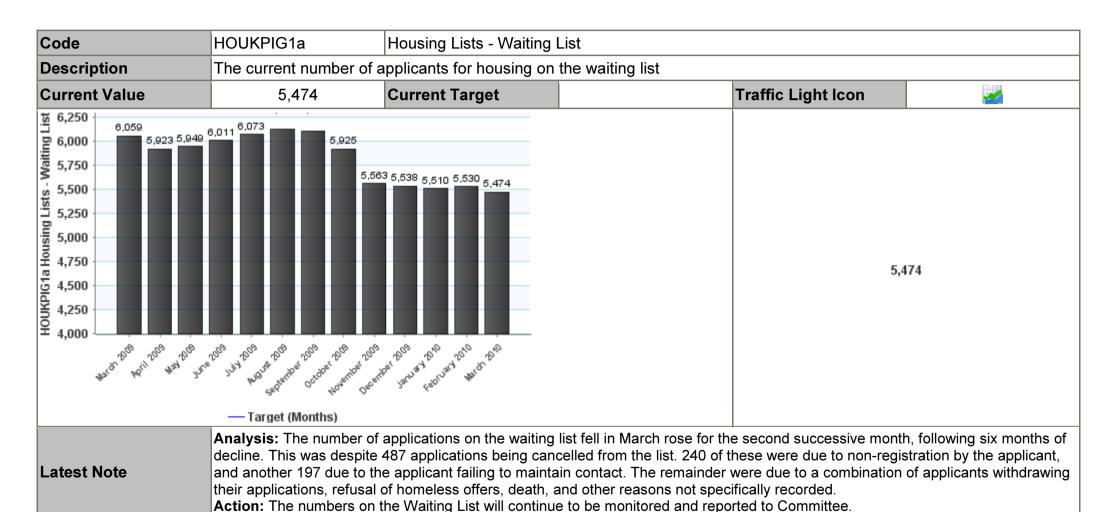
COMMITTEE PERFORMANCE REPORT

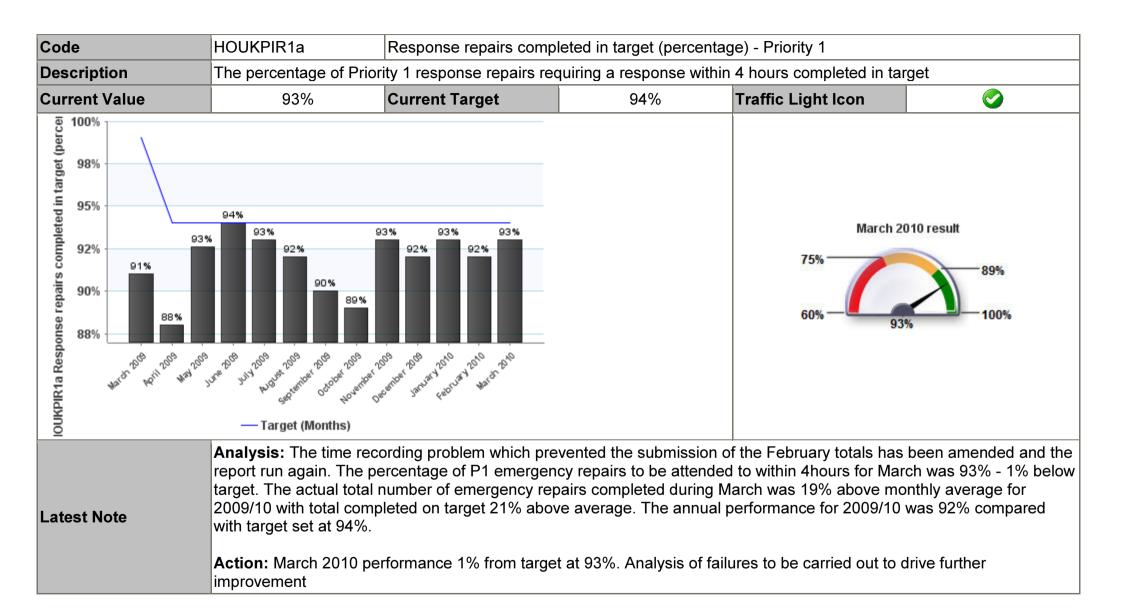
Report Type: Performance Report **Report Author:** David Leslie

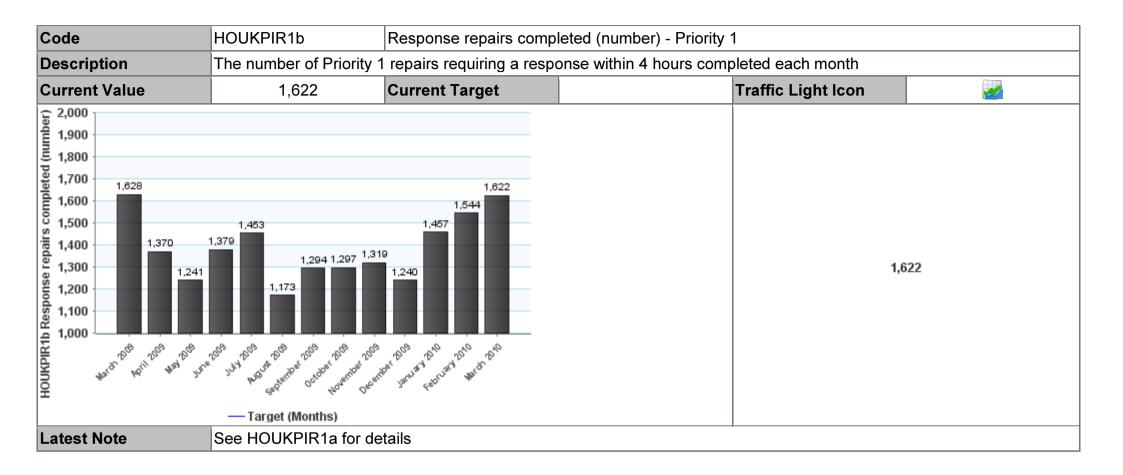


Code	HOUKPIG1b	Housing Lists - Transfer List			
Description	The current number of a	applicants for housing on	the transfer list		
Current Value	2,483	2,483 Current Target			
2,500 Lansing Lists - Transfer 2,250 - 1,750 - 1,500 - 1,500	2,590 2,595 2,817 2,589 2,582 2,58. 2,008 2,595 2,617 2,589 2,582 2,58. 2,008 2,595 2,617 2,589 2,582 2,58.	2,483 2,490 2,483		2,	483
Latest Note	Analysis: The Transfer list numbers seem to be characterised by periods of relative stagnation. Between January and March there has been only a variation of seven in the figure, mirroring similar trends in the same period in 2009, and between September and November 2009. As with the Waiting List, the number of cancellations in March increased substantially, to 119. 51 of these were due to failure to reregister, 17 due to applicants terminating their tenancies, 27 due to failure to maintain contact, and the remainder due to the exercise of right-to-buy, death, or other reasons not				

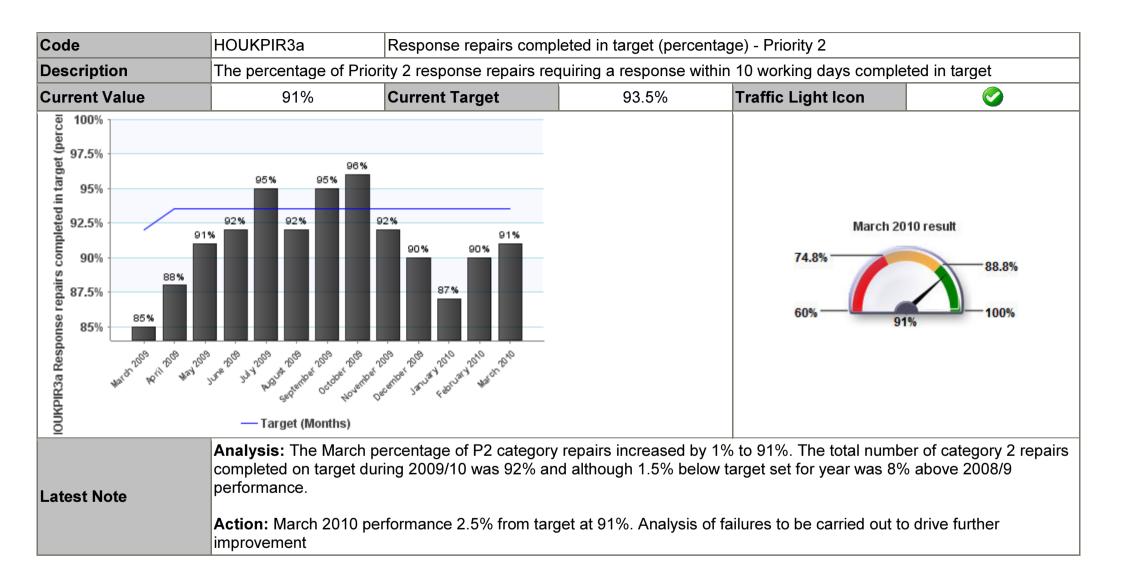
total, were housing debt on the part of one or more of the parties, and the size of properties not matching the requirements of the households. The remainder comprise unauthorised works in tenancies on the part of occupiers, cancellation at the applicants' request, unsatisfactory tenancies and a variety of other non-classified reasons. From the introduction of the online house exchange website at the beginning of March to the end of the month there had been 140 registrations.

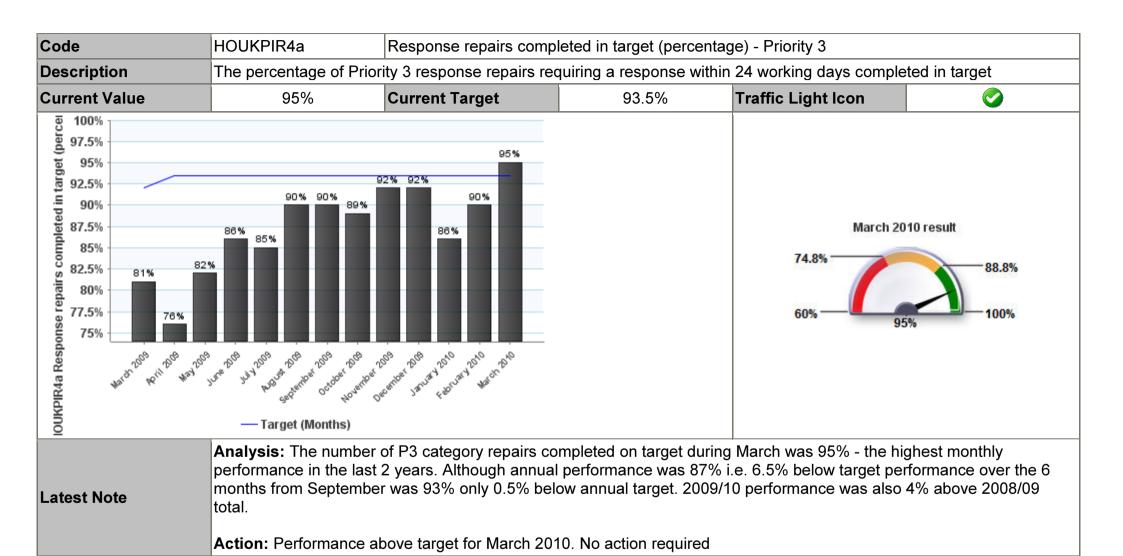
Action: The numbers of applicants on the Transfer List will continue to be monitored and reported to Committee. The number of applicants who apply for mutual exchanges will continue to be monitored to see what impact the on-line mutual exchange website and the matching letters have on the number of mutual exchange applications.

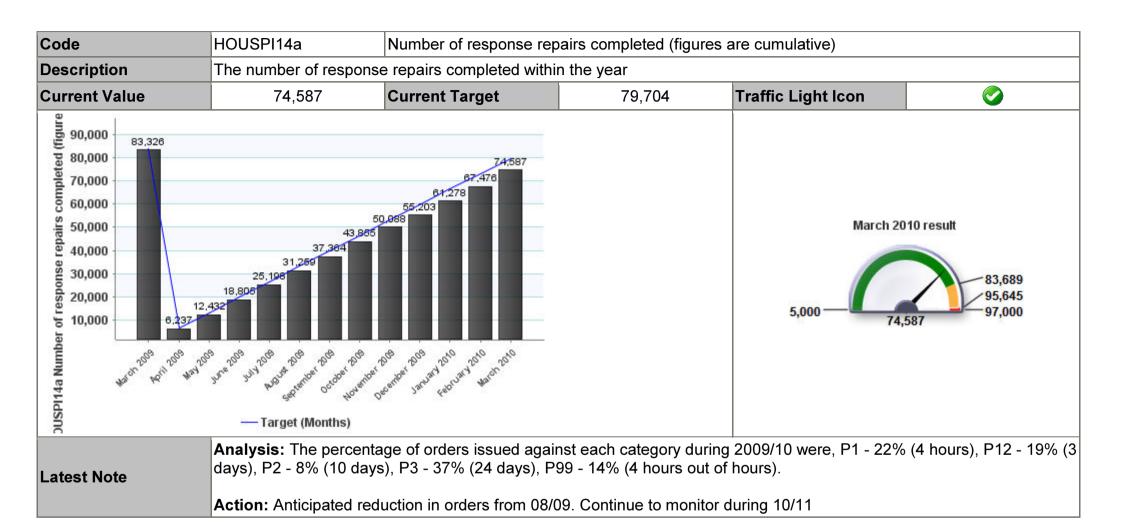




Code	HOUKPIR2a	Response repairs comp	leted in target (percent	age) - Priority 1/2	
Description	The percentage of Prior	rity 1/2 response repairs r	equiring a response wi	thin 3 working days comple	ted in target
Current Value	94%	Current Target	93.5%	Traffic Light Icon	
200KPIRZa Response repairs completed in target (percent 95% 96% 91% 91% 90% 91% 91% 91% 91% 91% 91% 91% 91% 91% 91	88%	95% 94% 91% 89% 94% 94% 95% 94% 94% 95% 94% 94% 95% 94% 94% 95% 94% 95% 94% 95% 94% 95% 94% 95% 95% 95% 95% 95% 95% 95% 95% 95% 95		March 201 74.8% 60%	0 result 88.8% 100%
Latest Note	completed within target percentage of P12 cate years performance was	were 16% and 19% resp	ectively above the ann ithin target was 92% i.d	the actual number of comple ual monthly average for 200 e. 1.5% below target but 4%	09/10. The 2009/10







Code	HOUSPI14b	Response repairs comp	leted in target		
Description	The overall year to date	ar to date percentage of response repairs completed within the target times			
Current Value	93%	Current Target	95%	Traffic Light Icon	Ø
HOUSPI14b Response repairs completed in tale and	3% 87% 88% 88% 88% 89% 3% 87%	90 % 90 % 90 % 90 % 90 % 90 % 90 % 90 %		March 26 76%———————————————————————————————————	010 result 90% 100%
Latest Note	95%, P99 - 87% compa	red with annual performa	nce levels of P1 - 92	gory were P1 - 93%, P12 -94%, P12 - 94%, P3 - 92%, P3 ly 2% from target. Continue	- 88%, P99 - 87%.

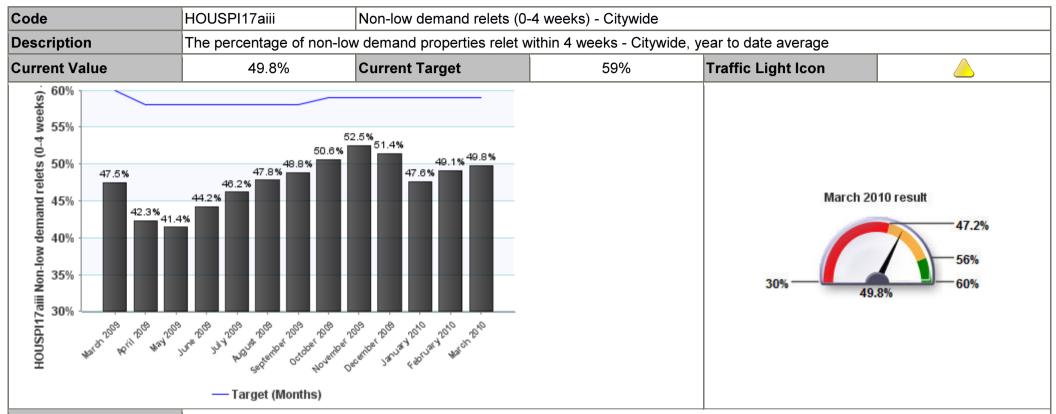
Code	HOUSPI16a	Rent loss due to voids -	Rent loss due to voids - Citywide				
Description	Rent loss due to voids	as a percentage of gross rent due - Citywide, year to date average					
Current Value	1.03%	Current Target	0.92%	Traffic Light Icon			
HOUSPITE Search 1.3% 1.3% 1.1% 1.1% 1.03		0.99 % 0.99 % 1.01 % 1.02 % 1.03 % 1.02 % 1.03 % 1.02 % 1.03 % 1.02 % 1.03 %		0.97%	010 result 1.1% 03%		

<u>Analysis</u> At the end of financial year 2009-10, Aberdeen City Council had lost a total of £681,094.40 through void council dwellings. This compared with £656,731.63 at the end of the previous year.

However, the increase to the gross debit has ensured that the percentage void rent loss achievement remains at 1.0%. In terms of area performance, there were improvements to the North and South areas, but due to problems with the relet of a significant number of low demand properties in the Central area (in particular sheltered property types), performance in that area deteriorated. In terms of demand for this coming financial year, a review of the property classifications indicated that this will continue to be an issue we require to overcome.

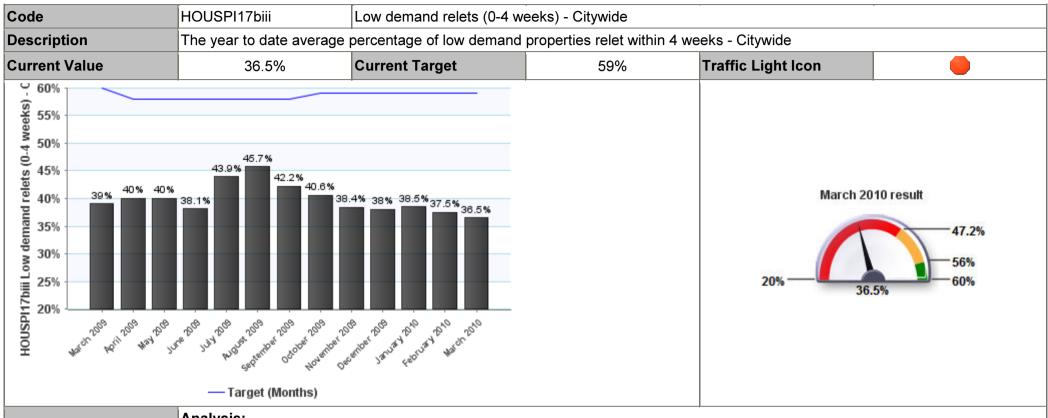
In recent months, void rent loss performance has been much higher than in the previous financial year.

<u>Action</u> Being considered to re-introduce standard visits and streamline the void process further to improve the standard of property being returned to the council and ensure resources are more meaningfully targeted at the most advantageous empty property. The issue of low-demand sheltered is being analysed as this is continuing to place a barrier to improvement.



Analysis: Although the numbers of non low demand relets in March were comparable with February, a much higher percentage of these were done within 4 weeks (55.7%). This impacted on year end performance which improved from 47.5% in 2008-09 to 49.8% at this year end. In terms of the average number of days taken for a property to be relet within the financial year, this remained static at 41 days for non low demand properties both years running. There has been an increase in the numbers of non low demand properties taking over 17 weeks this year (171 compared to 117 in previous year). However, performance has not been affected because of the increase in properties taking less than 2 weeks this financial year - from 117 to 171.

Action: Consideration is being given to the re-introducing standards for transfer applicants and a review of the minimum letting standards has been completed. Introduction of both would have a positive impact on the standard of properties being returned and the turnover periods.

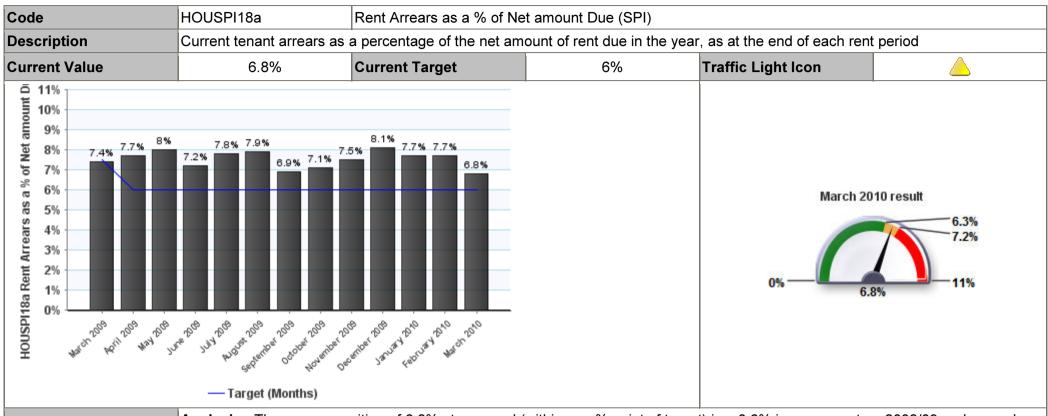


Analysis:

Latest Note

The numbers of low demand relets in March remained similar to those in February. However, because of the low numbers of relets involved and the exaggerated percentage performance because of this, just 3 of the 12 were done within 4 weeks. In terms of year to date performance, just 36.5% of low demand relets were done in under 4 weeks, taking an average of 63 days. This compares to 39.0% and 59 days in the previous financial year. Following a review of all stock, the numbers of low demand properties have reduced from 1657 to 1249 for next financial year. These 1249 properties compose of a number of long term voids (especially in the sheltered multi storey category) and the poor demand for these properties coupled with the length of time these properties have already been void is undoubtedly going to impact on this indicator direction in the coming year.

Action: A review of low-demand sheltered being undertaken, which accounts for the majority of the low-demand turnover.

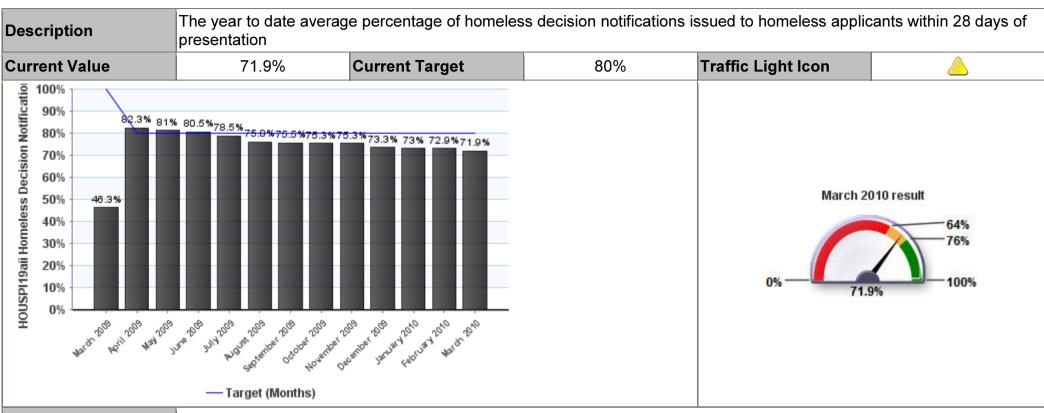


Analysis - The arrears position of 6.8% at year end (within one % point of target) is a 0.6% improvement on 2008/09 and as such has to be viewed positively in the current economic climate. The year on year trend of a marked decrease from February to March has been repeated and a 0.9% reduction in one month is hugely admirable. This is believed to have been achieved through intensive direct contact with tenants and if it is hoped to maintain the downward trend all staff resources possible should be made available. The actual monetary value of arrears at the end of the year was approx £2.4m, down £300,000 on February, with the number of cases falling by around 1,000. However, it must be taken into consideration that not all debt can be reduced quickly. Once cases pass into the Court stage, are involved in Rent Arrears Direct or set on an agreed arrangement, the progression towards clearing that debt can be slow. For example, as things currently stand, over 43% of current debt is at some point in the court process and approx 19% is being repaid through Rent Arrears Direct with a set amount of monies being deducted directly from tenants' benefits. Only approx 38% (£900,00) of the overall debt is at the pre-court stage of standard reminders etc and within this around 15% relates to accounts where an agreed arrangement has been made with the tenant to repay. From this it is clear that the majority of outstanding

debt is at a stage in the recovery process where reductions cannot be made instantaneously and it is essential to remember this when looking at the possible improvements to be made in coming years. As a result, the target for 2010/11 has been reviewed and is currently set at 6.4%.

Action - We will continue to maximise collection of rent in 2010/11 by contacting tenants personally as early as possible through visits, cold calling, face to face interviews, etc and closely monitoring payment arrangements. Rent Management will work together with Estates and Homelessness to ensure tenants receive support in order to sustain their tenancies. Where cases are involved in the court process, we will continue to work with Citizens Advice, Trading Standards to ensure that tenants receive appropriate financial advice.

Code	HOUSPI19aii	Homeless Decision Notifications



Analysis: The performance level for this indicator has slipped throughout the year from 82.3 per cent in April 2009 to 71.9% in March 2010. Having said that, the figure has fallen by only 1.4% during the last guarter. To some extent a fall in the reported performance figure is inevitable as some more complex cases take longer to resolve. This is because, in May for example, the 'exceptions' are only those cases not processed within 28 days in April and May; by October, however, the exceptions from that month and all the previous six months are taken into account. To combat this effect requires the target to be achieved or exceeded in more or less each and every month, and consideration is currently being given to an approach to identifying cases running close to the target timescale as a means of facilitating this.

Action: We will determine the specific reasons for falling behind on this target. (Paul Hannan)

Code	HOUSPI19aiii	Statutory Homeless Let	S		
Description	Statutory homeless lets	as a year to date average percentage of all Council relets			
Current Value	43.8%	Current Target	45%	Traffic Light Icon	
30% 30% 37% 30% 25% 30% 15% 15% 10%	48.6% 48.6% 41.5% 40.4% 41.5% 40.4% 41.5% 40.4% 41.5% 40.4% 41.5% 40.4% 41.5% 40.4% 41.5% 40.4% 41.5% 40.4% 41.5% 40.4%	Ber January 2010 Marion 2010		March 20 10%———————————————————————————————————	36% 42.8% 60%
	increase on the 37% acl	hieved in 2008/9, and the	e figure of 22.4% reco	1.2 percentage points of targorded in 2007/8. Setting asidestatutory homeless applicants	e amenity, extra care

Code	HOUSPI19aiv	Repeat Homelessness

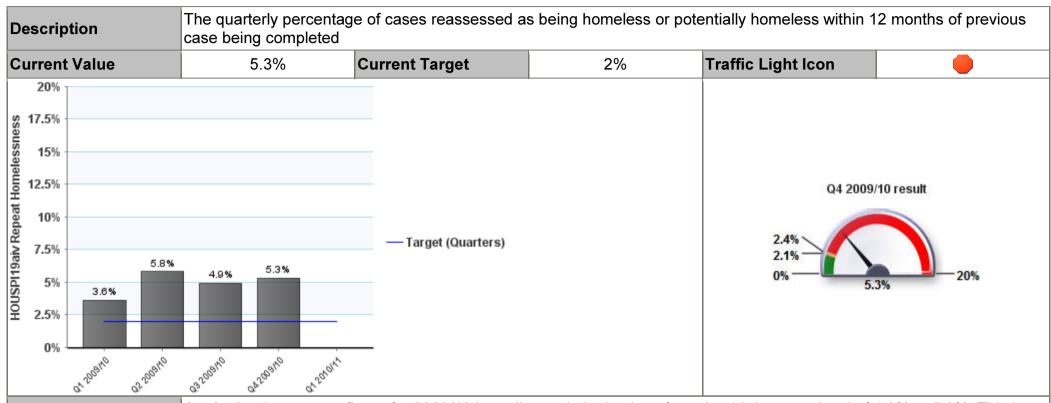
will give a kick-start to overall performance in 2010-11.

that are required. (Paul Hannan)

For three months from 5th April all mainstream properties are being offered to homeless applicants which, it is anticipated,

Action: Although the additional lets will help, it is now becoming more apparent that it is lets to single person households

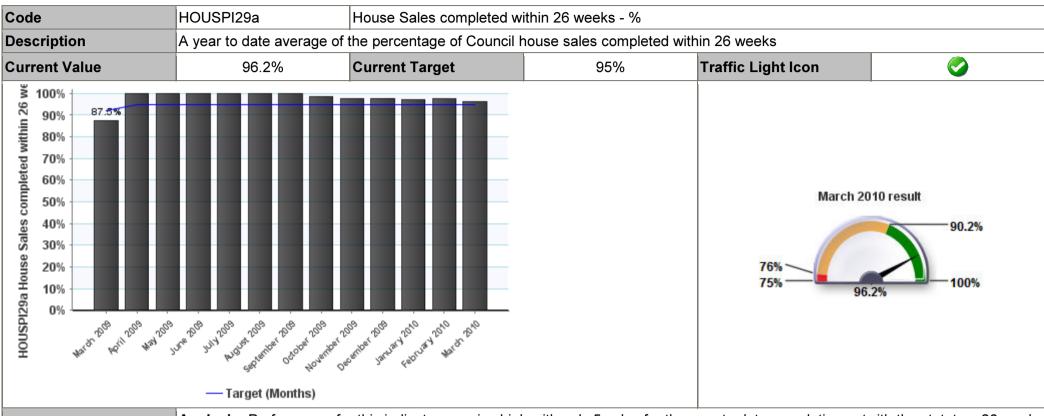
Latest Note



Analysis: the out-turn figure for 2009/10 has, disappointingly, risen from the third quarter level of 4.9% to 5.3%. This is significantly higher than the 3.2% recorded at the end of 2008/9, and more than double the Council's target figure of 2%. The Scottish Government has again provided a list of the cases recorded in the last quarter, and this is being analysed in depth. Similar lists will continue to be acquired each quarter. A proactive homelessness prevention strategy is currently being developed for implementation in 2010/11 and it is anticipated that this, together with analysis of cases to try to better assess 'risk' cases, where a higher level of concentration may be needed to ensure contact is maintained, will positively impact on these figures over the next year.

Action: It is intended that this area will be tackled as prevention work is developed. (Paul Hannan)

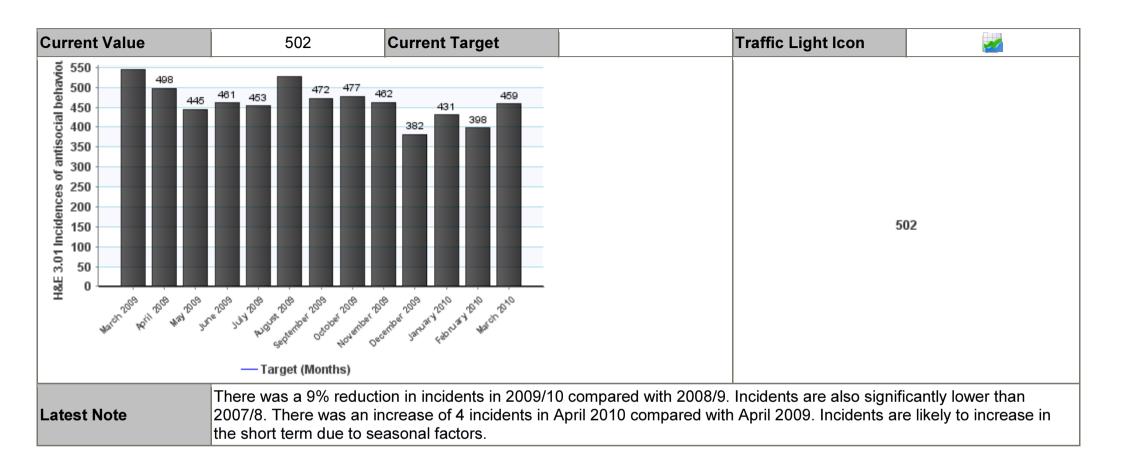
Code	HOUSPI19b	Homeless Tenancy Sust	ainment		
Description	The year to date average more than 12 months	ge percentage of statutory	homeless applicants	s housed who have sustaine	d their tenancies for
Current Value	96.2%	Current Target	90%	Traffic Light Icon	Ø
95% 95.3% 90% 92.3% 90% 90% 90% 90% 90% 90% 90% 90% 90% 90	95.2%95.4% 95.7%95.5% 95% 9 4% 95.2%95.4% 95.7%95.5% 95% 9 June 10th July 20th Land 10th Land 1			72% 70%	85.5%
Latest Note	their tenancy for at leas course of such action, v addresses or declined t	t 12 months, 18 (34.6%) a while a further six died and	bandoned either bet three were imprisor	rget. Of those households wifere recovery action was impled. The remainder either siren)	lemented or during the



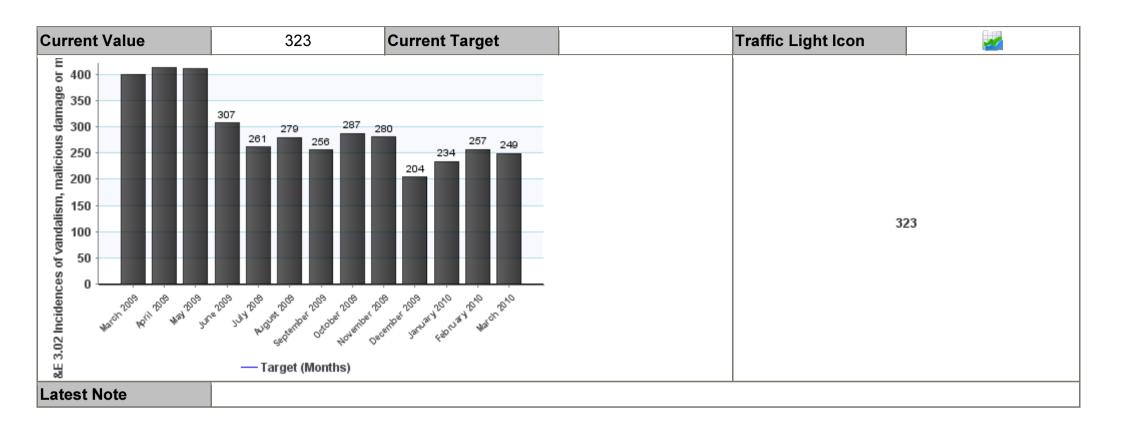
Analysis: Performance for this indicator remains high with only 5 sales for the year to date completing outwith the statutory 26 week target. This is no doubt aided by the low level of sales for 2009/10 which takes pressure off service delivery, the average number of sales per month so far this year being 11.1 as compared to last year's average of 15.25. The overall number of sales for 2009/10 totals 133, compared to the total for 2008/09 of 184. The current low level of sales has been caused by a combination of external factors, such as the banking crisis and general 'credit crunch', the impact of less properties being available for sale as time progresses and also Pressured Area Status. The average length of time taken to complete a sale is also being kept within target, currently sitting at 22.2 weeks against an annual target of 22.4. This has been pushed up during March due to the completion of a sale which took over 150 weeks, due to repeated corrective conveyancing. 20 sales actually completed during March, the largest number for any one month in 2009/10. The average number of applications to buy received per month for 2009/10 is 20, compared with 30 for 2008/09 so based on this we would not expect to see any dramatic rise in the number of sales completed in the forthcoming months.

Action: Continue with current practice to maintain high level of performance, while closely monitoring outcomes. All stages in the house sales process are closely examined to ensure that procedures are followed and performance maximised. Service Standards are examined on a quarterly basis, along with other detailed performance information, to allow for close monitoring of various time banded stages in the process allowing for any individual 'blips' influencing outcomes to be examined and addressed as soon as possible after they occur. This will become more and more important as the number of sales falls and one or two negative outcomes have the ability to cause a downturn. This will continue on a frequent basis throughout 2010/11 to ensure all aspects of the sales process within the Council's control are managed as efficiently as possible.

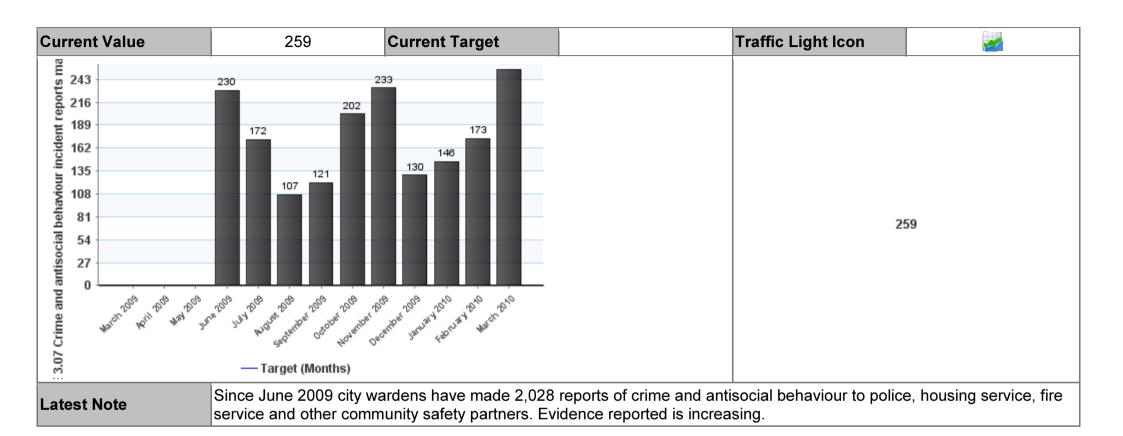
Code	H&E 3.01	Incidences of antisocial behaviour	
Description	The incidences of antisc	he incidences of antisocial behaviour - breach of the peace, urinating in public, drunk and incapable, underage drinking	



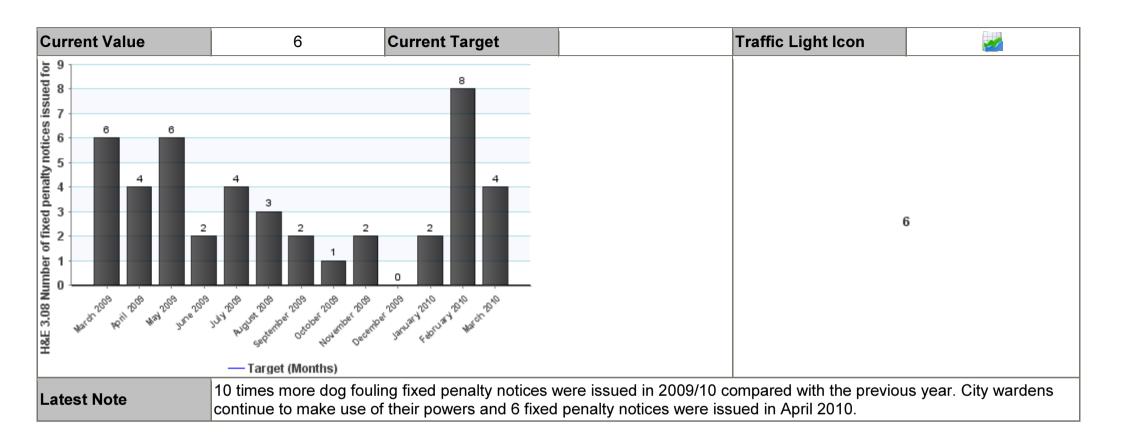
Code	H&E 3.02	Incidences of vandalism, malicious damage or malicious mischief
Description		



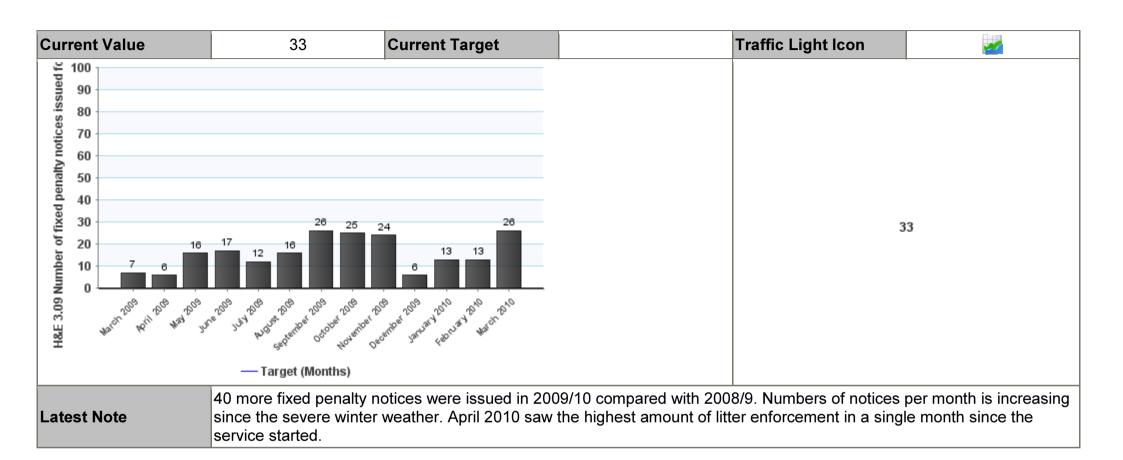
Code	H&E 3.07	Crime and antisocial behaviour incident reports made by City Wardens
Description		



Code	H&E 3.08	Number of fixed penalty notices issued for dog fouling	
Description	Number of fixed penalty	umber of fixed penalty charge notices issued for dog fouling	



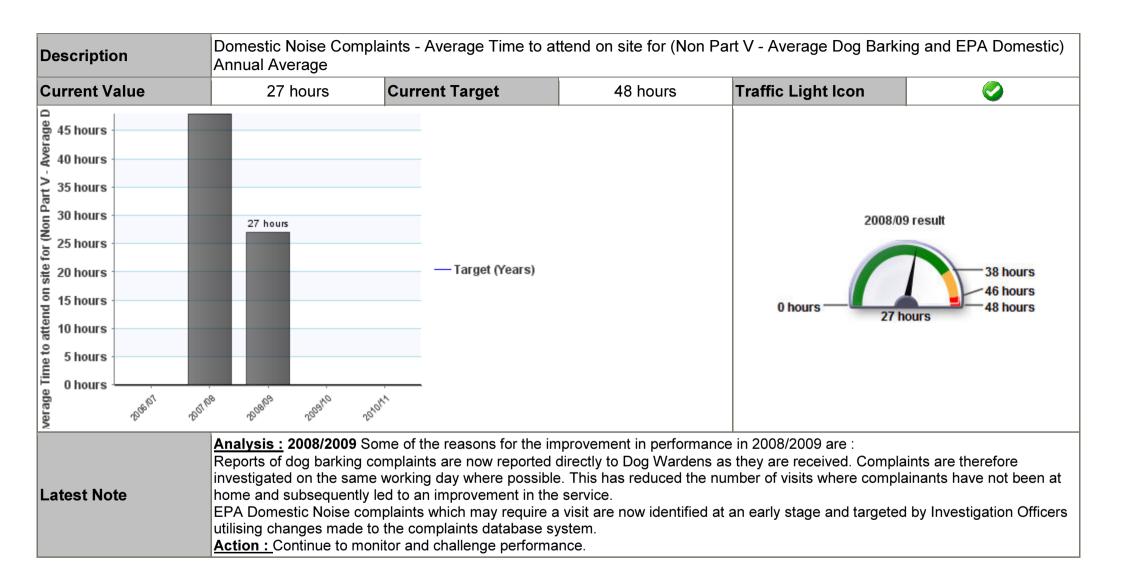
Code	H&E 3.09	Number of fixed penalty notices issued for littering
Description	Number of fixed penalty charge notices issued for littering	



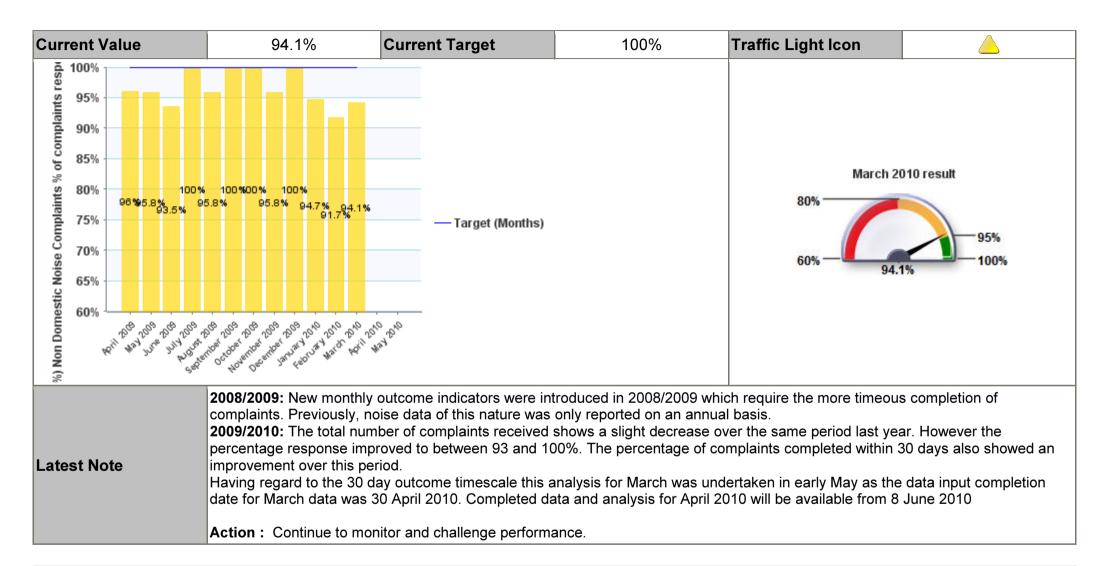
Code	ENV 1.01	Percentage Achieving Cleanliness
Description	The Citywide PACS cleanliness score.	



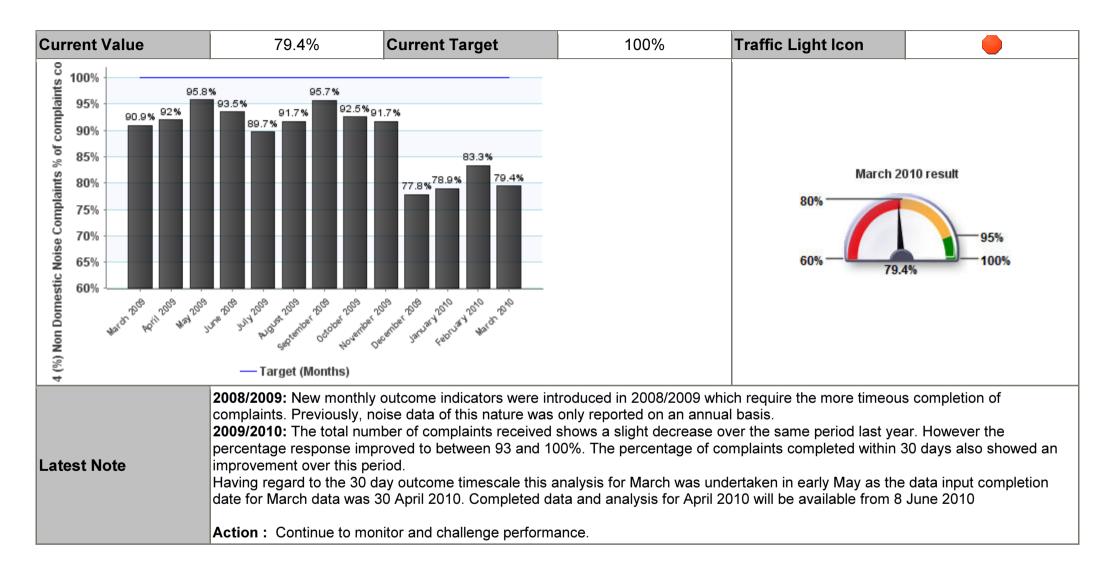
Code	HNIV 1 UZ	Domestic Noise Complaints - Average Time to attend on site for (Non Part V - Average Dog Barking and EPA Domestic) Annual Average
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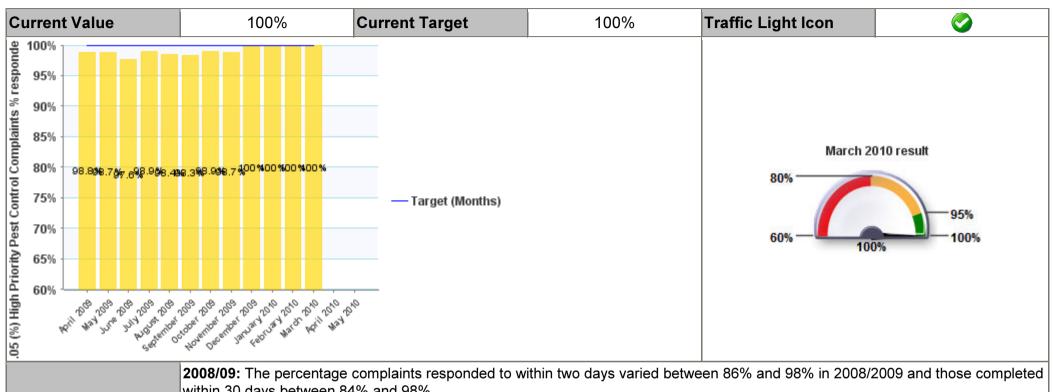
Code	ENV 1.03 (%)	Non Domestic Noise Complaints % of complaints responded to within 2 days
Description		



Code	ENV 1.04 (%)	Non Domestic Noise Complaints % of complaints completed within 30 days
Description		



Code	ENV 1.05 (%)	High Priority Pest Control Complaints % responded to within 2 days
Description		

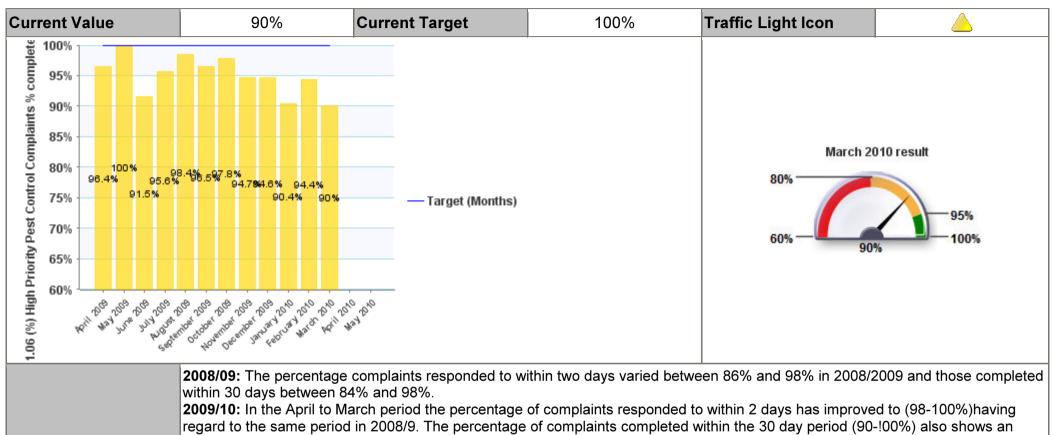


within 30 days between 84% and 98%.

2009/10: In the April to March period the percentage of complaints responded to within 2 days has improved to (98-100%) having regard to the same period in 2008/9. The percentage of complaints completed within the 30 day period (90-100%) also shows an improvement compared with the same period in 2008/9. The outcome %age of 90% for March 2010 represents 72 of 80 complaints meeting the outcome target.

Having regard to the 30 day outcome timescale this analysis for March was undertaken in early May as the data input completion date for March data was 30 April 2010. Completed data and analysis for April 2010 will be available from 8 June 2010 **Action:** Continue to monitor and challenge performance.

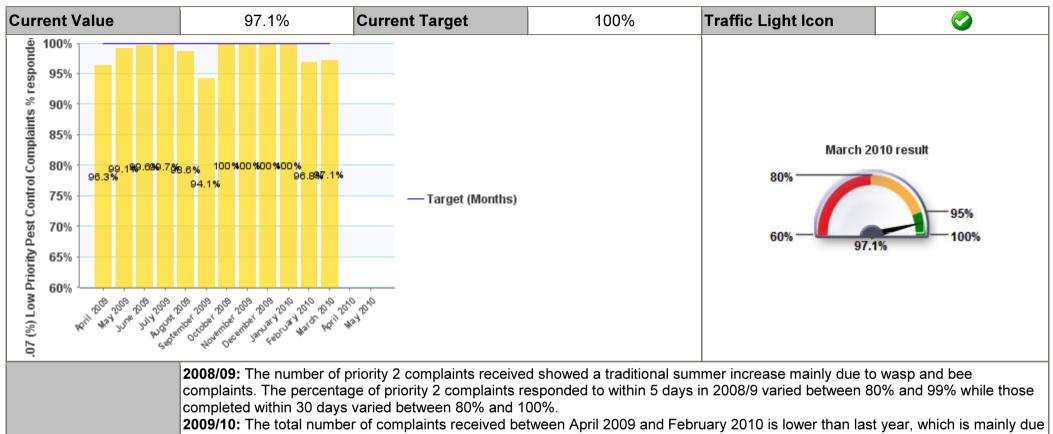
Code	ENV 1.06 (%)	High Priority Pest Control Complaints % completed within 30 days
Description		



2009/10: In the April to March period the percentage of complaints responded to within 2 days has improved to (98-100%)having regard to the same period in 2008/9. The percentage of complaints completed within the 30 day period (90-!00%) also shows an improvement compared with the same period in 2008/9. The outcome %age of 90% for March 2010 represents 72 of 80 complaints meeting the outcome target.

Having regard to the 30 day outcome timescale this analysis for March was undertaken in early May as the data input completion date for March data was 30 April 2010. Completed data and analysis for April 2010 will be available from 8 June 2010 **Action:** Continue to monitor and challenge performance.

Code	ENV 1.07 (%)	Low Priority Pest Control Complaints % responded to within 5 days
Description		



2009/10: The total number of complaints received between April 2009 and February 2010 is lower than last year, which is mainly due to a decrease in wasp complaints during 2009. The percentage of complaints responded to within 5 days remained high at between 94% and 100% while those completed within 30 days range between 80% and 100%. Having regard to the 30 day outcome timescale this analysis for February 2010 was undertaken in early April 2010 as the data input completion date for February 2010 data was 31 March 2010. Completed data and analysis for March 2010 will be available from 8 May 2010.

Action: Continue to monitor and challenge performance.

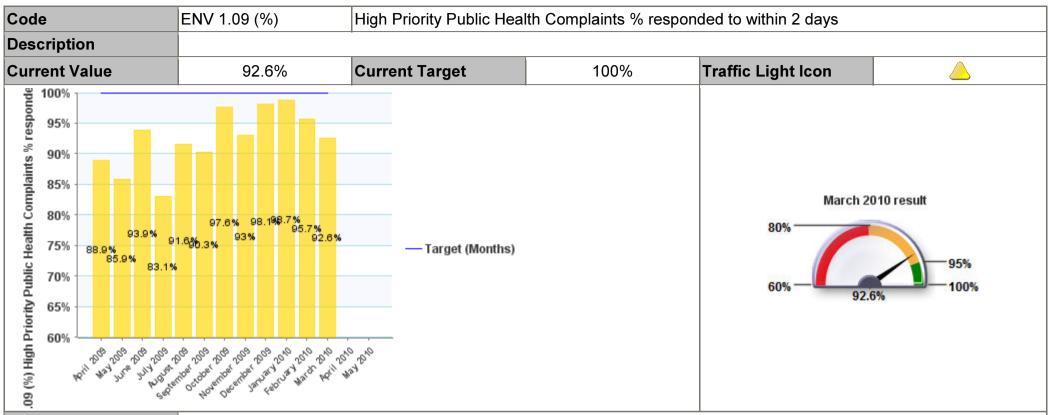
Code	ENV 1.08 (%)	Low priority Pest Control Calls % completed within 30 days
Description		



2008/09: The number of priority 2 complaints received showed a traditional summer increase mainly due to wasp and bee complaints. The percentage of priority 2 complaints responded to within 5 days in 2008/9 varied between 80% and 99% while those completed within 30 days varied between 80% and 100%.

2009/10: The total number of complaints received between April 2009 and March 2010 is lower than last year, which is mainly due to a decrease in wasp complaints during 2009. The percentage of complaints responded to within 5 days remained high at between 94% and 100% while those completed within 30 days range between 80% and 100%.

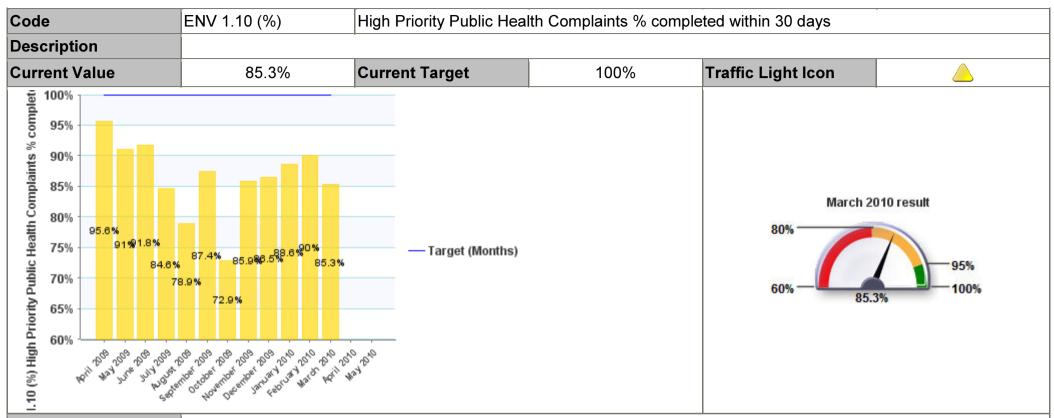
Having regard to the 30 day outcome timescale this analysis for March was undertaken in early May as the data input completion date for March data was 30 April 2010. Completed data and analysis for April 2010 will be available from 8 June 2010 **Action:** Continue to monitor and challenge performance.



2008/09: The number of priority 1 public health complaints received showed an increase during the summer period. The number of priority 1 complaints responded to within 2 days varied between 74% and 90% in 2008/09 while those completed within 30 days varied between 76% and 93%.

2009/10: The number of priority 1 public health complaints received, April 2009 -March 2010, is comparable to last year. The number of priority 1 complaints responded to within 2 days improved from last year varying between 83% and 98% while those completed within 30 days varied between 73% and 96%, showing a slight average decrease on last year (87.6% to 86.6%). This decrease is a result of the %age of complaints completed within 30 days in October (72.9%) which was mainly due to the timespan for addressing structural issues related to water penetration following the exceptionally wet conditions and resulting problems brought to the attention of the public health team at that time. Having regard to the 30 day outcome timescale this analysis for March was undertaken in early May as the data input completion date for March data was 30 April 2010. Completed data and analysis for April 2010 will be available from 8 June 2010

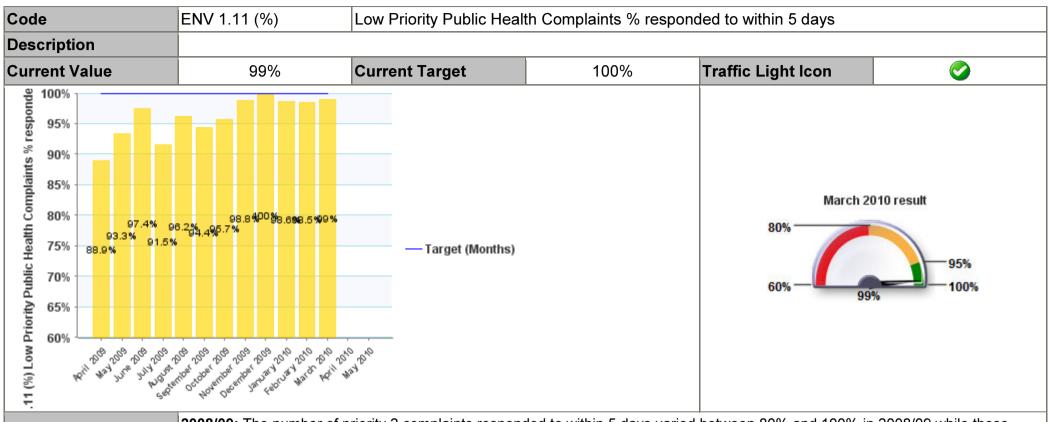
Action: Continue to monitor and challenge performance.



2008/09: The number of priority 1 public health complaints received showed an increase during the summer period. The number of priority 1 complaints responded to within 2 days varied between 74% and 90% in 2008/09 while those completed within 30 days varied between 76% and 93%.

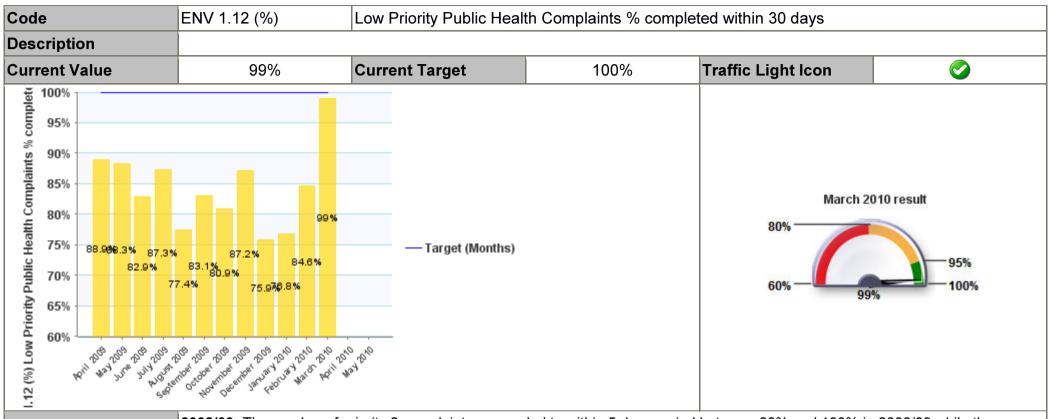
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Action: Continue to monitor and challenge performance.



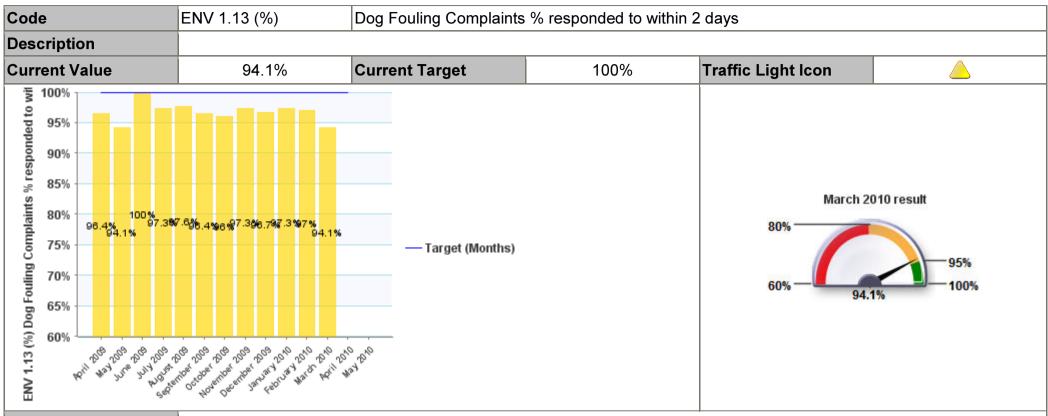
2008/09: The number of priority 2 complaints responded to within 5 days varied between 80% and 100% in 2008/09 while those completed within 30 days varied between 71% and 86%.

2009/10: The total number of priority 2 complaints received, April 2009 -March 2010 is comparable to the number received over the same period last year. The complaints responded to within 5 days varied between 89% and 100% while those completed within 30 days varied between 75% and 99% showing an improvement from last year. Timescale for completion of complaints is dependant on the individual nature of each complaint and external factors which may affect progress. Progress of complaints received since December 2009 has been inhibited by staffing shortages in the Public Health work area since mid December 2009. Having regard to the 30 day outcome timescale this analysis for March was undertaken in early May as the data input completion date for March data was 30 April 2010. Completed data and analysis for April 2010 will be available from 8 June 2010 **Action:** Continue to monitor and challenge performance.



2008/09: The number of priority 2 complaints responded to within 5 days varied between 80% and 100% in 2008/09 while those completed within 30 days varied between 71% and 86%.

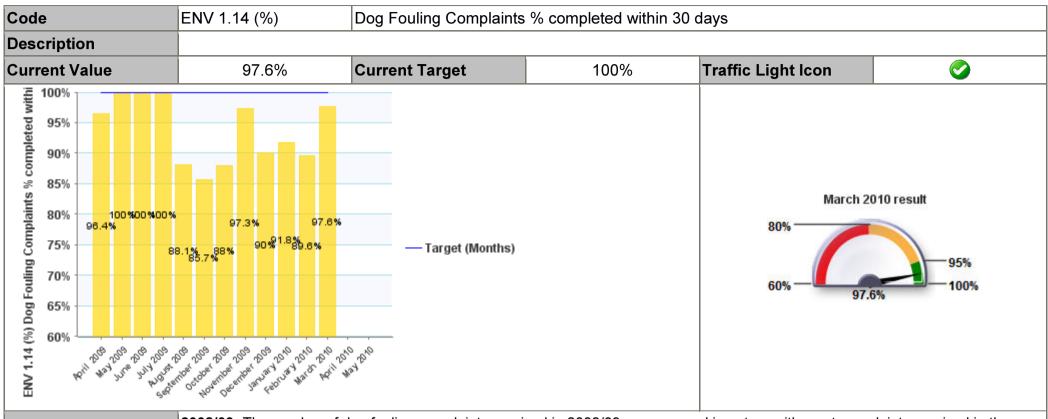
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2008/09: The number of dog fouling complaints received in 2008/09 are seasonal in nature with most complaints received in the period from January to April. The number of complaints responded to within 2 days varied between 78% to 97% while those completed within 30 days varied between 84% and 100%.

2009/10: The number of dog fouling complaints over the April 2009 to March 2010 period is comparable to the same period in 2008/09. The percentage of complaints responded to within the 2 day period has improved in 2009/10 due to changes in working practices whereby dog wardens can be contacted directly, in the field, and are thus able to respond quicker to priority issues. Complaints completed within 30 days vary between 86% and 100%. Having regard to the 30 day outcome timescale this analysis for March was undertaken in early May as the data input completion date for March data was 30 April 2010. Completed data and analysis for April 2010 will be available from 8 June 2010

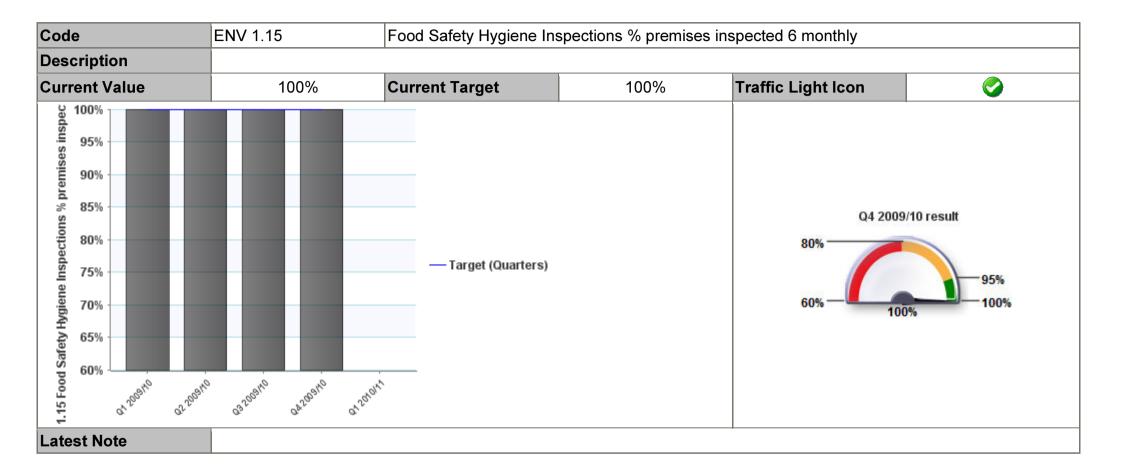
Action: Continue to monitor and challenge performance.



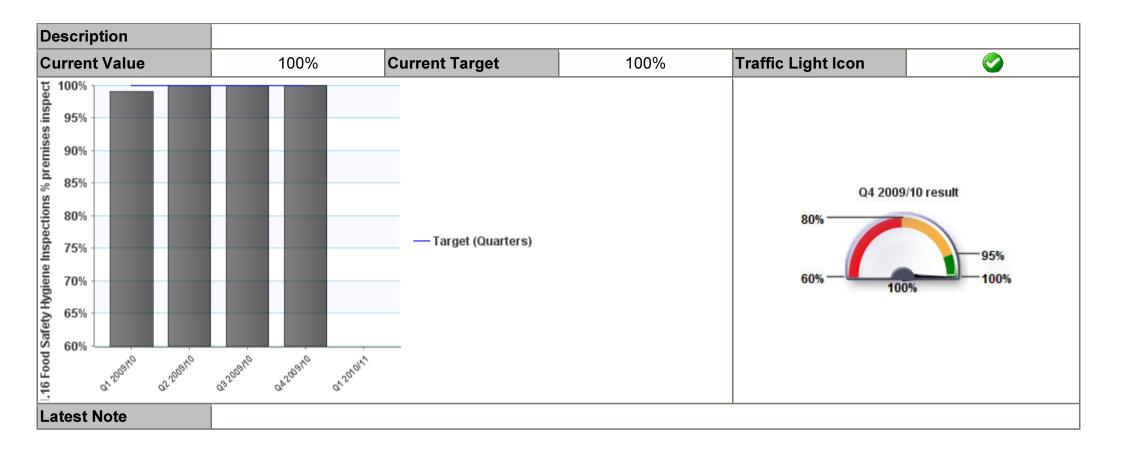
2008/09: The number of dog fouling complaints received in 2008/09 are seasonal in nature with most complaints received in the period from January to April. The number of complaints responded to within 2 days varied between 78% to 97% while those completed within 30 days varied between 84% and 100%.

2009/10: The number of dog fouling complaints over the April 2009 to March 2010 period is comparable to the same period in 2008/09. The percentage of complaints responded to within the 2 day period has improved in 2009/10 due to changes in working practices whereby dog wardens can be contacted directly, in the field, and are thus able to respond quicker to priority issues. Complaints completed within 30 days vary between 86% and 100%.

Having regard to the 30 day outcome timescale this analysis for March was undertaken in early May as the data input completion date for March data was 30 April 2010. Completed data and analysis for April 2010 will be available from 8 June 2010 **Action:** Continue to monitor and challenge performance.



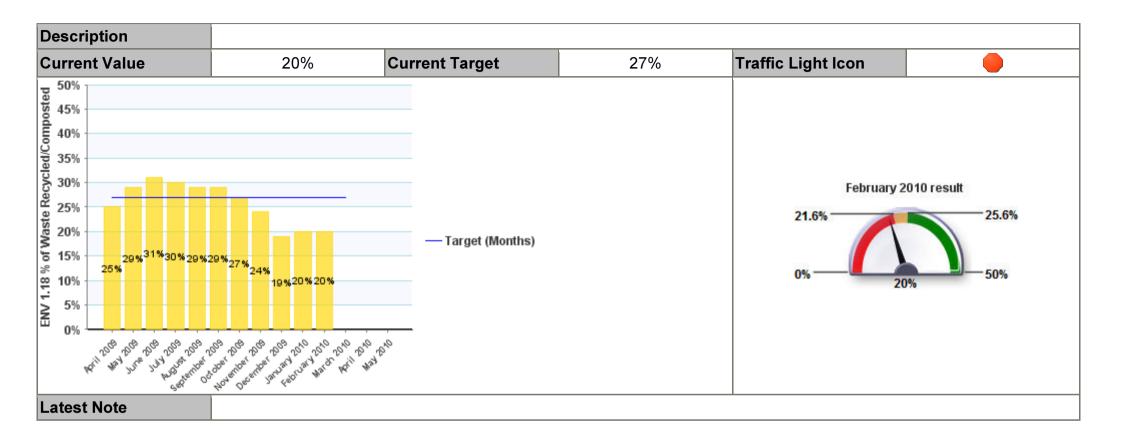
Code	ENV 1.16	Food Safety Hygiene Inspections % premises inspected 12 monthly



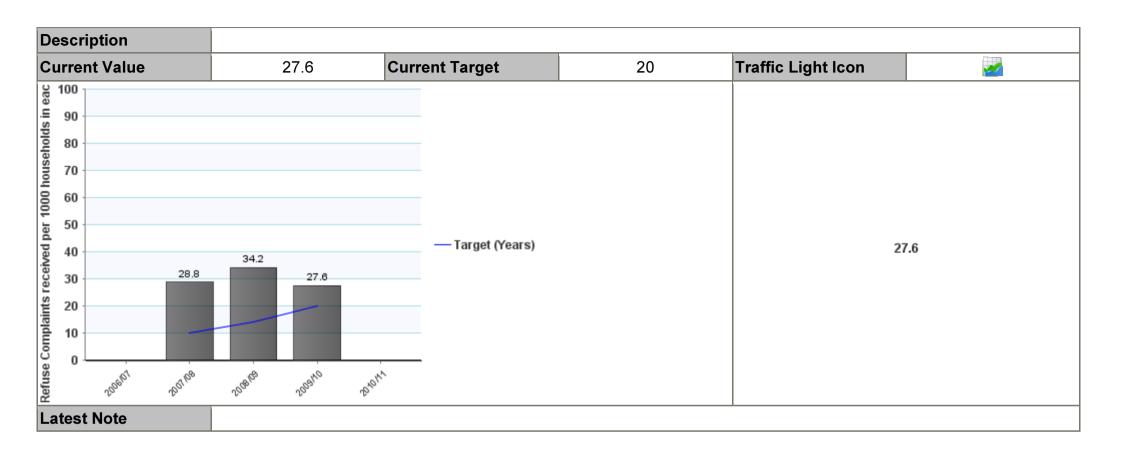
Code ENV 1.17 Food Safety Hygiene Inspections % premises inspected more than 12 monthly



Code	ENV 1.18	% of Waste Recycled/Composted



Code	ENV 1.19	Refuse Complaints received per 1000 households in each 4 week period
		·



Code	ENV 1.20	Turnaround Times

