



Date: Monday, 13 June 2016

Time: 2.00 pm

Venue: Shrewsbury/Oswestry Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Contact: Tim Ward, Committee Officer
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ENVIRONMENT AND SERVICES SCRUTINY COMMITTEE

TO FOLLOW REPORT (S)

- 8 STAR Housing and Home Point/Open Lettings
Policy (Pages 1 - 4)**
Report is to follow

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<u>Committee and Date</u>	<u>Item</u>
Environment & Services Scrutiny Committee 13 June 2016	8 <u>Public</u>

Shropshire Towns and Rural Housing – Progress Update

Responsible Officer George Candler, Director of Commissioning
e-mail: george.candler@shropshire.gov.uk Tel: 01743 255036

1. Summary

This report provides a brief outline of what STAR (Shropshire Towns and Rural) Housing provide for the Council, the work they do and the arrangements for monitoring of STAR Housing by the Council.

The Managing Director of STAR Housing will be in attendance at Scrutiny to provide a verbal update on the achievements, context and challenges faced by the Council and STAR Housing as outlined in STAR Housing's Business Plan 2016 – 2019.

2. Recommendations

Members of Environment & Services Scrutiny Committee are asked to scrutinise the report and the presentation and to provide any additional comments to be considered by the STAR Housing Board or the Council.

REPORT

3. Framework for Assurance of Contract Delivery

Quarterly Monitoring Report

As identified in the management agreement and the report on The Future Governance of Shropshire Towns and Rural Housing Ltd (STAR Housing) and Review of Community Housing (item 9 of Cabinet Report 13th March 2013), ST&RH is required to present quarterly performance reports to the Council.

The Quarterly Monitoring report gives an update on key issues and events that have taken place during the period and provides performance information on the following areas;

- Performance against the key indicators identified in Schedule 1 of the Management Agreement & Complaints
- Planned Maintenance Contract Progress
- Capital Programme Monitoring Report
- Annual Action Plan Q4

Following the report key officers from STAR Housing meet with the Councils client lead and the Commissioning Support Manager to discuss the report and any relevant issues. Notes are produced from the meeting.

Asset Assurance Board

The Board is chaired by a Councillor and includes 1 other Councillor and the Portfolio Holder for Planning, Housing, Regulatory Services and Environment and the Councils shareholder.

Council representatives also attend including the client lead, representatives from finance and legal and senior STAR Housing officers and the Chair of STAR Housing

The Board meets at least twice per year and considers key areas where information about STAR Housing's performance is considered and recommendations made regarding future delivery of the contract. The meetings consider:

- STAR Performance
- An Annual Report from STAR that will include consideration of the Financial Statements and internal and external audit reports
- Annual action plans
- Asset Management Strategy
- Service Fee
- The Management Agreement PIs
- Service Level Agreements between the Council and STAR Housing.

The Board will also consider other reports as and when required eg any Council policies that STAR need to implement such as rent setting, key strategic policies that impact on STAR Housing and the Council such as the Business Plan.

4. Risk Assessment and Opportunities Appraisal

There are no risks arising from this particular report.

5. Financial Implications

There are no immediate financial implications arising from this report although an overview of the finances will be provided verbally by the Managing Director of STAR Housing at the meeting

6. Background

Following an Options Appraisal and consultation with tenants the Council agreed to commission a separate Council owned company to manage the Council's stock of around 4,200 properties. STAR Housing began trading on 1st April 2013 taking responsibility for the management and maintenance of the Council's retained housing stock under the terms of the Management Agreement.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)
Cabinet Report - 13 th March 2013
Cabinet Member Cllr Malcolm Price, Portfolio Holder for Planning, Housing, Regulatory Services and Environment
Local Member Cllr Vince Hunt, Cllr John Price, Cllr Duncan Kerr, Cllr Peter Cherrington Cllr Les Winwood, Cllr William Parr, Cllr John Hurst Knight, Cllr Christian Lea
Appendices

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