



Halton
Housing

Board Meeting Summary



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IN PEOPLE** | Gold



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in People** | Health &
Good Practice | Wellbeing
Award



**disability
confident**
EMPLOYER

Halton Housing Board Meeting Summary – 17th November 2022

Performance

Board received a presentation covering the key achievements during the first half of 2022/23 including.

- External recognition for our "Reach Out" Magazine as an example of best practice in supporting customers through the cost-of-living crisis.
- Continued to support customers through the ongoing cost-of-living action plan - providing both direct support and signposting to partner agencies.
- Working in partnership to provide school uniforms for over 150 school children in Halton.
- Welfare Benefits Advice – between April and October, 471 customers have been supported, with overall annualised gains of £1,214,649.
- Entered into contract with Homes England for the latest Affordable Housing Programme.
- Secured Homes England grant allocation for Sewell Street, Runcorn.
- We have retained the certification required for the Cyber Essentials+ scheme which helps show how we deliver cyber security.
- First year of new external auditor. No adverse findings or recommendations. Accounts all completed and submitted on time.
- Board received performance reports in respect of quarter two (2022/23).
- Of the 11 'Lifblood' Performance Measures, six are green, four are amber and one is red.
- Overall surplus for the year to date is £2,895k compared to a budgeted surplus of £2,001k, a favourable variance of £894k.
- There have been no RIDDOR events within HH.
- We continue to demonstrate strong control across all health and safety compliance areas including the newly introduced fire alarm and smoke detector regulations.
- We have delivered 43 new homes (5% of our programme) with 34% of homes on site and 11% of homes in our active development pipeline.
- There are 11 unsold homes within the HH Group (HH and OSUK) amounting to £1,035k. This is a reduction of 26 homes (£2,228k) from the previous quarter.

Rent Cap

Board was presented with a draft Mitigation Plan that has been developed to mitigate the adverse financial impact of the proposed rent cap.

Earlier in the day the Government had confirmed that the Rent Cap would be 7% as part of its Autumn Statement.

The Mitigation Plan will be reviewed and updated now that the outcome of the rent cap consultation is known and presented to a future Board meeting for approval.

Asset Management Strategy.

Board received an update on progress of the asset management strategy noting.

- Continued positive results from our customer insight survey, with 92.4% of residents responding that they are satisfied that their home is safe and secure.
- Significant progress has been made resulting in the increase in the number of our homes achieving a minimum of EPC C to 95.3%.
- Our social housing decarbonisation fund (wave 1) has been mobilised and work is progressing well on site. Our wave 2 bid has been submitted to the LCR for submission to BEIS.

Other Items

Board discussed Halton Housing's approach to dealing with reports of damp and mould in its homes. It was assured that robust processes were in place but identified areas for improvement which would be considered.