

WANDSWORTH BOROUGH COUNCIL - HOUSING DEPARTMENT

AREA HOUSING PANEL PERFORMANCE INFORMATION

December 2024

Quarter 2: July - September 2024

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Key to Direction of Travel: Where a comparison with either the previous quarter or the equivalent quarter in the previous financial year is shown, an arrow indicates the direction of change between the previous quarter and the current quarter.

Introduction

Information on the quarterly performance of the housing management Area Teams and the contractors under their control is provided on the following pages of this document. This paper will be reported to each Area Housing Panel where the Area Housing Manager will briefly introduce the statistics at the meeting and will respond to any questions the residents' representatives may have.

The figures below relate to Council tenants and leaseholders who are required to pay rent and / or a service charge for the management services provided by the area teams as at 1st April 2024.

Residential properties managed by resident management organisations (RMOs)

	Tenanted	Leasehold	Total	Area Team
All Saints Coop	23	26	49	Southern
Battersea Fields RMO	338	172	510	Central
Carey Gardens Coop	229	174	403	Eastern
Convent Coop	34	61	95	Central
Felsham Coop	44	44	88	Western
Goulden House Coop	42	227	269	Southern
McCarthy Court RMO	38	40	78	Southern
Patmore Coop	578	276	854	Eastern
Totteridge Coop	103	35	138	Central
Wimbledon Coop	50	229	279	Western
RMOs Total	1,479	1,284	2,763	
Grand Total	17,075	15,663	32,738	
Percentage Breakdown:	52%	48%	100%	
Direction of travel:	↑	↑	↑	

Residential properties managed by area housing team:

	Tenanted	Leasehold	Total	Percentage of stock
Central	3,221	4,413	7,634	25.47%
Eastern	4,849	2,911	7,760	25.89%
Southern	3,275	3,673	6,948	23.18%
Western	4,251	3,382	7,633	25.46%
Total	15,596	14,379	29,975	100.00%
Direction of travel:	↑	↑	↑	

Stock condition and energy efficiency

Proportion and Number of Homes Non-Decent (not meeting the Decent Homes Standard)

Target for 2024/25: Achieve 95% compliance with the Decent Homes Standard

A fresh stock condition survey was carried out during 2023/2024 across a broader range of our housing stock. In order to meet the expectations of the Regulator the Council will move to inspect 100% of external building components, such as roofs and windows, over a 3–5year period which will produce a more accurate assessment of the condition of our stock. 95% decent remains a strong position for the Council and any properties found to be non-decent are being added into the capital works programme.

Where tenants have refused to have central heating installed the installation takes place when the property becomes void. Where an individual tenant does not want work carried out on their home to bring it up to the Decent Homes Standard, then the home can remain below the standard until the property is vacated, at which point the necessary work can be undertaken. Whilst the home is occupied it is not counted as non-decent for reporting purposes (Department for Levelling Up, Housing and Communities). There are a few exceptions to this, e.g. where works are required to maintain the structural integrity of the dwelling or prevent other components within the dwelling from deteriorating. These dwellings are counted as non-decent.

The Decent Homes Standard has four criteria, which are:

1. It meets the current statutory minimum standard for housing (i.e. the dwelling should be free of category 1 hazards under the Housing Health and Safety Rating System (HHSRS)
2. It is in a reasonable* state of repair
3. It has reasonably modern* facilities and services
4. It provides a reasonable* degree of thermal comfort.

* As defined by the Ministry of Housing, Communities and Local Government Guidance

How are we performing locally? Whilst efforts are made to encourage tenants to allow bathroom and kitchen upgrades or to allow central heating installation whilst in occupation, we sometimes have to agree to put work on hold until the property is vacated.

Number of properties where upgrade refused by tenant by Area Team

	Central	Eastern	Southern	Western	Grand Total
No. of properties where tenants have refused works at 01/04/2024	5	5	22	6	38
Total tenanted Homes	3,214	4,849	3,275	4,251	15,589
Proportion of properties where tenants have refused works at 01/04/2024*	0.16%	0.10%	0.67%	0.14%	0.24%

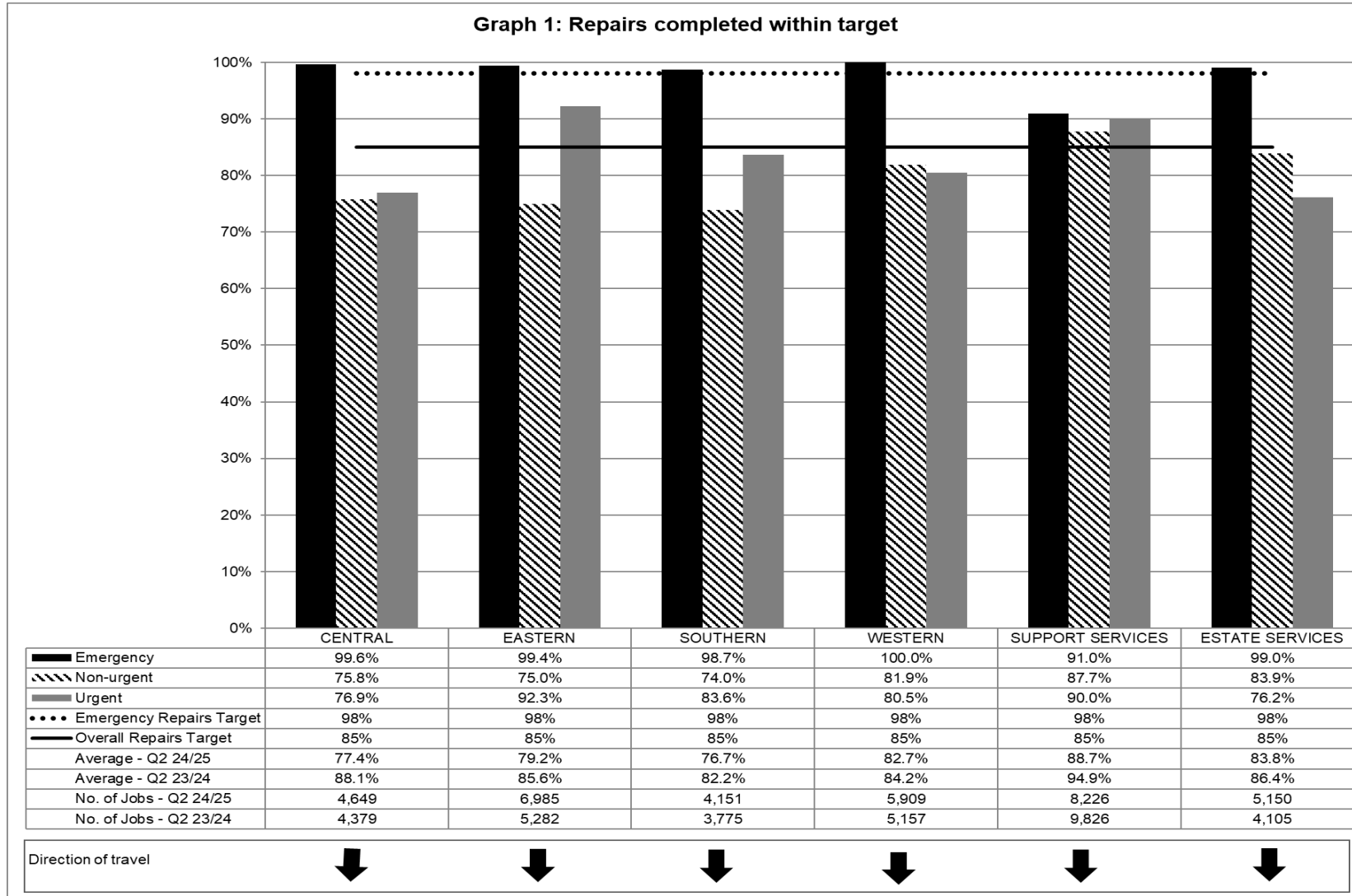
*These figures are reported annually

Completion of repairs within priority times allocated

The Department is responsible for ensuring that repairs to tenanted properties are completed on time. When completing repairs each area team is instructed to use the broad guidelines which are shown below. This list is illustrative of the priority that has been awarded to a repair order and should not be considered as exhaustive. For emergency repairs the area team will first aim to make the repair safe within the time allocated, if more work is then needed a subsequent repair order will be raised.

Category	Response target	Type of repair
Emergency	Within 2 hours of notification	Major bursts etc where unable to isolate supply Danger to persons. Lifts in blocks of 10+ storeys and sheltered blocks
	Within 4 hours of notification	Other lifts Entry call door where system failed in lock mode
	Within 24 hours of notification	Heating & hot water Entry call door – other faults
	Within 1 working day	Emergencies Burst pipes Loss of power
Urgent	Within 3 working days	Total or partial loss of space heating or hot water or partial loss of water
	Within 7 working days	Repairs to water supply installations (enhanced priority for elderly and/or disabled residents)
Non-urgent	Within 10 working days	Work to vacant properties for re-letting
	Within 20 working days	Repairs to windows, doors and minor leaks
	Within 60 working days	Planned repairs – fencing, paving, and surface renewal etc.

Repairs performance is closely monitored by the Housing Department. **Graph 1** below sets out the repairs performance of housing management area teams, the estate services section and the engineering services section. The graph shows the number of orders and percentage achievement for all priorities grouped into emergency (2-24 hours), urgent (3 to 7 days) and non-urgent (10+ days). The Department aims to complete **85%** of all repairs within the target times allocated, and **98%** of emergency repairs within the target times. Please note the revised target of 85% for 2024/2025 is an increase from 75% in 2023/24.



The Area Teams are responsible for the maintenance of tenanted properties and associated block repairs; the Engineering Services section maintains and repairs lifts, entry-call systems, heating, etc.; and the Estate Services section maintains the communal parts of all estates and non-residential properties.

Increased contract monitoring arrangements, including monthly performance reporting and regular meetings are in place to ensure contractors are completing jobs within target times. The total number of repairs reported in Q2 2024/25 was 35,070. The overall repairs percentage in target for Q2 2024/25 was 82% a slight decrease from Q1 24/25 (84.3%). One of the reasons for the drop in repairs performance over the last quarter is that we ended two tenanted contracts with one contractor, Breyer, and a new contractor, MNM, has now started on those contracts. Whilst this transition has led to a fall in performance over the last quarter it is expected to improve repairs performance in the longer term.

The cumulative number of repairs completed for the year to date, and number of repairs completed on time across all priorities for each area team is as follows:

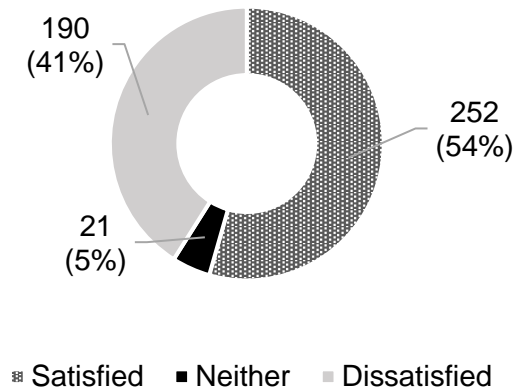
- **Central** completed 4,649 repairs in Q2, 3,599 of these were completed within target time.
- **Eastern** completed 6,985 repairs in Q2, 5,532 of these were completed within target time.
- **Southern** completed 4,151 repairs in Q2, 3,185 of these were completed within target time.
- **Western** completed 5,909 repairs in Q2, 4,888 of these were completed within target time.

Tenant Repairs Satisfaction

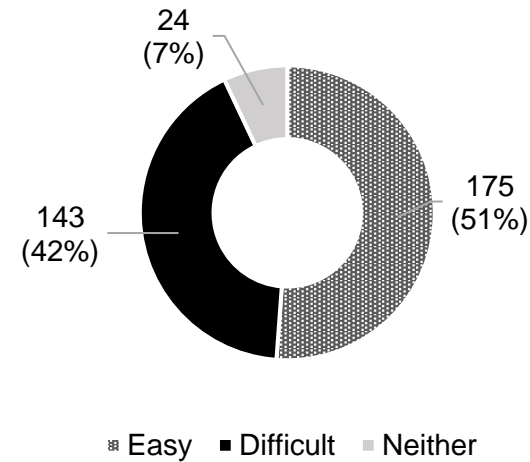
A transactional survey measuring repairs satisfaction began in February 2021, where tenants who have a repair completed within their home are sent a text message to complete a short satisfaction survey. Satisfaction with all repairs for both tenants and leaseholders is also asked through the Tenant Perception surveys carried out annually. The following two graphs display tenant satisfaction on Council repair completions between July 2024 to September 2024:

Repairs satisfaction has improved very slightly since Q1 and stands at 54% as of Q2 24/25. There was also a slight increase in percentage of tenants who found it easier to get their repair completed (51% in Q2 24/25 compared to 50% in Q1).

Graph 2: Overall, how satisfied or dissatisfied are you with the repairs service you received on this occasion?



Graph 3: How easy or difficult was it to get your repair completed?



Cleaning Monitoring: Inspections on residential blocks and estates

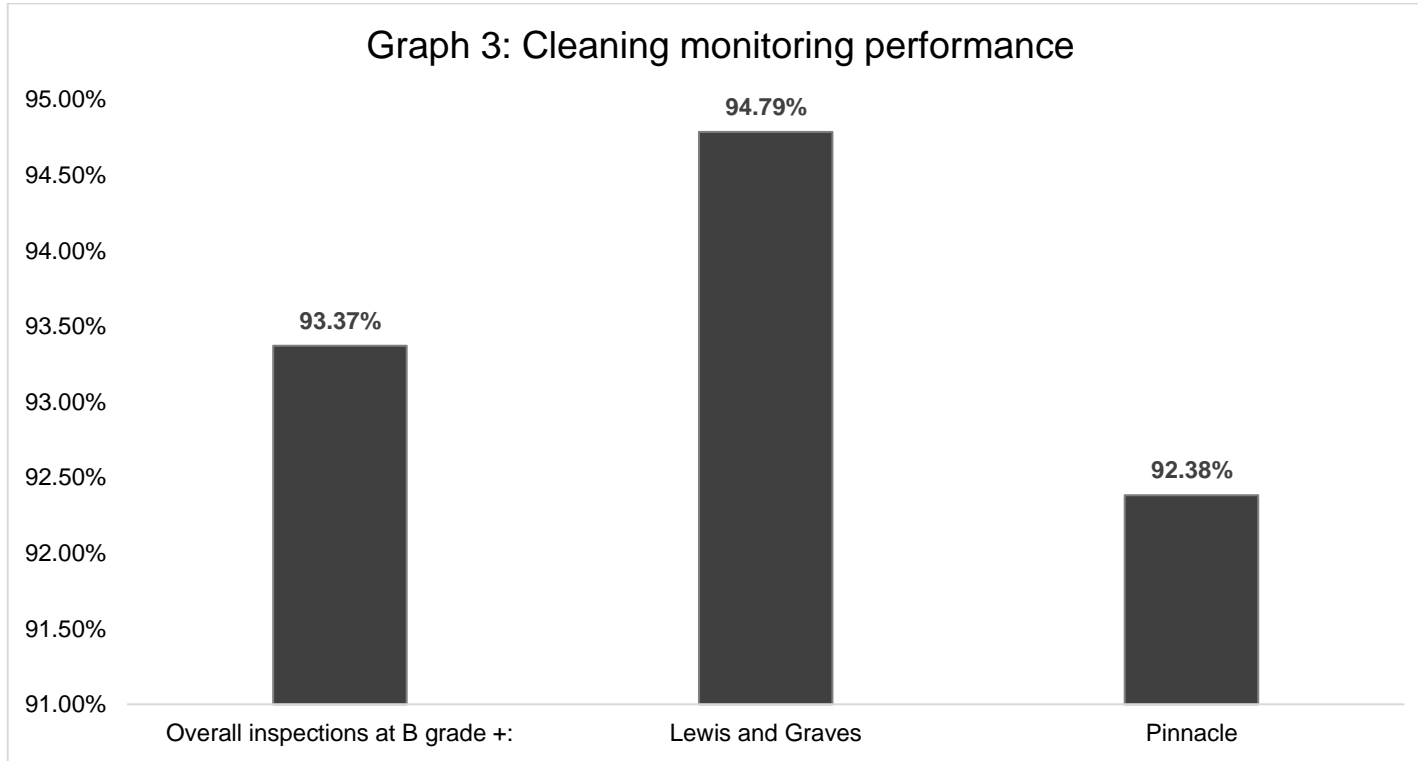
Target for 2024/25: 90% of cleaning inspections on residential blocks and estates to receive a grade B or above

The Department has a dedicated estate services team that operates 24 hours a day, and two contractors (Lewis & Graves and Pinnacle) are hired to carry out cleaning and maintenance to the communal areas of the estate / block.

Regular cleaning inspections are carried out to monitor the performance of the two contractors to ensure they are meeting the agreed standards highlighted in the [HouseMark Caretaking and Cleaning Standards](#) document which provides indicative standards of cleanliness in photographic form for a range of elements (such as light fittings, handrails, floors, lobby areas, etc). There are four photos for each element, representing the following four standards and are graded from A-D as follows:

Grade	Description
A	Excellent
B	Good
C	Poor
D	Unacceptable

During the inspection, the Council awards a grade to each of the fifteen elements in the block or estate item which have been inspected using the grading system above. All grades across the elements are then averaged, and the contractor is provided a final A to D grade.



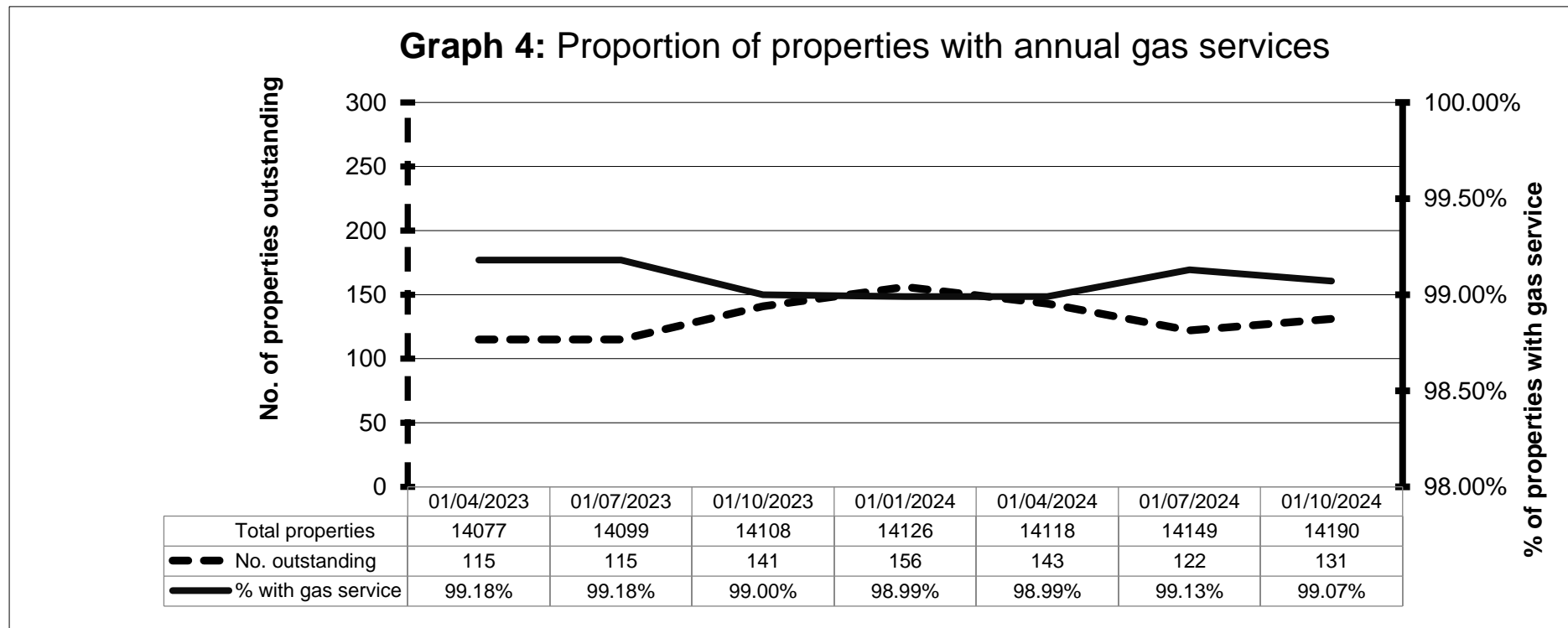
During Q2 24/25, the Council inspected 430 blocks and 83 estates, with 211 being cleaned by Lewis and Graves and 302 being cleaned by Pinnacle. Of these inspections, 94.79% were graded B+ (19.43% receiving a grade A) for Lewis and Graves. 92.38% of inspections were graded B+ (8.61% receiving a grade A) for Pinnacle. This provides an overall average of 93.37% of all inspections receiving a grade B+, of which 13.06% were graded A.

Proportion of gas service certificates outstanding

Target for 2024/25: 99% of properties with a gas service in the last 12 months

A landlord safety certificate is the minimum required by the Gas Regulations. All homes with gas appliances should be checked annually by a Home Safe registered engineer who will undertake repair work and issue a gas safety certificate. For owner occupiers it is good sense, for landlords it is a legal requirement. Landlords should ensure that their tenants get a copy of the gas safety certificate within 28 days of the gas check, or, if new tenants, when they move in.

The proportion of gas safety certificates outstanding (i.e., those that are older than 12 months) is expressed as a percentage of the total number of properties in the Housing Revenue Account that require a gas servicing certificate. Graph 7 shows the percentage of inspections completed (as a solid line) in the current and previous quarters. The dotted line indicates the number of properties with gas safety certificates outstanding. One of the main reasons for failing to carry out a gas safety check is due to tenants failing to provide access to the gas maintenance contractor.



Average vacancy turnaround times

Void turnaround calculates the time taken from a property becoming vacant to it being re-let and a new tenant signing a tenancy agreement. This is a figure that is also provided to Central Government and they have a specific set of rules for how this figure is calculated. The council has a set target of 32 days - reviewed in April 2024 (previously 38 days for 23/24) and will be reviewed again next year - for the vacancy turnaround process, which is split between the following stages:

- The time taken for the Area Team or Co-op to make the property available for offer (e.g. carrying out repairs, lock changes, etc.). This period is known as the **Key Received (KREC) to Actual Completion Date (ACD) period** and has a target time of 20 days (excluding major works voids).
- The time taken by Lettings to re-let the property (from finding a suitable tenant to the new tenancy starting, including viewings). This period is known as the **Actual Completion Date (ACD) to Commencement of Tenancy (COT) period** (and has a target time of 12 days).

In line with Government guidance major works voids are excluded from the KREC to ACD period and are instead counted only from the ACD to COT period.

Table 1 below displays the Q1 average KREC to ACD turnaround time for each area team when major works voids are excluded from the calculation. Please note that where the figure is zero in Table 1 this means all the voids in this team are categorised as major works.

Table 2 below displays the Q1 average ACD to COT turnaround time for all voids managed by the respective Area Teams.

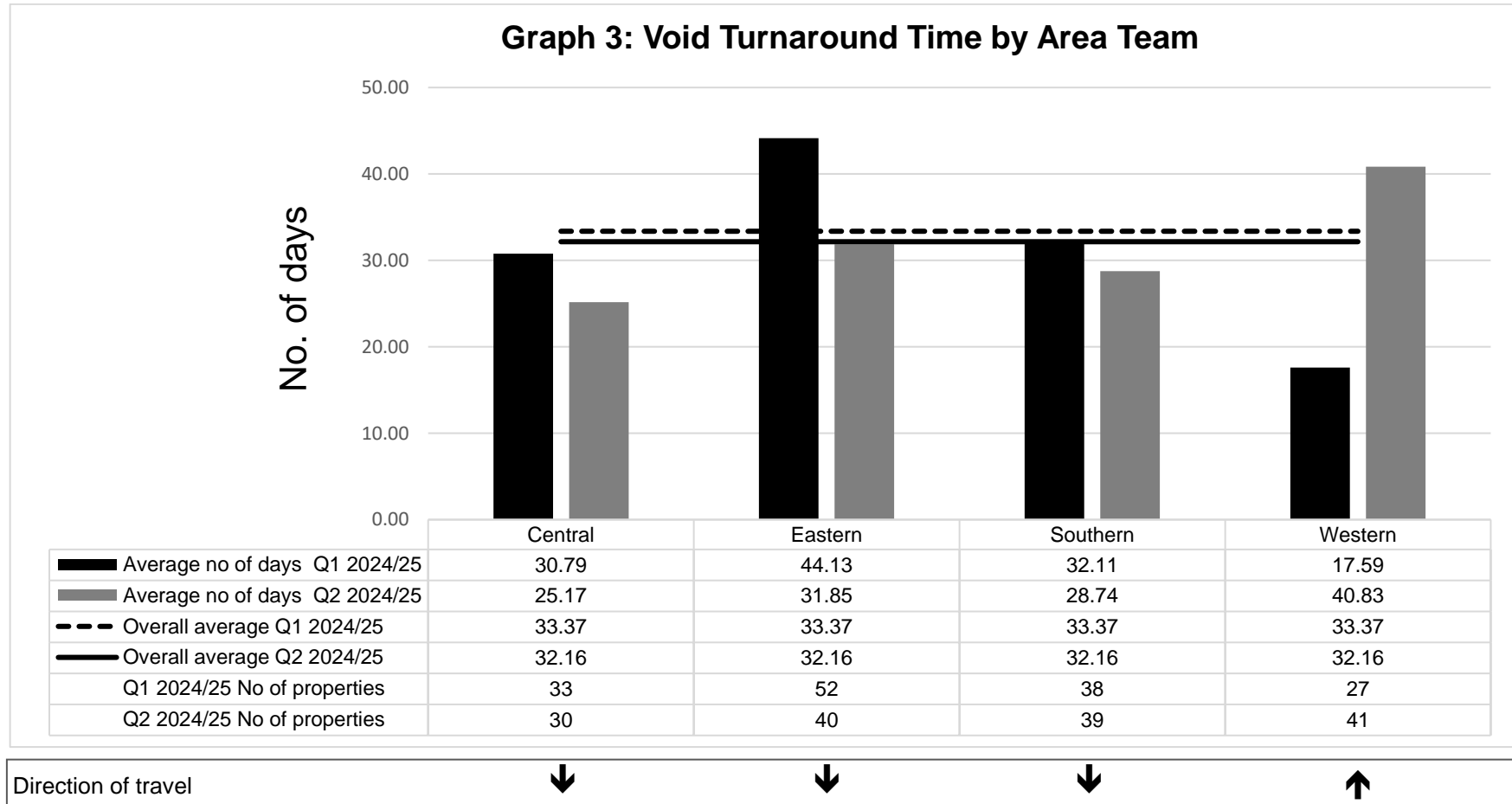
Table 1	
Area Team	Average time taken between KREC and ACD (days)
Central	8.63
Eastern	10.83
Southern	8.67
Western	11.07

Table 2	
Area Team	Average time taken between ACD to COT (days)
Central	16.53
Eastern	22.43
Southern	20.08
Western	31.29

Void Performance

Overall performance improved in Q2 24/25 compared to Q1 24/25. The average void turnaround figure decreased from to 33.37 days to 32.16 days. The total number of completed voids relet in Q2 24/25 was 150 which was the same as Q1 24/25.

Graph 5 below shows the performance for the previous two quarters broken down by the Area Teams. These figures show the total void period from vacation of a property to reletting including major works voids where only ACD to COT is used. The overall average re-let time has improved.



Tenancy Enforcement

The Housing Department has a long-standing commitment to preventing and tackling anti-social behaviour (ASB) to make estates and neighbourhoods safer. Our tenancy conditions provide a broad definition of ASB to reflect its wide-ranging nature. The tenancy conditions state that, *'we will take reasonable steps to investigate complaints and will take action where appropriate, we will also do all we can to help solve problems with neighbours and take firm action against neighbours who cause a nuisance'*.

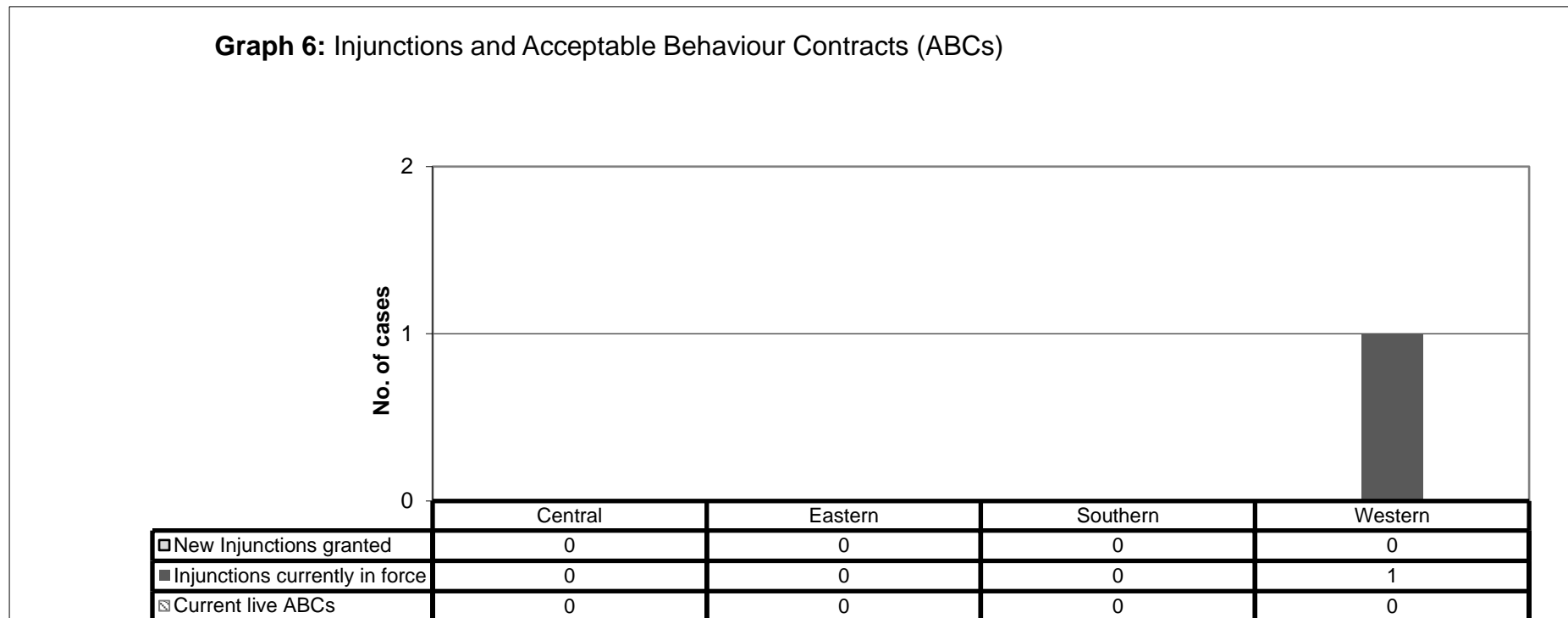
Examples of ASB which might cause the Council to take legal action against a resident include: using or threatening to use violence; hate crime or harassment due to race, religion, faith, disability, age, gender or sexual orientation; creating noise at a level that is intrusive or disturbing; drug dealing or alcohol/drug abuse. A full definition of ASB and the Department's approach can be found in our ASB policy statement which can be found on the Council's website - https://www.wandsworth.gov.uk/media/5370/asb_housing_policy_statement.pdf. The following graphs show different kinds of enforcement action taken against residents for ASB. Data for all Area Teams is shown for comparison.

Injunctions and Acceptable Behaviour Contracts (ABCs)

In cases where an individual continues to commit ASB the Council can apply to the County Court for an injunction; this aims to prevent them from committing further incidents of ASB. An injunction is normally granted for a specified period of time and can be granted against any person aged 10 and over. If an individual breaches the terms of the injunction this can be treated as 'contempt of court' for which the judge may impose a fine or prison sentence.

Acceptable Behaviour Contracts (ABCs) are used to prevent ASB and are generally voluntary agreements between a person, and their parents if aged under 18, the local authority and the police. ABCs are used by the Council as a prevention tool to address problems of ASB before taking enforcement action. If an agreement is broken, then the relevant action will be taken which can include issuing an injunction or Notice of Seeking Possession.

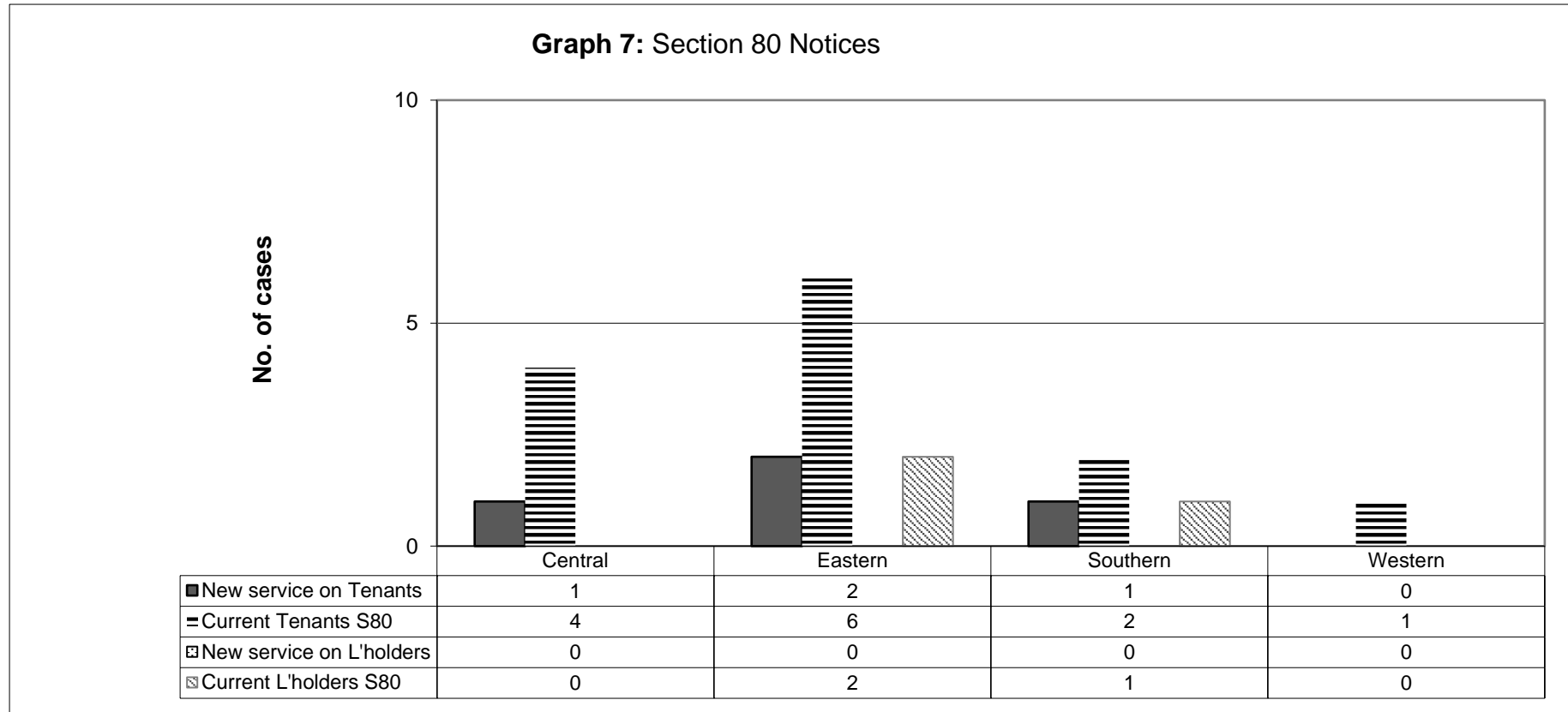
Graph 6 below shows the number of injunctions and ABCs issued for ASB across the Area Teams:



Section 80 Notices issued under the Environmental Protection Act 1990

Noise nuisance is one of the main types of ASB that is reported to the Council, and the Department aims to follow up 95% of noise complaints within 5 days. Where noise continues to be a problem an official warning will be served - this is called a Section 80 Abatement Notice. It can be served on any resident or person causing a statutory noise nuisance including tenants, leaseholders and their sub-tenants. If noise continues to be a problem and there is a further incident after a notice has been served court action can be taken, provided that sufficient evidence is available. If the perpetrator is then found guilty the court can impose a fine of up to £5,000 and/or authorise the seizure of equipment that caused the noise (e.g. speakers). This action alone does not result in eviction.

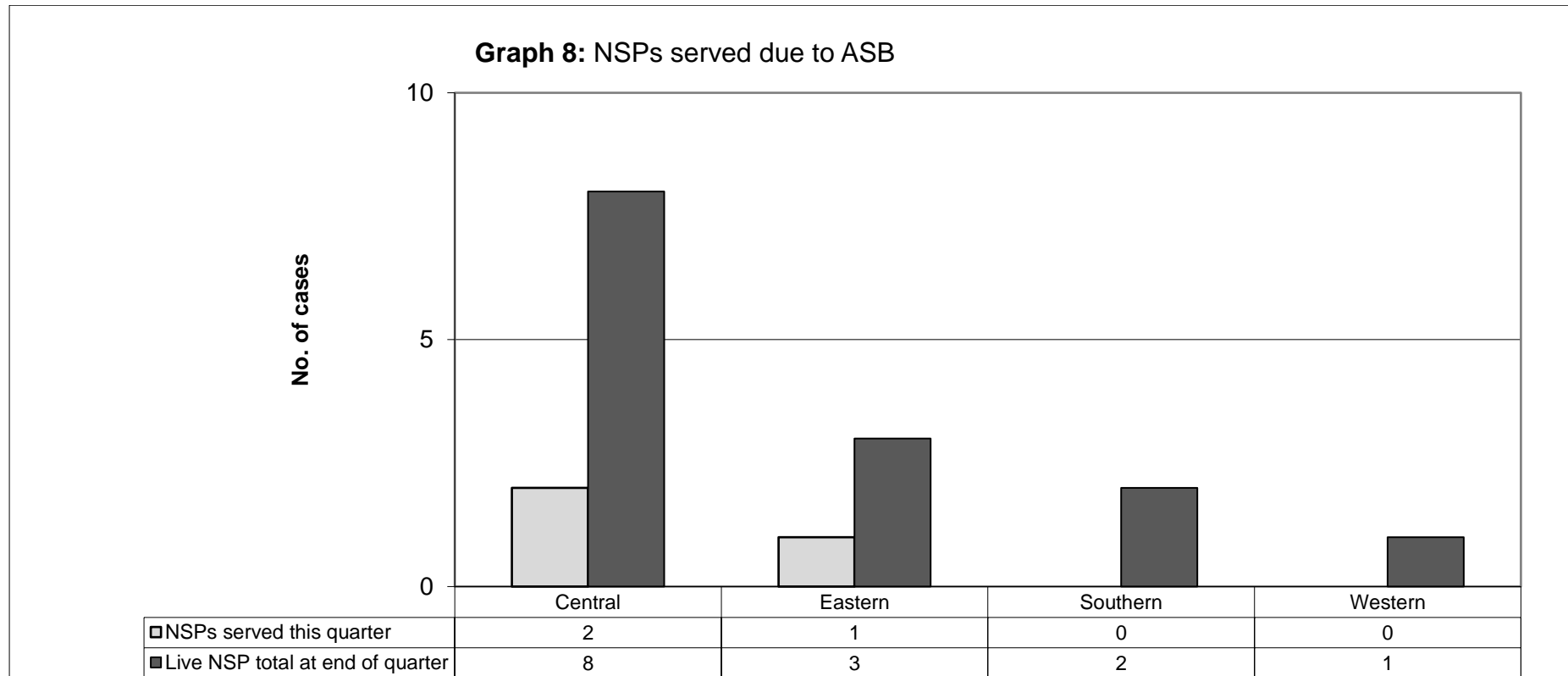
Graph 7 below shows the number of Section 80 Notices issued by Area Team for both tenants and leaseholders. The overall number of current Section 80 notices at the end of Q2 24/25 is 16 which is a decrease from 22 reported in Q1.



Notice of seeking possession served on secure tenants - Housing Act 1985

The Council takes breaches of tenancy conditions seriously. If a Council tenant is found to have broken the terms of their tenancy a Notice of Seeking Possession (NSP) can be served on them where there is enough evidence to substantiate the facts of a breach. This is a formal warning from the Council that possession proceedings against the tenant will begin if there is any further breach within the following 12 months. If the tenancy breach is serious however court proceedings to gain possession of the property may begin straight away.

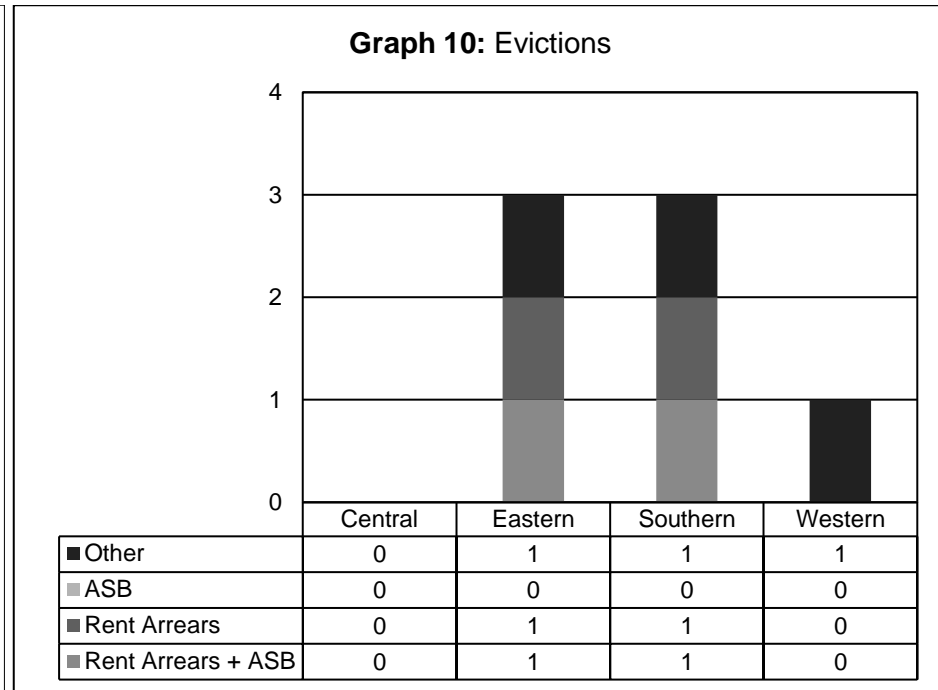
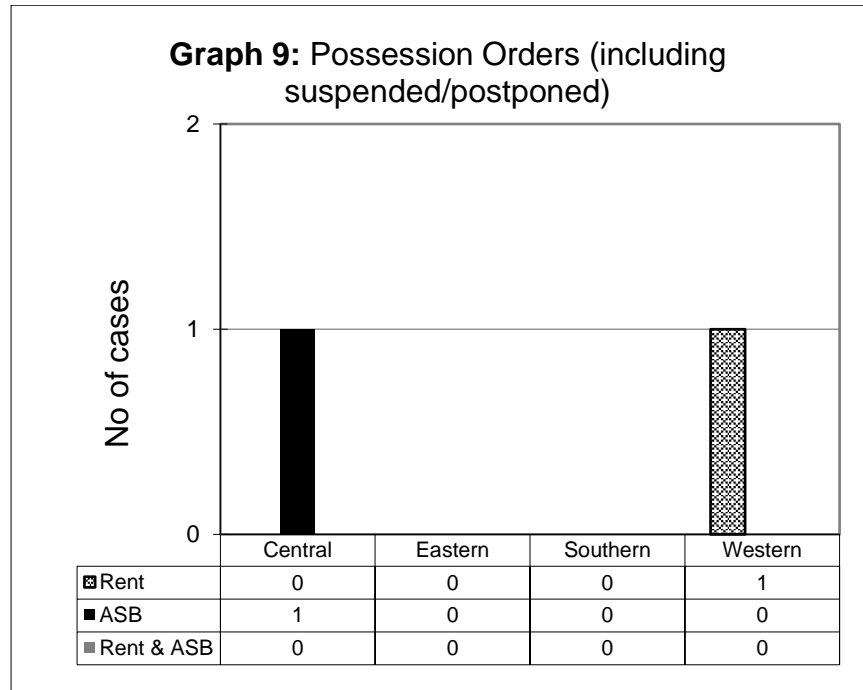
Graph 8 below shows the number of NSPs served during Q2 24/25, as well as a rolling total of live NSPs. The total number of live NSPs at the end of Q2 24/25 is 14 and is a slight increase from 13 in Q1 24/25.



Possession Orders and Evictions

Where there has been a serious tenancy breach the Council can begin proceedings through the Courts to gain possession of a property, this can be for reasons of severe or continued ASB and/or high rent arrears. Often this is a last resort where intervention by the Council has failed to resolve an issue (e.g. NSP has been breached, continued noise after a S80 Notice, or failed intervention by the tenancy support service). The reason Other refers to Unauthorised Occupants.

Graph 9 and Graph 10 below show the number of possession orders issued and the number of evictions enforced by each Area Team.



BUDGETARY PERFORMANCE

At the beginning of each financial year (April to March) housing management is allocated a number of budgets within which they are expected to repair and maintain the properties they manage. Housing management have a separate Engineering Services section to maintain and repair lifts, entry call systems, heating, etc, and an Estate Services section who maintain the communal parts of all estates and non-residential properties. The budget for the Area Teams is for the maintenance of tenanted properties and associated block repairs. This also includes repairs to void properties.

The Area Team budgets have been revised and increased for 2024/2025. This is mainly due to repairs to vacant properties and fire safety works. There are two primary factors for this: the completion of a substantial backlog of vacant property works and a notable rise in contractor costs. The backlog of repairs accumulated over time due to various reasons, including a significant increase in the number of properties becoming vacant and restrictions during the pandemic. Addressing this backlog has necessitated a subsequent surge in repair activities. Simultaneously, the construction industry has witnessed a significant increase in contractor costs, driven by factors such as supply chain disruptions, rising material costs, and labour shortages. These factors have contributed to higher spend in this area. It is anticipated spending on works to vacant properties will reduce to a much lower level over the next year when the backlog of voids will be cleared.

