

Report of: Chief Officer Housing Management

Report to: Director of Environment and Housing

Date: 20th November 2014

Subject: Creation of Temporary Additional Resource in Housing Management

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

This report requests the approval to create a temporary post in Housing Management; 1 x PO6 for 12 months to deliver the High Rise Project.

Leeds has 121 blocks over 7 floors which house 7,666 households in the City. The evidence base to inform future investment planning, housing management and policy has been finalised and has raised a range of challenges and action which require specific leadership and co-ordinated action.

Recommendations

To approve a temporary Service Manager – Projects post within Housing Management (PO6) for twelve months.

Purpose of this report

- 1.1 To request approval for a temporary post in Housing Management to increase the capacity of the service to deliver the co-ordinated and effective delivery of the High Rise Strategy

2 Background information

- 2.1 Delivering a step change in the quality of housing management services to the high rise housing in the City has been identified as a key priority by the Housing Advisory Board. The evidence base to inform future investment planning, housing management and policy has been finalised and has raised a range of challenges and action which require specific leadership and co-ordinated action to develop a new model which delivers a core offer and then assesses the individual offers of blocks within communities to adapt the offer to meet the needs of residents. The role will deliver strategic and operational connections across the Housing Management Service, Property and Contracts and the wider Directorate and Council and support key policy reviews including Community Lettings.

3 Main issues

- 3.2 The PO6 Service Manager - Projects would provide co-ordination and risk management to ensure the delivery of the High Rise Project. The PO6 post would be recruited to through MWC/ internal secondment.
- 3.3 The PO6 Service Manager Projects would be employed on the PO6 job description with a specific remit to deliver co-ordination of projects, appropriate briefs and management of operational leads. The PO6 Housing Manager would be located in Neighbourhood Services and report directly to the Head of Neighbourhood Services.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Not applicable.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 This is not needed for the creation of this role. Equality, Diversity, Cohesion and Integration screening has been completed for the wider work, and a full Equality Impact Assessment is not required.

4.3 Council policies and City Priorities

- 4.3.1 This work supports the best council outcomes of:
 - improving the quality of life for our residents, and
 - achieving the savings and efficiencies required to continue to deliver frontline services.
- 4.3.2 Individual projects may also support:
 - the best council objective on dealing effectively with the city's waste, in particular ensuring safe, efficient and reliable waste collection service, and increasing recycling;
 - the best city priority to effectively tackle and reduce anti-social behaviour in our communities; and

- the housing priority to create sustainable communities, so every area is a place where people want to live, now and in the future.

4.4 Resources and value for money

- 4.4.1 The Service Manager post will be a temporary role for twelve months and will cover a range of projects. The cost of the post will be charged to Housing Management and Property & Contracts on an equal basis.
- 4.4.2 The overall cost for the 12 month period will be £53k. Assuming a start date of January 2015, £13k of these costs will be incurred against the 2014-15 budget and at P7 this showed a forecasted underspend on salaries of over £1m. The remaining £40k of costs will be incurred in 2015-16 and will be funded by additional vacancies over and above the budgeted vacancy factor.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 There are no legal implications, and this report is not subject to call in.

4.6 Risk Management

- 4.6.1 The creation this temporary role will mitigate against the risk of delivery of effective leadership and delivery of a significant programme of work to impact on sustainability, service quality and customer satisfaction.

5 Conclusions

- 5.1 The creation of this temporary post will deliver additional capacity for the Housing Management service to deliver the High Rise Project.

6 Recommendations

- 6.1 To approve a temporary Service Manager post within Housing Management (PO6) for a twelve month period funded.