

Half year business report 2009/10
(Overview & Scrutiny Committee 1 February 2010)

Places where people love to live

NI 155 Number of affordable homes delivered

2007/08		2008/09		2009/10	
Outturn	Target	Outturn	Target	Outturn (year to date)	Target
775	750	479	500	291	900

Work to develop the replacement London Plan has coincided with the emergence of Southwark's LDF core strategy. It has therefore been possible to apply a strong strategic analysis to the delivery pipeline opportunities. Work on the SHLAA and SHMA processes in particular, has informed the calculations and assumptions. This intelligence derived has been collated into Southwark's housing development database and the new housing supply and demand model. Housing delivery projections are therefore based on robust and up to date information, and are therefore viewed to be realistic and achievable.

In addition, we are also working on a preparing a number of planning policy documents to stimulate development. We are preparing area action plans at the moment for Canada Water, Aylesbury, and Peckham and Nunhead areas of the borough and supplementary planning documents (SPD) for Bankside, Borough and London Bridge and both an SPD and supplementary planning guidance (SPG) have been developed for the Elephant and Castle.

These initiatives will help to provide certainty for developers and provide and encourage development through setting out local capacity and providing a strategic approach to development that maximises the potential of sites.

We are working proactively in partnership with HCA to co-ordinate a joint delivery programme and unlock sites that have been stalled due to the current economic conditions. The Council has agreed a delivery schedule of schemes, including Aylesbury and Canada Water where both organisations focus on complementary objectives.

We engage regularly with developers, both private and RSL occurs through the Local Strategic Housing Partnership, which has just had its first Housing Strategy adopted by the council. Officers will also continue to meet quarterly with RSLs to discuss their development programmes and support where appropriate their bids to the HCA for NAHP funding.

As a result of the engagement described above, the council has already taken steps to assist with stimulating the supply of housing despite the difficulties created by the downturn, in a number of ways.

1. The council has shifted from the longstanding policy of not supporting the use of Social Housing Grant for S106 affordable housing delivery. Now, where developments have a 3 Dragons economic appraisal that shows the need for additional finance to enable the scheme to deliver, and the quality of the units reach the required standards and provide the required mix of units to address

housing need in the borough, support is generally given for bids to the HCA. This policy development has been conducted in a controlled fashion with external validation by e.g. the District Valuer on individual schemes. Obviously this has assisted in making schemes viable overall and improved the proportion of affordable housing.

2. Also in the context of affordable housing, Southwark was one of the first authorities to build reviews into S106 agreements, so that if end values in developments increase beyond an agreed baseline, there is scope to improve the affordable proportion. The council has also adopted the practice of granting short consent periods on smaller schemes where concessions have been made on the affordable proportion, to encourage their early delivery.
3. Our new LDF Core Strategy requires student housing developments to provide affordable housing.
4. Revisions have been agreed to tenure allocations mix on schemes including:
 - Shared ownership units being changed to general needs rent or another form of intermediate tenure, for example intermediate rent, and /or:
 - Private units changed to an intermediate, other than shared ownership or general needs rent.

Examples include:

Scheme	Approved Affordable Housing Provision	Revised Affordable Housing Provision
170-176 Grange Rd	7 rented & 3 S/O	10 rented
Gedling Mission Hall	8 rented & 4 S/O	12 rented.
Bermondsey Spa	13 S/O	13 rented
Larnaca Works	18 rented & 10 S/O	10 S/O to rented
Success House	14 S/O units & 32 private	25 rented & 21 intermediate rent.
Brisbane St	29 rented & 13 S/O	42 rented

5. The council has liaised with developers and supported bids for Kick Start funding on a number of large developments. Unfortunately, only one scheme in Southwark has been accepted.
6. The council is also investing resources in unlocking important schemes, for example at Elmington Estate where a mixed scheme of redevelopment and investment to Decent Homes standard has been agreed. This mixed solution provides an important model to assist the balance between stimulating new development on the one hand and investment in Decent Homes and landlords' obligations in our own stock on the other. The council has also just agreed the use of an Affordable housing Fund contribution to an existing development scheme at Canada Water.

Partly as a result of these actions, investment from the HCA for affordable housing in the 2008/11 programme has risen from initially £8m in 2008 to around £200m currently.

Number of homes made decent

What number were achieved in Q1 2009/10?

391 homes were turned decent during the period April to September 2009 – Q1 & 2. No separate information was available for quarter 1.

(Paragraph 14) End of September: 391 homes made decent against end of year target of 1,806 – how will council get back on track?

The stock condition survey is currently being finalised, to establish an accurate assumption of our 30 year investment needs to maintain our stock, meeting the Government's Decent Homes Standard, our higher Southwark decent homes standard and the wider investment needs of our stock; as well as our commitment to regeneration schemes. This information will be available early 2010/11. From these totals and the level of assumed resources, any investment gap will be established. Work will then take place to establish further ways of meeting a gap and the decent homes target.

Where is Southwark Decent Homes Standard set out?

The principals of Southwark's Decent Homes Standard were agreed and are set out in a Report to Executive dated 8th April 2008. Appendix D (link below) of this report sets out the extent of these additional works above the government's Decent Homes Standard.

<http://moderngov.southwarksites.com/Data/Executive/20080408/Agenda/Item%2007%20-Southwark's%20Decent%20Homes%20Standard%20-%20Appendix%20D.pdf>

Clarification sought – what homes are included in the totals? Completed homes or homes where work has started?

The number of homes made decent represents the number of completed homes, which have been made decent. If the council is refurbishing an estate of four blocks over two financial years we would count the completed blocks (say two of them) in the year the work was completed and the remainder in the following year.

Everyone achieving their potential

(Paragraph 25) July event in Peckham Square – how many residents attended? how many people ended up in work as a result?

200 people attended on Friday and 70 attended on Saturday.

Southwark Works saw an increase of 37% in clients accessing their services compared to previous year, partly as a result of this event. Following evaluation of the event, START Jobs informed us that one person got a job with Tate Modern as a result of referral made at the event. It is likely that other attendees were successful at finding employment following the event, but this was not captured through the evaluation process.

NI 092 Narrowing the gap – lowest achieving 20% the Early Years Foundation Stage Profile vs the rest

The Early Years Foundation Stage Profile is an assessment of children's achievement at the end of the academic year in which they turn 5 – it supersedes the Foundation Stage Profile from September 2008.

The gap between the median Foundation Stage Profile score of all children locally and the mean score of the lowest achieving 20% of children locally, as a percentage of the median score of all children locally.

$$\left(\frac{x - y}{x} \right) * 100$$

Where:

x = the median score, where in an ordered list of scores half of the children would lie above and half of the children would lie below the score of this child.

y = the mean score of the lowest achieving 20% of children locally.

Results are collected annually in each academic year.

Promoting healthy and independent living

(Paragraph 28 – last sentence) Committee asked for sight of chief executive's letter requesting parliamentary scrutiny of Care Quality Commission

Head of Overview and Scrutiny to follow-up as appropriate. Action completed.

NI 040 Number of drug users recorded as being in effective treatment

This LAA target reflects a commitment to increase the numbers of people in effective treatment for crack/opiate use by 30% (on the 2007/08 baseline) by 2010/11. This gave a numerical target of 1698 clients for 2008/09 (12% increase), 1880 for 2009/10 (24% increase) and 1971 for 2010/11 (30%) based on the estimated baseline of 1516 when the LAA was set. Following a NTA refresh of the data Southwark's 2007/8 baseline figures was revised downwards to 1449. However the National Treatment Agency have not agreed to reduce the numerical target accordingly to retain the 12% equivalence, which in effect leaves us with a 17% growth target. Representations on this issue have been made as part of the LAA refresh process.

NI 141 Percentage of vulnerable people achieving independent living

This target measures the % of people who are moving on in a planned way through Supporting People services into lower level services and independent living. It measures the performance of short term and temporary services such as temporary housing for the homeless. The LAA target for 2008/09 was 75%. Quarter 4 for performance for 2008/09 was 80.3% (as reported in the end of year report), stronger than previous quarters. This provided a full end of year outturn of 72.15%, just short of target. In numbers this reflects 1,143 people moving on in a planned way out of 1,588 people moving on in total.

Benchmarking data for 2007/08 indicates that the top quartile was 72.6% which is close to Southwark's performance for 2008/09.

Performance at Qtr1 2009/10 was 72.1%, which although below target for 2009/10 is on par with 2008/09 performance.

Valuing the environment

Please refer to Appendices 1, 2 and 3.

NI 192 Percentage of household waste sent for reuse, recycling and composting

	Q1	Q2	Q3	YTD
Household Waste Re-used, Recycled or Composted	6,002	6,068	7,197	19,266
Total Household Waste	28,063	28,487	28,591	85,142
NI192	21.4%	21.3%	25.2%	22.6%

NI 198 Overall proportion of children travelling to school by car and Park & Walk

What does target reflect? Is the aim for it to increase or decrease? Who measures this performance?

This indicator measures the proportion of school aged children in full time education travelling to school by the mode of travel that they usually use.

Mode of transport is defined as six modes: cars (including vans and taxis, even if a taxi is carrying more than one child), car share, public transport, walking, cycling, and other.

Southwark measures NI198 using the data from hands-up travel surveys that should be done by each school every year as part of their school travel plan reviews. The original target was set using baseline data from hands-up surveys undertaken in financial year 07/08.

The target reflects what was considered an achievable reduction in journeys by private car when the baseline was set. The targets are reviewed on a yearly basis over 3 years.

Good performance is typified by achieving a reduction in the percentage of children aged 5-16 years who travel to school by car.

Tackling the crimes which concern people the most

Please refer to Appendix 4.

Transforming public services

Housing repairs

Agreed that all questions related to the housing repairs to be picked up through Scrutiny sub-committee A.

(Paragraph 46 – last 2 sentences) Did the invitation to contractors make reference to Southwark Decent Homes Standard?

The invitation to contractors made reference to the Decent Homes standard and then listed the component parts of the Southwark Decent Homes standard. Extract from the invitation to contractors included below:

Anticipated works to the external envelope of structures to comply with Decent Homes Standard, comprising (but not limited to):-

- Repairs and/or renewal of roof coverings, rainwater installations and lightning protection
- Replacement of windows and external doors
- Replacement of front entrance doors (FEDs) to dwellings
- Concrete repairs and coatings
- Brickwork repairs and repointing
- Repairs/renewal of pavings to public and private balconies
- Redecoration of external surfaces
- Redecoration and/or refurbishment of common stairways, access ways and link bridges
- Replacement of electric risers and lateral mains
- Incoming service intakes, dry risers
- Initial Survey and Inspection Works associated with elements above

(2) Anticipated works within occupied dwellings of Residents to comply with Decent Homes Standard, comprising:-

- Refurbishment/remodelling of kitchens
- Refurbishment of bathrooms and WCs
- Upgrading electrical installations, comprising partial or complete replacement and installation of smoke alarms as appropriate
- Upgrading and/or installation of individual gas fired low pressure heating and hot water installations as appropriate
- Replacement and/or refurbishment of mechanical ventilation installations
- Ad hoc adaptations as required by Occupational Therapists.
- Initial Survey and Inspection Works associated with elements above

(3) Works to external areas and upgrading of environmental works.

(4) Works in connection with the Council's "Hidden Homes" policy. Namely the conversion of garages, shops and redundant or unused void spaces into social housing.

Environment and Housing Scrutiny Responses

Half year business report 2009/10

(Overview & Scrutiny Committee 1 February 2010)

Valuing the environment

NI 186 Per capita reduction in CO2 emissions in the LA area

1. Why no target set? When will it be set and reviewed?

Response:

We do have a target!

It's an LAA target of 8.5% from 2008-11 and annual updates is provided on progress. Attached is the last update on all the National Indicators that was provided with back in July.

It is reviewed and updates are provided as for any other LAA target. The Alliance subgroup SSEP monitors progress and the Council is currently working with SSEP and the Energy Saving Trust on revising the delivery plan (Jessica Binks is the contact for this and it is due to go to Exec in June)

2. (Paragraph 36) what is explanation for disparity between target of 8.5% and target of 10% in 10:10 Agreement?

Response:

The 8.5% reduction applies to the reduction of borough wide CO2 emissions (LAA target as above) - Ni186. The 10:10 target (10% reduction on 2009-10 emissions by April 2011) refers to Council operational emissions - our non-housing stock, fleet, street lighting, fleet transport and business travel. Please note the 10:10 scope is the same as Ni185 - operational CO2 emissions.

3. How is Council planning to reduce its Council emissions (publicity events like Big Switch Off will not achieve this – has move to Tooley Street contributed?)

Response:

The Council is working with the Carbon Trust to identify opportunities to reduce operational emissions (Ni185 scope plus staff commute) by 60% by 2016/7 (on a 2008/9 baseline of approx 33,000tCO2 pa). To date a potential reduction of 30% has been quantified. The strategy and target will go to Executive in June 2010. The key ways that savings will be achieved are the following:

- Property rationalisation
- Capital programme
- Major refurbishment
- Capital energy efficiency measures
- Behaviour change and training

- Technology upgrades
- Fuel change
- Policy change.

These are all being investigated and the opportunities quantified in each of the scope areas.

Please note, the Big Switch Off was primarily externally focussed - it was part of an external communications campaign targeting residents and local workers to make small changes like turning off lights and showing them what an impact it can make if people join together locally to 'do their bit'. As such the emphasis was on raising awareness rather than delivering ongoing savings.

(An internal behaviour change programme is starting later this month with a staff attitude survey and consultation events in key office sites. It will then run until July focussing on different resource efficiency themes in turn).

Yes, the Tooley St move has contributed and still improving accuracy of the data but somewhere in the region of 350tCO₂ pa.

N1 195a and 195b Improved street and environmental cleanliness (litter and detritus)

4. Sought clarification of definitions

Response:

NI 195 relates to street cleanliness and is broken down into four sub-sets.

- NI 195a – litter
- NI 195b – detritus
- NI 195c – graffiti
- NI 195d – fly posting

Scores achieved equate to the percentage of roads inspected that had unacceptable levels of one or more of the above so for example, our litter score for the second inspection carried out during 200/10 was 4. This means that 4% of roads inspected had unacceptable levels of litter present at the time of inspection.

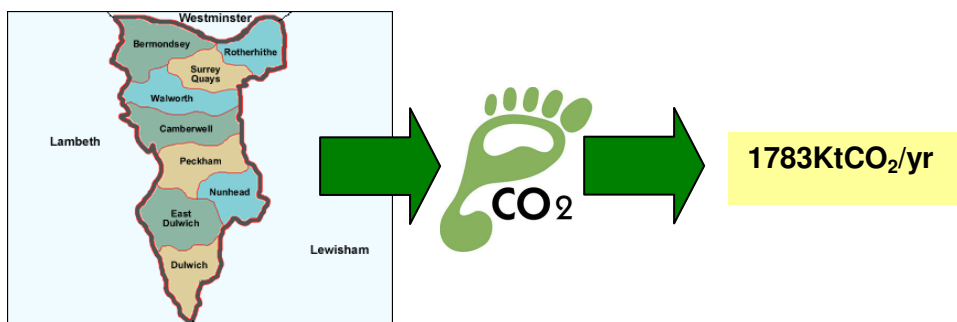
A grading system is used that ranks a road from Grade A to Grade D. Grades A and B are deemed acceptable and C and D unacceptable.

SOUTHWARK'S 'CARBON FOOTPRINT'

(Updated Oct.'08 with revised 2005 NI185 data)

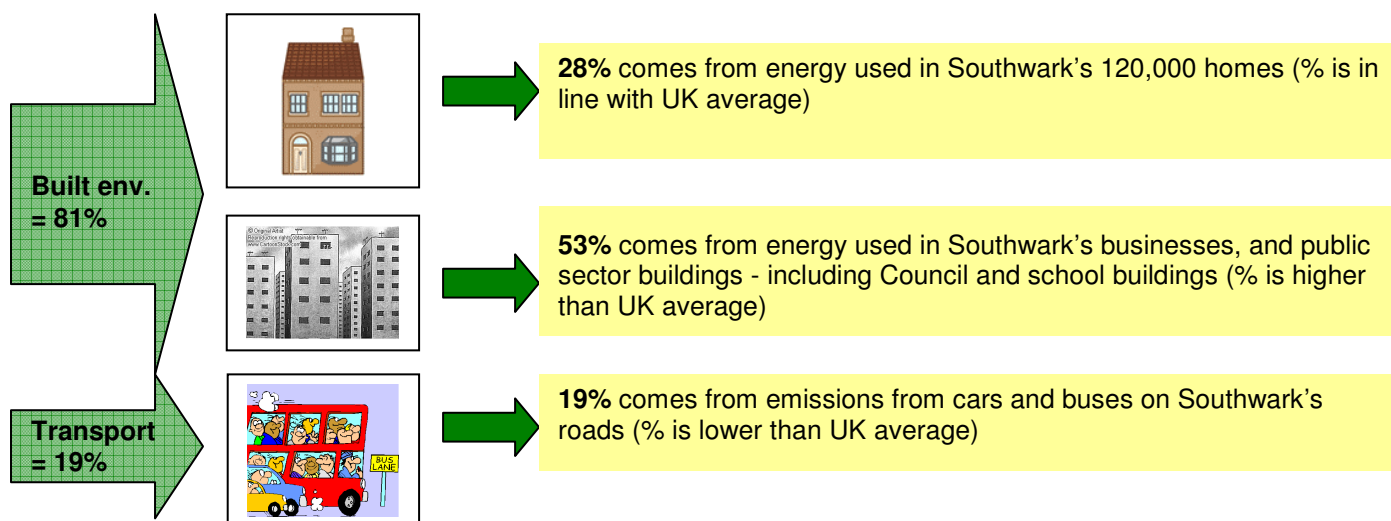
WHAT'S THE BOROUGH'S 'CARBON FOOTPRINT'?

- In 2005 (the NI186 baseline year), Southwark's carbon footprint was **1 783 000tCO₂/yr.**
- This means that energy used to power Southwark's homes and businesses and fuel the vehicles using the borough's roads produced 1 783 000 tonnes of carbon dioxide (the most prevalent greenhouse gas).



WHERE DOES ALL THIS CO₂ COME FROM?

- As the diagram below shows, the majority (81%) of Southwark's emissions come from the built environment



- The largest sector contributor to Southwark's carbon footprint is the commercial sector – energy use in Southwark's business and public sector buildings.
- The relative significance of each sector is shown in the pie-chart below with the actual emissions shown in the following summary table.

Chart: CO₂ distribution by sector (stable for 2005 & 2006)

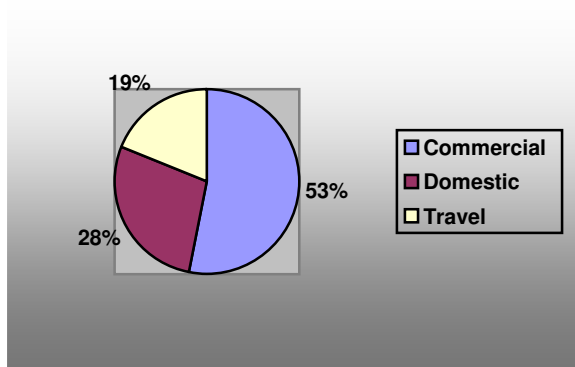
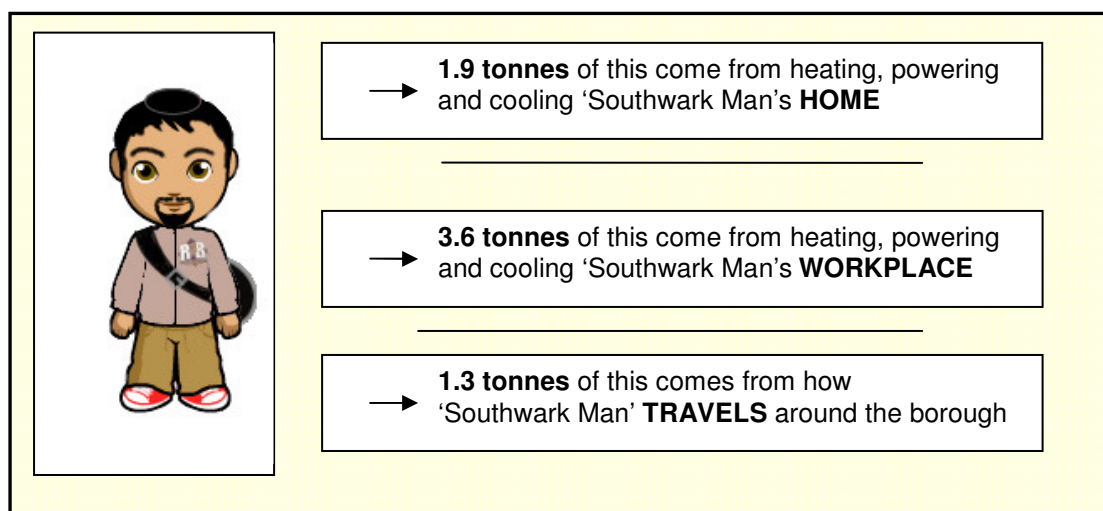


Table: Distribution of CO₂ by weight, percentage and capita (2005 baseline)

Sector	% of emissions	ktCO ₂	Per capita (tCO ₂)
Commercial	53%	940	3.6
Domestic	28%	499	1.9
Transport	19%	344	1.3
Total	100%	1783	6.8

WHAT'S THE CARBON FOOTPRINT OF SOUTHWARK RESIDENTS?

- On a per capita basis, Southwark residents each produced **6.8tCO₂** (2005)
- **1.9tCO₂** will come from using energy in their homes, **1.3tCO₂** from driving/ bussing around the borough and **3.6tCO₂** come from workplace emissions (allocated on a per capita basis),.



REDUCING SOUTHWARK'S 'CARBON FOOTPRINT'

- The Southwark Alliance has agreed a target (as part of the Local Area Agreement) to reduce per capita emissions **by 8.5%** between **2008-2011** (from a 2005 baseline).



This means shrinking the borough footprint by **151,555tCO₂** by 2008 (finding **50 518tCO₂** of new savings each year)



Or, shrinking the footprint of each Southwark resident (by 0.58 tCO₂) to **6.22tCO₂**

- What does a **1tCO₂** saving look like?
- 260mm of insulation in a previous empty loft (in an average 1030s 3-bed semi) can save approx 1tCO₂ per annum
- So, to achieve the 151,555tCO₂ saving, we would need to do the equivalent of lagging over 150,000 lofts.
- But ... Southwark only has 120,000 dwellings - many without lofts!
- In reality however, this is a shared target - with much of the reduction expected to come from national measures.
- The onus though for the Council is to demonstrate (and quantify) what additional savings have been achieved by its own schemes and promotional activity.

ACHIEVING THE 8.5% TARGET IN EACH SECTOR

- The final column in the table below outlines the CO₂ saving that is needed in each sector by 2011
- Note – this assumes the reduction would be delivered equally from each sector. In reality however, the Council has both more scope and control to effect change in the domestic sector than the commercial or transport sectors.

Sector	% of total emissions	Emissions tCO ₂	Saving needed (8.5%) tCO ₂
Commercial	53%	940 000	79,900
Domestic	28%	499 000	42,415
Transport	19%	344 000	29,240
Total	100%	1783 000	151,555

ABOUT THE DATA

- NI186 data is centrally collected by defra.
- We currently have 3 years worth of data to date - 2004-6 (the methodology has changed slightly however since the 2004 data was collected)
- Going forward, the statistics (backdated by 2 years) will be released each April
- The most recent data - 2006 was released in October 2008 alongside revisions to the 2005 data.

Table: NI186 data for 2004, 2005 and 2006

Ni186 trend data 2004, 2005 & 2006 (Oct' 08 revised data)									
Year	Industry and Commercial		Domestic		Road Transport		Total	Population	Per capita emissions (t)
	KtCO ₂	%	KtCO ₂	%	KtCO ₂	%		K	tCO ₂
2004	939	49	582	31	375	20	1896	245	7.7
2005	940	53	499	28	344	19	1,783	264	6.8
2006	966	53	502	28	340	19	1,809	269	6.7

Trends

- **Per capita emissions fell** slightly from 2005 to 2006.
- However, this drop is due to a rise in population since actual emissions rose over this period by 26,000tCO₂
- The **sector split of emissions has remained constant** from 2005-6

APPENDIX 3

Climate Change Indicators – Lead Contact Bob Fiddik

NI	What it measures	Components (if relevant)	Baseline data	2008/09 out-turn
NI 185	Council CO2	N/A	2008/09	Due 14 August 2009
NI 186	Borough CO2	N/A	7.1tCO2 (2005)	6.7tCO2 per capita
NI 187	Fuel Poverty	X0007 – No. of households assessed who meet the standard (e.g. a SAP rating of below 35) (Number) = 61	2008/09	14.41% of households
		Y0004 – No. of households on income related benefits for which a SAP assessment has been carried out. (Number) - 261		61.61% of households
		X0008 – No. of households assessed who meet the standard (e.g. a SAP rating of 65 or above) (Number) = 101		23.98% of households
NI 188	Adaptation	N/A	N/A	Level 0

NI	Target Data					2009/10 data due	Contact
	Target set?	2008/09 Target	Achieved?	2009/10 Target	2010/11 Target		
NI 185	Internal target to be set March 2010	N/A	N/A	N/A	tbc	July/August 2010	Chris Owen
NI 186	LAA Target – 8.5% reduction by 2012	2.83% reduction	Yes - 5.63% reduction	Additional 2.83% reduction	Additional 2.83% reduction	March/April 2010	Bob Fiddik
NI 187	Internal target to be set March 2010	N/A	N/A	N/A	tbc	March/April 2010	Jessica Binks
NI 188	Internal target – level 2 by March 2010	N/A	N/A	Level 2	tbc	March/April 2010	Naomi Baker

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Tackling the crimes which concern people the most

1. What is the Council doing to reduce serious crime and domestic violence?

Response:

The Council and Safer Southwark Partnership (SSP) has developed a whole systems approach to tackling serious and domestic violence. Our experience tells us that investing in one type of intervention alone does not resolve problems. For example, enforcement can only be effective if it is supported by local communities and other activity is taking place to change behaviour. The four tiered Southwark triangle approach consists of:

- **Prevention** - providing a network of diversionary and engagement programmes
- **Early intervention** - providing educational and partnership support programmes for those that are known to be on the fringes of crime and anti social behaviour
- **Intensive support and intervention** - structured intensive support for those who are or have been involved crime and anti social behaviour
- **Enforcement** - direct intelligence lead enforcement action focusing on those individuals who are committing crime and anti social behaviour

We ensure successful outcomes at each of the four levels of the intervention; the package of options developed and commissioned ensures successful interventions for individuals, areas or groups. The activities within the programme deliver short, medium and long term outcomes.

Some examples of our interventions include:

Public engagement

The Council and the SSP have recognised the changing dynamics of gang and weapon culture. We developed a positive community leadership role by working with our communities to deliver an ambitious programme focused on the personal responsibility agenda. There are many strands to this. The community gangs forum has been critical in supporting and enabling this.

There are many strands to this public engagement campaign, including roadshows held across the borough since June 2008. The aim of the roadshows is to engage with residents and to raise awareness of the work the Council and partners are doing to prevent violent crime and gang involvement - enabling residents to take an active role in their communities.

Independent evaluation of the roadshows highlighted many positive outcomes, including increased public awareness of what's being done to tackle gangs and weapons in the borough. The public engagement campaign has been recognised as best practice – Southwark Council was a finalist in the Local Government Chronicle awards 2009, in the category of local leadership.

Operation Pathways

Operation Pathways is a community oriented, multi-agency programme to reduce gang-related violence. There are three strands to the model:

1. Community voice
2. Help for those who ask
3. Consequences for violence

Identified gang members are invited to a call in or we conduct a home visit. They are told that their violence must stop and they have the choice to exit the gang lifestyle and sign up to the Pathways programme of help. If, after receiving the message their violence continues, the consequences strand will be utilised and enforcement agencies will disrupt behaviour using appropriate legislation as well as innovative approaches e.g. loss of tenancy.

So far 38 gang members have had the Pathways message delivered to them and all have signed up and accessed the help strand. Only one individual has reoffended, and we took swift, targeted enforcement action. The success of the programme has been dependent on partnership work and community involvement right from the start. We are scheduled to deliver the Operation Pathways message to over 50 gang members by March 2010.

Operation Pathways has been shortlisted in the Local Government Chronicle awards 2010, in the category of community engagement.

SERVE

SERVE (Southwark Rehousing Victims of Violence Enterprise) provides safe accommodation within 14 days for people at serious risk of violence associated with gang or weapon related crime. It was launched in partnership with a number of registered social landlords (RSLs). SERVE means people who are in danger in and around their home can move into a safe property in a different area for up to 12 weeks. As well as providing a safe location, advocacy is also provided to the victim and their family, ensuring a sustainable solution to be delivered.

To date the partnership has already successfully completed four SERVE cases and two more cases are currently in progress.

MARAC

The multi agency risk assessment conference (MARAC) aims to increase the safety, health and well being of high risk domestic abuse victims and any dependents. The MARAC has lead to improved agency accountability and information sharing, shared risk management and action plans that ensure provision of support to all those at risk and reduces repeat victimisation, The MARAC also considers whether the perpetrator poses a significant risk to any other individual or community, and takes action accordingly. In the first half of 2009/10, 93 cases went to the MARAC, of which only 8 cases involved repeat victims.