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#### **Executive Summary**

Overall performance this quarter is positive with just two of the 28 Key Performance Indicators measured reported as behind target; rent collection levels and the percentage of staff defining under the Equality Act definition of disability. Key performance highlights for this quarter include a reduction in the average time taken to relet a property, a high percentage of priority calls made to the contact centre answered in target time and a high percentage of 24 hour priority repairs completed on time.

The key exceptions for quarter 1 are discussed in a little more detail below.

#### Council Pulse

#### Rent Collection and Current Rent Arrears (page 8)

Information on page 5 of the report shows that rent collection levels has decreased by 1.94 percentage points since March 2022, meaning performance for this quarter is below target at 94.43%. This is the first time collection levels have dropped to this level, although the collection rate in the first quarter of the year does tend to be slightly lower than for other periods.

The percentage of current rent arrears for quarter 1 increased by 0.28 percentage points and is showing as amber and the team are monitoring this closely. Various contributing factors have impacted on both these measures including the cost-of-living crisis, welfare reforms and internal challenges. An action plan has been developed to address the drop in performance although the impact of actions made in this area typically take a number of weeks to be seen in the data.

National benchmarking data shows a consistent, steady increase in rent arrears, demonstrating the cost-of-living crisis and associated pressure on household finances is not unique to Barnsley. Many tenants are on fixed incomes and the Autumn and Winter months will be a worrying time as fuel, food and other bills continue to rise. As an organisation, we have a number of initiatives in place to help support tenants who are struggling with the cost-of-living; including drop-in money advice sessions, access to specialist financial support and personalised packages of help for tenants experiencing real difficulties.

#### Average Relet Days (page 6)

The average time taken to relet a property has reduced from 31.02 days to 27.85 days this quarter against a target of 25 days. There has been an organisational wide focus on reducing the relet time as performance against the target had been consistently below target for the whole of the last financial year. A reduction in the time taken to relet properties has a positive impact on the appearance of local areas, residents on the housing register and on void rent loss.

Maintaining Building Safety, Compliance with health and safety obligations. (page 6) This quarter we reported 99.01% compliance with health and safety obligations against a target of 100%. The largest proportion of non-compliance relates to electrical safety inspections. Despite multiple visits, phone calls and letters there are 257 properties where

we have been unable to gain access to complete a periodic Electrical Installation Condition Report (EICR). Plans are in place to address this.

We also have 66 hoists/steplifts that require inspection in order to comply with health and safety obligations. This is an ongoing issue with the contractor and has been escalated with them as a matter of urgency.

#### SAP Ratings and EPC Ratings (page 6)

These two measures are new for 2022/23 and link to our carbon neutral ambition which is a key theme in our Strategic Plan. By monitoring SAP and EPC ratings we can see the impact of efforts to reduce our carbon footprint, provide warmer and more energy efficient homes which are cheaper for our tenants to run.

#### Company Pulse

#### Contact Centre (page 13)

After discussions with tenants, it was agreed that the target for answering phone calls at the call centre would be amended this year in-line with other services and housing providers. In previous years, the aspiration was to answer phone calls within 20 seconds, but this was an incredibly challenging target. Having such a stretching target could potentially lead to a poor experience when trying to deal with customer's issues so a new target of answering calls within less than 3 minutes has been agreed by all parties. Just over 85% of calls were answered within less than 3 minutes (against a target of 80%) this quarter. We continue to monitor this closely and work with the provider to ensure continual improvement in call handling.

#### Keeping properties in good repair (page 11)

The percentage of responsive repairs completed 'right first time' has increased from 72.45% in quarter 4 to 78.21% this quarter. Performance is still slightly below target and rated as amber in the report but this demonstrates a positive incremental improvement as we continue to push toward achieving the target of 81%.

Percentage of staff defining under the Equality Act definition of disability (page 12) Performance this quarter stands at 5.19% against a target of 8%. Whilst the number of disabled employees is comparable to previous quarters the overall number of employees has increased which shows a slightly lower representation of disabled employees. Specific actions to improve representation are identified in our Equality of Opportunity report. The National Housing Federation (2021 data) report shows an overall underrepresentation of disabled employees across the sector.



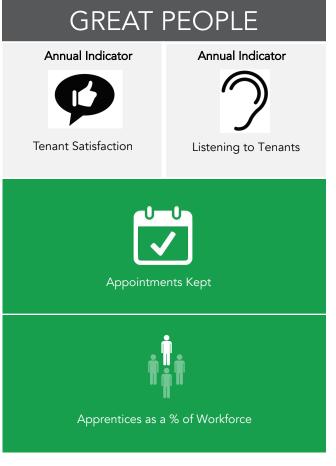
# Q1 Overview - Council Pls

**Void Rent Loss** 





Average re-let days is improving



Apprentices ahead of target but a 1.01 percentage point

HEADLINES

decrease on last quarter



points and is now rated as red

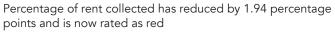
**New Annual Indicator** 

Management Fee Efficiency Target

**GREAT COMPANY** 

**Rent Collection** 







# **GREAT PLACE**

#### **TARGET CURRENT** YEAR END GREAT PLACE 2021/22 QUARTER 2022/23 Safe and Secure **Bi-Annual Indicator** Annual Indicator Annual Indicator Tenant satisfaction with neighbourhood as a place to live 83% 86% Annual (STAR survey question). Keeping properties in good repair Tenant satisfaction with landlord's repairs and maintenance 79% 82% Annual service (STAR survey question). Tenant Safe and Satisfaction with Secure Home Repairs Keeping properties in good repair 99.71% 100% 99.71% Compliance with Decent Homes Standard. **Priority Repairs** 99.02% 99.73% 99.5% Priority 1 Repairs - 24 hours percentage completed on time. **Priority 1 Repairs Non-Emergency Reactive Repairs** Average length of time taken to complete non-emergency 8.83 9.11 9.0 New Indicator New Indicator reactive repairs. Average re-let days 31.02 27.85 25.00 Average time to re-let local authority housing (calendar days). **Maintaining Building Safety** Average SAP EPC C or Above 100% 99.08% 99.01% Ratings Compliance with health and safety obligations. **SAP Ratings** New 65.98 New Average SAP ratings across stock. Year end performance was assessed based on whether a target was achieved (denoted

New

29%

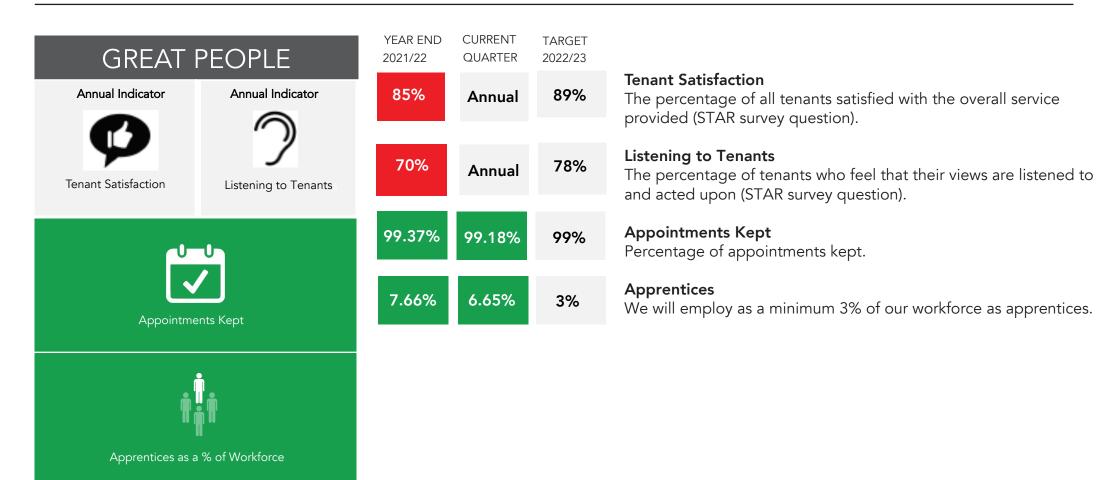
New

on whether a target was achieved (denoted by green formatting) or missed (denoted by red formatting)

Percentage of Properties with an EPC C or above.



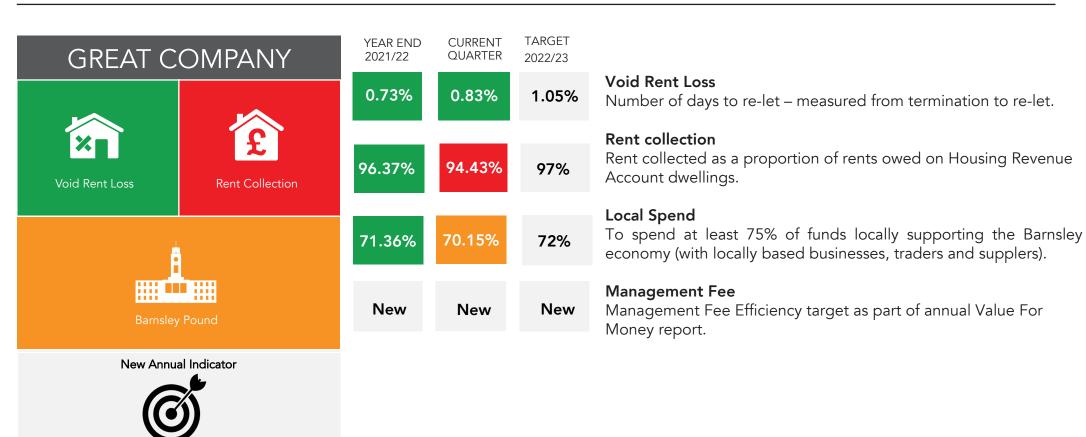
## **GREAT PEOPLE**



Year end performance was assessed based on whether a target was achieved (denoted by green formatting) or missed (denoted by red formatting)



# **GREAT COMPANY**



Year end performance was assessed based on whether a target was achieved (denoted by green formatting) or missed (denoted by red formatting)

Management Fee Efficiency Target



# Exceptions

### **GREAT PLACE**

**No Exceptions** 

### **GREAT PEOPLE**

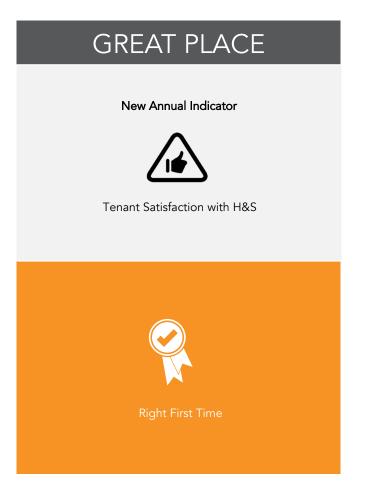
**No Exceptions** 

### **GREAT COMPANY**

Rent Collection Rent collected as a proportion of rents owed on Housing Revenue Account dwellings.

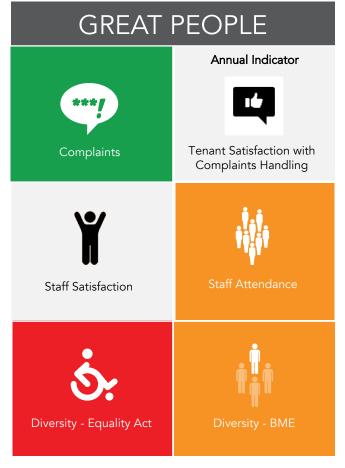


# Pulse Pls Q1 Overview - Company Pulse



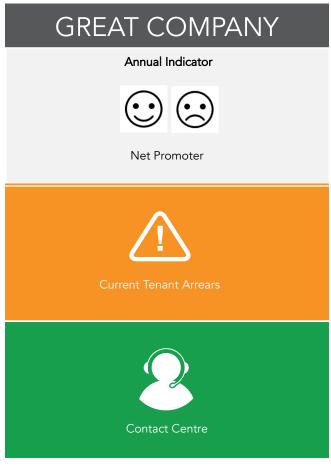
#### HEADLINES

Responsive repairs being completed right first time is improving



#### HEADLINES

Staff attendance is improving and is now rated as amber



#### HEADLINES

Current rent arrears has increased by 0.28 percentage points



# **GREAT PLACE**

### GREAT PLACE

**New Annual Indicator** 



Tenant Satisfaction with H&S



YEAR END 2021/22	CURRENT QUARTER	TARGET 2022/23				
New	New	New				
72.45%	78.21%	81%				

#### **Maintaining Building Safety**

Tenant satisfaction with the health and safety of their home.

### Keeping properties in good repair Right first time.



# **GREAT PEOPLE**



YEAR END 2021/22	CURRENT QUARTER	TARGET 2022/23
87.9%	85.29%	75%
63%	Annual	70%
New	68%	New
11.10	10.00	9.0
5.41%	5.19%	8%
2.16%	1.97%	2%

#### **Complaints**

Percentage of complaints resolved in agreed time (local offer).

#### **Complaints**

Tenant satisfaction with complaints handling (STAR).

#### **Staff Satisfaction**

Employee satisfaction rate. My organisation is a great place to work.

#### **Staff Attendance**

Average number of days absent per full time equivalent employee.

#### **Diversity**

Percentage of staff defining under the Equality Act definition of disability.

#### **Diversity**

Percentage of BME staff in total workforce.



# **GREAT COMPANY**

### **GREAT COMPANY**

**Annual Indicator** 





**Net Promoter** 



Current Tenant Arrear



YEAR END 2021/22	CURRENT QUARTER	TARGET 2022/23
26	Annual	>30
3.29%	3.57%	3%
New	85.27%	80%

#### **Net Promoter**

Likely to recommend Berneslai Homes.

#### **Current Rent Arrears**

Percentage of Current Tenant Arrears.

#### **Contact Centre**

We will answer 80% of priority calls in less than 3 minutes (Contact Centre).



# Exceptions

### **GREAT PLACE**

**No Exceptions** 

### GREAT PEOPLE



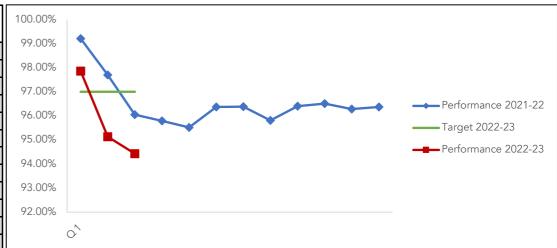
### **GREAT COMPANY**

**No Exceptions** 

#### Berneslai Homes Performance 2022-23 - Key Exception Tracking Report

Title	Rent collected as a proportion of rents owed on Housing Revenue Account Dwellings										
Theme	Income										
Pl Type	Council Pulse										
Year end target	97%										

target	<u> </u>	1					
Date	Performance	RAG	DOT	Target	RAG	Performance	
	2022-23			2022-23	Threshold	2021-22	
Apr-22	97.86%	Green	1	97%	10.00%	99.21%	
May-22	95.13%	Red	4	97%	10.00%	97.70%	
Jun-22	94.43%	Red	4	97%	10.00%	96.05%	
Jul-22					10.00%	95.79%	
Aug-22					10.00%	95.52%	
Sep-22					10.00%	96.37%	
Oct-22					10.00%	96.38%	
Nov-22					10.00%	95.81%	
Dec-22					10.00%	96.40%	
Jan-23					10.00%	96.51%	
Feb-23					10.00%	96.28%	
Mar-23					10.00%	96.37%	



#### Comment on factors affecting performance and management action

Factors Affecting Performance: spike in Universal Credit (UC) verification work throughout April and May which resulted in staff resources being pulled from case management work to carry out UC verifiation work. Also, by March 2022 we had filled all vacancies for Income Officer (IO) posts and returned to a full complement of staff but recognised we had lost a lot skills from staff who had left. From April we commenced a 3-month team training plan to upskill the team. During May/June/July the Senior IOs have had periods of long-term sickness resulting in staff, particularly the newer members, not having access to immediate senior support. There has also been the external challenges of the end of Household Support Funding, residual impact of welfare reform and more and more customers moving onto UC claims, the impact of Covid19, including continued restrictions with the courts and legal services in terms of pursuing possesion orders and evictions. As the income service is a momentum based service, this means you will see the fruits of your labour today in 4/8 weeks time. Therefore the internal and external challenges impacting the service in April/May/June showed in Q1 performance.

Q1

Some of the **key agreed management actions** are as follows: Increased target daily caseload to 45, emphasis on more proactive work and earlier support referrals, direct shadowing, coaching and mentoring of Income Officers by Income Manager/Income Team Leaders and Senior IOs on their return, reducing the minimum balance of serving legal notice to £400, subject to completion of checklist of all essential criteria, completion of team training programme including in-house training as well as external training modules, i.e. UC awareness by DWP, legal framework training by HQN and negotiation training. We are still up against external challenges, such as cost of living crisis, legal restrictions and upcoming UC migration, however we are doing everything we can that is within our control internally; whilst the change journey is underway to deliver the key objectives within the Income Service Improvement

DATE REPORT RAN 30.06.2022	Creating GREAT Homes & Communities for the People of Barnsley													
TOTAL ASSET NUMBERS	Domestic I	Properties	Non-Domes	stic Properties	Ot	ther		eller site / ens House	BUILDING SAFETY SCORECA			SCORECARD berneslai		
	18,080		753		34		30		BUILD	DOILDING SALLTI		113	BCORECARD	
COMPLIANCE AREA	In Date / Compliant	Expired / Non-Compliant	In Date / Compliant	Expired / Non-Compliant	In Date / Compliant	Expired / Non-Compliant	In Date / Compliant	Expired / Non-Compliant	Data Source	Copy Provided	% Compliant	TREND	NARRATIVE	
					FIRE SA	FETY - Fire Risk	Assessment	(FRA) PROGRAI	ММЕ					
Assets on Programme			166	0	34	0			PIMSS		100.00%		Current Position: We are 100% compliant across our FRA programme.     Corrective Action Required: We have 20 FRA's awaiting to be uploaded onto the database due to sickness absence from our Fire Safety Officer. 2 of which are from June but will be uploaded by 15th July and actions raised.     Anticipated Impact of Corrective Action: Due to the delay with the uploads it is anticipated that there will be a number of FRA actions that will expire in the coming months without being actioned. This has been escalated to senior management and we are working hard to action	
Assets NOT on Programme			587		0								asap. Our Fire Safety Officer (FSO) is now back at work and is working on getting the FRA's Uploaded.  4. Progress with Completion Follow-up Works: A number of FRA's have been uploaded since our FSO has returned to work with 20 FRA's left to be uploaded. This is a timely process but aim to have backlog cleared in July. Due to this backlog we will see a drop in performance across our FRA actions in the coming months - All effort is being put in to minimise the impact from this, and will still remain 100% compliant across the FRA programme (this will only effect the FRA actions)	
						FIRE SAFETY	- REMEDIAL	ACTIONS						
Immediate Action Required			0	0	0	0			PIMSS				Out of date Actions: 2 x High.  1. No access, tenant in prison, awaiting confirmation from Housing	
High (2 month)			28	2	0	0			PIMSS				<ol> <li>No access, tenant in prison, awaiting confirmation from Housing Management Officer (HMO) when we are able to gain access. Other action from George Street, Worsbrough which requires an emergency</li> </ol>	
Medium (6 months)			65	5	0	0			PIMSS			П	light service. This has been passed on to BPS to add to the schedule and to be carried out as a priority.	
Low (12 months)			19	0	0	0			PIMSS					
In plan works - High			12	46	0	0			PIMSS			1	5 x Medium - Mount Vernon Road Flats (4 actions), orders raised for Construction Services (CS) to carry out required works and aim for	
In plan works - Medium			40	85	0	0			PIMSS			ľ	completion July 22. 1 x Berneslai Close awaiting evidence photographs, will be complete by the end of July.	
In plan works - Low			20	93	0	0			PIMSS				In Plan works. Project Manager is now in post and will be prioritising the In-plan works. Budget approved over a three year period in which works	
All Fire Actions			184	231	0	0							will be carried out focussing on high risk actions.	
					FIRE SAF	ETY - EQUIPME	NT SERVICI	NG & MAINTEN	ANCE					
Fire Detection & Warning			58	0					PIMSS		100.00%			
Emergency Lighting			108	0					PIMSS		100.00%	1		
Fire Extinguishers			62	0					Spreadsheet		100.00%		100% Compliance	
Smoke Vents			3	0					Spreadsheet		100.00%			
Fire Blankets			53	0					Spreadsheet		100.00%			
All Fire Actions			284	0							100.00%			

DATE REPORT RAN 30.06.2022				Creatir	ng GREAT	Homes &	Comm	unities for	the Peop	le of Ba	rnsley			
TOTAL ASSET NUMBERS	Domestic	Properties	Non-Dome	stic Properties	Ot	ther		ller site / ns House	BIIID	BUILDING SAFE		AFETY SCORECARD		
	18,080		753		34		30		טונט					
COMPLIANCE AREA	In Date / Compliant	Expired / Non-Compliant	Data Source	Copy Provided	% Compliant	TREND	NARRATIVE							
			EL	ECTRICAL SAFE	TY - Electrical lı	nstallation Conc	lition Report	(EICR) PROGRA	MME < 10 year	s and < 5 ye	ars			
Assets on Programme with an in date EICR <10 yrs	17859	257					29	1	Workbooks		98.58%	1	There are still ongoing access issues with these properties; approach is being clarified with Penningtons.	
Assets NOT on Programme	-36						0							
Assets on Programme with an in date EICR <5 yrs	14565	3551	215	1			29	1	Workbooks		80.65%		We have instructed Home Utility Group (HUG) to increase capacity on the catchup scheme in order to complete an additional 2,000 domestic EICRs by end of September 2022.	
Assets NOT on Programme	-36		537				0						Elens by the or deptember ECE.	
						ELECTRICA	L REMEDIAL	WORKS						
C-1	153	17					0	0	Spreadsheet			1		
C-2	348	92					41	0	Spreadsheet			1	Wates have been requested to investigate status of previous work orders raised against C1 and C2 faults.	
C-3											100.00%			
						GA:	SERVICING							
Assets on Programme	16203	2	4	0	51	0			Spreadsheet		99.99%	1	2 Domestic property overdue, due in court for warrant of entry, warrant	
Assets NOT on Programme	1875		749		-17	2211111112							to be served ASAP thereafter. 0 Commercial properties overdue	
						COMMERC	IAL GAS REN	IEDIALS		1				
All commercial gas remedials					0	0					100.00%	Ţ		
	105					DOMESTIC PR	OPERTIES (W	ithout Gas)		1				
Assets on Programme	635	0							Partners		100.00%	J		
		_			No. of Void	ls Capped in M	onth within 2	4 hrs of Becom	ing Void	T				
No. of Voids Capped in Month within 24 hrs of Becoming Void	42	0							Partners		100.00%	<b>♦</b>	May data unavailable within reporting deadline.	
No. (Tours to Illiano Consul				No	of Tenanted Ho	omes Capped [n	nonitoring me	etric only] long	term capped off					
No of Tenanted Homes Capped [monitoring metric only]	120	0							Partners		100.00%	1		
							Solid Fuel							
Homes on the Programme	128	0							Spreadsheet		100.00%	<b>♦</b>		
							Asbestos							
Assets on Programme			535	0	25	0	1	0	PIMSS, Spreadsheet		100.00%	1	1) Current Position: <b>100%</b>	
Assets NOT on Programme			218		9		29							

DATE REPORT RAN 30.06.2022	Creating GREAT Homes & Communities for the People of Barnsley												
TOTAL ASSET NUMBERS	Domestic	Properties	Non-Dome	stic Properties	O	ther		ller site / ns House	BUILDING SAFETY		- C	CCOPECADD berneslai	
	18,080		753		34		30		DOILD	BUILDING SAFET			SCORECARD
COMPLIANCE AREA	In Date / Compliant	Expired / Non-Compliant	In Date / Compliant	Expired / Non-Compliant	In Date / Compliant	Expired / Non-Compliant	In Date / Compliant	Expired / Non-Compliant	Data Source	Copy Provided	% Compliant	TREND	NARRATIVE
						WAT	ER HYGIENE						
Assets on Programme	16693	388	59	3	30	4	0	0	PIMSS, Spreadsheet		97.70%	1	All outstanding Legionella Risk Assessments (LRAs) for Non-Domestic Properties to be completed by end June 2022 - still awaiting 3 LRAs
Assets NOT on Programme	999		691		0		30						reports from Infinity
						WATER HYGI	ENE Inspecti	ion checks					
Weekly checks - 31 buildings			124	0					TEAMS, Spreadsheet		100.00%	1	
Monthly checks - 54 buildings			54	0					TEAMS, Spreadsheet		100.00%	1	weekly/monthly checks complete. Annual monitoring reports chased with Infinity. Most annuals completed but no reports sent.
Annual checks			50	12					TEAMS, Spreadsheet		80.65%	1	
					١	WATER HYGIENI	E REMEDIAI	L ACTIONS					
High (1 month)	0	0	0	0									
Medium (3 months)	0	0	0	0									no remedials raised June 2022
Low (6 months)	0	0	0	0					SAP, Spreadsheet				
All Actions	0	0	0	0			0	0					
	1					SERVICE & MA	AINTENANC	E CHECKS					
Passenger Lifts(14)/Platform lifts (6) (Classic)	20	0							Engineers sheets		100.00%	1	All Passenger Lifts(14) serviced. Platform lifts(6) not due in June 2022
Stairlifts (Stannah)	384	30							Engineers sheets		92.75%	1	working with both contractors to get contact numbers and gain access to carry out the services.
Hoists / Steplifts (Prism)	67	66							Engineers sheets		50.38%	1	PRISM have had change of service manager now trying to get compliant meeting with procurement 12/07/22 to discuss tender/contract
All	471	96									83.07%	1	