



SOUTH  
KESTEVEN  
DISTRICT  
COUNCIL

# Housing Overview and Scrutiny Committee

Monday, 8 June 2026

Report of Councillor Virginia Moran  
Cabinet Member for Housing

## Housing Performance Data April 2026

### Report Author

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### Purpose of Report

To present the Housing Overview and Scrutiny Committee with the Housing Performance Data to 30 April 2026.

### Recommendations

#### The Committee is asked to:

- 1. Review and scrutinise the current performance of the Housing Service**

### Decision Information

Does the report contain any exempt or confidential information not for publication?	N
What are the relevant corporate priorities? <i>(delete as appropriate)</i>	Housing
Which wards are impacted?	(All Wards);

## **1. Implications**

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

### ***Finance and Procurement***

- 1.1 There are no direct financial implications associated with this report. Any delivery of performance objectives needs to be maintained within existing budgets.

*Completed by: David Scott – Assistant Director of Finance and Deputy S151 Officer.*

### ***Legal and Governance***

- 1.2 This report is provided to support the committee's overview and scrutiny functions in relation to the performance of the Council's housing service.
- 1.3 The delivery of housing services engages a range of statutory duties and regulatory requirements, including those applicable to the Council as a registered provider of social housing.
- 1.4 There are no substantive legal implications as this report is presented for monitoring and scrutiny purposes only and does not seek any substantive decision from the committee.

*Completed by: Graham Kitchen, Director of Law and Governance (Monitoring Officer)*

## **2. Background to the Report**

- 2.1 The Council has a clear commitment in its Corporate Plan 2024-2027 to ensure that all residents can access housing which is safe, good quality, sustainable and suitable for their needs and future generations so it is essential performance is regularly monitored as this will ensure residents are receiving the level of service expected from the Council.
- 2.2 Appendix 1 provides performance data for Housing Technical Services, Housing Services and Compliance across the housing stock. A presentation will be given during the committee meeting where officers will provide detailed information regarding the performance.
- 2.3 The key points to note for Housing Technical Services are:

## **Reactive Repairs Service**

- The total number of overdue repairs has continued to reduce, at 30 April 2026 there were 749 overdue repairs compared with 2,276 in March 2025 which shows a significant improvement.
- Performance on emergency repairs has improved with 97% completed on time during March and 98% in April.
- The performance for non-emergency repairs and all repairs completed on time has significantly improved between March and April 2026. Non-emergency repairs completed on time in March were 62% compared with 77% in April and 68% of all repairs were completed on time in March compared with 82% in April.

## **Damp and Mould**

- The performance on inspections completed within 14 calendar days has reduced from 81% in March 2026 to 76% in April 2026. The Council will continue to review the actions it needs to take to ensure all surveys are completed within 14 days.
- The average time to complete and issue the damp and mould inspection report was 14 days in April 2026 which met the set target.
- At 30 April 2026 there were 210 outstanding repairs of which 30 were overdue (these figures are also included in the reactive repairs data).
- The performance on emergency repairs completed on time improved to 100% in April 2026.

## **Voids**

- At 30 April 2026 the Council had 53 void properties compared with 44 properties in March.
- The average time to repair all void properties remained consistent between March and April 2026.
- The average time for a property to be handed back to the Council and relet to a new tenant has reduced from 79 days in March 2025 to 57 days in April 2026.

## **Asset Management and Stock Condition**

- Excluding properties where tenants have refused works 79% of Council owned dwellings currently meet the Decent Homes Standard. The percentage of properties meeting the decent homes standard will reduce every April as property components have reached the end of their useful life according to data in the stock management system, Apex. These components will be validated by the Planned Works team and those which require replacement will be committed to the capital works programme.

Components which can have their life extended will be updated in Apex for replacement in a future year.

- 95% of Council owned dwellings have a stock condition survey and 93% of Council owned dwellings have a survey which has been completed within the last 5 years survey, the Council is working with Impart Link to undertake the remaining surveys.

#### 2.4 The key points to note for Housing Services are:

- At 30 April 2026 the number of housing register applications waiting for assessment was 167 compared with 318 at 31 March 2026.
- The number of applicants on the housing register at 30 April 2026 was 975 the number of applicants in bands 1 and 2 has increased from 294 in March 2026 to 325 in April 2026 which will be due to the reduction in the number of applications waiting for assessment in the same period.
- 112 offers of Housing to people on the register during March and April
- The number of ASB cases has remained at a similar level between March and April 2026.

#### 2.5 The key points to note for Housing Compliance are:

- Legionella – 100% compliant with required inspections.
- Asbestos – 100% compliant with required inspections.
- Fire Risk Assessments – 100% compliant with required inspections.
- Lift Inspections (LOLER) – 92.86% compliant with required inspections. The inspection of one lift has been delayed as at the time of inspection the lift shaft light was not operational so a full inspection could not be completed. The lift has been allowed to remain in service and the LOLER inspection will be completed once the repair has been carried out to the light.
- Gas Safety Inspections – 99.54%. There are 21 properties without a Gas Safety Certificate, Housing are engaging with tenants where Sureserve has not been able to gain access to complete the inspection. The Council is currently waiting for a court date to apply for warrants to gain access.
- Electrical Inspections – compliance has increased to 97.62%. The compliance and housing teams continue to work together to increase tenant engagement.
- Smoke and CO – 100% compliant with required inspections.
- Gas Remedial Actions – there were 40 outstanding remedial actions at 30 April 2026.
- Electrical inspection remedial actions - there were 16 outstanding remedial actions at 30 April 2026.
- Legionella remedial actions – there were 3 outstanding remedial actions at 30 April 2026.

#### 2.6 Following the completion of Fire Risk Assessments, remedial actions are identified which the Council is required to complete. The actions are categorised

as High, Medium, Low and Advisory Recommendations. The Fire Safety Working Group which is chaired by the Head of Service for Health, Safety, Compliance and Emergency Planning and attended by key officers in Housing, monitors the completion of these actions. During April the team completed 52 actions. At 30 April 2026 the number of outstanding actions are as follows:

- High – 0
- Medium – 34
- Low – 199
- Advisory – 0

### **3. Key Considerations**

- 3.1 This report provides an update on the current performance of the Housing Service and provides committee with the opportunity to ask pertinent questions regarding the data that is being presented to them.

### **4. Other Options Considered**

- 4.1 This report ensures that the Housing Overview and Scrutiny Committee are given the opportunity to review, scrutinise and comment on the performance of the Housing Service

### **5. Appendices**

- 5.1 Appendix 1 – Housing Performance