



GOVERNMENT OFFICE
FOR LONDON

APPENDIX A

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20 January 2003

Dear Graham

**HOUSING INVESTMENT PROGRAMME (HIP) STRATEGY, HOUSING REVENUE
ACCOUNT (HRA) BUSINESS PLAN, CAPITAL STRATEGY AND ASSET
MANAGEMENT PLAN**

Further to my letter 10 December notifying you of your Council's allocation from the Single Capital Pot (SCP) for 2003/4 including the housing component, I am now writing to provide feedback on the four core strategy documents submitted by your Council last July. Attached is an Annex that contains detailed feedback on each document covering the main areas of our assessment.

HOUSING DOCUMENTS - FIT FOR PURPOSE ASSESSMENT

As you know your Housing Strategy and HRA Business Plan were assessed for fitness for purpose against the criteria set out in the guidance sent out to Housing Directors on 8 March 2002. Your Housing Strategy and Business Plan assessments were combined to produce an overall assessment for your authority. This determined the performance related part of your 2003/04 capital allocations and the associated HIP performance bandings. These performance bandings (well above average, above average, average below average, well below average) reflect relative performance within the region. As you are aware, your authority was assessed as average for London.

The assessments for upper-tier authorities also fed into the housing element of the new Comprehensive Performance Assessment (CPA). The HIP inputs were produced by combining the individual GO assessments to produce national bandings for housing strategies (also used for the community housing element) and HRA Business Plans (used for the housing management element). The CPA bandings (4=excellent; 3=good; 2=fair; 1=poor) reflect the range of performance assessments across upper-tier LAs in all regions. Your authority was scored 3 for housing strategy and 3 for the Business Plan.



Although your authority's housing strategy and business plan did not fully meet the fit for purpose criteria, they were very close and require very little additional work to meet the fit for purpose standard. The attached annex sets out what is still required to meet that standard. If you can provide evidence by the end of March 2003 that the areas not fully addressed have been overcome, we should then be able to confirm that your documents are fit for purpose. This would mean that you would not need to submit a new strategy and business plan later this year.

HOUSING DELIVERY ASSESSMENT

Brief comments on your delivery performance are included in the Annex.

CAPITAL STRATEGY AND ASSET MANAGEMENT PLAN (AMP)

Both your Capital Strategy and AMP were assessed using the Primary and Secondary criteria shown in Part 2 of the Single Capital Pot guidance issued on 9 May 2002. For both documents one of 3 bands was used; Good, Satisfactory or Poor. You will recall that to achieve a satisfactory rating all the Primary criteria had to be met with a minimum of 75% of the secondary criteria also being met to be rated Good. Your Council has been rated Good for the Capital Strategy and Satisfactory for the AMP.

As your authority's Capital Strategy was rated Good, we will not be asking you to submit this document annually. Nevertheless there are still a few minor points that you may wish to address; details are in the attached Annex. You will still be asked to provide some basic statistical information, comprising property performance indicators and key data on asset numbers, value and condition. This will be used to inform decisions about local authority investment needs and priorities in spending reviews.

Your authority's AMP did not meet the required standard for a Good marking as there are a number of areas not fully addressed in your documents. Details are in the attached Annex.

I hope that the attached feedback proves useful. It would be helpful if you could let us know whether you will be responding to our suggestion that you should submit further evidence by the end of March 2003 to enable us to confirm your documents are fit for purpose. We will of course be pleased to discuss the evidence required further and I would be grateful if you would contact Elaine Bowman on 020 7217 3080 in the first instance to arrange.

I am also copying this letter to the Director of Housing and Health, David Woods and your Council's Corporate Property Officer, Jack Knowles.

Yours sincerely,



Geth Williams