

THE EXECUTIVE

20 MAY 2003

REPORT OF THE DIRECTOR OF HOUSING AND HEALTH

SELECTION OF REGISTERED SOCIAL LANDLORDS FOR BARKING & DAGENHAM'S PREFERRED PARTNERS PANEL	FOR DECISION	
<p><i>This report concerns a major housing issue.</i></p> <p><u>Summary</u></p> <p>This report gives the background and reasons for the assembly of a panel of preferred Registered Social Landlord (RSL) partners. The report sets out the criteria for the selection and brings forward proposals on which RSLs should comprise the panel. The report also indicates how the strengths of the RSL partners will be matched to the many varying development and regeneration opportunities.</p> <p><u>Recommendations</u></p> <p>The Executive is asked to agree to:-</p> <ol style="list-style-type: none">1. The selection of Anglia Housing Group (Stort Valley HA), East Thames Housing Group, Metropolitan and Ujima to the Council's panel of RSL preferred partners2. Further enquiries of London & Quadrant Housing Trust and Presentation Housing Association with a view to adding these to the panel3. Annual reviews of the performance of RSL partners and consideration of new applications to join the panel. <p><u>Reasons</u></p> <p>The assembly of a panel of RSLs providing high quality and efficient development and management services will greatly enhance the delivery of affordable homes for the local community.</p>		
Contact: Ken Jones	Interim Head of Housing Strategy	Tel: 020 8227 5703 Fax: 020 82275799 Minicom: 020 8227 5755 E-mail: ken.jones@lbbd.gov.uk

1. Background

- 1.1 Currently RSLs are selected on an ad hoc basis for individual sites, often following competitions. This process is time consuming and does not lend itself to a comprehensive approach to future development, which is particularly relevant for Barking & Dagenham given the scale and range of the forthcoming new affordable housing programme.

1.2 The Council had previously selected Hanover Housing Association as the RSL partner to develop extra care housing for elderly people and Look Ahead Housing & Care for supported hostel accommodation, following competition processes.

2. Benefits to be gained from a Panel of Preferred RSL Partners

2.1 There is a need to build strong partnering relations with RSLs to ensure the efficient delivery of high quality innovative affordable housing projects to meet the community's needs.

2.2 A panel of RSLs will mean there can be better planning for future project delivery with greater certainty for the Council and the RSLs.

2.3 This approach will help drive up standards of both development delivery and estate management services of RSLs.

2.4 A further and significant advantage which will be derived from the panel is that innovative approaches to funding and resourcing schemes are more likely to be achieved as a result of the certainty and better lead in time for the RSLs working with the Council.

3. Selection Process

3.1 Following shortlisting of RSLs that had either worked with the Council or those that had carried out developments within East London; 9 organisations were interviewed by a panel of Members, a tenants' representative and officers, with an observer from the Housing Corporation.

3.2 The RSLs were evaluated against a matrix of factors. These were:-

- Development capacity
- Tenancy and estate management
- Regeneration
- Supported accommodation
- Black and minority ethnic
- Demonstration of partnership working with Barking & Dagenham.

4. Proposal

4.1 It is proposed that the following RSLs be selected to comprise the initial panel:-

Anglia (Stort Valley Housing Association), East Thames, Metropolitan and Ujima.

These would join Hanover and Look Ahead, the specialist providers as indicated in para. 1.2.

4.2 Further enquiries be made of London & Quadrant and Presentation to assess if they can satisfy the criteria and therefore also join the panel.

- 4.3 A protocol is being finalised which our RSL partners will be expected to sign. This will set performance standards, for example in the area of estate and tenancy management, against which the RSL partners will be measured. There will be an annual review process and in the event that any RSL fails to perform at the required level action will be considered to either suspend or deselect from the preferred partner panel. The annual review process will also give the opportunity for other RSLs to be considered for addition to the panel.
- 4.4 It is evident that the selected RSLs have differing strengths, therefore, it is proposed to deploy them accordingly to the development and regeneration schemes in the pipeline.

Background papers used in the preparation of this report:

Preferred Partner: background information paper.
RSL preferred partnering evaluation matrix.