

“Shaping Up for Improvement”

What are the issues for community based housing organisations?

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Deciding what to do with “Shaping Up”

The seasonal option?



NOT the best option

- Hard talk for the whole housing sector
- But issues highlighted could apply to any individual HA
- Reflect/act individually



Enough to leave it there?

- Distinctive issues in different parts of the sector
 - Clearer sense of this from sources other than “Shaping Up”
- SHR views about the future structure of the sector
 - Impact on community based organisations
 - Timing/content, in relation to the Housing Bill

The key issues for community based organisations

Future Structure of the HA Sector

“Shaping Up”

“(Are) some parts of the current social rented sector structured to best effect to deliver the right outcomes for particular neighbourhoods and geographical areas?”

Issues Arising

- Which parts of the sector are not structured in the right way?
- What kind of neighbourhoods and geographical areas are we talking about?

Costs

“Shaping Up”

“In the RSL sector, we have seen that in some localities the higher management costs of smaller, community based organisations can lead to better housing management outcomes”

Issues Arising

- Do community based organisations generally deliver better services?
- And do they have higher management costs?
- “What type of organisations do we require to deliver the outcomes we want social housing to achieve?”

Governance

“Shaping Up”

“Some RSLs need to consider whether a governing body made up primarily or solely of tenants will deliver the sort of governance they need in more challenging times”

Issues Arising

- Major implications for CBHAs
- What are you doing to strengthen governance?
- Things you should be doing more of?

Tenants and communities first

“Shaping Up”

“Governing bodies will need to think beyond themselves and their organisations for the greater good of the tenants and communities they serve...

This matters for discussions about costs, rationalisation and a more strategic view of how to organise housing management in particular local areas”.

Issues Arising

- “Costs and rationalisation”: which parts of the sector?
- Where are costs and rationalisation on your agenda?
- Are they on your tenants’ agenda?

Mergers

“Shaping Up”

“Given the economic and financial change the sector faces, the administrative cost of managing houses in certain areas, and the need for more coherent neighbourhood management and service improvement, the benefits of proactive mergers should be part of the discussion about shaping the RSL sector for the future”.

Issues Arising

- Which types of HAs are at greatest risk?
- “Certain areas” – which?
- “More coherent neighbourhood management”?
- Whose call on mergers? In what circumstances will SHR seek to influence this?

'On the Front Foot'

- Understanding the report and its practical significance
- Considering the implications for your HA
- A positive agenda on “value”
- Constructive dialogue with SHR
 - For example, on information collection, self evaluation, filling the inspection gap
- GWSF role in relation to support, raising standards etc?