



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Housing & Communities Select Committee

Quarterly Performance Update

Quarter 4

2023-24

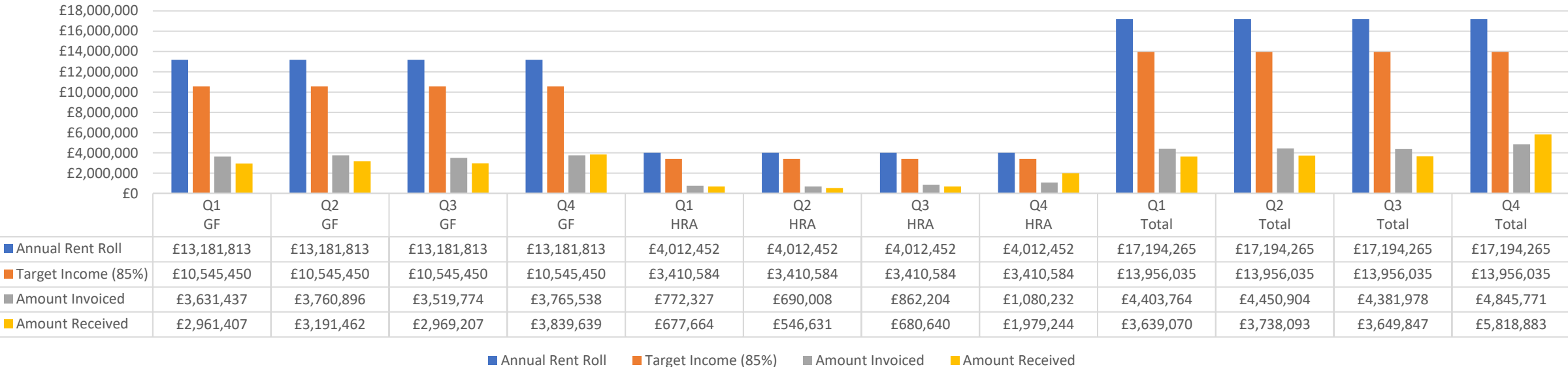
Social Investment & Property

Social Investment & Property

GF & HRA: Income & Debt

Q1-Q4 Income

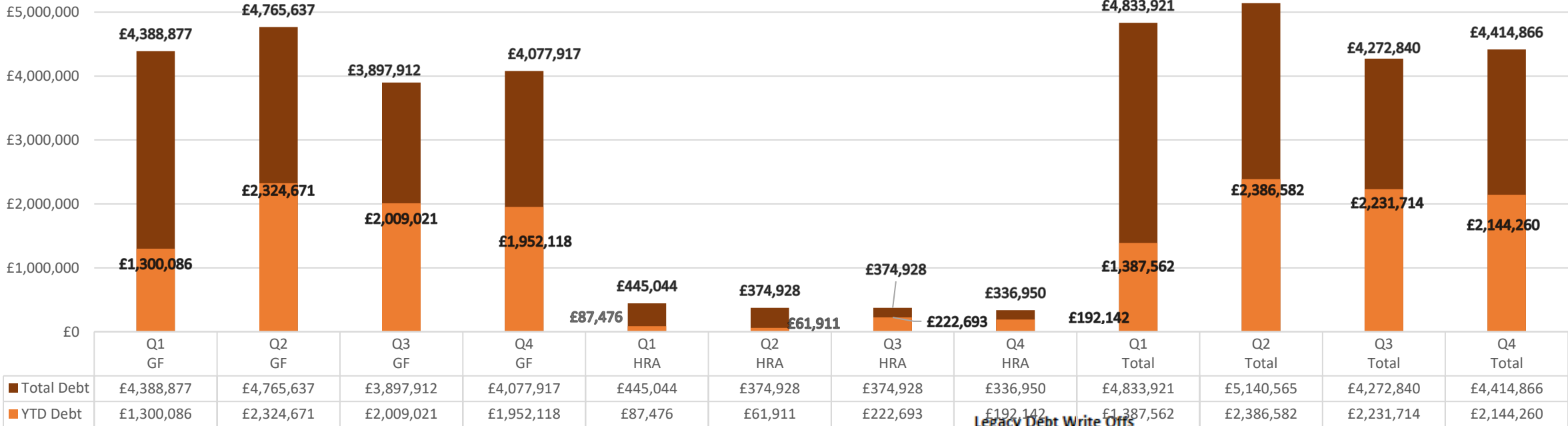
Income Annual Rent Roll (By Quarter)



NB: Annual Rent Roll: the total amount of income received from the portfolio of Council owned investment (or commercial) property.

Q1-Q4 Debt Position

Debt Position for FY 2023/2 (by Quarter)



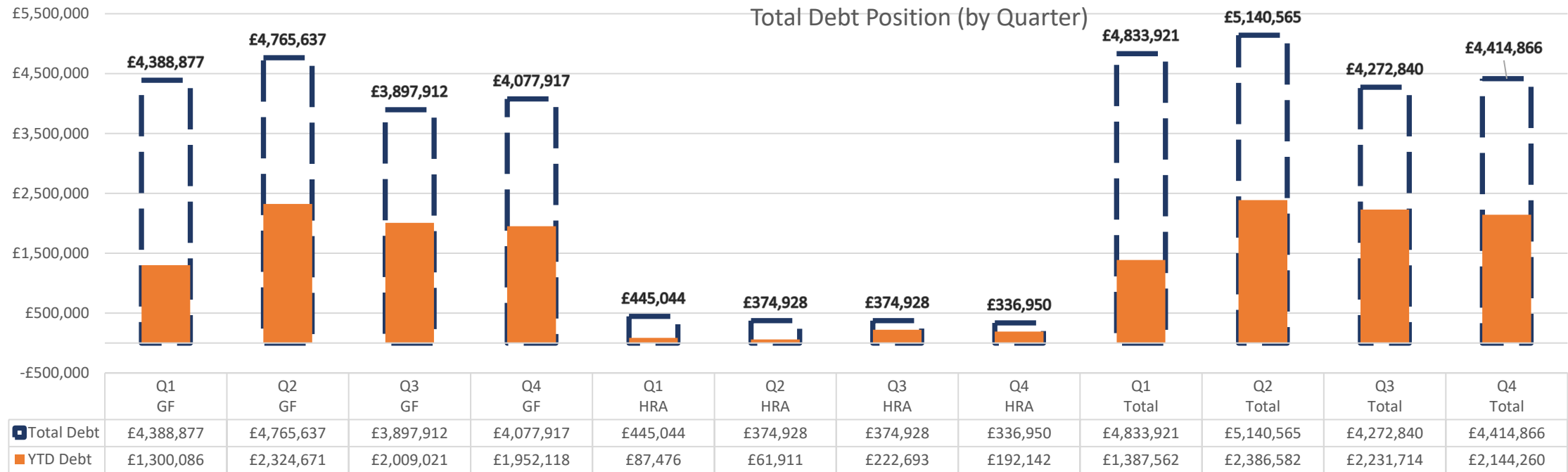
Legacy Debt Write Offs

	No. Tenants w/ Write Offs	No. Invoices Written Off	Total Amount Written Off
General Fund	1	2	£3,341
Housing Revenue Account	5	9	£85,529
Total	6	11	£88,870

Social Investment & Property

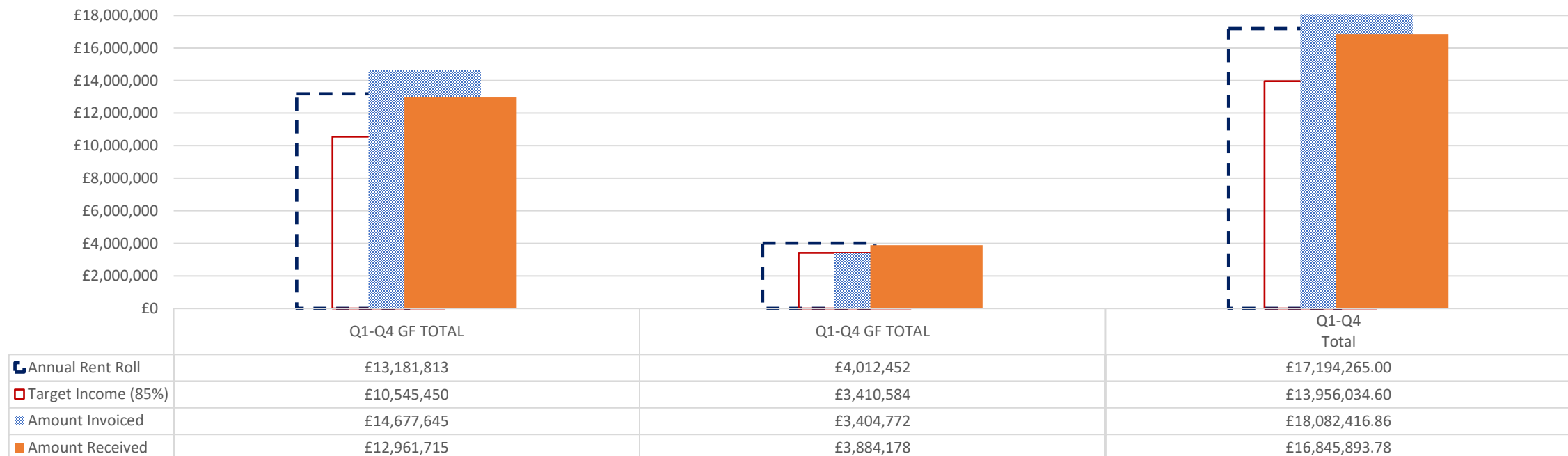
GF & HRA: Income & Debt

Q1-Q4 Total Debt Position



End Of Year Income – Annual Rent Roll

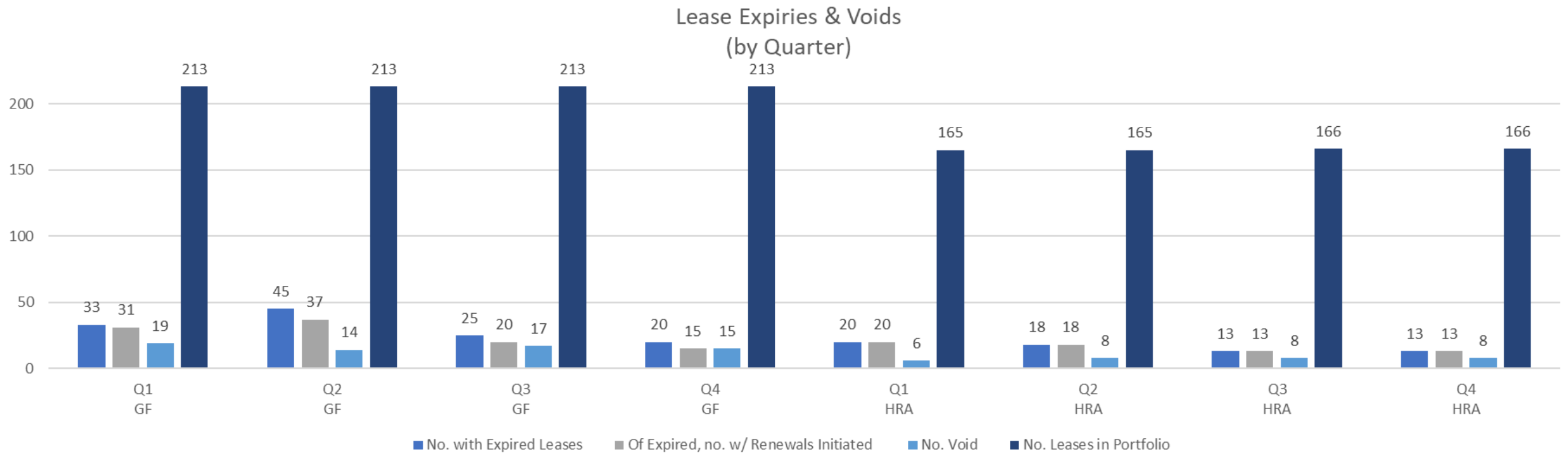
Income - Annual Rent Roll (End of Year Total)



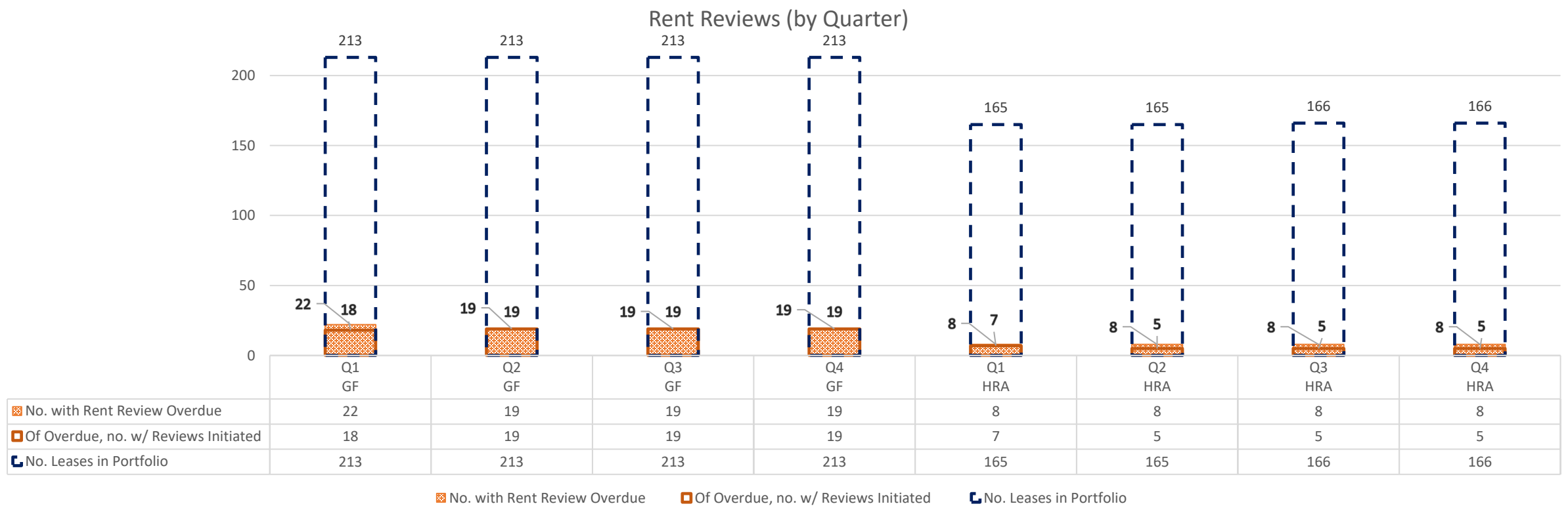
Social Investment & Property

GF & HRA: Lease Expiry & Voids

Q1-Q4 Lease Expiries & Voids (by Quarter)



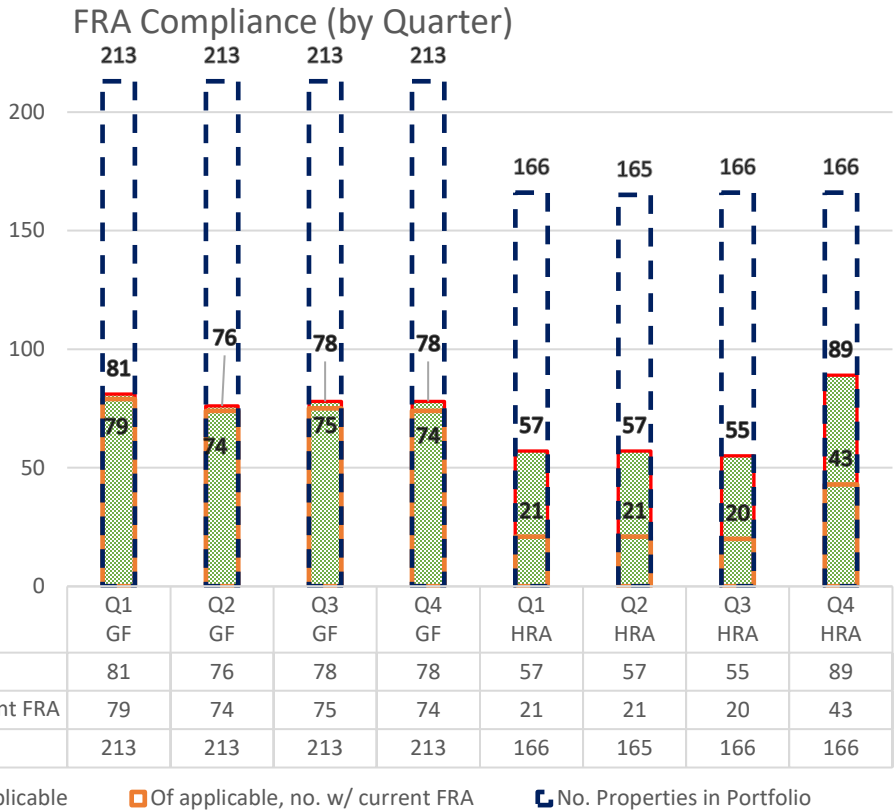
Q1-Q4 Rent Reviews (by Quarter)



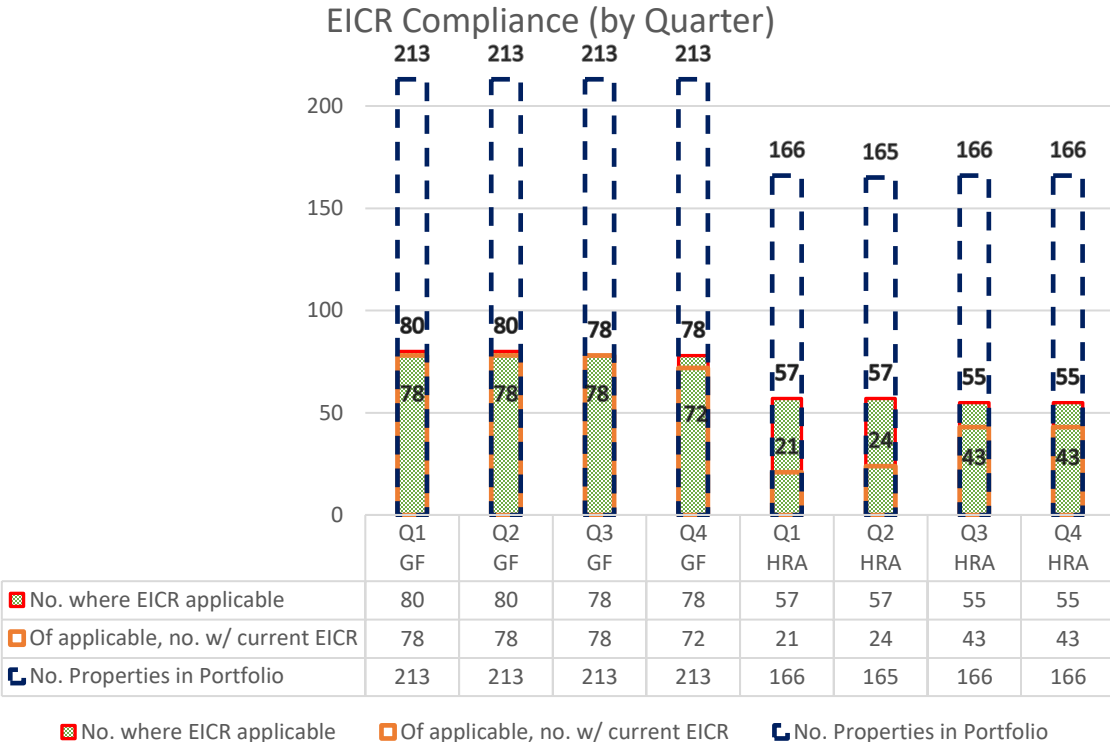
Social Investment & Property

GF & HRA: Health & Safety Compliance

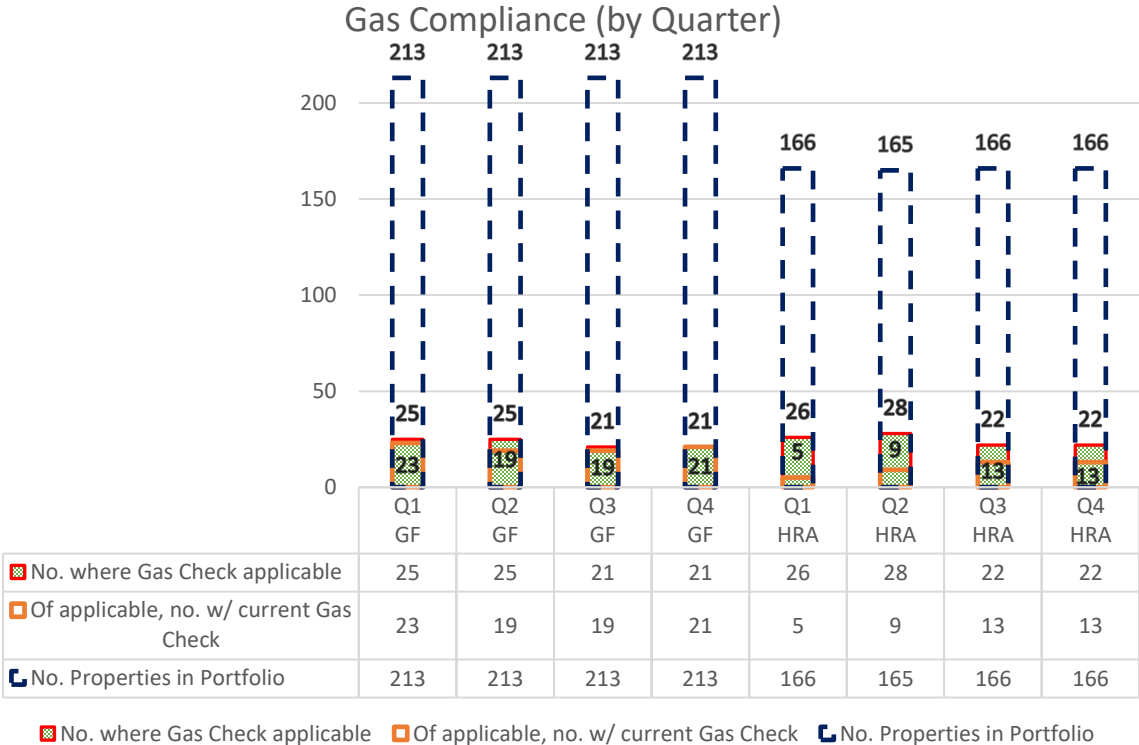
Q1-Q4 Fire Risk Assessment Compliance



Q1-Q4 Electrical Installation Condition Report Compliance



Q1-Q4 Gas Check Compliance

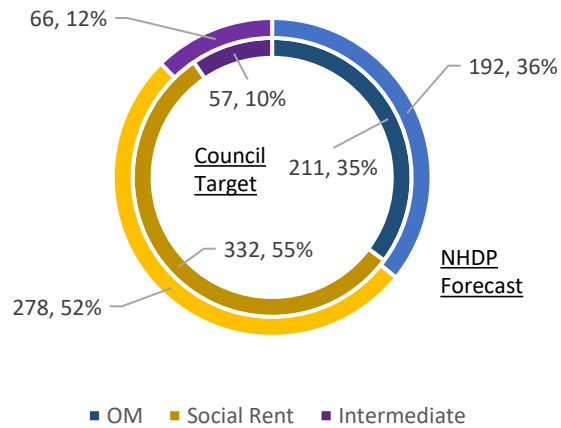


Social Investment & Property

New Homes Delivery Programme (Unit Numbers & Tenure Mix)

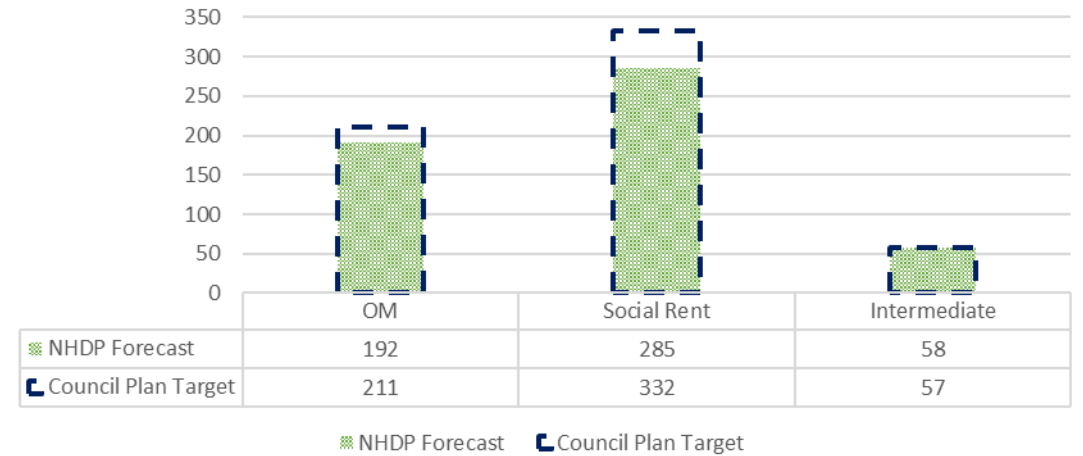
Unit Number & Tenure Targets

Council Target vs. NHDP Forecast



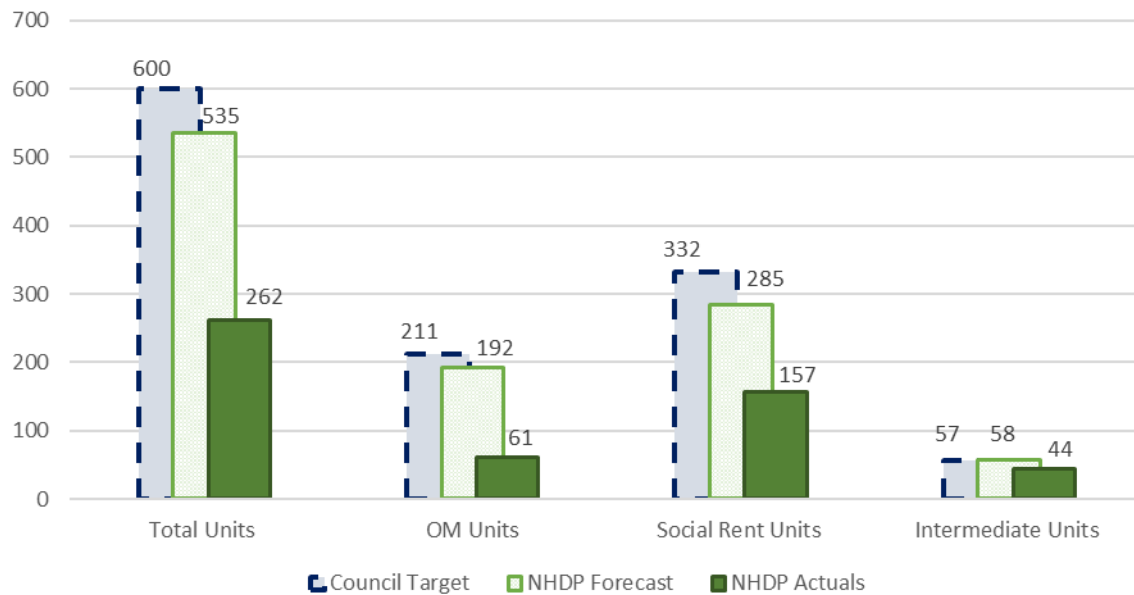
New Homes Delivery Programme is currently under review.

Council Target vs NHDP Forecast



Council Target for New Homes	600	NHDP Forecasted Total	535	Movement (target v. forecasted)	89%	↓ -65		
Council Target for Open Market	211	35%	NHDP Forecast for Open Market	192	36%	Movement	91%	↓ -19
Council Target for Social Rent	332	55%	NHDP Forecast for Social Rent	285	53%	Movement	86%	↓ -47

Tenure Target vs. Forecast vs. Actuals



Breakdown of Forecasted Tenure Mix by Project:

Project Information			RBKC Target	Current Forecasted Targets			
Phase	Project	Project Milestone		Project Total	OM	Social	Intermed
Council Target for Number of New Homes			600		211	332	57
Forecasted Target as % of Council Target			89%		91%	86%	102%
NHDP Forecasted Target for Number of New Homes			535		192	285	58
				% of target	36%	53%	11%
Complete	Grainger	Completed		78	4	60	14
Phase 1	175-177 KENSAL ROAD	Completed		38	0	28	10
Phase 1	15 - 17 HEWER STREET	Completed		20	10	0	10
Phase 1	ACKLAM RD (PLOTS 5 AND 6)	On Site		32	12	20	0
Phase 2	BARLBY ROAD	On Site		83	35	38	10
Phase 2	SILCHESTER ARCHES	On Site		11	0	11	0
Phase 3	108 - 128 LANCASTER ROAD	Feasibility		30	15	15	0
Phase 3	WALMER ROAD (FORELAND MC)	Feasibility		9	0	9	0
Phase 3	LATYMER COMMUNITY CHURCH	Feasibility		32	16	16	0
Phase 3	LOTS ROAD EXTRA CARE	Feasibility		202	100	88	14

	Actuals as % of Target	Actuals as % of Forecast
Total Units	44%	49%
OM Units	29%	32%
Social Rent Units	47%	56%
Intermediate Units	77%	67%

NB: Actuals are represented by all completed units; all on-site projects; and projects which have received planning but not yet started on site