



Report to:

Northwards Housing Board
11th April 2006

Item No:

12

Title:	Development of Business Plan		
Date:	11 th April 2006		
Author:	Director of Business Services	Tel No:	0161 227 3017
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Confidential:	No		
For: (Please tick action required)	NOTING	DISCUSSION √	APPROVAL

PURPOSE OF REPORT

At its meeting in March, the Board approved the methodology and timetable for developing the first Business Plan for Northwards Housing. One element of that methodology was to carry out a review of the current situation of the Company in terms of its external environment and internal strengths and weaknesses.

The Board is asked to review the attached documents which form an initial analysis of the factors which will influence the future of Northwards Housing. The views of the Board (and of the Area Panels, which will also be consulted in April) will be used to develop the draft Business Plan which will be presented to the Board in May.

Attached to this document are the following analyses of the factors which will influence the policies of Northwards and will impact on our ability to deliver services to our customers:

Appendix A – Strengths, Weaknesses, Opportunities, and Threats (SWOT)

This looks at the internal issues facing the Company, as well as defining external issues that need to be identified and considered in setting policies and priorities.

Appendix B – Political, Environmental, Social and Technological factors (PEST)

This defines the (mostly) external influences on the Company, which need to be considered in setting future strategy and policies. Some will act as a limitation on the Company's ambitions, whilst others will provide scope for future development of services and activities.

There are overlaps between the two documents.

The analysis has been carried out by the Executive Management Team, and will be key in developing the Business Plan, which is due to be completed by the end of May. It is important that the Business Plan is developed with the widest possible involvement of the Board, tenants and other customers, and partner organisations. In the future, this will require extensive consultation. It was agreed by the Board that – in view of the short timescale available to prepare the first Business Plan – for this first Plan, consultation would be limited to consideration by the Board and Area Panels of the key issues within

the two documents attached, and consultation generally with the City Council on the proposals within the Plan.

RECOMMENDATION

The Board is asked to consider whether the attached documents reflect the issues which the Company faces, or whether:

- Additional factors needs to be considered
- The analysis shown in those documents needs to be expanded or amended in any way

IMPLICATIONS

Equality & Diversity:	The Business Plan will need to define how the Company will develop its strategy on Equality and Diversity, and will need to show how that will be resourced
Financial:	The Plan will set out how the Company's resources are to be allocated in order to achieve the Board's priorities
Staffing:	The effective use of staffing resources is a major factor in achieving priorities and high standards of service. In addition staff should be involved in setting those priorities and standards. Development of the Business Plan will help to achieve both of those objectives
Decency Target:	The plans for achieving Decent Homes will be included within the Plan
Governance:	The Business plan will set out the key ambitions of Northwards Housing; the Board will need to monitor achievements compared to those ambitions, as part of its governance of the Company

Equality & Diversity Implications (Please tick where relevant):

BME	<input checked="" type="checkbox"/>	Lesbian/Gay/Bisexual/Transgender	<input checked="" type="checkbox"/>
Elderly	<input checked="" type="checkbox"/>	Single Parents	<input checked="" type="checkbox"/>
Young	<input checked="" type="checkbox"/>	Domestic Violence	<input checked="" type="checkbox"/>
Disability	<input checked="" type="checkbox"/>	Alcohol / Drug Mis-users	<input checked="" type="checkbox"/>

Consultation/Consideration:

	Yes, No or N/A:	Name:	Date:
Sub-Committee:	No		
Area Panel:	Yes	All Area Panels to be consulted in April	25 th & 26 th April 2006
Ward Councillors:	N/A		