

Use of resources assessment

Value for Money Profile report

Housing

2008/09

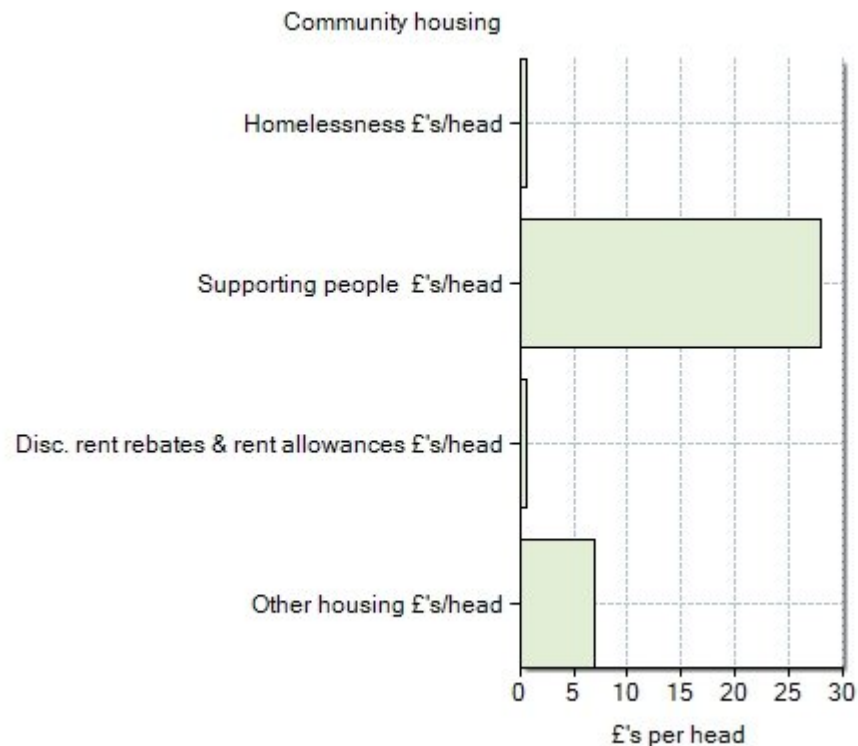
Rotherham Metropolitan Borough Council

(Revised February/March 2009)

Report generated on 20 Oct 2009 at 08:39:28

Housing

Expenditure overview - actual spend per head



This chapter on housing includes homelessness, private sector housing, balancing housing markets and supporting people. All single tier and district councils are responsible for providing community housing services even if they do not have their own housing stock. County councils are responsible for administering the supporting people programme.

This chart above shows actual spending per head across the different categories of community housing expenditure - homelessness, supporting people, discretionary rent rebates and rent allowances and other expenditure from the general fund.

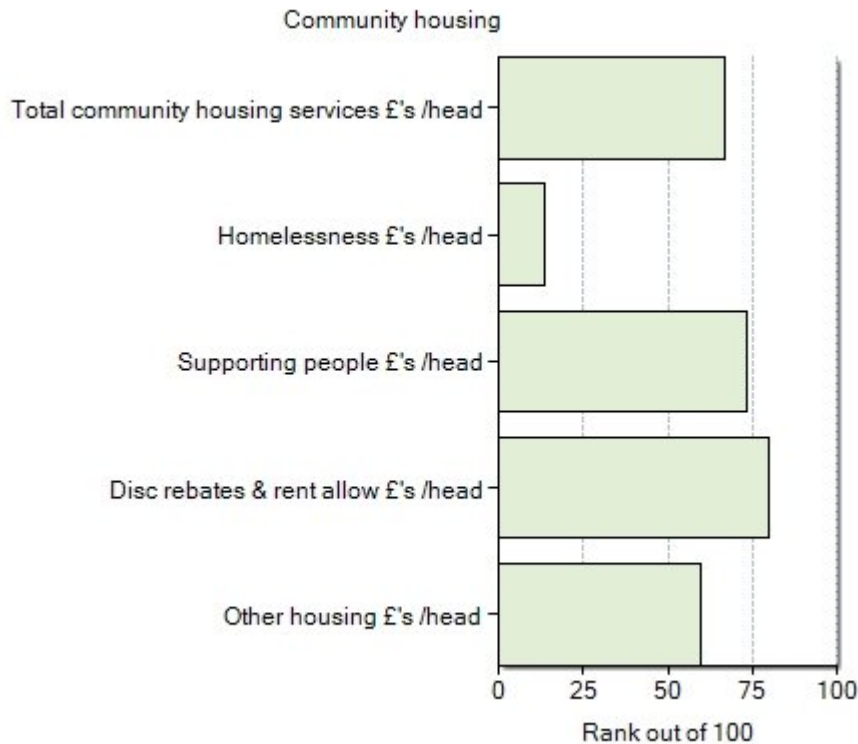
Each year the Audit Commission makes an assessment of a council's performance in providing community housing and, where applicable, housing management. The assessment is made by combining housing inspection reports with a range of performance indicators. In 2007 the council's housing services were scored as level 4 (performing strongly - well above minimum requirements) out of a possible 4.

If significant variances are identified, further detail with suggested lines of enquiry is shown beneath the relevant chart. These are not exhaustive and should be considered alongside the council's priorities.

All housing inspection reports include a section on value for money. If a council has had a recent housing inspection you should consider its findings on value for money. Housing Inspection reports are available from the housing section of the Audit Commission website at www.audit-commission.gov.uk/housing/inspection/supportingpeople.

Housing

Expenditure overview - relative ranking



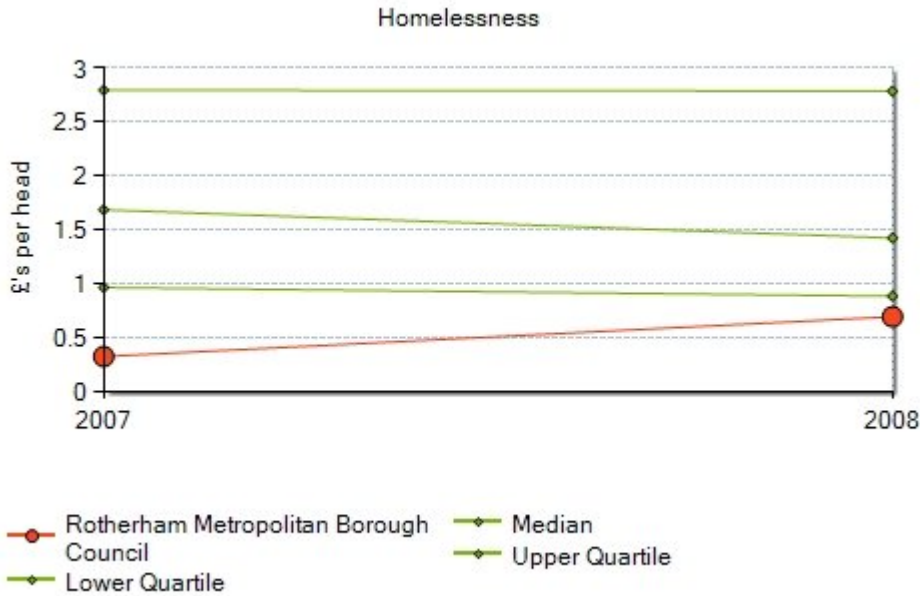
This chart shows how the council's spending for community housing services ranks when compared to other councils. For example, if a council spends more on homelessness than all the councils in the comparison group it has a rank of 100 and if it spends less on homelessness than all the councils in the comparison group it has a rank of 0.

Typically, single tier councils spend less than 1 per cent of their overall service on community housing services. Councils do spend significantly greater sums on management of housing stock however this is not funded from the general fund. If councils have high levels of spending on community housing services this is unlikely to affect how their overall level of spending compares with others.

For more information about the data used in this report refer to Annex One.

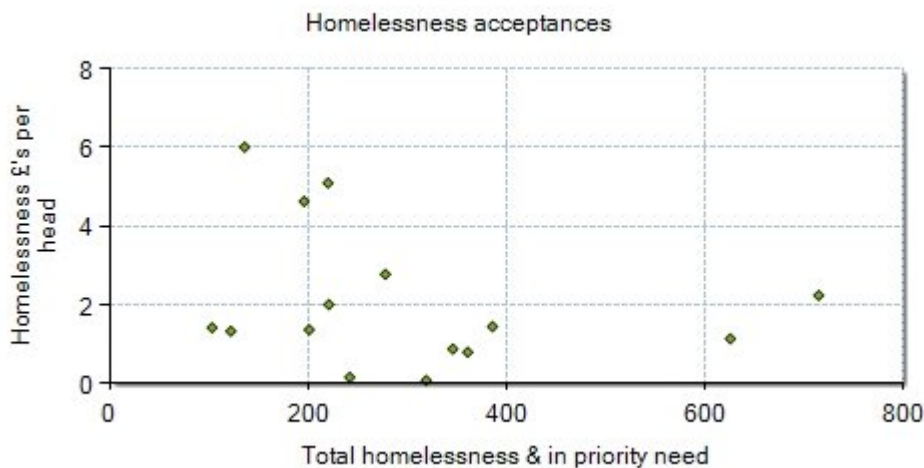
Housing

Homelessness



This chart shows the council's spend (£s) per head on homelessness over time.

Homelessness: level of acceptances



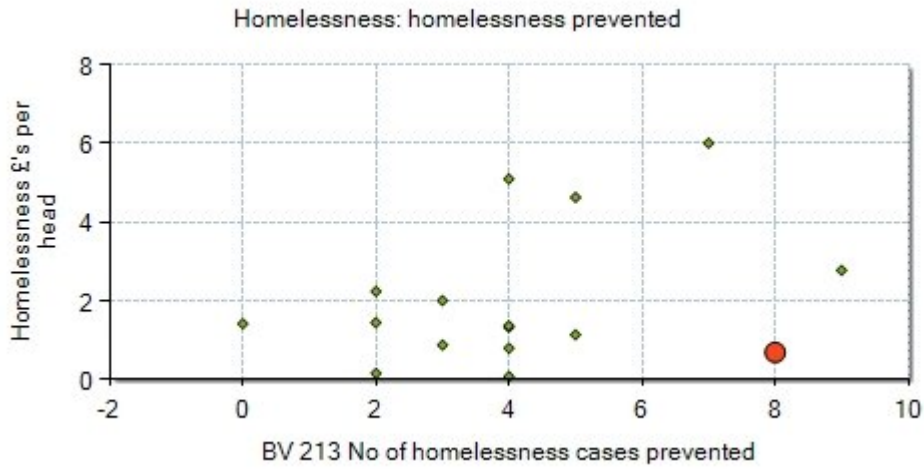
This chart shows the relationship between expenditure on homelessness £s per head and the number of households accepted as homeless.

This information should be considered alongside the information on homelessness prevented (below) and should be used to understand the benefits derived from a council's expenditure on homelessness.

You may also want to consider how the numbers accepted as homeless have changed over time. Councils should be engaged in preventative activity to prevent homelessness amongst all client groups to prevent a statutory duty from arising.

Housing

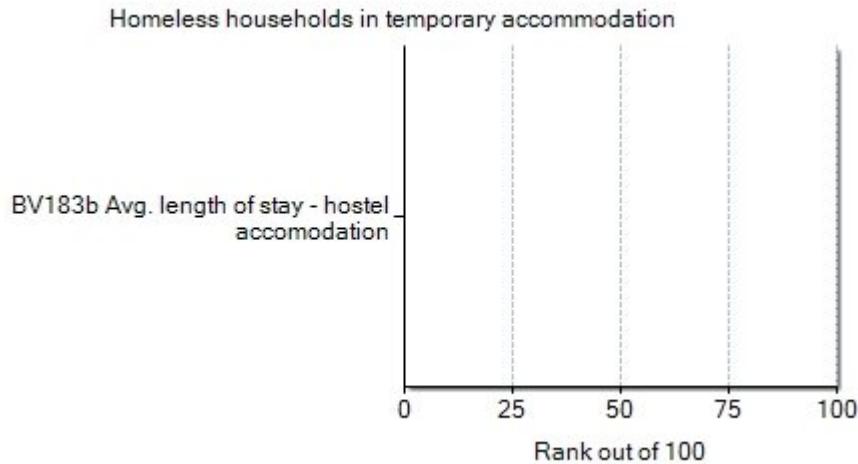
Homelessness: homelessness prevented



This chart shows the relationship between expenditure on homelessness and the number of homelessness cases prevented as measured by BVPI 213.

Community Housing

Homeless households in temporary accommodation

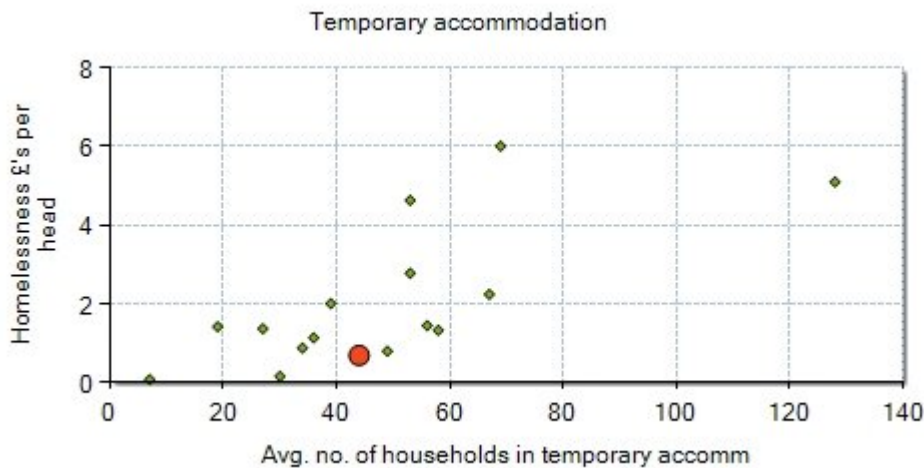


This chart depicts the average length of stay in bed and breakfast and hostel accommodation.

Levels of spending on homelessness are positively correlated with the number of homeless households in temporary accommodation. Where significant variances occur, potential lines of enquiry include:

- what actions has the council taken to reduce the cost of temporary accommodation but ensure quality is improved?
- what if any improvement has been made to the average length of stay in temporary accommodation?
- what proportion of homelessness expenditure is spent on preventative measures? and
- what is being done to reduce homelessness?

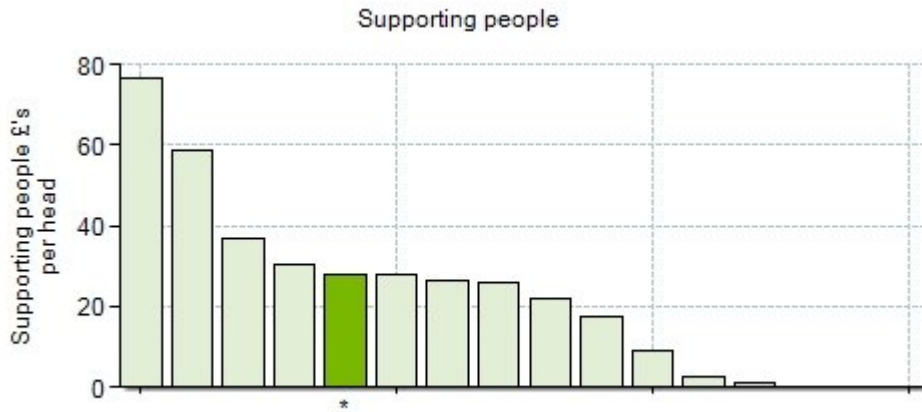
Homeless households in temporary accommodation over time



Consider how this profile of the number of households in temporary accommodation relates to the profile on spending overleaf. Where the numbers are increasing does the council understand the reason for this? Are the increases likely to continue? What action has the council taken to manage the impact on costs?

Community Housing

Supporting people



This chart compares the council's expenditure on supporting people with that of other councils in the comparator group. This programme is grant funded through CLG. Where significant variances occur, potential lines of enquiry include:

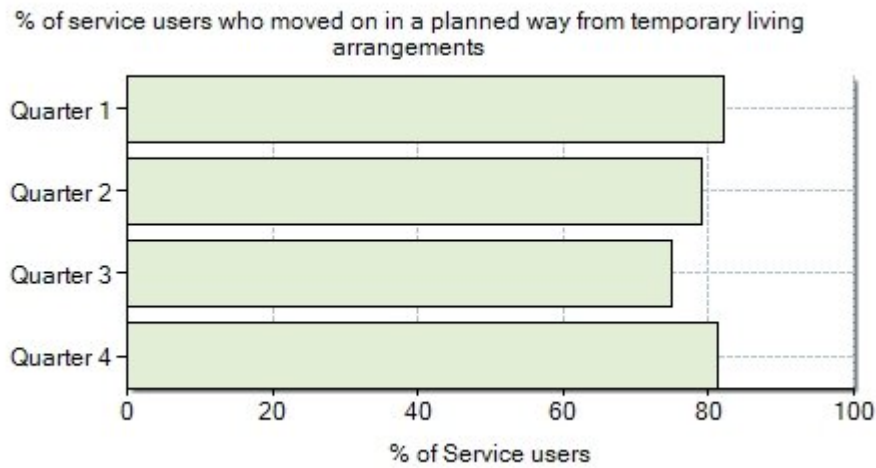
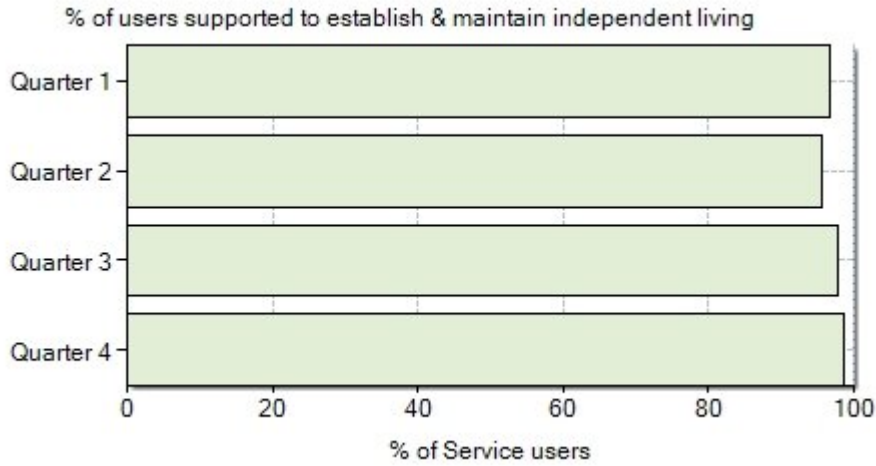
- There is a need to ensure that the grant funding is fully utilised but also to evaluate how efficiently the local authority uses its Supporting People resources.
- Has there been a supporting people inspection and what were its findings?

Community Housing

Supporting people: Key Performance Indicators

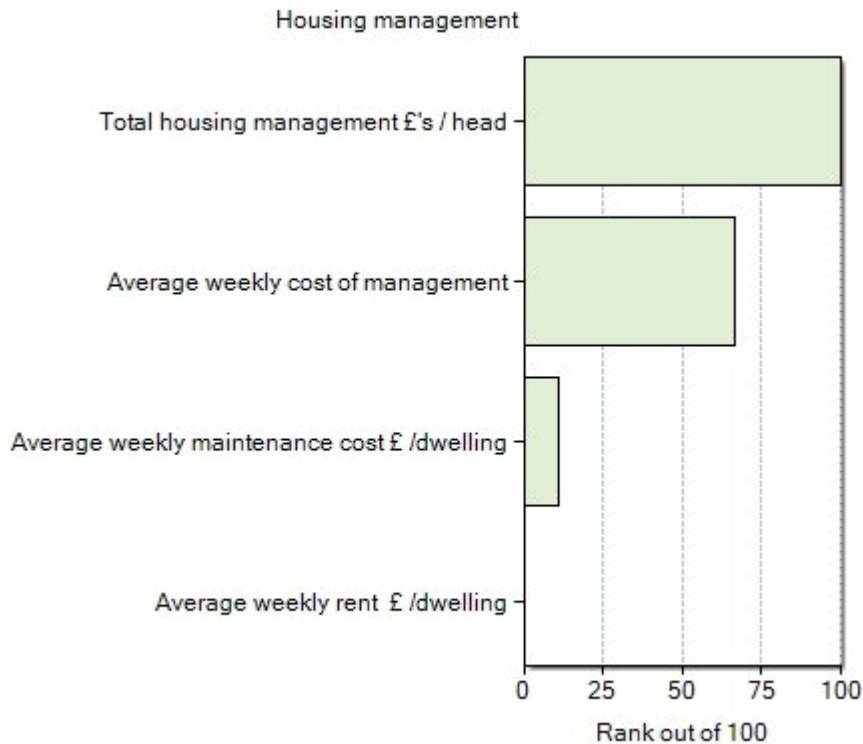
The charts below set out the council's results for supporting people KPI 1 (service users who are supported to establish and maintain independent living) and KPI 2 (service users who have been supported to move on in a planned way from temporary living arrangements).

This information should be considered alongside the information on supporting people grant depicted above.



Housing management

Spending per dwelling



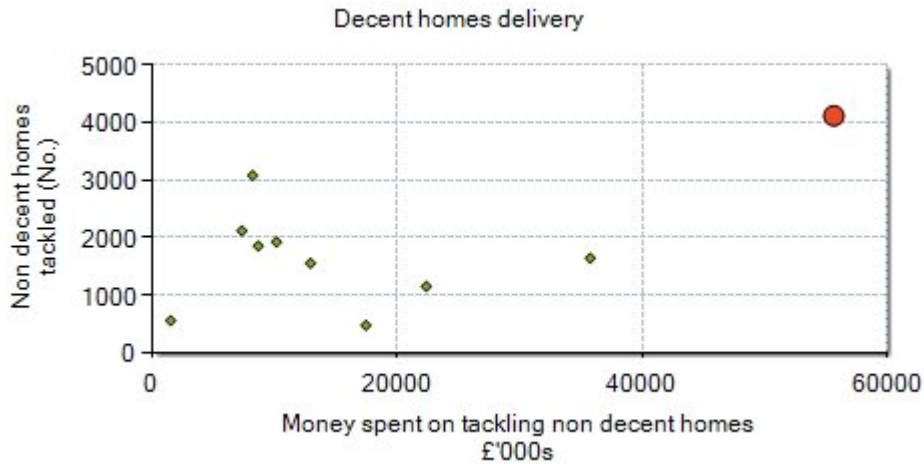
This chart shows how weekly costs and rent levels compare to the costs and rent levels of other councils in the comparator group. This information is only shown for councils that operate a housing stock.

Expenditure per dwelling is made up of a number of costs, for example management and repairs as well as costs associated with capital improvements. These elements together account for more than 80 per cent of spending.

Councils should use cost and quality information as drivers of performance and as a mechanism of identifying efficiency savings. However, costs alone do not reflect value and rent levels do not reflect costs. The council should be able to relate its level of spending to levels of tenant satisfaction and performance in the management of its stock. Local housing authorities in England operate within a national finance system supported by central government. Councils have little discretion over rent levels.

Housing management

Decent homes delivery



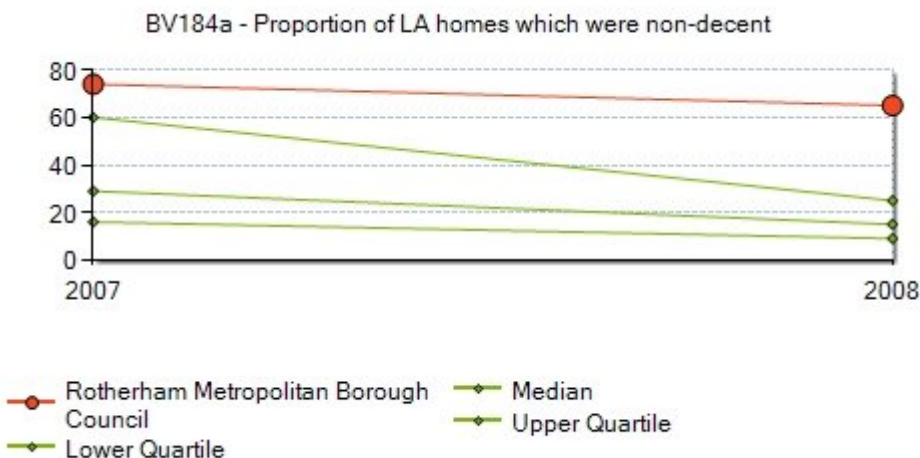
This chart shows the relationship between expenditure on tackling decent homes and the number of decent homes tackled.

The decent homes target requires all social housing to meet standards of decency by 2010. Some councils have negotiated an extension to this deadline. This target also extends to the private sector, where the focus is on reducing the proportion of vulnerable households in non decent homes.

The practical implications of this target will differ for councils based on the size, age and composition of their dwelling stock. Delivery should be tailored to meet local needs as identified through an appropriate stock condition survey and should be part of an overarching strategy for the local authority's stock. Where significant variances occur, it is appropriate to explore the relationship between the:

- number of non decent homes in the council area;
- number of non decent homes tackled during the year;
- average expenditure of tackling each non decent home; and
- the condition of the stock tackled during the year.

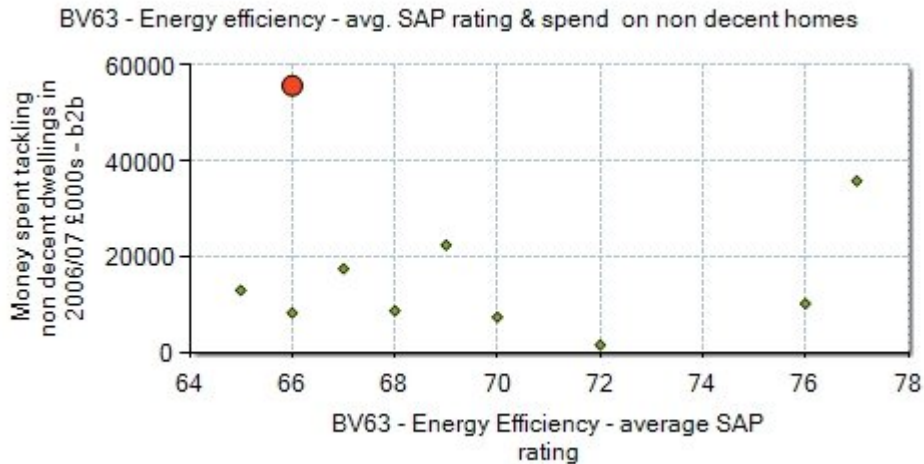
Decent Homes: Trends



This chart shows progress in tackling decent homes over the last four years.

Housing management

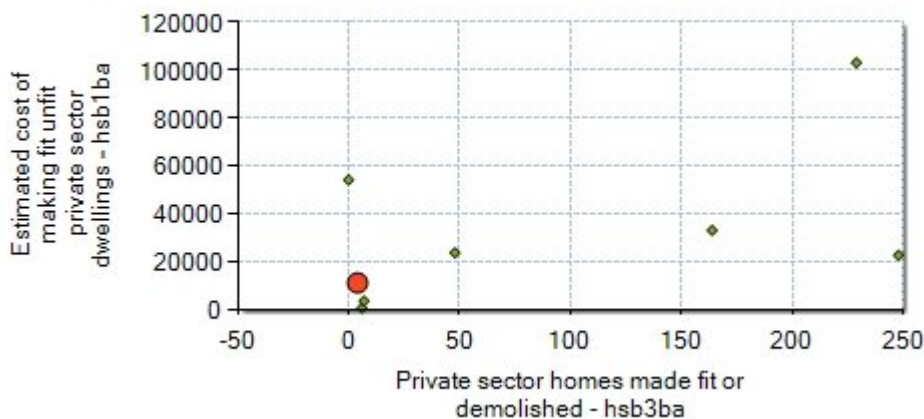
Decent Homes: SAP rating



This chart shows the relationship between decent homes expenditure and Energy Efficiency of Council stock. Higher SAP ratings reflect higher performance on energy efficiency. Councils should be seeking to improve the energy efficiency of its housing stock as part of its drive to reduce its carbon impact. Where council properties are more fuel efficient it also helps tackle fuel poverty and ensures that tenants are living in more comfortable conditions.

Decent Homes: Private dwellings made fit

Decent homes: Private dwellings made fit versus costs of making fit unfit dwellings

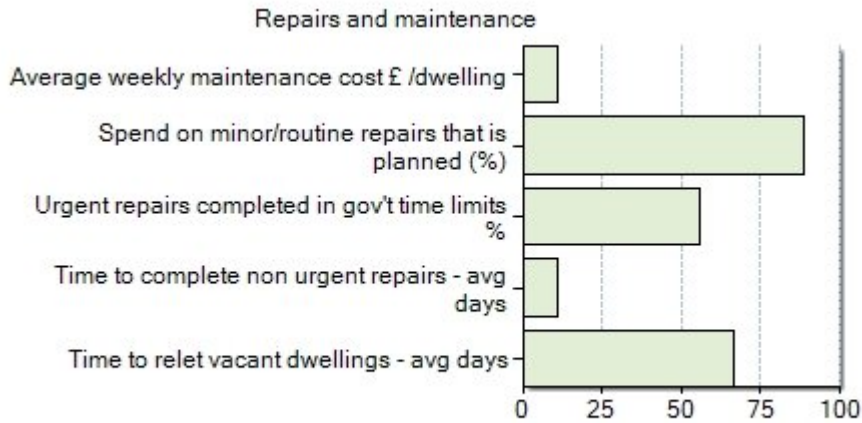


This chart shows the relationship between costs of improving private dwellings and the number of private dwellings made fit. Where significant variances occur, it is appropriate to explore the relationship between the:

- number of private dwellings tackled during the year;
- average expenditure of tackling each non decent private dwelling; and
- the condition of the private dwellings tackled.

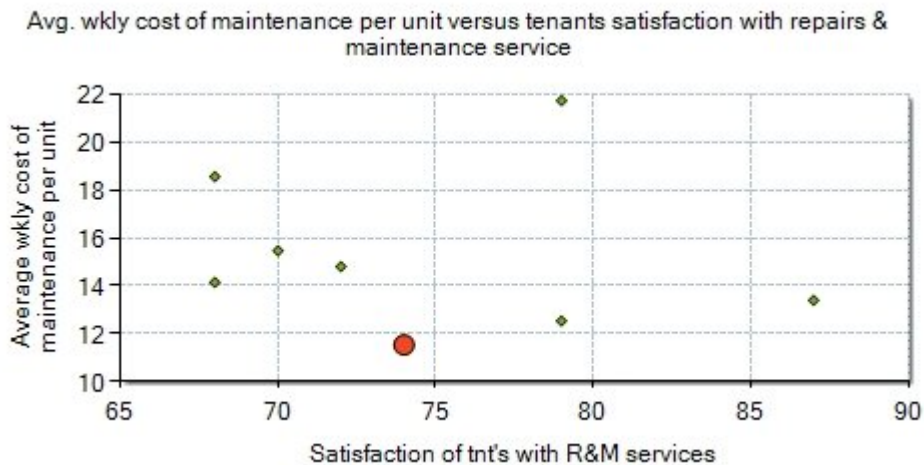
Housing management

Repairs and maintenance



This chart highlights the council's expenditure on repairs and maintenance and the quality of services provided as highlighted by the performance measures depicted above.

Repairs and maintenance: Satisfaction

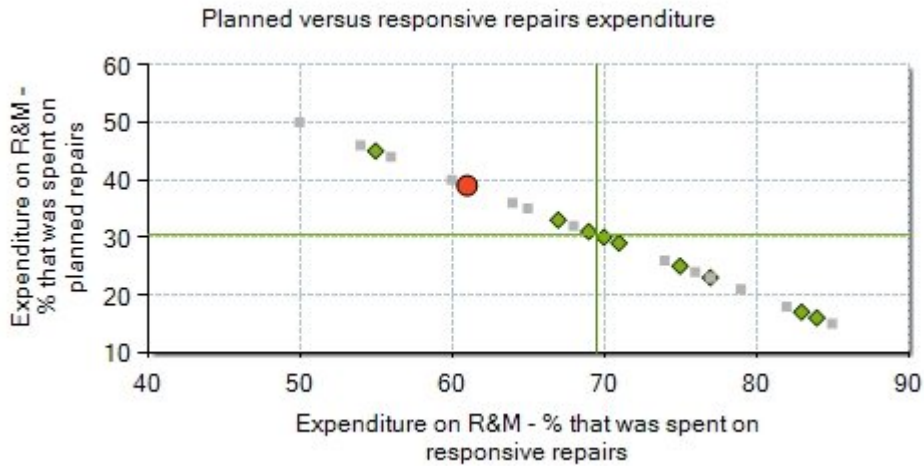


This chart compares the council's spend on (unit costs) repairs and maintenance with levels of satisfaction with the repairs and maintenance service.

Councils with higher levels of spending on repairs and maintenance need to be able to demonstrate corresponding good performance in terms of the timeliness of repairs and communication about responsive repairs.

Housing management

Repairs and maintenance: Planned and responsive repairs

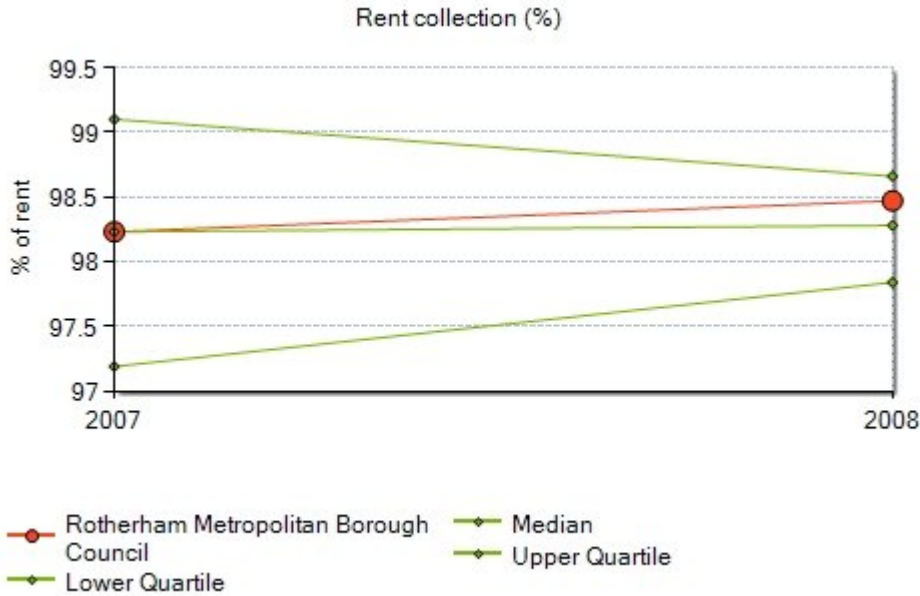


Because planned or cyclical maintenance is generally more efficient and cheaper than carrying out repairs on a responsive basis, one indicator of efficiency in a repairs service is the ratio between the two types of expenditure.

The implementation of modern procurement practices such as partnering for responsive and planned repairs has the potential to release significant efficiency gains. The Commission has published an innovation pack aimed at decision makers exploring modern procurement practices. www.audit-commission.gov.uk/housingefficiency

Housing management

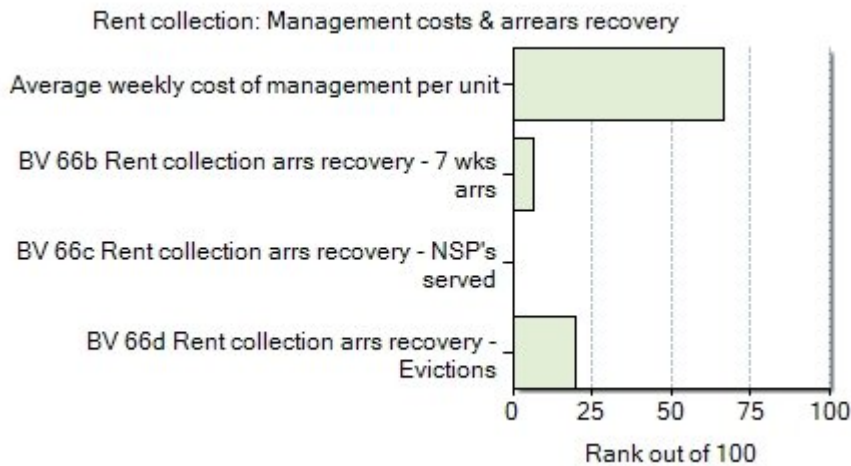
Rent collection over time



This chart shows level of rent collected over the last four years. Across the country, the councils with poorer levels of rent collection have made progress in achieving collection rates closer to those of better performing councils. Councils with poorer levels of rent collection should be able to demonstrate that they have improved their performance at a faster rate than other councils. The Audit Commission has published a tool to support councils seeking to further improve collection rates. www.audit-commission.gov.uk/directdebit

This chart compares the council's performance in arrears recovery. How does the council compare to other councils in the comparator group? What action is being taken to address poor performance?

Rent collection: Management costs and arrears recovery



This chart compares the council's housing management costs and rates of arrears recovery with that of other councils within the comparator group. Housing management costs cover a wide range of functions including rent collection and arrears recovery. Costs per unit should be kept as low as possible as long as performance is of a sufficient quality and acceptable to tenants and other service users. Rent arrears should be kept to a minimum. Evictions should be used as a last resort but may be necessary where tenants have wilfully broken their tenancy conditions and/or have persistently failed to pay their rent.

Authorities used for the Comparison group Nearest Neighbours April 2007 to March 2009 within this report:

- Barnsley Metropolitan Borough Council
- Bolton Metropolitan Borough Council
- Borough of Telford and Wrekin
- City of Wakefield Metropolitan District Council
- Doncaster Metropolitan Borough Council
- Dudley Metropolitan Borough Council
- Gateshead Metropolitan Borough Council
- Halton Borough Council
- Rochdale Metropolitan Borough Council
- St Helens Metropolitan Borough Council
- Stockton-on-Tees Borough Council
- Stoke on Trent City Council
- Tameside Metropolitan Borough Council
- Walsall Metropolitan Borough Council
- Wigan Council