

# Value for Money Template

## Affordable Housing

Value for Money Scorecard  
Self Assessment Proforma



### Summary

Direction of Travel Risk Indicator	Cost Comparison	Cost Trend	Performance Comparison	Performance Trend	Current Assessment

This assessment is based upon Audit Commission data for the Nearest Neighbour Comparison Group for 2010.

This group comprises sixteen non-Metropolitan Districts Councils

How well do the Council's Affordable Housing Service Service costs compare with others?		
Current level of service costs	We have based our findings on the Audit Commissions VfM profile tools. The profile provides an overview of spending and we can look at how our unit costs and service productivity compare with others. It also tracks costs and performance over time so we can assess the impact of any improvements and efficiencies in the Affordable Housing Service areas.  HOMELESSNESS: Spend per head on housing homeless households 2005/06-2008/09 has fallen from £3.96 to £2.32 which compares favourable with our	Cost Comparison
		Cost Trend

nearest neighbours. The average number of households accommodated in temporary has fallen from 146 to 54 in the same period, again favourable compared to our nearest neighbours.

**HOUSING MANAGEMENT:** Compared to our nearest neighbours we have relatively low costs for housing management compared with how satisfied tenants are. The 2008 STATUS survey showed that 82% of respondents expressed satisfaction with the overall services provided by their landlord. The average weekly management cost per dwelling is to be compared with average rent in future analysis.

**DECENT HOMES:** We achieved the decent homes target in 2010.

**SAP RATINGS:** Standard assessment rating (SAP) is an index of the annual cost of heating a dwelling to achieve a standard heating regime and runs from 1 (highly inefficient) to 120 (highly efficient). It is a measure of a dwelling's overall energy efficiency, and is dependent on both the heat loss from the dwelling and performance of the heating system. The average SAP for 2009/10 is 61.

**RESPONSIVE REPAIRS:** Compared to our nearest neighbours we have relatively low costs for maintenance compared with how satisfied tenants are. In 2009/10 our average weekly cost of maintenance per dwelling will be compared with our percentage of urgent repairs completed on time in future analysis in 2009/10 this was 92% and satisfaction with the repairs service was 97%.

Planned or cyclical maintenance is generally more efficient and cheaper than carrying out responsive repairs and one indicator of efficiency in the repairs service is the ratio between the two types of expenditure. Best practice benchmark is 60:40. Our ratio is for 2010/11 is 67:33.

<b>To what extent are costs commensurate with service delivery, performance and the outcomes achieved?</b>		
Quality and standards achieved, including targeted investment to improve poorer services and quality of life.	Services benchmarked using Housemark	Performance Comparison
		Performance Trend
Results of service inspections Awards /Accreditations	The Council welcomes the Audit Commission's finding that the Council provides a good strategic housing service with promising prospects for improvement.	
Range of discretionary services provided.	These are being established in consultation with tenants.	

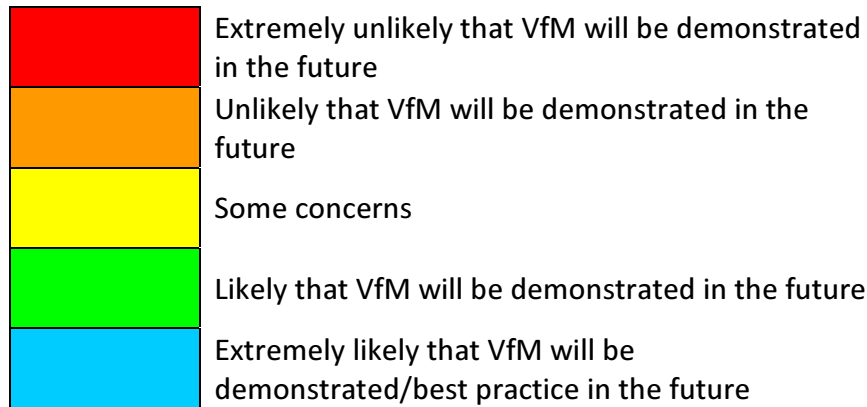
<b>Do procurement and other spending decisions take account of full long term costs?</b>	
Identifiable savings achieved through procurement	These are currently being assessed.
Use of external funding to deliver Council priorities	The HRA is ring fenced but external funding has been drawn in where possible and for General Fund activities such as homelessness.

# Guidance Notes

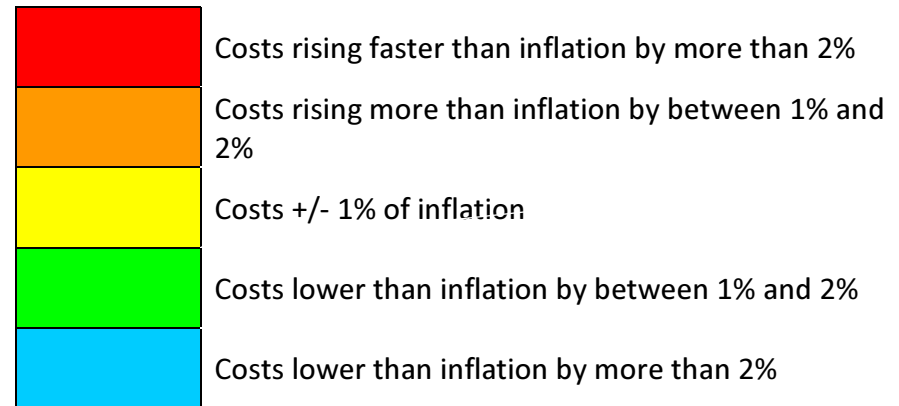
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### Direction of Travel Risk Indicator

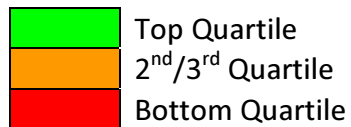


### Cost Trend



(For inflation rate – assume rate of 2.5%)

### Cost Comparison



### Performance Comparison



### Performance Trend

