



## **Notice of a public meeting of**

### **Health, Housing and Adult Social Care Scrutiny Committee**

**To:** Councillors J Burton (Chair), Vassie (Vice-Chair), Baxter, Hook, Moroney, Rose, Runciman, Smalley, Wann and Wilson

**Date:** Wednesday, 12 March 2025

**Time:** 5.30 pm

**Venue:** West Offices - Station Rise, York YO1 6GA

### **AGENDA**

**1. Apologies for Absence**

To receive and note apologies for absence.

**2. Declarations of Interest** (Pages 7 - 8)

At this point in the meeting, Members are asked to declare any disclosable pecuniary interest or other registerable interest they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

[Please see attached sheet for further guidance for Members]

**3. Minutes** (Pages 9 - 22)

To approve and sign the minutes of the meetings held on 6 November 2024, 4 December 2024, and 15 January 2025.

[4 December 2024 to follow].

**4. Public Participation**

At this point in the meeting members of the public who have registered to speak can do so. Members of the public may speak on agenda items or on matters within the remit of the committee.

**Please note that our registration deadlines are set as 2 working days before the meeting, in order to facilitate the management of public participation at our meetings. The deadline for registering at this meeting is 5:00pm on Monday 10 March 2025.**

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During coronavirus, we made some changes to how we ran council meetings, including facilitating remote participation by public speakers. See our updates ([www.york.gov.uk/COVIDDemocracy](http://www.york.gov.uk/COVIDDemocracy)) for more information on meetings and decisions.

**5. 2024/25 Finance and Performance Monitor 3 (Pages 23 - 56)**

To consider a report setting out the projected 2024/25 financial position and the performance position for the period covering 1 April 2024 to 31 December 2024. This is the third report of the financial year and assesses performance against budgets, including progress in delivering the Council's savings programme.

**6. Asset Management Investment Plan (Pages 57 - 66)**

To consider a report providing an overview of the outcome of the

council house Stock Condition Survey and how the information is being utilised to influence investment plans in the coming five years, as well as analysis of performance of the Asset Management function against agreed targets.

**7. Work Plan** (Pages 67 - 68)

Members are asked to consider the Committee's work plan for the remainder of the 2024/25 municipal year.

**8. Urgent Business**

Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer: James Parker

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- Registering to speak
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**We can also translate into the following languages:**

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Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (بولی) میں بھی میا کی جاسکتی ہیں۔ (Urdu)

**Declarations of Interest – guidance for Members**

- (1) Members must consider their interests, and act according to the following:

<b>Type of Interest</b>	<b>You must</b>
Disclosable Pecuniary Interests	Disclose the interest, not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Directly Related) <b>OR</b> Non-Registrable Interests (Directly Related)	Disclose the interest; speak on the item <u>only if</u> the public are also allowed to speak, but otherwise not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Affects) <b>OR</b> Non-Registrable Interests (Affects)	Disclose the interest; remain in the meeting, participate and vote <u>unless</u> the matter affects the financial interest or well-being: (a) to a greater extent than it affects the financial interest or well-being of a majority of inhabitants of the affected ward; and (b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest. In which case, speak on the item <u>only if</u> the public are also allowed to speak, but otherwise do not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.

- (2) Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.
- (3) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.

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## City of York Council

## Committee Minutes

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Meeting	Health, Housing and Adult Social Care Scrutiny Committee
Date	6 November 2024
Present	Councillors J Burton (Chair), Vassie (Vice-Chair) (from 5:35 pm), Hook (from 5:37 pm), Moroney, D Myers (to 7:35 pm), Rose, Runciman (to 8:21 pm), Smalley (to 7:35 pm), Wann and Wilson (to 8:18 pm).
In Attendance	Councillor Steels-Walshaw (Executive Member for Health, Wellbeing and Adult Social Care)
Officers Present	Peter Roderick, Director of Public Health Jennifer Irving, Public Health Specialist Practitioner Advanced Wendy Watson, Public Health Specialist Practitioner Advanced
External Visitors	Shaun Macey, Assistant Director of Pathways, York Place, Humber and North Yorkshire Integrated Care Board Claire Hansen, Chief Operating Officer, York and Scarborough Teaching Hospitals Dr Victoria Blake, Director of Urgent Care, Nimbuscare

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**26. Apologies for Absence (5:32 pm)**

Apologies were received from Cllr Pavlovic (Executive Member for Housing, Planning and Safer Communities).

**27. Declarations of Interest (5:32 pm)**

Members were asked to declare at this point in the meeting any disclosable pecuniary interests or other registerable interests they might have in respect of the business on the agenda, if they had not already done so in advance on the Register of Interests. None were declared.

**28. Minutes (5:33 pm)**

Resolved:

- i. That the previously approved minutes of the meeting held on 11 September 2024 be amended at item 15 (Community Pharmacy Provision in York), to replace:
  - ‘Several members drew attention to access issues for those living in rural wards who further than a 15-minute walk from a pharmacy and often not on a direct public transport route, including those in Skelton and Poppleton who had to travel to Tower Court.’with:
  - ‘Several members drew attention to access issues for those living in rural wards who lived further than a 15-minute walk from a pharmacy and often not on a direct public transport route, including those in Skelton who had to travel to Tower Court.’
- ii. That the minutes of the meeting held on 9 October 2024 be agreed as correct record and signed by the Chair.

## **29. Public Participation (5:36 pm)**

It was reported that there had been four registrations to speak at the meeting under the Council’s Public Participation Scheme.

Flick Williams, speaking remotely in relation to Agenda item 7 (Winter Planning and Pandemic Preparedness in York), noted that for those who were clinically vulnerable, life had been forever changed by the Covid pandemic. She highlighted the problems of minimal testing and vaccine refusal, including among healthcare workers, noting an ever-growing proportion of the population was experiencing new significant health problems, and calling for a Plan B to address these issues.

The remaining three public participants all spoke in relation to Agenda item 6 (Update on the York Autism and ADHD Health Needs Assessment, and progress towards a York Autism and ADHD strategy).

Roger Tuckett offered support for the report’s approach including the early public engagement and partnership working. He raised concerns around the budget allocated, and noted the need for greater collaboration and task-sharing with North Yorkshire and the ICB given the scale of what was required. He noted that the strategy was an evolutionary process which he hoped would be reviewed on an ongoing basis, including around accountability and monitoring outcomes.



Hazel Kerrison addressed the language used in the report, noting that it should refer to 'autistic people' rather than 'people with autism', as the latter pathologized an intrinsic part of people's identity. She observed that while science communication was complex, research needed to be cited accurately to avoid misrepresentation and stigmatisation, and noted that the York Disability Rights Forum would be happy to help with data collection for the document.

Dr Laura Fox presented collective comments from a group of researchers at the University of York, noting inaccuracies in the report, including in the definitions and language used. She highlighted problems with the evidence used and noted challenges around age differentials and in grouping autistic people and those with ADHD together. She urged co-production with autistic people and encouraged the council to reach out to researchers at the city's universities.

### **30. Urgent Care Delivery (5:54 pm)**

The committee considered an update on urgent care delivery presented by the Assistant Director of Pathways, York Place, Humber and North Yorkshire Integrated Care Board (ICB), the Chief Operating Officer of York and Scarborough Teaching Hospitals, and the Director of Urgent Care at Nimbuscare, who noted that:

- Urgent care could be complex for patients to navigate, and following patient engagement an emerging piece of work was underway with system partners to better integrate services and improve patient experience of the system.
- The out of hours service previously commissioned from a private provider was now being delivered by GPs through Nimbuscare.

In response to members' questions it was confirmed that:

- With reference to commissioning arrangements the ICB had to abide by national procurement regulations but its focus was on driving integration through local partnerships.
- Since Nimbuscare had started delivering the out of hours service in April 2024, almost 100% of shifts had been covered in contrast to an average of 50% last year under the previous provider. Waiting times for a call back had been reduced and call queues were being cleared more quickly; data could be made available if requested. Quicker call backs helped reduce demand on emergency departments and avoid a rush of 8am calls to GP practices, with a wraparound service now being delivered by GPs.

- Increased shift coverage had been facilitated by moving to the same digital platform used by most GP practices. This was more familiar for clinicians and had helped bring staff back to the out of hours service. Numbers of patients who were transferred back to emergency departments from out of hours or Urgent Treatment Centres (UTCs) were very low. Part of this work involved educating the public around where was most appropriate to go, and partners were signposting patients around the system effectively.
- There were currently UTCs in York (next to the emergency department), Scarborough, Malton and Selby. Next steps would involve bringing GP out of hours and UTC teams together to ensure a better experience for patients around the clock. The suggestion of linking the clinic system to the out of hours was being considered.
- A new partnership with the Yorkshire Ambulance Service was due to be launched to support paramedics and better facilitate treating patients at home. Based on early pilots, with advice and guidance around 50% of ambulance call-outs had been avoided. Direct funding for this was available until the end of March and it was hoped that data gathered would inform a decision to continue this work all year round. The Executive Member for Health, Wellbeing and Adult Social Care was in attendance and noted the success of the pilot in bringing services together.
- Patient public communications in terms of where to go would be carried out through the winter, and the Council would support the sharing of this messaging. The need to reach rural wards was highlighted.

Members then voted unanimously to support the work being done in this area.

Resolved:

- i. To note the report.
- ii. To request that a further update on urgent care be provided in around six months.

Reason: To keep the committee updated on urgent care delivery.

### **31. Update on the York Autism and ADHD Health Needs Assessment, and progress towards a York Autism and ADHD strategy (6:25 pm)**

Members considered a paper introducing the draft Autism and ADHD health needs assessment (HNA) and setting out a proposed three phase plan for developing a strategy on the same topic.

Officers provided an overview, acknowledging the points made by the public participants, apologising for mistakes made in the language of the report, and noting that offers made of help and expertise would be taken up. During the discussion it was noted that:

- The Council and the ICB had a joint strategy duty to have an Autism Strategy, which it had been agreed would be an all-age Autism and ADHD strategy. The previous strategy had now lapsed, and it was important to get the new strategy right; a draft could be brought back to the committee at a suitable date.
- Early scrutiny input was sought on the draft HNA, which would provide the basis for the initial conversation and consultation phase of the strategy; later phases would focus on codesign and formal consultation before publication in 2025. The strategy would be developed in an iterative way, on a cross-council basis with feedback sought from existing forums, networks and community groups on how to build an enabling society in York for autistic people and those with ADHD.
- Several Members echoed the need for elements of the language used in the HNA to be amended to avoid misrepresentation and stigmatisation. It was noted that this would be improved and that later drafts would reflect the relevant research literature more closely.
- Concern was expressed that while a motion agreed by Council in November 2023 referred to support for all neurodivergent adults in York, the HNA and strategy focused only on autism and ADHD; it was noted that although there were several ways a strategy could be organised, these were two areas where there was a discrete set of services and supporting charities.
- Nationally, pathways to diagnosis varied considerably and it was acknowledged that the diagnostic picture in York in relation to waiting lists was concerning. There were also concerns around the use of online tools such as the profiler app used in the recent pilot, and the importance of enabling access to effective pre-diagnostic support was emphasised. Options were being explored for in-person, group-based pre-diagnostic support.
- The importance of including hard-to-reach individuals and groups in the consultation was emphasised, and it was acknowledged that gathering feedback from those who did not or were unable to participate in forums and other existing networks was a perpetual challenge which was under ongoing consideration.
- While there was relatively good data on the numbers of autistic children from the SEND team, there was a local data gap in relation to children with ADHD, where available information tended to be more around school curriculum than needs; although national

datasets could be drawn on where available, while education partners had been early stakeholders in the process.

- Concerns were raised around budgeting and monitoring of outcomes, and it was noted that there was no additional funding available to the Council to deliver what was currently funded across Children's and Adults' directorates, and while the ICB did have resources, these would need to be increased to meet current levels of need.
- It was suggested that the strategy might make use of case studies of people from a range of backgrounds to better communicate issues around diagnosis to non-specialists.
- Diagnoses from private providers would be included in a person's primary care record providing it was a recognised diagnosis from a recognised provider.
- This was an area where the research had moved quickly, and it was noted that there were experts and those with lived experience in York whose insights could be drawn on in developing the strategy. Several members indicated they would contact the Public Health team separately to follow up on specific questions.

Resolved:

- i. To note the provisional health needs assessment presented in the annex, and request that the committee's comments, including around the language and data used, be considered in the production of further drafts.
- ii. To note and approve the three phase approach and the proposed timeframes to developing the Autism and ADHD strategy for York.
- iii. To request that the draft strategy be brought back to the committee at an appropriate date.

Reason: To keep the committee updated and to ensure Members are able to input into the development of the Autism and ADHD Strategy for York.

[The committee adjourned for a comfort break from 7:31 pm to 7:38 pm].

## **32. Winter Planning and Pandemic Preparedness in York (7:38 pm)**

Members considered a report providing an update on winter planning for 2024-25 and pandemic preparedness in York.

Officers provided an overview and responded to questions from the committee. It was noted that:

- There was a statutory duty to ensure that the local health protection system was robust; full details were available in the Annual Health Protection Board Assurance Report. A year-round approach was taken to infectious diseases, with seasonal vaccination programmes for flu and Covid-19, with an RSV vaccine programme for older adults and pregnant women introduced in September 2024.
- Flu vaccinations had started in early October, slightly later than last year. Vaccination rates had fallen nationally, and had dropped slightly in York to 82% of those eligible, with lower rates amongst pregnant women and 2-3 year-olds. No figures were available for current Covid vaccinations as eligibility had changed this year.
- Public Health were funding a Winter Warmth Grant which would be used by the council's Healthy and Sustainable Homes team to address issues around fuel poverty and respiratory disease and reduce hospital admissions among council tenants. No funding was available to extend this work to private rental homes with the exception of where there was a social care need, although the housing team could take referrals from councillors and Local Area Coordinators and advise on what grants might be available.
- Work was being done by the council and through Citizens Advice to address fuel poverty, including hardship grants, ensuring those eligible for relevant benefits were able to claim them, and work within the Communities directorate around keeping homes warm.
- An Infectious Diseases Plan had been prepared in conjunction with North Yorkshire and tested in a real-time multi-agency exercise earlier this year. From a surveillance perspective there was now less data available, as regular testing was only taking place amongst those admitted to hospital, and resources were limited to those allowed by national programmes. It was noted that for those who were immunocompromised, the pandemic had never ended, but that multiple rounds of vaccination had conferred a level of immunity which acted as a bulwark.
- Healthcare professionals followed national guidance but were encouraged to get vaccinated and support those concerned about entering a healthcare setting. Healthcare workers remained eligible for flu and Covid vaccinations, while all carers, not just those in receipt of Carer's Allowance, were eligible for the flu vaccination on the NHS. Communications work around vaccinations was taking place although persistent myths and data poverty could prove challenging.

- York Hospital was often at capacity, but would have an agreed surge plan in place in the event of any simultaneous peaks in infectious disease rates.

Resolved: To note the report.

Reason: To keep the committee updated.

### **33. Work Plan (8:26 pm)**

The committee considered its work plan for the 2024/25 municipal year. Several points were raised including:

- That the lead member for the proposed Task and Finish Group on Home Care Commissioning would contact members to ascertain their interest in taking part in the group's work.
- The unallocated item on relevant outputs from the LGA peer review would remain on the work plan to allow members more time to consider what shape this item might take.
- With reference to the suggested practical item on reablement technology, the possibility of arranging demonstrations of telecare technology with Be Independent for interested members would be explored, and members' interest in relevant emerging technologies and access to them was noted.
- The Executive was due to consider a proposed Joint Committee between Humber and North Yorkshire Integrated Care Board and City of York Council at its next meeting, and it was suggested that an item on this subject could be considered at the committee's January meeting.

Resolved: To note the work plan and to add an item on the proposed Joint Committee between Humber and North Yorkshire Integrated Care Board and City of York Council to the agenda for the committee's January meeting.

Reason: To keep the committee's work plan updated.

Cllr J Burton, Chair

[The meeting started at 5.31 pm and finished at 8.40 pm].

## City of York Council

## Committee Minutes

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Meeting	Health, Housing and Adult Social Care Scrutiny Committee
Date	15 January 2025
Present	Councillors J Burton (Chair), Vassie (Vice-Chair), Baxter, Hook, Moroney, Rose, Runciman, Smalley, Wann and Wilson
In Attendance	Councillors Douglas (Leader of the Council and Executive Member for Policy, Strategy and Partnerships) and Steels-Walshaw (Executive Member for Health, Wellbeing and Adult Social Care)
Officers Present	Peter Roderick (Director of Public Health)
External Visitors	Natalie Caphane (Assistant Director of System Planning, Humber and North Yorkshire Integrated Care Board)

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**41. Apologies for Absence (5:33 pm)**

No apologies for absence were received.

**42. Declarations of Interest (5:33 pm)**

Members were asked to declare at this point in the meeting any disclosable pecuniary interests or other registerable interests they might have in respect of the business on the agenda, if they had not already done so in advance on the Register of Interests. None were declared.

**43. Public Participation (5:33 pm)**

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

**44. Establishing a Joint Committee between City of York Council and the Humber and North Yorkshire Integrated Care Board (5:34 pm)**

Members considered a report setting out a proposal approved by the Council's Executive in November 2024 to form a Joint Committee (Section 75 agreement) between Humber and North Yorkshire Integrated Care Board (ICB) and City of York Council.

The Director of Public Health and the Assistant Director of System Planning, Humber and North Yorkshire ICB provided an overview, and in response to questions from the committee it was noted that:

- This was an important step in the integration of health and care in York, alongside a shift in focus from acute care to prevention and the adoption of the neighbourhood model. With reference to any anticipated changes in health structures, it was noted that while these could change, core principles could survive those changes and the joint committee should enable better joined-up delivery.
- With reference to the joint committee's relationship with the Health and Wellbeing Board, it was noted that the latter was a statutory body and would be kept updated on issues of assurance and outcomes, but the core of its business including around wider determinants of health across York would remain the same.
- No major changes were proposed to the governance of the Better Care Fund which would remain and continue to report to the Health and Wellbeing Board.
- In response to concerns about the extent of consultation carried out, it was noted that there had been elements of consultation around this piece of work through existing structures which had been quite extensive; this report was instead focused on ensuring funding went where it was needed. While a full public consultation was not proposed, it had gone through the democratic process and a wide range of partners had been involved in the design, including the York Health and Care Collaborative, which included members with lived experience.
- The example of Warwickshire ICB working with Fire and Rescue services on a frailty hub was noted, and it was confirmed that opportunities for similar work with Fire and Rescue through the York and North Yorkshire Combined Authority would be explored.
- The need to measure performance effectively was emphasised; and it was noted that while not covered by this report, these would be developed over the coming years; this would entail more interdisciplinary teams and care plans being shared with multiple organisations to increase efficiency and improve patient experience, and it was noted that there were various examples of integrated teams freeing up time and resources in this way.
- Several members raised concerns over the omission of climate considerations from the report, and it was confirmed that while this



had not been noted in the governance arrangements covered by the report, the climate implications of travel and older health estate were acknowledged; partners were having strong conversations around this and the York and Scarborough Hospital Trust had a robust and sustainable carbon reduction plan in place; climate considerations also formed part of the neighbourhood plan to ensure more services were walkable to residents.

- A variety of health sectors would be covered by the joint committee, although it was noted that pharmacy contractually in a different way; firewalls between different sectors were needed but efforts would be made to address concerns raised by the committee around pharmacy provision. With reference to small specialist services, it was noted that specialised commissioning had always sat outside local commissioning and would be done through the health collaboratives represented on the Place Board.
- Reassurance was sought over the equity of resource allocation across the six Place areas covered by the ICB, given York's historically low allocation. It was noted that at present this was based on historic allocation across Clinical Commissioning Groups, and that the ICB would review how it allocated growth and any new funding across Places. It was clarified that the £10.5m referenced in paragraph 10 of the Executive report was existing ICB resource and not new money.
- In respect of decision making and governance, a partnership agreement would be developed and signed; it was noted that issues had not gone to a vote within the existing Place partnership but mechanisms were in place if needed, and issues around the development of the joint committee's mechanisms could be brought back to scrutiny as required.
- With reference to budgeting and potential overspends and underspends, appropriate provisions would be included in the Section 75 agreement. While the Council would assign some funding to the joint committee it would continue to meet its obligation to set a balanced budget, and work would continue on the draft set of financial risk principles at Annex 1 to the report.
- York's universities as well as several schools were part of the partnership, and while North Yorkshire Council was not part of the Place Board, all options to work together to improve services would be explored.

Resolved: To note the developments in health and care integration, and the opportunities, challenges and implications for the health and wellbeing of York's residents.

Reason: This is a key development in the York health and care system, and it is important the committee are engaged, involved and briefed.

#### **45. Work Plan (6:56 pm)**

The committee considered its work plan for the remainder of the 2024-25 municipal year. Several points were raised including:

- With reference to a previous agenda item on Pharmacy provision from the committee's September 2024 meeting, concern was raised over an application to relocate a pharmacy licence from Green Lane to Cornlands Road where another pharmacy already existed, and the impact this could potentially have on out of hours provision in Westfield Ward. It was noted that a consultation document had just been released on the 2025 Pharmaceutical Needs Assessment (PNA), which would be an opportunity to stakeholders to shape the next PNA, although this would not impact the Westfield application. It was also noted that the Health and Wellbeing Board would consider the approval of the draft PNA, but that scrutiny's feedback could be considered at an appropriate point in the PNA process.
- Public Health were developing a new approach to Healthy Weight; an existing strategy in this area had lapsed and a more sensitive approach was planned, moving away from the concept of weight management; this could be brought to an upcoming meeting of the committee, but the next scheduled meeting in March would be too early.
- It was suggested that an update on Dental Services could be requested from the ICB following a previous update to the committee in December 2023, with a view to potentially considering this at the committee's next scheduled meeting.
- A poll would be circulated to members to ascertain their availability for a demonstration session or sessions with the Telecare team.
- It was suggested that a serious discussion on Health and Artificial Intelligence (AI) should be added to the committee's work plan, focusing on the potential benefits and challenges for York's residents, health and care system, and local authority.

Resolved:

- i. To note the work plan.
- ii. To request a report on the draft Pharmaceutical Needs Assessment at an appropriate point in time to allow scrutiny members to input into the PNA process.

- iii. To request an update on Dental Services from the ICB, with a view to considering this at the committee's next meeting.
- iv. To add an item on Health and AI to the committee's work plan with date to be confirmed.

Reason: To keep the committee's work plan updated.

Cllr J Burton, Chair

[The meeting started at 5.32 pm and finished at 7.07 pm].

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**Health, Housing and Adult Social Care  
Scrutiny Committee****12 March 2025**

Report of the Director of Finance

**2024/25 Finance and Performance Monitor 3****Summary**

1. This report sets out the projected 2024/25 financial position and the performance position for the period covering 1 April 2024 to 31 December 2024. This is the third report of the financial year and assesses performance against budgets, including progress in delivering the Council's savings programme.
2. This report outlines the Council's continued challenging financial position with a forecast overspend for 2024/25 of £2.6m which is a huge improvement on the c£11m forecast overspend we have previously seen at this stage in the financial year. The forecast also assumes we can release some earmarked reserves to offset the overall position.
3. However, this is still a forecast overspend and therefore, whilst it is incredibly positive that the position is much improved, there is work still to do to ensure the continued financial resilience of the Council. It remains that the Council cannot afford to keep spending at this level. The general reserve is £6.9m and, whilst we have other earmarked reserves that we could call on if required, continued overspending will quickly see the Council exhaust its reserves.
4. As outlined in previous reports, the existing cost control measures remain in place, and further action is needed to bring spending down to an affordable level, both within the current financial year and over the medium term, to safeguard the Council's financial resilience and stability. The impact that this work is having can be clearly seen in this latest forecast and the Council's track record of delivering savings, along with robust

financial management, provides a sound platform to continue to be able to deal with future challenges.

5. If we continue to take action and make any difficult decisions now, this will ensure the future financial stability of the Council and that we can continue to provide services for our residents. It is vital that mitigations are delivered, and the forecast overspend is reduced.
6. Local government continues to be in challenging times, with worsening performance in a number of sectors nationally. The majority of performance indicators chosen to support and monitor the Council Plan in York, continue to show a generally positive and stable trend against this difficult financial picture and shows the hard work from staff, partners and the city to tackle these challenges.
7. This set of indicators are the high-level measurable element of our performance framework, and in newly available data up to Q3 there has been positive performance in areas such as; The survival of **newly born businesses after one year** has been consistently higher in York than national and regional averages, there has been an increase in **net additional homes provided** and **housing consents approved** compared to the same period last year, we have seen a narrowing of the gap, and therefore a **reduction in health inequalities**, between the highest and lowest ward in York for the % of year 6 children recorded as overweight and the number of **households with children in temporary accommodation** continues to be lower than previous years. The % of children achieving a **Good Level of Development** at Foundation Stage continues to be high compared to benchmarks and our **building services indicators** continue to show a positive direction of travel with a high percentage of repairs completed on first visit alongside the low number of void properties.
8. Alongside the Council plan indicators there are a number of areas of positive performance from across the Council. In 2024, over 39,000 eligible households in York subscribed to the new **Garden Waste Subscription scheme**. Work is underway to prepare for the 2025 scheme which will run for the full season from March to December. **Queen Street bridge** was demolished during Q3, and other public spaces are emerging from the ground, with good progress being made on major projects. In order to help young people move around the city, the £1 **bus fare initiative** for 16 to 18 year olds has been used by more than 250,000 young people so far. The Council has recently successfully delivered a **local by-election**, ensuring it delivers on its statutory duties.

9. The Council have placed nearly 300 **migrant children** into York schools this year, highlighting their commitment to support our most vulnerable residents. **KS4 and KS5 outcomes** remain significantly above average, York has a high proportion of 5 year olds achieving a **good level of development** and the second lowest number of children who receive an **'Elective Home Education'** in the region. There has been a reduction in numbers of Children's Social Care agency staff to zero. The Council recently ran a targeted **Pension Credit campaign** using the Low Income Family Tracker (LIFT) platform to identify eligible residents and maximise their income. To date, the initiative has resulted in 100 pensioner households in York receiving over £662,700 per year in Pension Credit. This campaign has helped combat rising pensioner poverty and adult social care costs.
10. There has been a smooth transfer into the council of an external **homelessness service**. In addition, an extra £87,000 has been secured to support the expected rise in rough sleeping with up to 29 extra emergency beds and additional support this winter. The extra funding reflects the rise in rough sleeping nationally and the funds will contribute to bed and breakfast for rough sleepers with the lowest support needs, other accommodation options as well as extra staffing support.
11. To progress with the changes needed to implement the previously announced **Childcare reforms** to help parents with early years childcare and provide more children with access to high quality early years education, the council has undertaken a deep dive into sufficiency for both early years and wraparound care. Progress reports have been presented to Executive and the Children, Culture and Communities Scrutiny Committee. A report went to the Children, Culture and Communities Scrutiny Committee in November to inform on work taking place to develop a neighbourhood working model as a way of delivering improved outcomes for individuals, communities and the wider system of services in the city. The design principles for the model were approved at Executive in December.
12. In order to improve outcomes for those in need and to manage costs, the council has internally launched a **practice model framework** and assurance forum in adult social care. There has been a transformation in **Healthy Child services**, with the introduction of skill mix teams and the recruitment into specialist roles. The Health Trainer team are the best performing **stop smoking service** in the country, with an over 80% 4-week quit rate (national 57% and regional 65%).

13. We are listening to residents within **Our Big Budget Conversation**, a consultation on budget priorities taking place over 4 stages during 2024-25. The final stage of the consultation closed at the end of Q3 and asked people to provide thoughts on proposals to help the council balance its budget based on feedback from the previous two stages. York remains committed to improving stock condition and tenant experiences, and results from the 2023-24 Regulator for Social Housing return were published for residents with the current consultation underway.
14. Council Plan Progress Reports, providing an update of activity against each of the plan's seven priorities, will be published on an annual basis and sit alongside a six-monthly snapshot of progress available on the Council's website (<https://www.york.gov.uk/council-plan-1/snapshot-progress-council-plan/5>). The reports complement the Finance and Performance Monitor, providing a narrative for the steps that the Council is taking to meet its ambitions.

## **Background**

### **Financial Summary and Mitigation Strategy**

15. The current forecast is that there will be an overspend of £2.6m. This is despite the additional budget allocated through the 2024/25 budget process and ongoing action being taken by managers across the Council to try and reduce expenditure. Adult Social Care remains an area of concern, however action is being taken within the directorate to mitigate against this forecast overspend.
16. If the Council continues to spend at the current level, and no action is taken, then we will continue to overspend and will exhaust our reserves and any other available funding. The current level of expenditure is unaffordable and therefore we must continue the work started in the previous financial year to identify and take the necessary actions to reduce expenditure.
17. As outlined in previous reports to Executive, we have continued to see recurring overspends across both Adult and Children's Social Care. However, the underspends and mitigations that have allowed us to balance the budget at year end have generally been one off. Whilst the use of reserves to fund an overspend is appropriate as a one-off measure, it does not remove the need to identify ongoing savings to ensure the overall position is balanced. The budget report considered by Executive in February 2024 also included an assessment of risks associated with the



budget, which included the need to secure further savings and effectively manage cost pressures.

18. Members will be aware that the financial position of local government is a national challenge and that the pressures being seen across both Adult and Children's Social Care are not something that is unique to York. Many Councils are experiencing significant financial pressures and struggling to balance their budgets now, so it is vital that we continue the work started last year to reduce our expenditure down to a sustainable level both within the current financial year and over the medium term.
19. Given the scale of the financial challenge, and the expected impact on budgets in future years, it is vital that every effort is made to balance the overall position. It is recognised that this will require difficult decisions to be made to protect services for vulnerable residents. The Financial Strategy report elsewhere on this agenda outlines proposals for balancing the budget in 2025/26.
20. Corporate control measures are in place, but it is possible that they will not deliver the scale of reduction needed within the year. Other savings proposals, including service reductions, may also be needed. Officers will continue to carefully monitor spend, identify further mitigation, and review reserves and other funding to make every effort to reduce this forecast position. However, it is possible that it will not be reduced to the point that the outturn will be within the approved budget. The Council has £6.9m of general reserves that would need to be called on if this were the case. As outlined in previous reports, any use of the general reserve would require additional savings to be made in the following year to replenish the reserve and ensure it remains at the recommended minimum level.
21. The delivery of savings plans continues to be a clear priority for all officers during the year. Corporate Directors and Directors will keep Executive Members informed of progress on a regular basis.

### **Financial Analysis**

22. The Council's net budget is £149m. Following on from previous years, the challenge of delivering savings continues with c£14m to be achieved to reach a balanced budget. The latest forecasts indicate the Council is facing net financial pressures of £2.6m and an overview of this forecast, on a directorate by directorate basis, is outlined in Table 1 below.

Service area	Net budget £'000	2024/25 Q2 Forecast Variation £'000	2024/25 Q3 Forecast Variation £'000
Children & Education	28,659	1,111	994
Adult Social Care & Integration	46,807	3,286	3,608
Transport, Environment & Planning	23,464	-610	-859
Housing & Communities	6,779	790	711
Corporate & Central Services	42,983	-132	-149
<b>Sub Total</b>	<b>148,692</b>	<b>4,445</b>	<b>4,305</b>
Contingency	576	-576	-576
Use of earmarked reserves		-1,089	-1,089
<b>Total including contingency</b>	<b>149,268</b>	<b>2,780</b>	<b>2,640</b>

Table 1: Finance overview

## Directorate Analysis

### Adults

23. The projected outturn position for Adult Social Care is an overspend of £3,608k and the table below summarises the latest forecasts by service area. This projection is based on customer numbers and costs to the end of October 2024. The projection assumes that £344k of previously agreed savings will be made by the end of the year.

	2024/25 Budget £'000	Forecast Outturn Variance £'000	Forecast Outturn Variance %
Direct Payments	4,841	1,197	24.7
Home and Day Support	2,844	807	28.4
Supported Living	15,689	2,605	16.6
Residential care	15,244	1,219	8.0
Nursing care	5,149	541	10.5
Short term placements	861	-171	-19.9
Staffing (mostly social work staff)	7,218	406	5.6
Contracts and Commissioning	2,353	-126	-5.4

In House Services	4,837	33	0.7
Be Independent & Equipment	982	329	33.5
Other	-14,650	-3,246	22.2
Recharges	-61	14	-23.0
<b>Total Adult Social Care</b>	<b>45,307</b>	<b>3,608</b>	<b>8.0</b>

24. ASC has received total growth of £7m in 2024/25. £2.8m of this growth has been allocated to external care budgets to cover demographic pressures, £1.4m has been allocated to fund inflationary pressures, £800k to reducing growth needed by managing demand and £500k has been allocated to fund savings which are unlikely to be achieved this year. In addition to this £300k has been set aside to fund Preparing for Adulthood (PFA) customers coming through from Children's Services and £200k to tackle the current review backlog where it is expected that there are savings to be crystalised.
25. The directorate is taking the following action to improve the financial position;
- The reablement contract has been retendered and is now being implemented. This is designed to support more people to go through the reablement service in a shorter time frame, at lower cost, resulting in more people with lower or no care needs. Contract monitoring arrangements are being put in place to make the most of the contractual arrangements that promote good performance and enable the reduction in payment should the provider not deliver. Occupational Therapy expertise has a key role to play in maximising independence and reducing level of need: Therapy led reablement is known to be effective and additional occupational therapy is planned to be deployed to support this.
  - The provision of support to people overnight by internal adult social care provision is under review with a view to remodelling support and reducing costs while ensuring we continue to meet our duty to meet eligible needs.
  - Further work is being undertaken in relation to continuing health care funding. This includes developing a consistent approach with other local authorities in the ICB, improved engagement in the process by CYC including developing joint training and processes to support resolution of disputes.
  - The Adult Social Care practice assurance process continues to be developed with an emphasis on embedding the strength-based

approach to practice and supporting decision-making at the earliest opportunity. This process will be linked with our Workforce Development colleagues to assure any learning identified informs future practice. The Assurance Forum will look to ensure that Community and individual networks and community based resources have been considered. This also gives consideration of a range of issues including alternatives to high cost provision, the prevention of expensive off- framework provision, ensure full use of in house and block provision, the use of equipment and technology, and where possible, the reduction of proposed paid for care.

- e) A working group has been established to carry out a detailed review of Direct Payments which should lead to a reduction in the overspend on these budgets.
- f) The review project team will be in place from January 2025. This team will tackle the volume of overdue reviews, using an improved review methodology and multi-disciplinary approach which is expected to reduce spend.
- g) Internal capacity to undertake Deprivation of Liberty Safeguarding (DoLS) and Best Interest assessments (BIA) is being created by retraining of staff in order to reduce the reliance on external BIA assessors.

26. The following sections describe any significant variations to budgeted costs, customer numbers and income. The variations are generally due to not fully meeting previous years' savings targets plus significant price pressures in the market. Some variations are large due to having small numbers of individuals within those budgets whose individual needs can vary significantly.

**Direct Payments (£1,196k overspend)**

27. The main overspend is on the Learning Disability (LD) direct payments budget, which is expected to overspend by £1,082k. There are currently six more individuals receiving payments than in the budget (£154k) and the average payment being £114 per week higher (£725k). In addition, average Health income received per individual is less than assumed in the budget (£252k). This is partially offset by a projected overachievement on recovering unused direct payments.
28. The Older People (OP) direct payments budget is expected to overspend by £148k, largely due to the average cost of a direct payment being higher than budgeted (£201k) offset by having three fewer people (£74k).

**Home and Day Support (£807k overspend)**

29. The Community Learning Disability budget is expected to overspend by £128k. The average cost of a homecare placement is £160 per week higher than in the budget (£60k) and the average cost of a day support placement is £149 per week higher (£248k). This is offset by having one less homecare package and two less day support packages than assumed in the budget (£86k). In addition, there has been an increase in Health's contribution to packages (£90k).
30. The Community LD under 25 budget is expected to overspend by £190k, due to having four more people receiving homecare than assumed in the budget (£112k) together with the average cost per person being £125 per week higher (£116k). In addition, the average health income received per person is £240 per week lower than budget (£195k). This is offset by the average cost of a person in day support being £30 per week less than budget (£233k).
31. The Community OP budget is expected to overspend by £215k. This is mostly due to an increase in the weekly hours of homecare provided on framework contracts (£561k), offset by an increase of £11 per week in what individuals contribute to their care costs (£310k).
32. The Community Physical & Sensory Impairment (PS&I) budget is expected to overspend by £232k, largely due to the weekly cost of all homecare exception contracts being £655 per week higher than in the budget (£205k).

**Supported Living (£2,605k overspend)**

33. Supported Living are settings where more than one customer lives, with their own tenancy agreements, where their needs are met by a combination of shared support and one to one support. Supported Living providers received a mid-year inflationary increase in 2023/24 which was covered by the MSIF grant and the pressures shown below are in part due to the full year effect of this increase.
34. The Learning Disability Supported Living budget is projected to overspend by £1,896k. The average cost of a placement is £140 per week more than in the budget (£1,468k), there are four more customers than budgeted for (£410k) and expenditure on voids is expected to be around £276k this year.

35. The Physical & Sensory Impairment Supported Living schemes budget is projected to overspend by £525k. This is due to the average cost of a placement being around £375 per week higher than in the budget (£959k), partially offset by having five fewer customers in placement than assumed in the budget.
36. The Mental Health Supported Living schemes budget is projected to overspend by £184k. This is due to the average cost of a placement being around £151 per week higher than in the budget (£166k) and two additional tenants compared to budget (£82k).

**Residential care (£1,219k overspend)**

37. The OP Residential Care budget is expected to overspend by £1,652k. There are fifteen more customers than in the budget (£500k) and the average cost per customer is £169 per week higher (£1,406k). This is offset by three more individuals receiving Health contributions (£136k) at an average rate of £119 per week higher than in the budget (£74k).
38. The P&SI residential care budget is expected to overspend by £219k due to having one more placement than assumed in the budget (£74k) together with a reduction in the average amount of Health income received per person of £980 per week compared to budget (£165k)
39. The MH Residential Care over 65 budget is expected to underspend by £358k. There are two fewer customers in placement (-£70k) and the average cost of care per customers is £499 per week less than in the budget (-£312k).
40. The MH Residential Care working age budget is expected to overspend by £241k due to there being three more placements than assumed in the budget.
41. Additional Funding from the ASC Discharge fund will also be added into the Residential Care Budget (£-500k).

**Nursing Care (£541k overspend)**

42. LD Permanent Nursing Care budgets are projected to overspend by £190k, due to having one more customer in over 65 placements than assumed in the budget and the average cost per placement being higher (£285k). This is offset by an increase in Health contributions.

- 43. Mental Health Nursing Care budgets are expected to overspend by £280k due to there being five more customers in placement than budgeted.
- 44. The P&SI Nursing budget is expected to overspend by £136k, largely due to the average weekly cost per customer being higher than assumed in the budgeted.

**In House Services and Staffing**

- 45. The Council employs a variety of staff to advise and assess residents' and customers' social care needs. We also directly provide care and support to individuals and have teams which provide home care both overnight in the community and in our Independent Living Schemes as well as running day support activities for those with a learning difficulty and those experiencing poor Mental Health. We also operate short stay residential care for the same customer groups.

**Staffing (£406k overspend)**

- 46. There are staffing overspends in the Hospital Discharge Team, Mental Advocacy Team, and the Mental Health Social Work Team. Mostly due to these teams being over establishment and using agency staff.

**Contracts and Commissioning (£126k underspend)**

- 47. Based on activity to date there is likely to be an underspend on the Reablement Contract and Carers commissioned services budget by the end of the year.

**Be Independent & Equipment (£329k overspend)**

- 48. Be Independent provide equipment to customers to allow individuals to remain independent and active within their communities. They also provide an alarm response service means tested as to whether a customer pays for it.
- 49. There is still a budget gap of £180k arising from when the service was originally outsourced which has yet to be fully addressed. Staffing is expected to overspend by £115k largely due to an unfunded regrade of some of the posts in the team and to having a review manager post above establishment. In addition there has been an increase in rental costs for the premises which will be fully absorbed by the service and not recharged to Mediquip this year (£30k).

### Housing and Services

50. The Housing Services directorate is forecasting an overspend at quarter 3 of £711k and the table below summarises the latest forecasts by service area. The primary reason for the overspend relates to the delivery of two key savings across the Directorate. These are detailed further in the paragraphs below.

	2024/25 Budget £'000	Forecast Outturn Variance £'000	Forecast Outturn Variance %
Housing Services	-126	3	2.4
Healthy & Sustainable Homes	352	-11	-3.1
<b>TOTAL</b>	<b>226</b>	<b>-8</b>	

51. Costs have been able to be contained within Housing General Fund although there have been additional funding from Homelessness Grants and Winter Pressures Grants that have eased cost pressures. These costs do not include losses on Temporary Accommodation that the council incurs due to loss of benefits. These are reported elsewhere in the council's budgets.

### Housing Revenue Account

52. The Housing Revenue Account budget for 2024/25 was set as a net surplus of £2,023k prior to debt repayment at February 2024. There were carry forwards of £2,293k agreed as part of the outturn report meaning the revised budget stands at £8,670k deficit (including £8,400k debt repayment).

Activity area	2024/25 Budget £'000	Forecast Outturn Variance £'000	Forecast Outturn Variance %
Repairs & Maintenance	10,761	-25	0%
General Management	7,896	-293	-4%
Special Services	3,912	-125	-3%
Other Expenditure	19,870	+473	+2%
Dwelling rents	-37,933	+100	+0%
Non-Dwelling Rents	-533	-39	-7%
Charges for Services	-2,385	+140	+6%
Other Income	-1,318	-1,013	-77%
<b>Total</b>	<b>270</b>	<b>-782</b>	
Debt Repayment	8,400	0	0
<b>Revised Position</b>	<b>8,670</b>	<b>-782</b>	<b>-9%</b>



53. Repairs costs are expected to increase to meet a backlog of electrical inspections and emergency repairs to be carried out in quarter 4. This can be met by the repairs budget brought forward and the underspend on the painting contract. Once the backlog is cleared expenditure will return to budget levels and overall a small saving this year.
54. Legal costs relating to Disrepair claims have risen to £180k which is being shown as an overspend. The claims are being vigorously defended and costs can be claimed for all unsuccessful claims against the council.
55. Other additional costs that have arisen this quarter are insurance costs (£110k) relating to the HRA properties insurance, which is a problem experienced by all local authorities, and additional utility bills being identified (£46k).
56. The additional costs have been offset by budget savings identified: The pay award was less than the contingency set aside and other savings have been identified in the business support budgets totalling £200k.
57. The majority of the HRA overspend and underspend are now balancing each other, and it is the high level of working balances that is providing the HRA with additional interest income (£1m) less the additional interest costs from the loan taken out last year (£293k) that gives rise to the latest HRA position. If the council is successful in defending against the disrepair claims, then our legal costs can be claimed, and the financial position will improve accordingly.
58. The high level of working balance is available to start repaying the £121.5m debt that the HRA incurred as part of self-financing in 2012. The first repayment of £1.9m was paid in 2023/24 and a second payment on £8.4m is due to be repaid at 31st March 2025. This repayment is to be funded from general HRA reserves.
59. The HRA working balance position as at 31st March 2024 was £30.0m. The latest forecast balance at 31<sup>st</sup> March 2025 is estimated to reduce to £21.4m which is higher than that assumed when the budget was set (£19.9m).

### **Performance – Service Delivery**

60. This performance report is based upon the city outcome and council delivery indicators included in the Performance Framework for the Council

Plan (2023-2027) which was launched in September 2023. Wider or historic strategic and operational performance information is published quarterly on the Council's open data platform; [www.yorkopendata.org.uk](http://www.yorkopendata.org.uk)

61. The Executive for the Council Plan (2023-2027) agreed a core set of indicators to help monitor the Council priorities and these provide the structure for performance updates in this report. Some indicators are not measured on a quarterly basis and the DoT (Direction of Travel) is calculated on the latest three results whether they are annual or quarterly.
62. A summary of the city outcome and council delivery indicators by council plan theme are shown in the paragraphs below along with the latest data for the core indicator set.

Health and wellbeing: A health generating city (City)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
Number of children in temporary accommodation - (Snapshot)	45 (2023/24)	50 (Q1 2024/25)	➡	Quarterly	Not available	Q2 2024/25 data available in March 2025
Slope index of inequality in life expectancy at birth - Female - (Three year period)	6.2 (2019/20)	5.7 (2020/21)	➡	Annual	Regional Rank 2020/21: 3	2021/22 data available TBC
Slope index of inequality in life expectancy at birth - Male - (Three year period)	8.3 (2019/20)	8.4 (2020/21)	➡	Annual	Regional Rank 2020/21: 3	2021/22 data available TBC
% of adults (aged 16+) that are physically active (150+ moderate intensity equivalent minutes per week, excl. gardening)	70.4% (2022/23)	69.8% (2023/24)	➡	Annual	National Data 2023/24 63.4%	2024/25 data available in April 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

63. **Number of children in temporary accommodation** – at the end of Q1 2024-25, there were 50 children in temporary accommodation in York which is an increase from 45 at the end of Q4 2023-24. Although the number of children has increased, the number of households with children has decreased from 29 to 26 which continues to be 46% of total households in temporary accommodation. The majority of these children are in stable family setups, do not show evidence of achieving worse outcomes, and York continues to report no households with children housed in Bed and Breakfast accommodation.
64. **% of adults (aged 16+) that are physically active** – The latest data from the Adult Active Lives Survey for the period from mid-November 2022 to mid-November 2023 was published in April 2024. Data for 2024-25 will be available in April 2025. In York, 515 people aged 16 and over took part in the survey, and they reported higher levels of physical activity, and lower

levels of physical inactivity, compared with the national and regional averages. Positively:

- 69.8% of people in York did more than 150 minutes of physical activity per week compared with 63.4% nationally and 61.7% regionally. There has been no significant change in the York value from that 12 months earlier.
- 18.8% of people in York did fewer than 30 minutes per week compared with 25.7% nationally and 27.7% regionally. There has been no significant change in the York value from that 12 months earlier.

Health and wellbeing: A health generating city (Council)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
Percentage of people who use services who have control over their daily life - Disabled People (ASC User Survey)	79% (2021/22)	78% (2022/23)	→	Annual	Not available	2023/24 data available in January 2025
Percentage of people who use services who have control over their daily life - Older People (ASC User Survey)	71% (2021/22)	77% (2022/23)	↑ Good	Annual	Not available	2023/24 data available in January 2025
Overall satisfaction of people who use services with their care and support	65.10% (2021/22)	66.50% (2022/23)	→	Annual	National Data 2022/23 64.40%	2023/24 data available in January 2025
Health Inequalities in wards	See below	See below	→	Annual	Not available	See below
Absolute gap in mortality ratio for deaths from circulatory disease (under 75) between highest and lowest York ward (5 year aggregated)	153.8 (2019/20)	141.1 (2020/21)	→	Annual	Not available	2023/24 data available in April 2025
Gap in years in Life Expectancy at birth for Males between highest and lowest York ward (5 year aggregated)	10.2 (2019/20)	11.7 (2020/21)	→	Annual	Not available	2023/24 data available in April 2025
Gap in years in Life Expectancy at birth for Females between highest and lowest York ward (5 year aggregated)	8.2 (2019/20)	11.1 (2020/21)	→	Annual	Not available	2023/24 data available in April 2025
Absolute gap in hospital admission ratio for self-harm between highest and lowest York ward (5 year aggregated)	133.2 (2019/20)	119.6 (2020/21)	→	Annual	Not available	2023/24 data available in April 2025
Absolute gap in hospital admission ratio for alcohol-related harm (narrow definition) between highest and lowest York ward (5 year aggregated)	70.7 (2017/18)	88.8 (2020/21)	→	Annual	Not available	2023/24 data available in April 2025
Absolute gap in % of children who reach expected level of development at 2-2.5 years of age between highest and lowest York ward (4 yr aggregated)	13.65% (2022/23)	10.53% (2023/24)	↓ Good	Annual	Not available	2024/25 data available in August 2025
Absolute gap in % of Year 6 recorded overweight (incl. obesity) between highest and lowest York ward (3 year aggregated)	24.68% (2022/23)	22.84% (2023/24)	→	Annual	Not available	2024/25 data available in November 2025
Absolute gap in % of children totally or partially breastfeeding at 6-8 weeks between highest and lowest York ward (4 year aggregated ward data)	38.98% (2022/23)	39.30% (2023/24)	→	Annual	Not available	2024/25 data available in August 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

65. **Percentage of people who use services who have control over their daily life – Disabled People** – In 2022-23, 78% of all York's respondents to the Adult Social Care Survey said that they had "as much control as they wanted" or "adequate" control over their daily life, which was the same as the percentage in the Y&H region as a whole. It is higher than the corresponding percentage who gave one of these responses in England as a whole (77%). It has slightly decreased in York from the 2021-22 figure

(79%). ASCOF data for 2023-24 has just been released but is being quality assured for accuracy as recording framework has been changed.

66. **Percentage of people who use services who have control over their daily life – Older People** – In 2022-23, 77% of older people in York that responded to the Adult Social Care Survey said that they had “as much control as they wanted” or “adequate” control over their daily life. This is higher than the corresponding percentages experienced by older people in the Y&H region and in England as a whole (both 74%). It has also increased in York from the 2021-22 figure (71%). ASCOF data for 2023-24 has just been released but is being quality assured for accuracy as recording framework has been changed.
67. **Overall satisfaction of people who use services with their care and support** – Data at LA and national level for 2022-23 was published in December 2023, and the data shows that there has been a slight increase in the percentage of York’s ASC users who said that they were “extremely” or “very” satisfied with the care and support they received from CYC compared with 2021-22 (up from 65% to 67%). The levels of satisfaction experienced by York’s ASC users in 2022-23 were slightly higher than those in the Y&H region (66% said they were “extremely” or “very” satisfied with the care and support from their LA) and in England as a whole (64% gave one of these answers). ASCOF data for 2023-24 has just been released but is being quality assured for accuracy as recording framework has been changed.
68. **Health Inequalities in wards** – The ‘health gap’ indicators show the difference between the wards with the highest and lowest values. A lower value is desirable as it indicates less variation in health outcomes based on where people live within the City. Trend data for these indicators helps to monitor whether the gaps are narrowing or widening over time.
  - Absolute gap in % of Year 6 recorded overweight (incl. obesity) between the highest and lowest York ward (3 year aggregated) - The value for this indicator for the 3 year period 2021-22 to 2023-24 was 22.9% (the gap between 41.9% in Huntington & New Earswick and 19.0% in Heworth Without). The gap has narrowed compared with the previous reporting period (from 24.7% to 22.9%). The trend in this gap indicator shows a widening in the difference between the values in the highest and lowest ward over time (18.4% in 2008-09 to 2020-11 to 22.9% in the most recent 3 year period).

- Absolute gap in % of children who reach expected level of development at 2-2.5 years of age between highest and lowest York ward (4 yr aggregated) - The value for this indicator for the 4 year period 2020-21 to 2023-24 was 10.53% (the difference between 95.95% in Haxby & Wiggington and 85.42% in Clifton). The latest value represents an improvement (a narrowing of the gap in York) compared with the previous values of 13.65% for 2019-20 to 2022-23 and 13.1% for 2018-19 to 2021-22.
- Absolute gap in % of children totally or partially breastfeeding at 6-8 weeks between highest and lowest York ward (4 year aggregated ward data) - The value for this indicator for the 4 year period 2020-21 to 2023-24 was 39.3%% (the gap between 81% in Heworth Without and 41.7% in Westfield). There has been a widening of the gap from the 4 year period 2017-18 to 2020-21 (36.5%) to the most recent 4 year period (39.3%).

Housing: Increasing the supply of affordable housing (City)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
Number of new affordable homes delivered in York	46 (Q1&Q2 2023/24)	58 (Q1&Q2 2024/25)	➡	Quarterly	Not available	Q3 2024/25 data available in February 2025
% of dwellings with energy rating in A-C band in the EPC Register - Snapshot	45.3% (Q2 2024/25)	45.6% (October 2024)	⬆ Good	Monthly	National Data 2023/24 59.7% Regional Data 55.3%	Q3 2024/25 data available in February 2025
Net Additional Homes Provided - (YTD)	152 (as at Q2 2023/24)	339 (as at Q2 2024/25)	⬆ Good	Bi-annual	Not available	2024/25 full-year data available in June 2025
Net Housing Consents - (YTD)	324 (as at Q2 2023/24)	383 (as at Q2 2024/25)	⬆ Good	Bi-annual	Not available	2024/25 full-year data available in June 2025
Number of homeless households with dependent children in temporary accommodation - (Snapshot)	29 (2023/24)	26 (Q1 2024/25)	⬆ Good	Quarterly	Not available	Q2 2024/25 data available in March 2025
Number of people sleeping rough - local data - (Snapshot)	20 (Q2 2024/25)	16 (Q3 2024/25)	➡	Monthly	Not available	Q4 2024/25 data available in April 2025
HMO's as % of properties in York	NA	4.4% (2022/23)	➡	Annual	Not available	2023/24 data available in February 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

69. **Number of new affordable homes delivered in York** – During 2024-25, it is expected that affordable housing completions will be significantly below the identified level of need (58 affordable homes have been delivered in the first six months of the year, compared to 46 in the first six months of 2023-24). National scale challenges are facing many areas with buoyant housing markets such as a shortage of sites for affordable housing and labour and supply chain constraints, and these have affected delivery in York. The council itself is maximising delivery opportunities

currently, and will access a range of funding opportunities for direct delivery in addition to securing over half of the total completions during 2024-25 through Section 106 planning agreements.

70. There remains a significant future pipeline of affordable homes with planning permission in place across the council's own newbuild development programme and section 106 planning gain negotiated affordable housing. Inclusive of applications with a resolution to approve from Planning Committee, there are over 1,000 affordable homes identified in approved planning applications. The progress ranges from sites that are being built out currently to others with substantial infrastructure or remediation challenges to resolve prior to development. Over 600 of these have progressed through detailed planning, either as a Full application or Reserved Matters. The remainder are at Outline stage, with more uncertainty on timescales and final delivery levels, including the York Central affordable housing contribution.
71. The new Government and Combined Authority have stated that housing supply, and affordable homes in particular, are amongst its key delivery priorities and the council will take advantage of new opportunities in this climate wherever possible.
72. **% of dwellings with energy rating in A-C band in the EPC register –**  
An Energy Performance Certificate (EPC) gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years. Apart from a few exemptions, a building must have an EPC assessment when constructed, sold or let. Whilst the EPC register does not hold data for every property, it can be viewed as an indication of the general efficiency of homes. The rating is based on how a property uses and loses energy for example through heating, lighting, insulation, windows, water and energy sources. Each area is given a score which is then used to determine the A-G rating and a rating of A-C is generally considered to be good energy performance.
73. The % of properties on the register for York with an EPC rating of A-C at the end of October was 45.6%. This measure has increased incrementally month on month since CYC began reporting on the information in March 2023 when 42% of properties were rated A-C. The largest changes in York continue to be in the middle categories with around 3% less properties rated D-E and around 3% more rated C. Data is based on the last recorded certificate for 62,027 properties on the register for York, some of which will have been last assessed more than ten years ago. When looking at certificates added or renewed in the past year only for 2023-24,

58.5% of certificates were rated A-C for York compared to 59.7% Nationally and 55.3% Regionally.

74. **Net Additional Homes** – Between 1st April 2024 and 30<sup>th</sup> September 2024, a total of **398 net additional homes** were completed. This total comprises two elements:

- There has been a total of 339 net housing completions. This represents more than double the number of housing completions compared to the same monitoring period last year. The main features of the housing completions that were carried out are:
  - 309 homes (91.2%) were completed on housing sites (Use Class 3).
  - 243 homes (71.7%) resulted from the change of use of other buildings to residential use. The Cocoa Works site provided 172 of these properties.
  - A total of 99 new build homes (29.2%) were completed.
  - 4 homes were demolished during the monitoring period.
  - Individual sites that saw the construction of five or less dwellings contributed just 37 (10.9%) additional homes.
  - The most significant individual sites providing housing completions (Use Class C3) over the monitoring period have been 172 flats at the Cocoa Works, Haxby Road (Phase 1 Blocks A and B), Cherry Tree House (48), 218 Fifth Avenue (48), Germany Beck (16), Former Civil Service Club, Boroughbridge Road (11) and the former York City Football Club, Bootham Crescent.
- In addition to the 339 net additional homes completed, four care home developments were built during the monitoring period resulting in a net increase of 107 bedspaces. Using the nationally set ratio for communal establishments, this equates to a further **59 completed homes**.

75. **Net Housing Consents** – Planning applications determined during the half year monitoring period of 1<sup>st</sup> April 2024 to 30<sup>th</sup> September 2024 resulted in the approval of **383 net additional homes** and represents an increase of almost sixty approved homes compared to last year's update covering the equivalent monitoring period.

76. The main features of the housing approvals are:

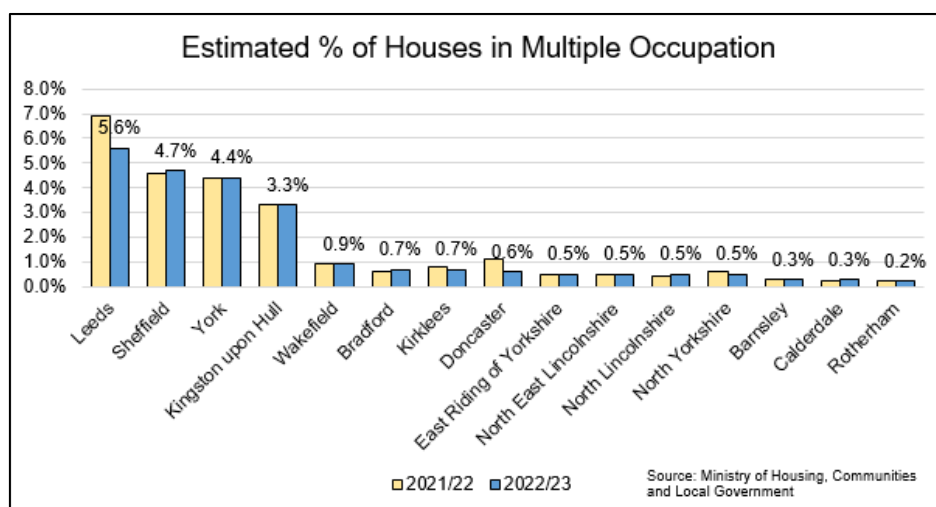


- 272 of all net homes consented (71%) were granted on traditional housing sites (Use Class C3).
- Sites granted approval on traditional housing sites (Use Class C3) included Station Yard, Wheldrake (139), Land at Moor Lane, Copmanthorpe (75), whilst the site at Hospital Fields Road & Ordnance Lane was granted consent for an additional 16 homes compared to its earlier approval for 85 homes. A further 36 homes were approved on sites of 5 homes or less.
- The Enterprise Rent-a-Car site at 15 Foss Islands Road was granted consent for 133 privately managed student accommodation studio flats.
- Two previously approved sites at Huntington South Moor New Lane Huntington (-20) and Chelmsford Place Fulford Road (-4) resulted in a total loss of 24 homes compared to their original consents.
- During the monitoring period, a further 282 homes were approved by Planning Committee through a resolution to grant planning permission subject to the execution of a section 106 agreement and recommended conditions. These sites are at draft housing allocation ST4: Land adjacent to Hull Road (162) and the Retreat, 107 Heslington Road (120). These sites are still awaiting full approval.

77. **Number of homeless households with dependent children in temporary accommodation** – The overall number of households in temporary accommodation reduced during 2023-24, from 73 in Q1 to 63 at the end of Q4. This has continued into 2024-25 where there were 57 households in temporary accommodation at the end of Q1. The number of those with dependent children has fluctuated between 26 and 30 households over the past year and was 26 households at the end of Q1. This was 46% of total households in temporary accommodation which was the same as in Q4. Although the council would like these to reduce further, some progress has been made from the peaks seen at the end of 2022-23.
78. Of the 26 households with children in temporary accommodation at quarter end, 24 were recorded as accommodated in hostels and two within Local Authority or Housing Association housing stock. York continues to report no households with children housed in Bed and Breakfast accommodation at quarter end.
79. During 2023-24 and into 2024-25, an upward trend in overall numbers can be seen both nationally and regionally, however York has been moving in the opposite direction. When looking at the total number of households in temporary accommodation per households in area (000s) at the end of Q1,

York continues to perform positively compared to benchmarks (0.65 in York compared to 5.08 Nationally, 1.45 Regionally and 18.85 in London). It should be noted that these figures are snapshot figures and therefore may fluctuate between the snapshot dates.

80. **Number of people sleeping rough** – Every Thursday, Navigators carry out an early morning street walk checking known rough sleeping hot spots and responding to intel or reports of rough sleepers. The monthly figure is based on the number of rough sleepers found bedded down on the last Thursday of each month. The latest figure shows that there were 16 people sleeping rough in York in December 2024, which is a slight increase from 13 people in December 2023.
81. **HMO's as % of properties in York** – The estimate of the proportion of Houses in Multiple Occupation (HMO) divided by the total number of dwellings within York has remained at 4.4% which is the 3<sup>rd</sup> highest in the region, behind Leeds and Sheffield. The average for England is 1.5% and regionally it is 1.6%. It is not surprising that the levels are higher in university cities as a recent survey suggests that 7 in 10 students live in a privately rented HMO house while studying in the UK.



82. A HMO is defined as an entire house, flat or converted building which is let to three or more persons who form two or more households and who share facilities such as a kitchen, bathroom and toilet.

Housing: Increasing the supply of affordable housing (Council)						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
% of dwellings failing to meet the decent homes standard	1.60% (2022/23)	1.90% (2023/24)	➡	Annual	Not available	2024/25 data available in September 2025
% of Repairs completed on first visit	86.6% (Q2 2024/25)	80.2% (November 2024)	➡	Quarterly	Housemark Median 2022/23 86.02%	Q3 2024/25 data available in January 2025
Number of Void Properties - Standard Voids - (Snapshot)	48 (Q2 2024/25)	48 (November 2024)	⬇️ Good	Monthly	Not available	Q3 2024/25 data available in January 2025
Number of Void Properties - Major Works Voids - (Snapshot)	1 (Q2 2024/25)	1 (November 2024)	⬇️ Good	Monthly	Not available	Q3 2024/25 data available in January 2025
Number of Void Properties - Capital Projects Voids - (Snapshot)	16 (Q2 2024/25)	16 (November 2024)	➡	Monthly	Not available	Q3 2024/25 data available in January 2025
Number of Void Properties - Total Voids (Excludes Not Offerable) - (Snapshot)	65 (Q2 2024/25)	65 (November 2024)	➡	Monthly	Not available	Q3 2024/25 data available in January 2025
Number of Void Properties - Not Offerables - (Snapshot)	79 (Q2 2024/25)	76 (November 2024)	➡	Monthly	Not available	Q3 2024/25 data available in January 2025
% of tenants satisfied that their landlord provides a home that is well maintained	NC	63.58% (2023/24)	➡	Annual	Not available	2024/25 data available in January 2025
The DoT (Direction of Travel) is calculated on the latest three data points whether they are annual or quarterly. All historic data is available via the Open Data Platform						

83. **% of dwellings failing to meet the decent homes standard** – Data submitted through the Local Authority Housing Statistics Return shows that at the end of 2023-24, 140 council properties were considered to be non-decent which is 1.9% of council housing stock. The 2023-24 figure is a slight increase from 1.6% of properties at the end of 2022-23. The increase in non-decent properties can also be seen in the 2023-24 national and regional figures, however York continues to perform well against these. Regionally, 5.8% of properties were non-decent (up from 2.4% in 2023-24) and Nationally 9.1% of properties were non-decent (up from 8.4% in 2023-24).
84. An increase in the number of non-decent properties for York was anticipated following the commissioning of a Full Stock Condition Survey to be carried out on HRA housing stock during 2024. The extensive survey provides a range of information on the internal, external and communal safety and condition of each property. By the end of 2023-24, 36% of stock had been inspected and whilst strengthening the information held on housing, has surfaced further properties requiring work. Survey information received has highlighted in particular an increase in the number of properties with a category 1 hazard which causes an instant fail against the decent homes criteria, these are being responded to by the service as a matter of priority.

85. **% of repairs completed on first visit** – The percentage of repairs completed on the first visit was 80.2% in November 2024, which remains high and at a similar level to figures seen over the past few years.
86. **Number of void properties** – Numbers of standard void properties reduced throughout 2023-24 from 73 at the start of the year to 52 at the end of March 2024. Despite 2024-25 starting with 62 voids in April, the latest data for November 2024 shows a reduction to 48 void properties. There was only 1 major works voids at the end of November 2024 which is a large decrease on the 6 major works voids in September 2023.
87. **% of tenants satisfied that their landlord provides a home that is well maintained** – In 2023-24 in York, 64% of tenants were satisfied that the landlord provides a well maintained home. There are no national benchmarking figures available, as yet, however Leeds have released their results and they have a 67% satisfaction rate.

### **Consultation**

88. Not applicable.

### **Options**

89. Not applicable.

### **Analysis**

90. Not applicable.

### **Council Plan**

91. Not applicable.

### **Implications**

92. The recommendations in the report potentially have implications across several areas. However, at this stage
- **Financial implications** are contained throughout the main body of the report. The actions and recommendations contained in this report should ensure the continued financial stability and

resilience of the Council both in the current year and in future years.

- **Human Resources (HR)**, there are no direct implications related to the recommendations.
- **Legal** The Council is under a statutory obligation to set a balanced budget on an annual basis. Under the Local Government Act 2003 it is required to monitor its budget during the financial year and take remedial action to address overspending and/or shortfalls of income.
- **Procurement**, there are no specific procurement implications to this report.
- **Health and Wellbeing**, there are no direct implications related to the recommendations.
- **Environment and Climate action**, there are no direct implications related to the recommendations.
- **Affordability**, there are no direct implications related to the recommendations.
- **Equalities and Human Rights**, there are no direct implications related to the recommendations.
- **Data Protection and Privacy**, there are no implications related to the recommendations.
- **Communications**, there are no direct implications related to the recommendations.
- **Economy**, there are no direct implications related to the recommendations.

### **Risk Management**

93. An assessment of risks is completed as part of the annual budget setting exercise. These risks are managed effectively through regular reporting and corrective action being taken where necessary and appropriate.
94. The current financial position represents a significant risk to the Council's financial viability and therefore to ongoing service delivery. It is important to ensure that the mitigations and decisions outlined in this paper are delivered and that the overspend is reduced.

### **Recommendations**

95. The Committee is asked to:
  - a. Note the finance and performance information.
  - b. Note that work will continue on identifying savings needed to fully mitigate the forecast overspend.

Reason: to ensure expenditure is kept within the approved budget.

### Contact Details

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**Chief Officer Responsible for the report:**

**Debbie Mitchell**  
**Director of Finance**

**Report  
Approved**



**Date** 04/03/2025

**Wards Affected:** *List wards or tick box to indicate all*

**All**

☒

**For further information please contact the author of the report**

**Background Papers:** None.

**Annexes:** HHASC Q3 24-25 Scrutiny Committee Scorecard

## Scrutiny - Health, Housing and Adult Social Care 2024/2025

No of Indicators = 80 | Direction of Travel (DoT) shows the trend of how an indicator is performing against its Polarity over time.  
Produced by the Business Intelligence Hub January 2025

			Previous Years			2024/2025							
		Collection Frequency	2021/2022	2022/2023	2023/2024	Q1	Q2	Q3	Q4	Target	Polarity	DOT	
01. Adult Social Care	ASC01	Number of contacts to ASC Community Team	Monthly	17,275	16,081	15,477	3,968	3,326	-	-	-	Neutral	◀◀ Neutral
	ASC01a	Number of contacts to ASC Community Team that are resolved with information/advice/guidance (IAG)	Monthly	4,039	2,804	2,783	456	416	-	-	-	Neutral	◀◀ Neutral
	ASC03b	Number of Customers receiving Home Care services - (Snapshot)	Monthly	624	648	770	768	761	-	-	-	Neutral	◀◀ Neutral
	ASC14	Total number of Adults receiving paid packages of care - (Snapshot)	Monthly	2,037	2,090	2,065	2,089	2,081	-	-	-	Neutral	◀◀ Neutral
	ASCOF1B	Percentage of people who use services who have control over their daily life - Disabled People (ASC User Survey)	Annual	79.00%	78.00%	-	-	-	-	-	-	Up is Good	◀◀ Neutral
		Percentage of people who use services who have control over their daily life - Older People (ASC User Survey)	Annual	71.00%	77.00%	-	-	-	-	-	-	Up is Good	▲ Green
	ASCOF1G	Proportion of adults with a learning disability who live in their own home or with family	Annual	84.80%	84.40%	-	-	-	-	-	-	Up is Good	◀◀ Neutral
		Benchmark - National Data	Annual	78.80%	80.50%	-	-	-	-	-	-		
		Benchmark - Regional Data	Annual	79.90%	80.30%	-	-	-	-	-	-		
		National Rank (Rank out of 152)	Annual	56	62	-	-	-	-	-	-		
		Regional Rank (Rank out of 15)	Annual	5	5	-	-	-	-	-	-		
		Comparator Rank (Pre 2019-20 rank out of 16) (Current rank out of 21)	Annual	10	10	-	-	-	-	-	-		
	ASCOF2A 1	Long-term support needs met by admission to residential and nursing care homes, per 100,000 population (younger adults)	Annual	22.1	16.4	-	-	-	-	-	-	Up is Bad	▼ Green
		Benchmark - National Data	Annual	13.9	14.6	-	-	-	-	-	-		
		Benchmark - Regional Data	Annual	17.5	16.8	-	-	-	-	-	-		
		National Rank (Rank out of 152)	Annual	131	97	-	-	-	-	-	-		
		Regional Rank (Rank out of 15)	Annual	12	7	-	-	-	-	-	-		
		Comparator Rank (Pre 2019-20 rank out of 16) (Current rank out of 21)	Annual	21	14	-	-	-	-	-	-		
	ASCOF2A 2	Long-term support needs met by admission to residential and nursing care homes, per 100,000 population (older people)	Annual	499	479.5	-	-	-	-	-	-	Up is Bad	◀◀ Neutral
		Benchmark - National Data	Annual	538.5	560.8	-	-	-	-	-	-		
		Benchmark - Regional Data	Annual	611.4	643.7	-	-	-	-	-	-		
		National Rank (Rank out of 152)	Annual	64	49	-	-	-	-	-	-		
		Regional Rank (Rank out of 15)	Annual	3	2	-	-	-	-	-	-		
		Comparator Rank (Pre 2019-20 rank out of 16) (Current rank out of 21)	Annual	7	6	-	-	-	-	-	-		
		Overall satisfaction of people who use services with their care and support	Annual	65.10%	66.50%	-	-	-	-	-	-	Up is Good	◀◀ Neutral

			Previous Years			2024/2025							
			Collection Frequency	2021/2022	2022/2023	2023/2024	Q1	Q2	Q3	Q4	Target	Polarity	DOT
ASCOF3A	Benchmark - National Data		Annual	63.90%	64.40%	-	-	-	-	-	-		
	Benchmark - Regional Data		Annual	65.10%	65.80%	-	-	-	-	-	-		
	National Rank (Rank out of 152)		Annual	61	49	-	-	-	-	-	-		
	Regional Rank (Rank out of 15)		Annual	9	7	-	-	-	-	-	-		
ASCOF4A	Proportion of people who use services who feel safe		Annual	69.20%	70.40%	-	-	-	-	-	-	Up is Good	◀▶ Neutral
	Benchmark - National Data		Annual	69.20%	69.70%	-	-	-	-	-	-		
	Benchmark - Regional Data		Annual	69.30%	71.90%	-	-	-	-	-	-		
	National Rank (Rank out of 152)		Annual	78	69	-	-	-	-	-	-		
	Regional Rank (Rank out of 15)		Annual	12	12	-	-	-	-	-	-		
	Comparator Rank (Pre 2019-20 rank out of 16) (Current rank out of 21)		Annual	12	13	-	-	-	-	-	-		
PVP02	Number of permanent admissions to residential & nursing care homes for older people (65+)		Monthly	217	216	205	57	68	-	-	-	Up is Bad	◀▶ Neutral
PVP11	Proportion of completed safeguarding S42 enquiries where people report that they feel safe		Quarterly	97.91%	97.34%	97.99%	99.50%	98.94%	-	-	-	Up is Good	◀▶ Neutral
PVP18	Number of customers in long-term residential and nursing care at the period end - (Snapshot)		Monthly	552	584	567	588	611	-	-	-	Neutral	◀▶ Neutral
PVP19	Number of permanent admissions to residential & nursing care homes for younger people (18-64)		Monthly	31	27	11	6	6	-	-	-	Up is Bad	▲ Red
PVP29	Number of NHS Health Checks Completed in York		Quarterly	1,018	2,292	1,956	296	220	-	-	-	Neutral	◀▶ Neutra
PVP31	Number of new clients starting Adult Social Care receiving a paid package of care (PPOC) in period		Monthly	518	665	682	179	205	-	-	-	Neutral	◀▶ Neutral
PVP32	Number of clients starting Adult Social Care in-month receiving a paid package of care (PPOC) that had previously received a PPOC and their service had ended		Monthly	360	322	351	94	116	-	-	-	Neutral	◀▶ Neutral
SGAD01	Number of Adult Safeguarding Concerns Received		Monthly	1,715	2,219	2,438	653	725	-	-	-	Neutral	◀▶ Neutral
SGAD02	Number of Completed Adult Safeguarding Pieces of Work		Quarterly	1,709	2,290	2,282	592	756	-	-	-	Neutral	◀▶ Neutral
EH1	Chlamydia detection rate per 100,000 aged 15 to 24		Annual	1,255	1,370	1,310	-	-	-	-	-	Up is Good	◀▶ Neutral
	Benchmark - National Data		Annual	1,333	1,615	1,546	-	-	-	-	-		
	Benchmark - Regional Data		Annual	1,507	1,845	1,583	-	-	-	-	-		
	Regional Rank (Rank out of 15)		Annual	10	13	11	-	-	-	-	-		
EH2	Proportion of population aged 15 to 24 screened for chlamydia (%) - Females		Annual	26.60%	20.70%	17.90%	-	-	-	-	-	Up is Good	▼ Red
	Benchmark - National Data		Annual	21.40%	20.80%	20.40%	-	-	-	-	-		
	Benchmark - Regional Data		Annual	24.20%	23.60%	21.30%	-	-	-	-	-		
	Regional Rank (1 is Good) (Rank out of 15)		Annual	4	10	11	-	-	-	-	-		
HV01	% of births that receive a face to face New Birth Visit (NBV) by a Health Visitor within 14 days		Quarterly	66.75%	86.26%	74.20%	70.96%	68.01%	-	-	-	Up is Good	▼ Red
	Benchmark - National Data		Quarterly	79.20%	80.00%	83.60%	-	-	-	-	-		
	Benchmark - Regional Data		Quarterly	74.60%	77.80%	80.60%	-	-	-	-	-		



			Previous Years			2024/2025								
			Collection Frequency	2021/2022	2022/2023	2023/2024	Q1	Q2	Q3	Q4	Target	Polarity	DOT	
02: Health and Wellbeing	HV02	% of face-to-face NBVs undertaken by a health visitor after 14 days	Quarterly	32.21%	12.87%	25.22%	27.12%	31.18%	-	-	-	Up is Bad	▲ Red	
		Benchmark - National Data	Quarterly	17.50%	17.80%	14.30%	-	-	-	-	-			
		Benchmark - Regional Data	Quarterly	23.00%	20.30%	16.30%	-	-	-	-	-			
	HV03	% of infants who received a 6-8 week review by the time they were 8 weeks	Quarterly	85.44%	86.00%	82.56%	86.19%	80.50%	-	-	-	Up is Good	◀◀ Neutral	
		Benchmark - National Data	Quarterly	79.20%	79.10%	82.20%	-	-	-	-	-			
		Benchmark - Regional Data	Quarterly	82.60%	75.20%	74.90%	-	-	-	-	-			
	HV05	% of children who received a 12 month review by the time they turned 12 months	Quarterly	88.38%	88.95%	92.68%	94.46%	88.95%	-	-	-	Up is Good	◀◀ Neutral	
		Benchmark - National Data	Quarterly	69.40%	73.40%	78.40%	-	-	-	-	-			
		Benchmark - Regional Data	Quarterly	85.20%	88.60%	87.90%	-	-	-	-	-			
	HV06	% of children who received a 12 month review by the time they turned 15 months	Quarterly	93.60%	93.13%	95.49%	92.37%	96.33%	-	-	-	Up is Good	◀◀ Neutral	
		Benchmark - National Data	Quarterly	81.80%	84.30%	88.60%	-	-	-	-	-			
		Benchmark - Regional Data	Quarterly	92.40%	93.00%	94.40%	-	-	-	-	-			
	HV07	% of children who received a 2-2½ year review	Quarterly	85.04%	87.19%	91.34%	88.92%	89.50%	-	-	-	Up is Good	◀◀ Neutral	
		Benchmark - National Data	Quarterly	72.30%	75.30%	79.90%	-	-	-	-	-			
		Benchmark - Regional Data	Quarterly	78.50%	85.90%	88.40%	-	-	-	-	-			
	HV10	% of infants totally or partially breastfed at 6-8 weeks (of those with a known feeding status)	Quarterly	59.43%	61.79%	64.52%	64.20%	63.55%	-	-	-	Up is Good	◀◀ Neutra	
		Benchmark - National Data	Quarterly	54.50%	54.90%	58.80%	-	-	-	-	-			
	LAPE22	% of alcohol users in treatment who successfully completed drug treatment (without representation within 6 months)	Quarterly	26.50%	26.63%	25.75%	21.71%	23.51%	-	-	-	Up is Good	▼ Red	
		Benchmark - National Data	Quarterly	36.63%	35.44%	34.10%	34.23%	34.42%	-	-	-	-		
	PHOF06a	Under 18 conceptions (per 1,000 females aged 15-17) (Rolling 12 Months)	Quarterly	12.2	Due April 25	-	-	-	-	-	-	Up is Bad	◀◀ Neutral	
		Benchmark - National Data	Quarterly	13.7	Due April 25	-	-	-	-	-	-	-		
		Benchmark - Regional Data	Quarterly	17.7	Due April 25	-	-	-	-	-	-	-		
	PHOF17	Slope index of inequality in life expectancy at birth - Female - (Three year period)	Annual	Due Feb 25	Due Feb 25	Due Feb 26	-	-	-	-	-	Up is Bad	◀◀ Neutral	
		Benchmark - National Data	Annual	Due Feb 25	Due Feb 25	Due Feb 26	-	-	-	-	-	-		
		Regional Rank (Rank out of 15)	Annual	Due Feb 25	Due Feb 25	Due Feb 26	-	-	-	-	-	-		
	PHOF27	Under 18 conceptions: conceptions in those aged under 16 (per 1,000 females aged 13-15) (Calendar Year)	Annual	1.7	Due May 25	Due May 26	-	-	-	-	-	Up is Bad	◀◀ Neutral	
		Benchmark - National Data	Annual	2.1	Due May 25	Due May 26	-	-	-	-	-	-		
		Benchmark - Regional Data	Annual	3.2	Due May 25	Due May 26	-	-	-	-	-	-		
Regional Rank (Rank out of 15)		Annual	1	Due May 25	Due May 26	-	-	-	-	-	-			
PHOF37	Slope index of inequality in life expectancy at birth - Male - (Three year period)	Annual	Due Feb 25	Due Feb 25	Due Feb 26	-	-	-	-	-	Up is Bad	◀◀ Neutral		
	Benchmark - National Data	Annual	Due Feb 25	Due Feb 25	Due Feb 26	-	-	-	-	-	-			
	Regional Rank (Rank out of 15)	Annual	Due Feb 25	Due Feb 25	Due Feb 26	-	-	-	-	-	-			
PHOF79	HIV late diagnosis	Annual	83.30%	100.00%	50.00%	-	-	-	-	-	Up is Bad	▼ Green		
	Benchmark - National Data	Annual	42.10%	43.30%	43.50%	-	-	-	-	-	-			
	Benchmark - Regional Data	Annual	50.20%	46.50%	44.10%	-	-	-	-	-	-			
	Regional Rank (Rank out of 15)	Annual	15	15	11	-	-	-	-	-	-			

				Previous Years			2024/2025								
			Collection Frequency	2021/2022	2022/2023	2023/2024	Q1	Q2	Q3	Q4	Target	Polarity	DOT		
03. Health Inequalities	PHYS06	% of adults (aged 16+) that are physically active (150+ moderate intensity equivalent minutes per week, excl. gardening)	Annual	66.50%	70.40%	69.80%	-	-	-	-	-	Up is Good	◄► Neutral		
		Benchmark - National Data	Annual	61.40%	63.10%	63.40%	-	-	-	-	-				
	STF100	Average Sickness Days per FTE - CYC (Excluding Schools) - (Rolling 12 Month)	Monthly	11.73	11.96	11.2	11.49	11.58	-	-	-	Up is Bad	◄► Neutral		
		Benchmark - CIPD (All Sectors)	Annual	NA	7.8	-	-	-	-	-	-				
		Benchmark - CIPD (Public Sector)	Annual	NA	10.6	-	-	-	-	-	-				
		Benchmark - Public Sector (LGA Worker Survey Excluding Teachers)	Annual	NA	9.3	-	-	-	-	-	-				
		Benchmark - Public Sector (Y&H) (LGA Worker Survey Excluding Teachers)	Annual	NA	12.4	-	-	-	-	-	-	Neutral	◄► Neutral		
HLTHGap	Health Inequalities in wards	Annual	(See below)	(See below)	-	-	-	-	-	-	Neutral	◄► Neutral			
	Absolute gap in mortality ratio for deaths from circulatory disease (under 75) between highest and lowest York ward (5 year aggregated)	Annual	NC	NC	Due April 25	-	-	-	-	-	Up is Bad	◄► Neutral			
	Gap in years in Life Expectancy at birth for Males between highest and lowest York ward (5 year aggregated)	Annual	NC	NC	Due April 25	-	-	-	-	-	Up is Bad	◄► Neutral			
	Gap in years in Life Expectancy at birth for Females between highest and lowest York ward (5 year aggregated)	Annual	NC	NC	Due April 25	-	-	-	-	-	Up is Bad	◄► Neutra			
	Absolute gap in hospital admission ratio for self-harm between highest and lowest York ward ( 5 year aggregated)	Annual	NC	NC	Due April 25	-	-	-	-	-	Up is Bad	◄► Neutra			
	Absolute gap in hospital admission ratio for alcohol-related harm (narrow definition) between highest and lowest York ward (5 year aggregated)	Annual	NC	NC	Due April 25	-	-	-	-	-	Up is Bad	◄► Neutral			
	Absolute gap in % of Year 6 recorded overweight (incl. obesity) between highest and lowest York ward (3 year aggregated)	Annual	24.40%	24.68%	22.84%	-	-	-	-	-	Up is Bad	◄► Neutral			
	Absolute gap in % of children totally or partially breastfeeding at 6-8 weeks between highest and lowest York ward (4 year aggregated ward data)	Annual	36.70%	38.98%	39.30%	-	-	-	-	-	Up is Bad	◄► Neutral			
	Absolute gap in % of children who reach expected level of development at 2-2.5 years of age between highest and lowest York ward (4 yr aggregated)	Annual	13.10%	13.65%	10.53%	-	-	-	-	-	Up is Bad	▼ Green			
04. NHS Health Checks	PHOF31	% of eligible population aged 40-74 who received an NHS Health Check (quarterly from April 2013)	Quarterly	1.90%	4.20%	3.60%	0.50%	0.40%	-	-	-	Up is Good	▼ Red		
		Benchmark - National Data	Quarterly	3.50%	7.20%	8.80%	2.10%	2.20%	-	-	-				
		Benchmark - Regional Data	Quarterly	2.20%	5.40%	6.40%	1.70%	1.70%	-	-	-				
	PHOF91	% of eligible population aged 40-74 offered an NHS Health Check (quarterly from April 2013)	Quarterly	1.90%	5.30%	4.40%	0.70%	0.50%	-	-	-	Up is Good	▼ Red		
		Benchmark - National Data	Quarterly	8.60%	18.40%	22.10%	5.90%	6.10%	-	-	-				
		Benchmark - Regional Data	Quarterly	5.50%	12.80%	13.90%	5.10%	4.60%	-	-	-				
	PHOF92	% of eligible population aged 40-74 offered an NHS Health Check who received an NHS Health Check (quarterly from April 2013)	Quarterly	100.00%	79.80%	81.40%	81.00%	80.00%	-	-	-	Up is Good	◄► Neutral		
		Benchmark - National Data	Quarterly	40.50%	38.90%	39.90%	36.00%	36.00%	-	-	-				

				Previous Years			2024/2025						
			Collection Frequency	2021/2022	2022/2023	2023/2024	Q1	Q2	Q3	Q4	Target	Polarity	DOT
05. Substance Misuse and Smoking	PHOF76	Benchmark - Regional Data	Quarterly	41.00%	42.00%	46.50%	33.00%	38.00%	-	-	-		
		% of opiate users in treatment who successfully completed drug treatment (without representation within 6 months)	Quarterly	4.38%	5.42%	4.40%	4.20%	4.09%	-	-	-	Up is Good	▼ Red
		Benchmark - National Data	Quarterly	5.04%	4.95%	5.12%	5.14%	5.16%	-	-	-		
	PHOF77	% of non-opiate users in treatment who successfully completed drug treatment (without representation within 6 months)	Quarterly	26.50%	20.00%	19.52%	16.50%	17.70%	-	-	-	Up is Good	▼ Red
		Benchmark - National Data	Quarterly	34.55%	31.99%	29.76%	29.53%	29.25%	-	-	-		
	PVP33	No. of smokers setting a quit date - (YTD)	Annual	NC	NC	307	82	-	-	-	-	Up is Good	◄► Neutral
	PVP34	No. of smokers who had successfully quit at 4 week follow up (self-report) - (YTD)	Annual	NC	NC	224	67	-	-	-	-	Up is Good	◄► Neutral
	PVP35	Percentage of smokers who had successfully quit at 4 week follow up (self-report) - (YTD)	Annual	NC	74.30%	73.00%	81.70%	-	-	-	-	Up is Good	◄► Neutral
		Benchmark - National Data	Annual	NC	54.00%	53.80%	57.20%	-	-	-	-		
		Benchmark - Regional Data	Annual	NC	63.10%	64.70%	64.70%	-	-	-	-		
06. Housing	BW06	% of dwellings failing to meet the decent homes standard	Annual	4.88%	1.60%	1.90%	-	-	-	(Due Sep 2025)	-	Up is Bad	◄► Neutral
		Benchmark - National Data	Annual	-	-	3.64%	-	-	-	-	-		
	BW11	% of Repairs completed on first visit	Monthly	81.63%	79.65%	80.26%	86.08%	86.60%	-	-	-	Up is Good	◄► Neutral
		Benchmark - Housemark Median (Updated definition 2023-24 LAs <10k Dwellings)	Annual	90.80%	86.02%	88.63%	-	-	-	-	-		
		Housemark Quartile	Annual	4	3	4	-	-	-	-	-		
	CAN061	Number of new affordable homes delivered in York	Quarterly	224	109	122	49	9	-	-	-	Up is Good	◄► Neutra
	CJGE173	Rent Affordability: Average monthly private rent as a percentage of median monthly salary - (2 bedroom properties)	Annual	29.69%	32.78%	-	-	-	-	-	-	Up is Bad	◄► Neutral
		Benchmark - National Data	Annual	31.47%	30.82%	-	-	-	-	-	-		
		Benchmark - Regional Data	Annual	24.68%	25.21%	-	-	-	-	-	-		
	EPC01ac	% of dwellings with energy rating A-C band on the EPC Register (where A is the most energy efficient) - (Snapshot) - All dwellings on the register	Monthly	NC	42.00%	44.60%	45.10%	45.30%	-	-	-	Up is Good	▲ Green
	EPC01aci	% of dwellings with energy rating A-C band on the EPC Register (where A is the most energy efficient) - Dwellings added/renewed in the past year only	Annual	51.26%	49.39%	58.47%	-	-	-	-	-	Up is Good	▲ Green
		Benchmark - National Data	Annual	52.69%	56.77%	59.71%	-	-	-	-	-		
		Benchmark - Regional Data	Annual	46.96%	50.33%	55.26%	-	-	-	-	-		
	HM03	Net Additional Homes Provided	Quarterly	402	459	528	-	339	-	-	-	Up is Good	▲ Green
	HM07	Net Housing Consents	Quarterly	327	1,559	658	-	383	-	-	-	Up is Good	▲ Green
		Number of Void Properties - Standard Voids - (Snapshot)	Monthly	88	67	52	59	48	-	-	-	Up is Bad	◄► Neutral
		Number of Void Properties - Major Works Voids - (Snapshot)	Monthly	2	17	6	3	1	-	-	-	Up is Bad	▼ Green

				Previous Years			2024/2025						
			Collection Frequency	2021/2022	2022/2023	2023/2024	Q1	Q2	Q3	Q4	Target	Polarity	DOT
	HOU242	Number of Void Properties - Capital Projects Voids - (Snapshot)	Monthly	40	18	26	19	16	-	-	-	Up is Bad	◄◄ Neutral
		Number of Void Properties - Total Voids- (Excludes Not Offerable) - (Snapshot)	Monthly	130	102	84	81	65	-	-	-	Up is Bad	▼ Green
		Number of Void Properties - Not Offerables - (Snapshot)	Monthly	47	66	77	77	79	-	-	-	Neutral	◄◄ Neutral
	HOU246	Average number of days to re-let empty properties (excluding temporary accommodation) - (YTD)	Monthly	74.55	78.73	52.13	42.03	47.61	-	-	-	Up is Bad	▼ Green
	HOU423	Total number of Licensed HMOs in York (Mandatory and Additional)	Annual	947	1,042	2,244	-	-	-	-	-	Neutral	◄◄ Neutral
	HOU424	Estimated HMOs as % of properties in York	Annual	4.40%	4.40%	(Avail Jan 2025)	-	-	-	-	-	Neutral	◄◄ Neutral
		Benchmark - National Data	Annual	1.60%	1.50%	(Avail Jan 2025)	-	-	-	-	-		
		Benchmark - Regional Data	Annual	1.70%	1.60%	(Avail Jan 2025)	-	-	-	-	-		
		Regional Rank (1 is Bad) (Rank out of 15)	Annual	3.00%	3.00%	(Avail Jan 2025)	-	-	-	-	-		
	07. Homelessness	HOM112	Homelessness assessment (initial decision) - Threatened with homelessness - prevention duty owed - (YTD)	Quarterly	555	518	485	139	-	-	-	-	Neutral
HOM114		Homelessness assessment (initial decision) - Already homelessness - relief duty owed - (YTD)	Quarterly	247	253	244	74	-	-	-	-	Neutral	◄◄ Neutral
HOU102		Number of children in temporary accommodation - (Snapshot)	Quarterly	51	63	45	50	-	-	-	-	Up is Bad	◄◄ Neutral
		Number of homeless households with dependent children in temporary accommodation - (Snapshot)	Quarterly	28	35	29	26	-	-	-	-	Up is Bad	▼ Green
HOU104		Of households in TA - number of which in Bed and Breakfast - (Snapshot)	Quarterly	3	0	0	0	-	-	-	-	Up is Bad	▼ Green
		Of households in TA - % of which in Bed and Breakfast - (Snapshot)	Quarterly	6.10%	0.00%	0.00%	0.00%	-	-	-	-	Up is Bad	▼ Green
		Benchmark - National Data	Quarterly	10.60%	13.00%	15.00%	15.00%	-	-	-	-		
		Benchmark - Regional Data	Quarterly	28.60%	27.00%	37.00%	36.00%	-	-	-	-		
HOU104b		Households in B&B - Total with children - (Snapshot)	Quarterly	0	0	0	0	-	-	-	-	Up is Bad	▼ Green
HOU104c		Households in B&B - Total with children and resident more than 6 weeks - (Snapshot)	Quarterly	0	0	0	0	-	-	-	-	Up is Bad	▼ Green
HOU104d		Households in B&B - Total with children and resident more than 6 weeks and pending review / appeal - (Snapshot)	Quarterly	0	0	0	0	-	-	-	-	Up is Bad	▼ Green
HOU104e		Households in B&B - Total with 16/17-year-old main applicant - (Snapshot)	Quarterly	0	0	0	0	-	-	-	-	Up is Bad	▼ Green
HOU214a		Rate of people sleeping rough per 100,000 people	Annual	1.98	4.46	7.3	-	-	-	-	-	Up is Bad	▲ Red
HOU214b		Number of people sleeping rough - local data - (Snapshot)	Monthly	NC	NC	23	22	20	16	-	-	Up is Bad	◄◄ Neutral
HOU251	Homelessness main duty (decision) - Total (New definition from 2018/19) - (YTD)	Quarterly	115	96	110	38	-	-	-	-	Neutral	◄◄ Neutral	
	TAP01	% of Talkabout panel satisfied with their local area as a place to live	Quarterly	84.38%	82.18%	79.68%	81.00%	-	80.44%	-	-	Up is Good	◄◄ Neutral

				Previous Years			2024/2025							
			Collection Frequency	2021/2022	2022/2023	2023/2024	Q1	Q2	Q3	Q4	Target	Polarity	DOT	
08. Resident Surveys	TAP01	% of Talkabout panel dissatisfied with their local area as a place to live	Quarterly	9.74%	10.64%	13.10%	13.18%	-	12.22%	-	-	Up is Bad	◄◄ Neutral	
		% of panel satisfied with the way the council runs things	Quarterly	50.58%	47.30%	43.84%	41.47%	-	48.46%	-	-	Up is Good	◄◄ Neutral	
	TAP02	% of panel dissatisfied with the way the council runs things	Quarterly	27.80%	30.85%	26.58%	28.08%	-	29.49%	-	-	Up is Bad	◄◄ Neutral	
		% of the panel reporting an 'excellent' experience when they last contacted the council about a service	Quarterly	-	-	10.92%	11.07%	-	11.36%	-	-	Up is Good	◄◄ Neutral	
	TAP37	% of the panel reporting a 'good' experience when they last contacted the council about a service	Quarterly	-	-	34.86%	29.07%	-	27.76%	-	-	Up is Good	◄◄ Neutral	
		% of the panel reporting a 'satisfactory' experience when they last contacted the council about a service	Quarterly	-	-	34.51%	37.02%	-	38.17%	-	-	Up is Good	◄◄ Neutral	
		% of the panel reporting a 'poor' experience when they last contacted the council about a service	Quarterly	-	-	19.72%	22.84%	-	22.71%	-	-	Up is Bad	◄◄ Neutral	
	TSS48	% of tenants satisfied that their landlord provides a home that is well maintained - (RSH Return TP04)	Annual	NC	NC	63.58%	-	-	-	-	-	Up is Good	◄◄ Neutral	
		Benchmark - National Data	Annual	-	-	66.90%	-	-	-	-	-			
09. Crime	CSP01	All Crime	Monthly	14,235	14,759	14,208	3,759	3,725	-	-	-	Up is Bad	◄◄ Neutral	
	CSP12	Criminal damage (excl. 59)	Monthly	1,537	1,455	1,337	379	339	-	-	-	Up is Bad	◄◄ Neutral	
		IQUANTA Family Grouping (1 is good) (Rank out of 15)	Monthly	8	2	13	10	9	-	-	-			
	CSP13	NYP Recorded ASB Calls for Service	Monthly	6,394	4,741	4,644	1,197	1,308	-	-	-	Up is Bad	◄◄ Neutral	
	CSP15	Overall Violence (Violence Against Person Def.)	Monthly	5,675	5,746	5,226	1,252	1,279	-	-	-	Up is Bad	▼ Green	
		IQUANTA Family Grouping (1 is good) (Rank out of 15)	Monthly	10	7	5	2	4	-	-	-			
	CSP23	Hate Crimes as Recorded by NYP	Monthly	233	168	199	55	79	-	-	-	Up is Bad	▲ Red	
		IQUANTA Family Grouping (1 is good) (Rank out of 15)	Monthly	15	12	8	5	7	-	-	-			
	CSP28	Number of Incidents of ASB within the city centre ARZ	Monthly	1,276	994	1,149	336	435	-	-	-	Up is Bad	▲ Red	
10. Large Projects	CORP10L	Large Project - Council Housing Energy Retrofit Programme	Quarterly	Amber	Amber	Green	Complete	-	-	-	-	Neutral	◄◄ Neutral	
		Large Project - Connecting Our City	Discontinued	NA	Green	NC	-	-	-	-	-	Neutral	◄◄ Neutral	
		Large Project - Reablement Recommission	Quarterly	NA	Green	Green	Green	Green	Complete	-	-	Neutral	◄◄ Neutral	
		Large Project - Specialist Mental Health Housing and Support	Quarterly	NA	-	Amber	Red	(Paused)	(Paused)	-	-	Neutral	◄◄ Neutral	
		Large Project - CQC Readiness	Discontinued	NA	NA	Closed	-	-	-	-	-	Neutral	◄◄ Neutral	

				Previous Years			2024/2025							
			Collection Frequency	2021/2022	2022/2023	2023/2024	Q1	Q2	Q3	Q4	Target	Polarity	DOT	
jects		Large Project - Local Energy Advice Demonstrator (LEAD)	Quarterly	-	-	Green	Green	Green	Green	-	-	Neutral	◀▶ Neutral	
		Large Project - Retrofit One Stop Shop York (ROSSY)	Quarterly	-	-	-	Green	Green	Green	-	-	Neutral	◀▶ Neutral	
		Large Project - Resettlement Services in-sourcing	Quarterly	-	-	-	-	-	Complete	-	-	Neutral	◀▶ Neutral	
		Large Project - Gypsy and Traveller site improvements	Quarterly	-	-	-	-	-	Green	-	-	Neutral	◀▶ Neutral	
Financ	11.	BPI110	Forecast Budget Outturn (£000s Overspent / - Underspent) - CYC Subtotal (excluding contingency)	Quarterly	£2,638	£4,887	£3,661	£3,896	£4,445	£4,305	-	-	Up is Bad	◀▶ Neutral



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**Health, Housing and Adult Social Care  
Scrutiny Committee****12 March 2025**

Report of the Assistant Director of Housing

**Asset Management Investment Plan****Summary**

1. This report provides an overview of the outcome of the council house Stock Condition Survey and how the information is being utilised to influence investment plans in the coming 5 years. The report presents analysis of performance of the Asset Management function against agreed targets. This report builds on the adoption of the Housing Asset Management Plan (2023 – 2028) which was considered by Housing and Community Safety Policy and Scrutiny Committee on in July 2022 before being formally approved by Executive in December 2022.
2. This asset management plan sets out how we will invest in and plan for the future, ensuring we support safe, sustainable, affordable and good quality homes.
3. Later in the year, a comprehensive Housing report will be considered by Executive which builds on the stock condition survey, tenants feedback, and performance in respect of the Regulator's Consumer Standards. The Executive report will outline priorities for the coming year. Comments and recommendations received from the Health, Housing and Adult Social Care Committee in respect of this investment plan report will be reflected in the Executive report.

**Background**

4. The council own and manage around 7,500 council homes across the city. As the landlord, the council has responsibility for providing a range of services from housing management, repairs and

maintenance, to planned investment. This work is funded from the rents collected from tenants.

5. The principles of good asset management are that the right investment is made into the right homes at the right time. Where investment is made it is guided by:
  - Health and safety compliance information such as fire risk assessments and electrical checks
  - Data arising from stock condition surveys which outlines the anticipated remaining life of housing components, such as kitchens, bathrooms, windows and external doors
  - Standards set out in Decent Homes legislation
  - Feedback from tenants around priorities
6. All affordable housing providers are guided by the requirements of the Regulator of Social Housing. The release of Consumer Standards in April 2024 has provided a framework by which affordable housing providers can assess their performance, with significant emphasis on being open and transparent about priorities and challenges. The Regulator has positive expectations around holding and utilising data effectively. The commissioning of a stock condition survey in January 2024 was a significant step in updating data on council houses and informing good future investment decisions.
7. In January, the Health, Housing and Adult Social Care Committee considered two papers around asset management. The first was about empty council homes and the significant progress made in the last two years to reduce the number of void properties. The second report focused on a revised repairs policy, providing greater clarity around what tenants should expect from the council as a landlord, providing clear standards which can be used to measure performance. Following the support of Committee, this document is currently subject to a period of engagement with tenants before being taken forward for adoption once these views have been considered.

## **Analysis**

### **Stock Condition Survey**

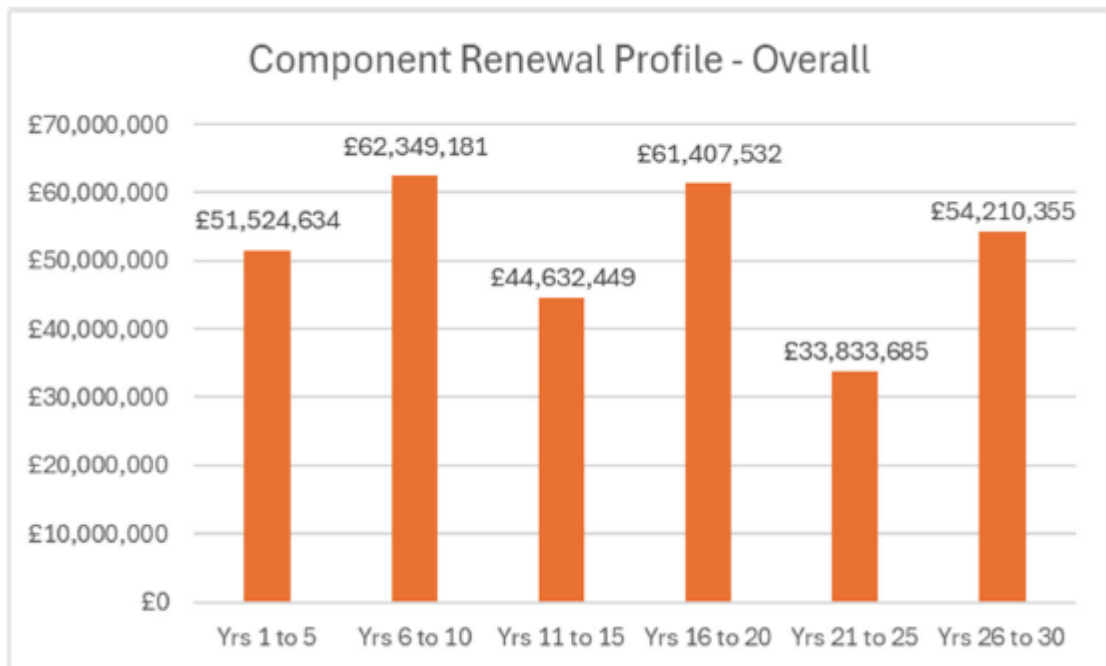
8. A stock condition survey was undertaken during 2024. During this time, surveys were undertaken in 87.7% of council house assets, this includes homes and communal areas. The remaining assets could not be accessed for a range of reasons. The intention is to have a



focused plan of surveying the remaining 12.3% of assets during 2025. Thereafter, 20% of assets will be surveyed each year such that stock condition survey data is updated for every asset every 5 years. This represents good practice and will provide the data to enable good investment decisions.

9. The stock condition survey report provides information to help plan investment over a 30-year period. Based on the survey from 2024, it is estimated that investment of approximately £1.3k per property per year is required over the next 30 years. This totals £308m for all assets. This is around 15-20% higher than the average affordable housing provider and reflects the age profile and number of 'non-traditional property types' within City of York Council's stock.
10. In addition to the long-term investment ask, outstanding catch-up repair needs were identified which were estimated to cost around £190k. The survey also captured any 'Housing health and safety rating system' (HHSRS) issues. These are where there is something present within a home or its curtilage that poses a risk to health and safety. The intention is that both the catch-up repairs and HHSRS category 1 hazards (which relate to a repair) will be resolved before the end of the financial year.
11. There are two significant budget spends which directly relate to the physical condition of council homes. The first is repairs and maintenance. Much of this is a reactive service, responding to unplanned issues, such as a boiler breakdown, leaking roof, or broken kitchen cabinet door. This service delivers around 25,000 visits per year and is primarily carried out by the in-house tradespeople within Building Services.
12. The second budget spend is capital investment which is primarily, but not exclusively, delivered in a planned way. The aim of this investment is to replace items which are known to be coming towards the end of their lifespan. This includes kitchens, bathrooms, roofs, doors, and windows. Investing in the right homes at the right time should both ensure homes continue to meet Decent Homes Standards and to reduce the number of repairs and maintenance visits. Much of the capital investment work is undertaken by external contractors managed by Building Services.
13. Replacing items within a council home which are coming to the end of their lifespan is referred to as 'Component Renewal' in the stock

condition report. The graph below highlights the estimated cost of component renewals across the council's housing stock for the next 30 years.



14. This investment totals £308m over 30 years or £10.3m per year. It should be noted at this stage that a stock condition survey will not pick up on all investment needs. The survey is non-invasive and therefore other data is required, such as fire risk assessments and electrical checks, to develop a fuller picture of investment needs. In addition, the survey does not account for components failing before their expected lifespan due to fault or damage. Also, any investments to change or improve the type of accommodation such as retrofit or disabled adaptations, would be additional to the 'Component Renewal' investment.
15. In the coming financial year, 2025/26, the capital investment programme budget is £12.7. This is £2.4m above the average 'Component Renewal' investment needed per annum over the coming 30 years.
16. The graph above also highlights that investment needs fluctuate within each five-year period. This is typical and requires investment plans to smooth out the peaks and troughs over this period. This is done by bringing forward some investment when budgets allow and secondly by 'sweating' some components for longer, meaning that focus shifts to maintaining and repairing some components to ensure they are in reasonable working order beyond a typical expected lifespan for that component.

Programme of work for 2025/26

17. The budget for the capital investment programme for the 2025/26 financial year is around £12.7m of HRA investment. At the start of each year, a programme of works is identified and budget lines are created. However, throughout the year these budget headings are reviewed in light of new information and funding can be transferred from one budget line to another to respond to any changing priorities. The £12.7m of HRA investment can also be supplemented by grant funding opportunities, particularly common in relation to retrofit. Next year around £1.6m of grant is already secured and is reflected in the summary investment table below.

<u>Budget category</u>	<u>Provisional budget for 2025/26</u>
Component replacement	£7.5m
Health and safety compliance	£3.3m
Retrofit	£2.1m
Non-planned replacements	£0.8m
Staffing and surveys	£0.7m

18. As outlined above, there are plans to invest £7.5m in replacing components that are at or near the end of their expected life. This investment includes £1.8m for new kitchens and bathrooms, £1.5m for structural damp, £0.7m for window replacements, £0.3m for external doors to houses and another £0.3m for external communal door upgrades at flats, £0.6m for new roofs, and £0.15m for structural issues. This planned work replaces all components identified in the stock condition survey as needing replacement in the first year. A further £2m is set aside for upgrading homes when they become void.
19. £3.3m is earmarked for health and safety compliance works. This includes over £2m investment in responding to fire risk assessments. The remaining investment will be on renewing heating and lighting, as well as investment around lifts, asbestos removal, and water safety works. Health and safety compliance works need to be a priority for the service in the coming years. This explains the £3.3m budget allocation for the next financial year and a component replacement programme that primarily deals with those items needing replacing in the next 12 months. Investment to smooth out the spike in investment needed in years 6-10 (£62.3m) will likely commence in year 3 of the investment programme.

20. There will be significant investment into retrofit in 2025/26. This includes around £1.6m of investment into Alex Lyon House and Honeysuckle House, which is entirely grant funded. In addition, £0.5m is set aside as potential match funding for future retrofit grant funding opportunities. Should additional grant not be forthcoming, this funding will be utilised for non-grant funded retrofit works.
21. £0.8m has been set aside for non-planned capital expenditure. It is estimated that £0.3m of this will fund replacement kitchen and bathroom components that fail before their expected lifespan and have become damaged beyond repair. £0.3m has been budgeted to respond to major damp works which are not currently present or known. The final £0.2m is to deal with any unknown structural issues.
22. The remaining £0.7m of capital expenditure pays for staffing costs and surveys, including the 2025/26 element of the stock condition survey as well as things such as structural and damp surveys.
23. Should any funding from the 2024/25 capital programme be underspent, this will be rolled into the 2025/26 programme, providing greater capacity to invest further into council homes.

### Performance

24. The 2023-28 Housing Asset Management Plan contains a number of targets on which to measure performance. Many of these are calculated on the 1<sup>st</sup> April each year and sent to the Regulator of Social Housing. Therefore, the information below represents a snapshot in time and does not reflect the year end position that will formally be reported to the Regulator. The performance position at this time last year is also presented for context and to aid understanding.

<u>Performance measures</u>	<u>Target</u>	<u>Current snapshot position</u>	<u>Position at this time last year</u>
Compliance with Decent Homes Standard*	100%	98.1%	95.1%
Properties with valid Gas Safety Certificate	100%	99.9%	99.7%
Properties with valid Electrical Inspection Certificate	100%	65.4%	51.8%
Repairs completed within target time	90%	84%	80.7%
Repairs completed on first visit	92%	83%	71.4%
Average number of days to re-let a property	28 days	45 days	80 days

\*measured at the end of each financial year

25. The table above highlights an improving position against some of the measures of success outlined in the Asset Management Plan. This improvement needs to continue in order to meet the target position for the service. It is hoped that by the end of the Plan period that the service will be meeting its objectives as summarised above.

### Investment in Staff

26. The Building Services team is an ageing workforce and investment is needed to ensure the trades teams are fully trained and supported for the long term. In 2020, a five-year apprentice plan was created. Since that time around 10 apprentices have been taken on, all have become qualified tradespeople. Upon qualifying, many have replaced existing tradespeople when they have retired. A new apprentice plan is being developed. This will include heating and electrical engineers and multi-trade workers to help us deliver more completed jobs on the first visit. In addition, to these more traditional apprentice roles, the team are also exploring apprenticeships around retrofit and contract management.
27. Resource has been placed into a Housing Training Officer in recent years. Much of this work has focused on developing a training matrix and supporting all trades to ensure they are both up to date on essential training and have access to opportunities to improve their skills and knowledge. In the last year a number of Building Services staff have received formal training on retrofit coordination and assessment, SAP assessments, retrofit installation, and the servicing of air source heat pumps. It is intended that as capability grows more works will be delivered by in-house trades people, reducing reliance on external contractors.

### **Options & Analysis**

28. As this report is for information, there are no options and related analysis to consider.

### **Council Plan**

29. The provision of safe and healthy council homes aligns with the Core Commitments of the Council Plan, including:

- a. **Affordability** – council homes are some of the most affordable in the city and support residents who need them most.
- b. **Climate** – providing homes which are thermally comfortable and energy efficient reduces emissions and the contribution to climate change.
- c. **Health** – a safe and healthy home provides a platform from which to thrive.

## **Implications**

30. There are no implications for members to consider as there are no decisions to make as it is a report for information.

## **Risk Management**

31. Whilst there are no direct risks associated with this report – given the size and volume of activities in the Asset Management Plan, a range of risks could impact on the delivery of the plan including skills, prices, data available and so on. These risks and mitigations were identified in the original Plan report in December 2022, and major financial and project management risks are being monitored at directorate and corporate level.

## **Recommendations**

31. Health, Housing and Adult Social Care Committee are asked to note:
  - The outcome of the stock condition survey;
  - Existing performance against targets; and
  - The proposed investment plan
32. Any recommendations received will be incorporated into the comprehensive Housing Executive report which will consider priorities for the coming year.

## Contact Details

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### Chief Officer Responsible for the report:

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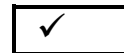
**Report**  
**Approved**



**Date** 3 March  
2025

### Wards Affected:

All



For further information please contact the author of the report

### Background Papers:

2023-2028 Housing Asset Management and Energy Efficiency Retrofit Plan – Executive – 15 December 2022

<https://democracy.york.gov.uk/ieListDocuments.aspx?CId=733&MId=13293&Ver=4>

### Abbreviations

HRA – Housing Revenue Account

HHSRS – Housing Health and Safety Rating System

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## Health, Housing and Adult Social Care Scrutiny Committee Work Plan 2024/25

Meeting Date	Item
2 April 2025	<ul style="list-style-type: none"><li>• Adult Social Care Strategy Update</li><li>• Update on Dental Services</li></ul>
21 May 2025	<ul style="list-style-type: none"><li>• Draft Autism and ADHD Strategy</li><li>• Update on Temporary Changes to Haematology Services</li></ul>

N.B. New dates for rearranged Telecare technology demonstration to be shared with Members.

### Unallocated/TBC items

- LD Provision – The Glen and Lowfields
- Relevant outputs from LGA Peer Review – Housing Partners
- Task and Finish Group Review of Home Care Commissioning
- Healthy Weight
- Further Update on Urgent Care Delivery
- Health and Artificial Intelligence – benefits and challenges
- Draft Pharmaceutical Needs Assessment 2025
- Trauma Informed City – update from TEWV NHS Trust

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