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**Executive Member for Housing and Adult  
Social Services and Advisory Panel**

**16<sup>th</sup> March 2009**

Report of the Director of Housing and Adult Social Services

**2008/9 Service Plans and Budget 3<sup>rd</sup> Monitor**

**Purpose of Report**

1. To advise the Executive Member of progress against the service plan targets for housing and adult social services and the projected financial outturns for 2008/9 based on data as at the end of December 2008.

**Performance Overview**

2. This report gives an overall summary of performance with more detail for each service plan area set out in the annexes. These cover:
  - ❑ Housing Revenue Account (Landlord services)
  - ❑ Housing General Fund
  - ❑ Corporate Services
  - ❑ Older People and Physical Disability
  - ❑ Mental Health
  - ❑ Learning Disabilities
3. The annexes show progress in relation to the key objectives (Critical Success Factors) and the performance targets as well as a more detailed breakdown of expenditure. (Where performance figures are only available annually they are not shown in the quarterly updates). Some of the highlights are set out below in this summary report.
4. Performance on housing landlord services continues to show steady improvement in the repairs service. Although there is some way to go to hit the ambitious, top quartile targets set the changes agreed at the last meeting should enable further improvement. The main area of concern remains the continuing overspend against budget for housing repairs. It is expected that this area will be an early priority for joint work with [Easy@York](#) and Northgate Kendric Ash. There has been a slight deterioration in turn-round times for empty homes in this period but the outturn is still expected to be well within the top quartile.
5. In relation to housing general fund activities, work on the replacement for the Peasholme building is underway again and is due to be completed by

September 2009. In terms of homelessness the key performance area relates to the numbers of people still in temporary accommodation. There has been continued progress in achieving the LAA target reduction for this year but this remains very challenging. Excellent work continues on preventing homeless admissions and this is being extended to provide a more comprehensive 'housing options' service for all customers. There has been a reduction of over 30% for the 3<sup>rd</sup> quarter for homeless acceptances compared to the previous two years.

6. The results of the Private Sector Stock Condition Survey showed significant improvements with conditions in York being significantly ahead of the national average. These results were fed in to the refreshed Private Sector Housing Strategy, which was agreed by the Executive on 16<sup>th</sup> February.
7. Despite the economic downturn the affordable homes programme in 08/9 is holding up well although there will clearly be problems in future years. An excellent piece of work was done by council officers working with the developer and the new Homes and Communities Agency to secure additional funding for the Discus Bungalow replacement schemes and to enable the council to obtain the necessary capital receipt. Work will be starting on site before the end of this financial year.
8. In terms of Corporate Services levels of sickness absence continues to reduce with the aim of bringing the days lost per full time employee into single figures within by 2010. This would be a reduction of more than 50% on the figures in 2006/7. Work continues on preventing stress in partnership with the Health and Safety Executive and the trade unions.
9. Progress on the improvement plan arising from the CSCI inspection continues to be reviewed by the departmental management team on a fortnightly basis with a particular focus on Safeguarding. A separate plan was drawn up in relation to the Annual Performance assessment for adult social care but it is intended to synthesise these for the start of 09/10 and to link them to work on performance improvement. Support is being offered through the Deputy Regional Director of Social Care at the Government Office including some modest financial support in 08/9 and 09/10 to help pay for specific pieces of work. Positive links have also been made with councils who have a consistent record of excellence so that we can learn from their best practice.
10. Intensive work continues on the completion of consultation on the Phase 2 Home Care changes agreed at the last meeting with the new structure on track to be in place by 2009.
11. Work is on target to move people with learning disabilities from the last remaining NHS campus in Easingwold and into their own homes by the end of 2009. Work of the re-provision of day services currently based at the New Bridge centre is beginning and joint work is underway with the Joseph Rowntree Trust to support their re-provision of residential services at New Earswick.
12. The number of people using direct payments has continued to rise and is ahead of target. A Personalisation Plan to lead the transformation of

services has been drawn up and a seminar for members took place in February.

### Financial overview

13. Housing Revenue Account - The original 2008/09 budget reported to members on 14th January 2008 had a working balance of £6,960k. After a number of budget adjustments, including the allocation of recharges and insurances, the balance on the HRA is now estimated to be £7,238k. This increase is mainly due to the higher than forecast balance brought forward into 2008/09 from 2007/08. This review indicates a net underspend of £181k which, together with the budgeted balance of £7,238k, now gives a total estimated balance on the HRA of £7,419k.
14. Housing General Fund - The original budget estimate for Housing General Fund approved by Members was £1,284k. After approval of savings and growth and other approvals including insurance and recharge adjustments, the approved Housing General Fund budget is now £1,427k. This review indicates the outturn will be in line with the approved budget.
15. Adult Social Services - The original budget estimate for Adult Social Services approved by Members was £34.2m. After approval of savings and growth and other approvals including insurance and recharge adjustments, the approved budget is £38.0m. This review indicates an underspend of £134k compared to the approved budget of £38.0m, a reduction of 0.4%.
16. The table below sets out the overall departmental General Fund position, which is a projected net general fund underspend of £134k.

	Exp Budget £'000	Income Budget £'000	Net Budget £'000	Net Forecast £'000	Variation £'000	Variation %
Housing General Fund	11,297	9,870	1,427	1,427	nil	nil
Adult Social Services	60,934	22,862	38,072	37,938	-134	-0.4

17. Growth and Savings - As part of the budget process members agreed growth items across Housing & Adult Social Services of £3,445k. In order to balance the council's overall budget, savings of £1,289k were also agreed.
18. This review indicates that all growth and savings are currently on target with the exception of one saving within Learning Disability Services. The implementation of cross border protocols whereby customers classified as ordinary resident in other local authorities become that authority's

responsibility. York was originally forecast to pass £150k net expenditure onto other local authorities but several high cost cases have been disputed by the receiving authority resulting in there being a nil effect from implementing this protocol.

19. Income has however been generated through continuing health care determinations following introduction of the revised national policy and the approach approved by Members in 2007. Overall there are approximately 80 people who have been subject to an application or have been subject to a continuing care assessment over the period since October 2007, when the revised national policy was implemented. The evidence to date suggests that the investment in dedicated care management has ensured that sufficient income has been achieved to cover the cost of the posts and required savings, approved during the budget setting. This reflects 38 determinations resulting in full continuing healthcare funding being awarded and seventeen joint funding packages of care agreed with the Primary Care Trust.
20. Within the application of the policy, the Learning Disabilities team have, been extremely successful in applying for Continuing Health Care funding. £534k was received in 07/08 but the forecast for 08/09 is £1,085k, an increase of £551k, which more than offsets the income and savings targets described earlier and brings the service back within budget.
21. Members should note that there are continued pressures in Learning Disabilities due to the increase in both the number of customers (young people coming into adult services and older people living longer) and the complexity of their needs. This trend is set to continue for the foreseeable future and is a part of a national pattern (an 11% increase in the number of adults in England with a learning disability is expected in the period 2001 to 2021).
22. As part of the 2007/08 budget report a possible contingency item for £275k was identified in respect of the repayment of customer contributions towards health care costs. A legal opinion has confirmed that there is no obligation to repay any customer contributions and this matter has now been resolved without the need for any additional funding to be released from the contingency.
23. The Director has been given delegated authority to transfer available resources of up to £100k from one budget heading to another within the agreed delegation scheme. Individual budget holders use these virement rules so that any avoidable overspends can be met by identifying, or curtailing expenditure within other budget heads. Virements to report within this quarter are as follows:

	Description	Variation £'000
	<u>HOUSING REVENUE ACCOUNT</u>	
1.	Urgent improvements to Ordnance Lane	

	a) Increase in Ordnance Lane repairs budget	+25
	b) Decrease in the HRA working balance	-25
	<u>HOUSING GENERAL FUND</u>	
2.	Additional inflation for increased electricity costs	+13
3.	Virements within HASS to reflect spending pressures across the department	+10
	<u>ADULT SOCIAL SERVICES</u>	
4.	Virements within HASS to reflect spending pressures across the department	
	• Corporate Services	-129
	• Learning disabilities	+57
	• Mental Health	+9
	• Older People & Physical Disabilities	+40

## Consultation

24. There has not been any specific consultation on this report but elements of the service plans will have been consulted upon.

## Options

25. Options are not part of this report, which is intended to set out the summary position after the third quarter of 2008/9.

## Corporate Priorities

26. The service plan reflects many of the council objectives and priorities, and many of the actions related to council objectives and initiatives. Specific links can be made to the following:

### “Outward facing”

- Improve the actual and perceived condition and appearance of the city’s streets, housing estates and publicly accessible spaces
- Reduce the actual and perceived impact of violent, aggressive and nuisance behaviour on people in York
- Improve the life chances of the most disadvantaged and disaffected children, young people and families in the city
- Improve the quality and availability of decent affordable homes in the city
- Improve the health and lifestyles of the people who live in York, in particular among groups whose levels of health are the poorest.

### **“Improving our organisational effectiveness”**

- Improve our focus on the needs of customers and residents in designing and providing services
- Improve the way the Council and its partners work together to deliver better services for the people who live in York

## **Implications**

### **Financial**

27. These are set out in paragraphs 12 to 22 above. Financial regulations require a detailed explanation of any budget variation in excess of £50k and those above £10k where the variation is greater than 2% above the budget heading. A detailed financial analysis of each service plan is set out in the attached annexes to the report.

### **28. Other Implications**

#### **Human Resources (HR)**

None arising specifically from this report.

#### **Equalities**

None arising specifically from this report.

#### **Legal**

There are no immediate implications to report.

#### **Crime and Disorder**

There are no immediate implications to report.

#### **Information Technology (IT)**

None arising specifically from this report.

#### **Property**

None arising specifically from this report.

#### **Other**

None

## **Risk Management**

29. This report focuses on high level issues that the Executive Member should be aware of and therefore does not analyse more detailed risks that would be dealt with through service planning.

## Recommendation

30. That the Advisory Panel advise the Executive Member to note and comment on the content of this report

Reason: So that the Executive Member is briefed on the projected performance and financial outturns for Housing & Adult Social Services.

**Author:**

Bill Hodson  
Director of Housing and Adult  
Social Services  
Tel: 554001

**Chief Officer Responsible for the report:**

Bill Hodson  
Director

**Report Approved**

**Date** 26<sup>th</sup> February 2009

**Specialist Implications Officer(s)**

Debbie Mitchell  
Head of HASS Finance  
Tel: 554161

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

**All**

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

**Background Papers:** Directorate Plan

- Annex 1 - Housing Revenue Account
- Annex 2 - Housing General Fund
- Annex 3 - Corporate Services
- Annex 4 - Older People & Physical Disabilities
- Annex 5 - Mental Health
- Annex 6 - Learning Disabilities
- Annex 7 - Performance Data