

**Report of the Corporate Director Health, Housing and Adult Social  
Care**

**Finance and Performance Quarter 2 Monitor 2019/20**

**Summary**

1. This report provides details of the 2019/20 forecast outturn position for both finance and performance across Housing & Community Safety. The paper incorporates data to September 2019 which was reported to Executive on 21<sup>st</sup> January 2020.

**Recommendations**

2. The Committee is asked to:
  - 1) Note the continued effective financial management across Housing & Community Safety
  - 2) Note the performance information

Reason: to ensure expenditure is kept within the approved budget

**Financial Monitor 2 2019/20**

**Housing and Community Safety General Fund (0%)**

3. The table below provides a more detailed breakdown of the forecasts for services within Housing and Community Safety.

Service Area	Budget £'000's	Projected Outturn £'000	Projected Variance £'000's
Building Maintenance	-146	-146	0
Housing Options and Homelessness	1,809	1,809	0
Private Sector Housing	248	248	0
Housing Strategy and Enabling	54	37	-17
Travellers Sites	-33	-16	+17
Miscellaneous Housing	-82	-82	0
Yorhomes Social Letting	0	0	0
Community Safety	710	710	0
Housing and Com. Safety (Gen Fund)	2,560	2,560	0

4. The Housing and Community Safety service are forecasting a nil variance at quarter 2 on general fund.
5. This year CYC have been awarded the Rough Sleeper Initiative grant again of £251k and a new grant of £139k for Rapid Rehousing Pathway to create preventative measures to reduce rough sleeping across the city. This grant funding and budget are expected to be fully spent.
6. There are some small variances to report with repairs at Travellers sites being forecast to be above budget but this is mitigated by additional one-off income within Housing Strategy.

### **Housing Revenue Account**

7. The Housing Revenue Account is forecasting an overspend of £55k (0.17% of gross expenditure). The table below provides a more detailed breakdown along with commentary below.

Activity area	2018/19 Net Budget	Outturn 2018/19	Variance
	£'000	£'000	£'000
Repairs & Maintenance	6,724	7,224	+500
General Management	6,372	6,347	-25
Special Services	2,315	2,348	+33
Other Expenditure	17,844	17,375	-469
Dwelling rents	-30,485	-30,321	+164
Non Dwelling Rents	-406	-443	-37
Charges for Services	-1,309	-1,290	+19
Other Income	-566	-696	-130
<b>Total</b>	<b>489</b>	<b>544</b>	<b>+55</b>

### **Repairs & Maintenance**

8. Repairs & Maintenance is currently forecasting an overspend of £500k. This is due to an increased demand around roofing repairs over the last quarter, higher demand for plastering repairs, both in voids and as reactive repairs; and unanticipated water hygiene remedial works in ILC schemes. In addition reactive works associated with properties where tenants' choice or standing water work is outstanding has been required, however new Tenants' Choice and Standing Water contracts are now in place and it is expected that as these move to full pace, demand for these types of reactive repairs will decrease.

### **General Management**

9. General Management – There is a forecast underspend of £25k due to a number of staff vacancies within the service have resulted in staff appointments at the lower end of pay grades.

### **Special Services**

10. There have been higher than normal repair costs at the temporary accommodation (£22k) sites however this is one-off prior to the opening of James House. The garden maintenance scheme has been extended into 2019/20 at a cost higher than budget £11k.

## **Other Expenditure**

11. Other expenditure includes the costs relating to financing the capital schemes, depreciation costs and the bad debt provision. The bad debt provision is forecast to be lower than budget (£250k) and the capital financing requirement for 2019/20 is £219k lower than forecast, leaving a total underspend of £469k.

## **Dwelling Rents**

12. Dwelling rents – there is a forecast shortfall of income across the HRA due to residents moving out of Lincoln Court and a higher number of voids at Ordnance Lane.

## **Non Dwelling Rents**

13. Non Dwelling Rents includes garage rents and other housing and lease income, these are forecasting to over achieve on income by £37k, of which £10k is due to an additional property being leased externally.

## **Charges for Services**

14. There is a shortfall in the income for Lincoln Court service charges as the property is empty, offset by small underspends across other schemes gives an overall budget pressure of c £19k.

## **Other Income**

15. The interest receivable on the HRA credit balances is forecast to be higher than the budget this year due to the holding of large balances pending the large scale investment in to new council house building. The forecast underspend is £130k.

## **Working Balance**

16. The working balance position at 31 March 2019 was £24.5m.
17. The projected outturn position outlined in paragraph means the working balance will reduce to £24.0m at 31 March 2020. This compares to the balance forecast within the latest business plan of £25.66m. The main variance is due to the release of £2m of reserves

to support additional building maintenance and energy efficiency as part of the July supplementary budget

## Performance – Service Delivery

18. The Executive for the Council Plan (2019-23) agreed a core set of indicators to help monitor the council priorities and these provide the structure for performance updates in the following sections. The indicators have been grouped around the eight outcome areas included in the Council Plan which are:
- Well-paid jobs and an inclusive economy
  - Getting around sustainably
  - Good Health and Wellbeing
  - A Better Start for Children and Young People
  - A Greener and Cleaner City
  - Creating homes and World-Class infrastructure
  - Safe Communities and culture for all
  - An open and effective Council
19. Some indicators are not measured on a quarterly basis. The DoT (Direction of Travel) is calculated on the latest three results whether they are annual or quarterly. Updates on additional activity and initiatives undertaken by the council to monitor progress against the Council Plan outcomes will be included in the Q3 Monitor.

## Creating Homes and World-class infrastructure

Creating homes and World-class infrastructure						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
Net Additional Homes Provided - (YTD)	1,296 (2017/18)	449 (2018/19)	↓ Bad	Quarterly	Not available	Q2 2019/20 data available in Dec 2019
Number of homeless households with dependent children in temporary accommodation - (Snapshot)	35 (Q3 2018/19)	24 (Q4 2018/19)	↓ Good	Quarterly	Not available	Q1 2019/20 data available in Dec 2019
Average number of days to re-let empty properties (excluding temporary accommodation) - (YTD)	43.01 (Q1 2019/20)	32.27 (Q2 2019/20)	↑ Bad	Quarterly	Not available	Q3 2019/20 data available in Jan 2020
Energy efficiency - Average SAP rating for all Council Homes	74.28% (2017/18)	70.60% (2018/19)	→	Annual	Not available	2019/20 data available in Oct 2020
Number of new affordable homes delivered in York	60 (2018/19)	24 (Q1 2019/20)	↑ Good	Quarterly	Not available	Q2 2019/20 data available in November 2019

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

### Number of homeless households with dependent children in temporary accommodation

20. The number of homeless households with dependent children in temporary accommodation has decreased from 27 to 24 from 2017-18 to 2018-19. However, the number of homeless households in

temporary accommodation in total has risen from 49 in 2017-18 to 66 in 2018-19. It should be noted that these figures are snapshot figures.

**Average number of days to re-let empty Council properties (excluding temporary accommodation)**

21. The average number of days to re-let empty Council properties (excluding temporary accommodation) increased from 36 days at the start of 2019-20 to 43 days at the end of Q1. Historically re-let times have been around 20 days. The increase in re-let times has been attributed to the absence, until the beginning of September, of a Tenants' Choice contractor. As a result, the work that the Tenants' Choice team would normally carry out whilst the tenant is in place has been done by the voids team, therefore increasing the re-let time. At the end of Q2 2019-20 the average number of days to re-let empty properties has reduced to 32 showing a more positive direction of travel.
22. National data is available from Housemark for the average number of days to re-let empty properties (minus major works). The latest national figure (2018/19) is 26 days which compares to 33 days in York.

**Energy efficiency – Average SAP rating for all Council Homes**

23. The provisional average SAP rating for all Council homes in 2018-19 is 70.6. Energy performance of the stock is assessed as part of a stock condition survey. The survey looked at 17% of all stock and the data was then cloned onto the remaining stock where it was of the same archetype and in the same street, or the next closest area. The survey is designed to provide 95% accuracy.
24. Historically, the SAP rating has been around 74 but these figures were based only on the average of those properties where an Energy Performance Certificate was in place and so the new methodology in 2018-19 is more statistically accurate. The change in ratings represents the fact that the increased sample of energy data following the stock condition survey has the effect of reducing the average, rather than reflecting a reduction in the actual energy performance of council homes.

**Number of new affordable homes delivered in York**

25. The number of new affordable homes delivered in York during the full year of 2018-19 was 60, which is fewer than the 74 delivered in 2017-18 and the 91 delivered in 2016-17. Positively, there were 24 new affordable homes delivered during the first quarter of 2019-20

which indicates that the full year total for 2019-20 could be higher than the previous year.

## Safe Communities and culture for all

Safe Communities and culture for all						
	Previous Data	Latest Data	DoT	Frequency	Benchmarks	Data Next Available
% of Talkabout panel satisfied with their local area as a place to live	88.61% (Q3 2018/19)	88.45% (Q1 2019/20)	→	Quarterly	Community Life Survey 2018/19 76.00%	Q3 2019/20 data available in Jan 2020
All Crime per 1000 population	16.91 (Q1 2019/20)	5.7 (July 2019)	↑ Bad	Quarterly	National Data July 2019 7.9	Q2 2019/20 data available in November 2019
Number of Incidents of ASB within the city centre ARZ	462 (Q1 2019/20)	186 (August 2019)	→	Quarterly	Not available	Q2 2019/20 data available in November 2019
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						

### % of Talkabout panel satisfied with their local area as a place to live

26. The most recent resident satisfaction survey was sent to residents during June 2019. Results from the Q1 2019-20 Talkabout survey showed that 87% of the panel were satisfied **with York** as a place to live and 88% **with their local area**. Although minor decreases in satisfaction can be seen in these areas, satisfaction continues to be significantly higher than the latest national figures of 76% (Community Life Survey 2018-19) and 81% (Local Government Association Poll February 2019). 73% of respondents feel that York is a safe city to live in and relatively free from crime and violence.
27. Where residents indicated that they were dissatisfied **with York** as a place to live, the most common reasons continue to be transport (particularly traffic and bus services), crime and anti-social behaviour (mainly city centre drinking), economy and value for money (largely residents not being at the heart of decision making). Public Realm also featured highly in the Q1 survey.
28. Where residents were dissatisfied **with their local area** as a place to live, the most common reasons continued to be public realm and highways, transport also featuring highly. Specifically, these concerns were about the standards of street cleansing (including littering levels), the poor quality of pavement/road surfacing and traffic.

### All Crime per 1000 population

29. Overall crime levels in York in 2018-19 have risen to 13,579 crimes compared to 11,958 in 2017-18 and this is due to a small increase in

crime reports across a wide range of categories. The overall crime levels for Q1 2019-20 (3,421) indicate that crime levels have stabilised in recent quarters.

#### Number of Incidents of ASB within the city centre (Alcohol Restriction Zone)

30. There were 2,059 incidents of anti-social behaviour within the city centre ARZ in 2018-19 which, apart from a slight increase from 2017-18, is lower than in the previous years. There were 462 incidents in Q1 2019-20 which is the lowest number in the first quarter of the year since 2010/11.

### Annexes

31. All performance data (and approximately 1000 further datasets) within this document is made available in machine-readable format through the Council's open data platform at [www.yorkopendata.org](http://www.yorkopendata.org) under the "performance scorecards" section.

### Consultation

32. Not applicable.

### Options

33. Not applicable.

### Council Plan

34. The information and issues included in this report demonstrate progress on achieving the priorities set out in the Council Plan.

### Implications

35. The implications are:
  - **Financial** are contained throughout the main body of the report.
  - **Human Resources (HR)** There are no HR implications.
  - **One Planet Council / Equalities** There are no One Planet Council or equalities implications.
  - **Legal** There are no specific legal implications within this report
  - **Crime and Disorder** There are no crime and disorder implications.
  - **Information Technology (IT)** There are no IT implications.
  - **Property** There are no property implications.



- **Other** There are no other implications.

## Risk Management

36. 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.

## Contact Details

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<b>Ian Cunningham</b> <b>Head of Business Intelligence</b> <i>Ext 5749</i>		✓	<b>Date</b>
<b>Wards Affected: All</b>			✓
For further information please contact the authors of the report			

## Annex A – Housing and Community Safety Q2 Scorecard

### Background Papers:

2019/20 Finance and Performance Monitor 2 – Executive 21<sup>st</sup> January 2020