



Briefing on Implications of the Comprehensive Spending Review (2008-11), Performance Targets and Indicators for Private Sector Housing

This Briefing provides an overview of the ways that the new frameworks of Government performance targets and indicators (as set out in the Comprehensive Spending Review for 2008-11 and related documentation) potentially impact on private sector housing improvement, repair and adaptation, particularly for older and disabled people.

1. National Government Targets

1.1. In October 2007 the Government announced the outcome of its Comprehensive Spending Review (CSR), setting out its policies and funding plans for 2008-2011.

1.2. As part of this announcement Government set priorities for outcomes which should result from its policies and spending plans. These are called Public Service Agreements (PSAs) and each PSA is linked to a set of performance indicators.

1.3. Of the 30 new PSAs set out in the CSR report, one is specific to housing:

PSA20: Increase long term housing supply and affordability

The indicators set to measure achievement of this PSA20 are:

- Net homes provided
- Trends in affordability
- Affordable homes delivered
- Households in temporary accommodation
- Efficiency rating of new homes
- Adoption of development plan documents

1.4. The quality of people's housing is also important in the delivery of two further PSAs:

PSA 17: Tackle poverty and promote greater independence and well-being in later life

Three of the 5 indicators are particularly relevant to housing:

- Healthy life-expectancy at age 65
- Over 65s satisfied with home and neighbourhood
- Over 65s supported to live independently

PSA 18: Promote better health and well-being for all

Three of the 5 indicators are particularly relevant to housing:

- All age, all cause mortality rate (AAACM)
- Gap in AAACM mortality rate in disadvantaged areas
- Proportion of people supported to live independently

1.5. Targets set in 2000, and developed in the 2002 CSR, were to bring all social rented housing up to the Decent Homes Standard, and to increase the proportion of private sector housing in decent condition occupied by vulnerable groups to 70% by 2010.

1.6. A key change from the previous PSAs with regard to improving the general housing stock for disadvantaged people is the ending of the specific targets concerning Decent Homes.

2. Connections to Local Performance Measures

2.1. A radical change is taking place with regard to the level of power and control that national government wields over the detail of local services and activities.

2.2. Partly in response to criticisms of excessive target setting and control by national government, there has been a significant reduction in the number of performance indicators being set and measured nationally. This change runs alongside a major rationalisation of performance inspections of a spectrum of services – schools, police, social services, housing and health.

2.3. From April 2008 all current LA performance indicators, including Best Value, will be abolished and a set of 198 National Indicators (NIs) will come into force. Many of these indicators will be applied to local authority partners – police, PCTs and others.

2.4. A key element of this new local service performance management is the introduction of a new framework for setting local priorities - Local Area Agreements (LAAs).

2.5. Local Area Agreements become the key focus for local service planning and prioritisation from April 2008.

2.6. Each locality can choose up to 35 of the 198 NIs to include in its Local Area Agreement (LAA), alongside 17 statutory indicators concerning education and early years provision.

2.7. There will be 150 LAAs covering County/ Unitary authority areas; the LAA and the chosen NIs will apply to every tier of local administration.

2.8. With regard to the assessment of all aspects of local service delivery, the Audit Commission, Commission for Social Care Inspection, Healthcare Commission, HM Inspectorate of Constabulary, HM Inspectorate of Prisons, HM Inspectorate of Probation and Ofsted are working together to develop a Comprehensive Area Assessment (CAA).

3. How Private Sector Housing Improvement Fits into the Picture

3.1. The only National Indicator (NI) which is specific to the quality of the current housing stock is:

NI 158: percentage of decent council homes

3.2. However, there are other NIs which it can be argued are crucially linked to the quality of people's homes, particularly in the case of vulnerable people, and hence which will be harder to achieve if services which address related housing conditions are not given due priority.

National Indicator
NI 119 Self-reported measure of people's overall health and wellbeing
NI 120 All-age all cause mortality rate
NI 124 People with a long-term condition supported to be independent and in control of their condition
NI 125 Achieving independence for older people through rehabilitation/ intermediate care
NI 129 End of life access to palliative care enabling people to choose to die at home
NI 131 Delayed transfers of care from hospital
NI 134 The number of emergency bed days per head of weighted population
NI 136 The number of people supported to live independently through social services (all ages)
NI 137 Healthy life expectancy at age 65
NI 138 Satisfaction of people over 65 with both home and neighbourhood
NI 139 People over 65 who say that they receive the information, assistance and support needed to exercise choice and control to live independently
NI 141 Number of vulnerable people achieving independent living
NI 142 Number of vulnerable people who are supported to maintain independent living
NI 187 Tackling fuel poverty – people receiving income based benefits living in homes with a low energy efficiency rating

3.3. There is a consultation exercise underway with regard to the detail of the definition of the NIs (not about the indicators themselves). This closes on the 21st December and early in 2007 detailed guidance will be issued with regard to implementation of the NIs.

4. Recommendation for anyone concerned with housing conditions in existing stock

4.1. Local Area Agreements are being finalised now.

4.2. If you are not already aware of how the LAA is being developed, or the current thinking about which 35 NIs should be selected for local prioritisation, it is important to find this out.

4.3. If it looks as if housing is going to be difficult to link with the chosen NIs possibly make representations to encourage inclusion of some of the NIs in the above table.

4.4. If any of the above NIs *are* being included, establish whether links to housing stock condition are being made as this could impact on spending prioritisation.

References/ Useful links

An Introduction to the Local Performance Framework - Delivering Better Outcomes for Local People

<http://www.communities.gov.uk/publications/localgovernment/localperformanceframework>

The New Performance Framework for Local Authorities and Local Authority Partnerships: Single Set of National Indicators

<http://www.communities.gov.uk/publications/localgovernment/nationalindicator>

Development of the new LAA framework - Operational Guidance 2007

<http://www.communities.gov.uk/publications/localgovernment/laaoperationalguidance>

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