

THIRD QUARTER

HOUSING PERFORMANCE INDICATORS

Best Value Performance Indicators	Data Collection Methodology	Out-turn 2001/2002	Out-turn 2002/2003	Target 2003/2004	Actual Performance				Explanation of target	Explanation of variance and/or likely trends
					Q1	Q2	Q3	Q4		
<p>BV62:</p> <p>The proportion of unfit private sector dwellings made fit or demolished as a direct result of action by the LA</p>	Databases in PSH and hard copy record from Enabling	1.27%	1.62%	3.0%	0.46%	1.01%	1.48%		Under guidance literature from the ODPM, the denominator has changed to 3650 as we no longer include border-line "unfit" properties. As a result, the target % has increased.	Delays caused by the implementation of the new Housing Renewal Policy, plus difficulties in obtaining suitable contractors to achieve completion of the works.
<p>BV64:</p> <p>The number of private sector dwellings that are returned to occupation or demolished as a result of action by the Local Authority</p>	Databases in Enabling Team and manual record sheets	N/A	64	30	13	12	13		The empty property strategy has greater emphasis on targeting long-term empty properties back into use. More complex issues need to be resolved over a longer period of time. It is likely for the first year of implementing the strategy that few properties initially will be brought back into use.	The target has been exceeded due to several single long-term empty properties being converted into a number of self-contained units.
<p>BV183 a:</p> <p>The average length of stay of households that include dependent children in bed and breakfast accommodation</p>	Manual record sheets	N/A	7.8 weeks	6 weeks	5.3	4.8	5.3		The target for 2003/04 was based on a determination to improve on outturn performance from the 02/03 financial year, and based also on the preliminary results from the HomePoint agency which at the time seemed to be leading to a faster turnover of temporary accommodation.	BVPI 183b is over target partly due to lack of void properties over Christmas. However, it is also evident that some homeless families in temporary accommodation are not bidding proactively for property through Home Point. An allocation review is underway to determine how the Council can better ensure its discharge of duty.
<p>BV183 b:</p> <p>The average length of stay of households that include dependent children in hostel accommodation</p>	Manual record sheets	N/A	13.8 weeks	12 weeks	29	4	16.5			