




HOUSING PERFORMANCE INDICATORS

BVPI	Out-turn 2001/2002	Out-turn 2002/2003	Out-turn 2003/2004	Target 2004/2005	Actual Performance					Explanation of target	Commentary on progress towards target
					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>	<p>1.27%</p> <hr/> <p>Out-turn 2000/2001</p> <p>0.83%</p>	1.62%	2.52%	3.0%	2.50 %	2.55 %			<p>☺</p> <p>Denominator = 3650 unfit properties, defined by the House Condition Survey 2000</p>	<p>This indicator measures average performance since the last Stock Condition Survey in 2001, as required in the Audit Commission guidance.</p> <p>Staff shortages continue to impact upon completion of grant applications.</p>	
Progress towards target = 2.55%											
<p>BV64:</p> <p>The number of private sector dwellings that are returned to occupation or demolished as a result of action by the LA</p>		64	42	40	2	10			<p>☹</p>	<p>This target reflects our excellent performance in the previous two years. We aim to maintain our position in the top quartile of all English authorities.</p> <p>Staff time has been concentrated on reviewing the Private Sector Lease Scheme which has had a direct impact on initial delivery. In the longer term, this work should support improvement in this indicator. Progress should also be evident in later quarterly results.</p>	
Progress towards target = 12 properties											
<p>BV183 a:</p> <p>The average length of stay of households that include dependent children/pregnant women in bed and breakfast accommodation</p>		8 weeks	5 weeks	0	4	3			<p>☹</p> <p>The ODPM also discourage use of this type of temporary accommodation through the Homelessness (Suitability of Accommodation) Order 2004.</p>	<p>The LPSA 1 target has not been met due to increasing numbers of applicants and a lack of alternative temporary accommodation. However, there have been no families with children in B&B for longer than the 6 week period allowed by the legislation. On-going homelessness demand means the use of B&B is unavoidable but the Council is developing additional temporary housing solutions. The trend is showing improvement.</p>	
Progress towards target = 4 weeks											

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Best Value Performance Indicators	Out-turn 2001/2002	Out-turn 2002/2003	Out-turn 2003/2004	Target 2004/2005	ACTUAL PERFORMANCE					Explanation of target	Commentary on progress towards target
					Q1	Q2	Q3	Q4			
<p>BV183 b:</p> <p>The average length of stay of households that include dependent children in hostel accommodation</p>		14 weeks	13 weeks	12 weeks	10	17			 Progress towards target = 14 weeks	Herefordshire is an area of high housing demand. The lack of settled accommodation and lengthy waiting times for homeless families means that 12 weeks a challenging target for this indicator.	The policy of minimising the use of Bed and Breakfast accommodation, combined with the shortage of settled accommodation, has impacted on the use of hostel accommodation for families with children.
<p>BV 202:</p> <p>The number of people sleeping rough on a single night within the LA area</p>				Less than 3	Annual Count Count = 0					Government target is to reduce rough sleeping as close to zero as possible, and to maintain a reduction of two-thirds the figure recorded in 1998. Our estimate at that time was less than 10 people sleeping rough.	The Headcount was carried out in accordance with ODPM guidance on 21 April 2004. There was found to be no admissible evidence of rough sleeping in the county.
<p>BV 203:</p> <p>The % change in the average number of families with dependent children or a pregnant woman placed in temporary accommodation compared with the average from the previous year.</p>			(+ 12.4%)	0%	+1.6 %	+ 6.3 %			 Progress towards target = + 3.9%	Set against rising levels of homelessness, this target is intended to halt the increasing trend of families with children in any form of temporary accommodation. Action to prevent homelessness will take time to implement and our target will aim to achieve a % reduction here in the future. The on-going affordable housing shortage represents a challenge to this indicator.	It is hoped performance will improve when the new Allocation Policy is implemented. This will allow Agency Staff to support and encourage quicker move-on from temporary accommodation. Furthermore, expansion of support services should impact on reducing repeat homelessness. However, the housing shortage makes occupation of temporary accommodation inevitable.