

EFFICIENCY AND PRODUCTIVITY MEASURE DETAIL

SERVICE AREA	Regeneration
MEASURE	RG 2: Average repairs and maintenance expenditure per house per year
SUMMARY DEFINITION	This measures the cost of repairing and maintaining council homes averaged per unit
RATIONALE FOR MEASURE	<ul style="list-style-type: none"> • Major spend • High inflation • Demand driven
DETAILED DEFINITION (with inclusions and exclusions)	<p>Data on costs should be as reported in the annual Scottish Executive Local Financing Return.</p> <p>The total cost of all repairs and maintenance should be calculated as per the CIPFA Scotland BVACOP guidance as detailed below.</p> <p>Note that temporary accommodation owned by the council should be <i>included</i>.</p> <p>Planned: these are planned and cyclical repairs and improvements to maintain the current standard and value of the accommodation, eg repainting, patching roofs and replacing windows. (Note: the cyclical maintenance of lifts/boilers/entry systems, etc is included in Special services below.) Only include revenue costs here, not capital expenditure.</p> <p>Responsive: these repairs are in response to tenant requests for help to maintain the standard of the accommodation, eg to repair a broken window, unblock a drain, fix a broken boiler in an individual dwelling, etc.</p> <p>Void: these repairs arise as a direct result of a property becoming void and are necessary prior to a house being re-let.</p> <p>Special services: these are the running costs (including maintenance contracts and cyclical safety checks, etc) of those services that benefit specific groups of tenants, eg lifts, shared boilers, stair lighting, caretaking, etc. These can represent significant costs for some authorities, whereas others may provide few shared services. It includes expenditure relating to:</p> <ul style="list-style-type: none"> • Heating • Communal lighting • Lifts • Laundry services • Concierge schemes <p>The subdivisions represent an indication of the services that</p>

	<p>could be included as Special services. Authorities should ensure that any services they provide which are not listed in the sub divisions of service are also included.</p> <p>Hostels should be <i>excluded</i>.</p> <p>This measure is based only on the number of houses which were actually repaired or maintained over the year. If all houses were used as the denominator, reduced unit costs would be achieved by simply spending less.</p>			
FORMULA	<p>A/B where A = total repair and maintenance costs B = number of housing units which were repaired or maintained during the year</p>			
UNIT OF MEASURE	£	DECIMAL PLACES	0	
MEASUREMENT PERIOD	Full year	DATA SOURCE	Annual Local Financing Return	
DATA AVAILABILITY AND QUALITY	Cost data available from annual Local Financing Return as sent to Scottish Executive			
QUALITY CHECK MEASURES	<p>SPI HS 1: Response repairs:</p> <p>a) The target response time for each priority category set by the council</p> <p>b) The number of repairs carried out in each category</p> <p>c) The percentage of repairs completed within the target response time for each priority category</p> <p>d) The percentage of all repairs due to be completed within 24 hours that were completed within target</p>			
DRILL DOWN MEASURES	<ol style="list-style-type: none"> 1. Procurement arrangements (eg total value of contracts competitively tendered, partnering, contractor and maintenance costs) 2. Spend on planned repairs 3. Spend on responsive repairs 4. Spend on voids 5. Spend on special services 			
REPORTING YEAR	06/07	Yes	07/08	Yes
PROPOSED FUTURE MEASURE (where applicable)	None			