

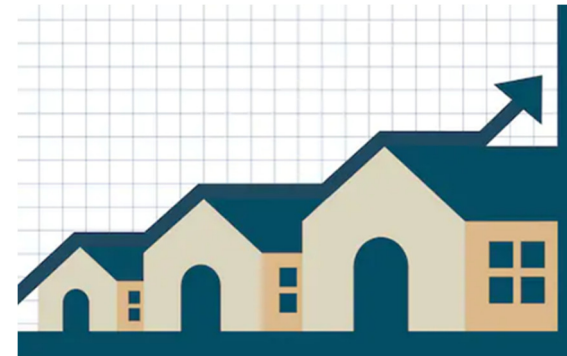
CIPFA Housing 360 - Housing Interactive Profile, Housing Future Resources Model & Housing Scorecard

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Introduction

Local Government has faced funding reductions since 2010. According to the 2018 NAO report “Financial Sustainability of Local Authorities”, there has been a substantial real terms fall in government funding of 49.1% for 2017/18.

In responding to this funding challenge, CIPFA has not only continued to press for adequate funding but also sought to develop sector led tools such as the Financial Management Code and Resilience Index to support those with responsibility for balancing the budget.

Housing has faced similar funding challenges to the Housing Revenue Account (HRA). During the summer of 2018 the government published its green paper on social housing, ‘A Deal for Social Housing’, which sets out the basis for future housing policy and extended the Regulator of Social Housing’s powers on economic standards to cover local authority (LA) housing providers.

This was then followed by further government announcements in October 2018 to expand housing supply by removing the limit on local authority borrowing against their HRA to give credence to Local Authorities for re-engagement in Council house building.

Why use CIPFA Housing 360?

Given borrowing requirements are likely to be rigorously tested against the rigidity of the HRA, CIPFA felt it was important that Local Authorities and other stakeholders have access to a range of financial and non-financial data services that is related to local authority housing in England. This is essential information for housing professionals in charge of the HRA, regulators and others to ensure the HRA self-financing requirements are in check.

CIPFA Housing 360 consists of three housing products developed by CIPFA – the Housing Interactive Profile, Housing Future Resources Model and Housing Scorecard. Together, the Housing 360 products provide a 360 degree view on English local authority housing, enabling practitioners to compare and contrast between different sets of performance indicators and sector groupings. Moreover, Housing 360 is self-sufficient, requiring no additional data (with the exception of the User Input methodology of the Future Resources Model, detailed on page 9) or questionnaire returns.

Products

- **Housing Interactive Profile (Page 2-8):**
This tool enable practitioners to carry out interactive comparisons against over 80 different sets of performance indicators using LA's and sector groupings.
- **Housing Future Resources Model (Page 9-11):**
The CIPFA Housing Future Resources Model aims to project a range of HRA metrics forward to 2026, underpinned by robust trend assumptions informed by the Institute's experts. This includes a scenario modelling tool which will enable practitioners to use a selective range of inputs to create a compendium of what-if scenarios and future predictability models.
The inputs will cover a range of areas including; Housing supply and stock, the impact on rental income and arrears levels and a range of other financial and non-financial measures.
- **Housing Scorecard (Page 12-17):**
Inspired by the CIPFA Financial Resilience Index, the Housing Scorecard focuses specifically on the HRA and is designed to keep the HRA and the housing service in check for local authorities, including both financial and non-financial measures.

Product 1: CIPFA Housing Interactive Profile

The Housing Interactive Profile is based upon statutory data returns such as; HRA, Local Authority Housing Statistics (LAHS), Revenue Account Outturn (RO) and Capital Outturn Return (COR4). The Profile provides an interactive dashboard, which will enable interactive comparisons against over 80 different sets of performance indicators using LA's and sector groupings.

Practitioners can view authorities, regions, authority types (e.g. all London Boroughs) and England as a whole across the past five years. Moreover, comparisons can be made between individual authorities over the same period.

The table on the following pages below provides a summary of the key measures/indicators that are available within the Profile, and the relevant housing themes they are associated with. Each theme contains its own dashboard within the Profile.

Summary of Measures/Indicators Included in the Housing Interactive Profile:

Sources	Data/Indicator	Definition	Theme
LAHS	Section A	<p>This section provides a range of housing stock information owned by LA's including;</p> <ol style="list-style-type: none"> 1. Total LA owned dwelling numbers 2. Breakdown of LA stock by bed size 3. Breakdown of LA stock by social and affordable rent 4. Housing stock valuation based on open market /social rented stock based on 1999 prices. 5. Number of newly built LA dwellings 	Housing Stock
LAHS	Section C	<p>The focus of this section is on housing allocations and provides useful information relating to:</p> <ol style="list-style-type: none"> 6. Total number of households on LA waiting lists 7. A ratio of those on waiting lists by bedroom size 8. The ratio of those on the waiting list with a reasonable preference. 9. The number and proportion of those in each reasonable preference category, such as those that are homeless and for whom the LA owes a duty to house. 	Housing Stock
LAHS	Section D	<p>This section collates data relating to:</p> <ol style="list-style-type: none"> 10. Total LA lettings 11. Ratio of lettings at affordable and social rents 12. Total of secure and flexible tenancy lets 	Lettings & Rents
LAHS	Section E	<ol style="list-style-type: none"> 13. Provides the total number of dwellings vacant as at year end and those available and not available for re-letting. 14. Proportions of vacant dwellings relative to overall stock in management. 	Dwellings
LAHS	Section F	<p>Provides a range of stock condition information and key performance ratios e.g.:</p> <ol style="list-style-type: none"> 15. Average energy efficiency rating of dwellings 	Dwellings

Sources	Data/Indicator	Definition	Theme
		<ul style="list-style-type: none"> 16. Dwellings with window, boiler replacements etc. 17. Cost of making properties decent 18. No of LA dwellings non-decent 19. Average cost of making properties decent 20. No and cost of dwellings with category 1 hazards 21. Proportion of dwellings non-decent 22. Total capital expenditure on social rented housing 23. Capital expenditure on social rented housing against dwellings with capital works 24. Number of dwellings receiving capital works 25. Average cost of capital works 26. The cost of dwellings having planned capital works for demolition, conversion and new builds 	
LAHS	Section G	<ul style="list-style-type: none"> 27. This area considers housing management issues such as the average time taken to re-let LA dwellings and evictions carried. 	Dwellings
LAHS	Section H	<p>This section focuses on rent collection and rent arrears management and analyses a range of information and KPI's such as:</p> <ul style="list-style-type: none"> 28. Average 52 week rent per LA's 29. A breakdown of social and affordable rents by bedroom size 30. Current and former tenants' cumulative arrears (excluding service charges) 31. Total value of rent arrears written-off 32. Value of LA rent roll 33. Rent losses as a result of vacant dwellings 34. Total collectable rent 35. Rent arrears as a proportion of rent roll 36. The proportion of rent collected 37. Rent arrears written-off as a percentage of rent roll 38. Total debt per property 	Lettings & Rents

Sources	Data/Indicator	Definition	Theme
RTB Table 685/691	Annual Right to Buy sales	39. Shows total number of dwellings sold under the RTB scheme by LA	Dwellings
RTB Table 692	Quarterly Right to Buy receipts	40. Quarter 4 receipts received from sales of dwellings under the RTB scheme and the annual average rate	Dwellings
HRA	Reserves Status	41. This looks at the LA financial status in terms of whether they are in surplus or deficit at year end.	Finance & Reserves
HRA	Repairs and Maintenance	The main points here are: 42. The total revenue expenditure on LA repairs and maintenance service 43. Average repairs and maintenance service spend per property	Finance & Reserves
HRA	HRA Reserves	44. This indicator looks at the level of HRA reserves held by LA's at year end.	Finance & Reserves
HRA	Provision for bad debt	45. This gives the provision the LA has made for HRA bad debt for the year.	Finance & Reserves
HRA	Expenditure per property	46. Total HRA expenditure for the LA 47. Average expenditure per property	Finance & Reserves
HRA	Gross value of Rents	48. Gross value of rental income received both from dwellings and other property.	Lettings & Rents
HRA	Tenants' leaseholders' and other charges for services and facilities	49. Gross value of income received from leaseholders (including service and other charges for facilities).	Finance & Reserves
HRA	Government grants and assistance (including downward adjustments)	50. Total value of any grants and or any other support from central government.	Finance & Reserves
HRA	Total Income	51. Total value of all income received by the LA.	Finance & Reserves

Sources	Data/Indicator	Definition	Theme
RO	Other nightly paid, privately managed accommodation	52. LA net expenditure on privately managed overnight temporary accommodation for the homeless.	Homelessness
RO	Private managed accommodation leased by the authority	53. LA net expenditure on privately managed accommodation leased by the authority to house homeless households temporarily.	Homelessness
RO	Hostels (non-HRA support)	54. LA net expenditure on hostels used to house homeless households temporarily.	Homelessness
RO	Bed/breakfast accommodation	55. LA net expenditure on B&B used to house homeless households temporarily.	Homelessness
RO	Private managed accommodation leased by RSLs	56. LA net expenditure on privately managed accommodation leased by registered social landlords (RSLs) to house homeless households temporarily.	Homelessness
RO	Directly with a private sector landlord	57. LA net expenditure directly with a private sector landlord accommodation leased by RSLs to house homeless households temporarily.	Homelessness
RO	Accommodation within the authority's own stock (non-HRA)	58. LA net expenditure on accommodation within the authority's own stock used to house homeless households temporarily.	Homelessness
RO	Other temporary accommodation	59. LA net expenditure on other temporary accommodation used to house homeless households temporarily.	Homelessness
RO	Homelessness: Administration	60. LA net expenditure on homelessness administration.	Homelessness
RO	Accommodation within RSL stock	61. LA net expenditure on accommodation used to house homeless households within RSL stock.	Homelessness
RO	Homelessness: Prevention	62. LA net expenditure on homelessness prevention work.	Homelessness

Sources	Data/Indicator	Definition	Theme
RO	Homelessness: Support	63. Total LA net expenditure on homelessness support programmes.	Homelessness
RO	Rent allowances - discretionary payments	64. Total net rent allowances paid by way of discretionary payments.	Housing Benefit Administration & supporting payments
RO	Non-HRA rent rebates - discretionary payments	65. Total net expenditure on non-HRA rent rebates discretionary payments.	Housing Benefit Administration & supporting payments
RO	Rent rebates to HRA tenants - discretionary payments	66. Total net expenditure on HRA tenants discretionary payments.	Housing Benefit Administration & supporting payments
RO	Housing benefits administration	67. Total net LA expenditure on housing benefit administration.	Housing Benefit Administration & supporting payments
RO	Supporting People	68. Total net LA expenditure for the provision of housing welfare services for supporting people.	Housing Benefit Administration & supporting payments
RO	All Total Housing Services	(A) Total gross expenditure on Housing Services in terms of: 69. Employee costs 70. Running expenses 71. Total expenditure (B) Total income generated by the Housing Service from: 72. Sales, fees & charges 73. Other 74. Total income 75. (C) Overall net expenditure on the housing service	Finance & Reserves

Sources	Data/Indicator	Definition	Theme
COR	Total resources used to finance HRA capital expenditure	76. The total value of resources used to finance capital expenditure (including; grants from central Gov't, EU, private developers, other public bodies, reserves etc.).	Capital Expenditure & Receipts
COR	Capital Financing Requirement as at 31 March	77. The level of Capital Financing Requirement needed by the LA to fund capital expenditure in accordance with the prudential code.	Capital Expenditure & Receipts
COR	Expenditure & Receipts total capital expenditure	78. Actual value of total capital expenditure spend.	Capital Expenditure & Receipts
COR	Expenditure & Receipts total capital receipts	79. Actual value of total capital receipts received by the LA.	Capital Expenditure & Receipts
COR, HRA	Capital against repairs and maintenance expenditure	80. Ratio of total resources financing HRA capital expenditure against HRA repairs and maintenance expenditure.	Capital Expenditure & Receipts
LAHS, HRA, COR	HRA capital spending on existing stock against reserves	81. HRA capital spending on existing stock as a % of reserves (HRA and Major Repairs Reserve).	Capital Expenditure & Receipts

Product 2: CIPFA Housing Future Resources Model

Given the growing level of uncertainty for local government finance as a whole and the impact of recent government policy decisions on the HRA, the CIPFA Housing Future Resources Model will help shape the medium term financial outlook for the HRA into the mid-2020s.

Finance officers responsible for setting budgets and Medium Term Financial Strategies (MTFSs) must make difficult choices based on a number of assumptions. The need for models and tools that can help in medium term financial planning has never been so important.

The CIPFA Housing Future Resources Model aims to provide a relatively simple model for projecting HRA financial resources forward to 2026, underpinned by robust trend assumptions informed by the Institute's expertise.

There are two methodologies for the Future Resources Model for the indicators – 'CIPFA central' and 'user input'.

CIPFA central uses the external data from previous years in its predictive calculations, whereas the user input option takes some figures for the calculations from the 'Inputs' tab in the Model, which is the only area where you can insert your own data. In the current COVID-19 predicament, the user input option is more important than ever. Not all indicators have both methodologies available, any exceptions are detailed in the listed measures on pages 10-11.

In this 'Inputs' tab, there are a number of input fields where you can choose to put your own figures in and then view the difference in the figures for the indicators when selecting between CIPFA central and user input. The Inputs tab is for your individual use in your downloaded copy of the Model, the tab will always contain zero values when you first download the Model from CIPFA. Indicator codes which are directly affected by the inputs are listed, but many indicators influence each other in the calculations, so explore how the Model changes as you complete your inputs.

The Model covers English local authorities including: Districts; Unitary Authorities; Metropolitan Districts; London Boroughs who have responsibilities for providing social housing.

37 major influential measures are projected by the Model, based on various published returns such as LAHS, HRA and RO and detailed in the pages below:

Streams	Predictability Measures	Sources	Predictive Assumptions
Housing Stock	1. HRA stock movement	LAHS_A, B, E, I, RTB	The CIPFA Central calculated trend option
Housing Stock	2. Average change in Housing stock valuation (using 1999 prices) based on: Open market 3. Social rented stock	LAHS_A	
Housing Stock	4. Estimated average length of time to house people on the waiting list (in years) 5. Estimated average length of time to house households in Reasonable Preference Category - Homeless (in years) 6. Estimated average length of time to house households in RPC - Owed a duty by any local housing authority (in years) 7. Estimated average length of time to house households in RPC - Occupying insanitary/overcrowded housing or otherwise living in unsatisfactory housing conditions (in years) 8. Estimated average length of time to house Households in RPC - Need to move on medical or welfare grounds, including grounds relating to a disability (in years)	LAHS_C, D	The user input trends option This will permit the user to input their own figures for several variables for each year to 2025-26.
Dwellings	9. Vacant dwellings available for letting 10. Vacant dwellings not available for letting 11. Total vacant dwellings (9-11 are against housing stock) 12. Estimated spend on capital expenditure (user input only, requires user input for an effective figure) 13. Predicted rate of RTB sales 14. Projected RTB receipts	LAHS_A, B, E, I, RTB	
Finance & Reserves	15. Estimated HRA Expenditure 16. Estimated HRA Expenditure per property (CIPFA central only) 17. Estimated HRA Income	LAHS_A, B, I, RTB, HRA	

Lettings & Rents	<p>18. Average weekly rent [standardised] - all - social rent (user input only)</p> <p>19. Average weekly rent [standardised] - all - affordable rent (user input only)</p> <p>20. Average weekly rent [standardised] - all excl HMO - social rent (user input only)</p> <p>21. Average weekly rent [standardised] - all excl HMO - affordable rent (user input only)</p> <p>22. Cumulative arrears - current tenants</p> <p>23. Cumulative arrears - former tenants</p> <p>24. Rent arrears written off the HRA</p> <p>25. Total value of rent roll (incl rent rebates)</p> <p>26. Rent arrears written off as a percentage of rent roll (%)</p> <p>27. Rent loss on void dwellings (+ve) (requires weekly rent inputs for an effective figure)</p> <p>28. Rent income to HRA (total rent collectable)</p> <p>29. Total cumulative arrears as % of rent roll (CIPFA central only)</p> <p>30. Rent collection rate as % of rent roll (CIPFA central only)</p> <p>31. Gross value of rental income</p> <p>32. Total debt per property</p>	LAHS_A, B, E, H, I, RTB	
Finance & Reserves	33. Estimate of HRA surplus or deficit for the year	LAHS_A, B, I, RTB, HRA	
Finance & Reserves	34. Projected HRA expenditure - Repairs & maintenance 35. Projected HRA expenditure per property – Repairs & maintenance (CIPFA central only)	LAHS_A, B, I, RTB, HRA	
Homelessness	36. Projected expenditure for accommodating homeless households 37. Average cost of accommodating homeless households	RO, LAHS_A	

Product 3: CIPFA Housing Scorecard

Why Develop the Housing Scorecard?

CIPFA's third arm of Housing 360, the Housing Scorecard, broadly seeks to do the same as the CIPFA Financial Resilience Index. However, whereas the Resilience Index focuses primarily on the General Fund side of local authority expenditure, the Housing Scorecard will focus specifically on the HRA.

Unlike the Resilience Index, the Housing Scorecard has both financial and non-financial measures – it is designed to keep the HRA and the housing service in check. Therefore, the Housing Scorecard can give the government comfort that in the self-financing regime LAs' are self-regulating the HRAs' to make sure that they are not too exposed, especially in terms of their borrowing and the recent announcement to remove the debt cap.

As with the Housing Interactive Profile and Future Resources Model, the Housing Scorecard makes use of statutory data sets such as HRA, LAHS and COR with no effort on the part of local authorities to provide any other data returns - a self-sufficient comparator tool.

The Scorecard brings various measures, visualisations and methodologies together to create an effective tool for HRA resilience. Practitioners can select any English authority (with the exception of County Councils) and view their results for any of the past five years. The authority can then be compared against its natural comparator group (e.g. London Boroughs for Camden) or its Nearest Neighbours group. Data selected can also be exported into a separate Microsoft Excel document.

Two additional tabs are present in addition to the primary dashboard page of the Scorecard:

- The Comments tab includes details on specific data which have been altered due to specific circumstances explained in the tab. Authorities can request data changes if they feel any of their previous data used in the Scorecard is incorrect for a particular reason, and any changes made are subsequently listed in the Comments tab.
- The Indicators tab provides detail on the measures included in the Scorecard, which is also listed on the following pages below:

Summary of Housing Scorecard Measures

Sources	Data/Indicator	Purpose	Polarity	Theme
HRA	1. HRA (Surplus) or Deficit against HRA Reserves	Assesses the status of HRA reserves held by authorities for the year selected. The general government policy is to ensure HRAs are not in deficit.	Lower value is better (surplus figures are in brackets)	Reserves
HRA, COR	2. Reserves (HRA Reserves at 31st March with Major Repairs Reserve) against HRA Expenditure	Assesses the total level of HRA resource required for future spending needs (covering capital and revenue) against total expenditure in the HRA.	Higher value is better	Reserves
HRA	3. HRA Provision for Bad Debt against HRA Property Rental Income	Assesses the provision made for bad debts charged to the HRA against rental income for the selected authority.	Lower value is better	Debt Management
HRA, COR	4. HRA Capital Financing Requirement at 31st March against Reserves (HRA Reserves at 31st March with Major Repairs Reserve)	This indicator is to ascertain the proportion of an authorities' capital spend that can be financed through their reserves (HRA with Major Repairs Reserve).	Lower value is better	Funding
HRA, LAHS	5. HRA Property Rental Income against Total Dwelling Stock	Provides the value of rental income collected per dwelling by measuring against the total dwelling stock for the selected authority (including PFI and shared ownership dwellings).	Higher value is better	Rent Collection

Sources	Data/Indicator	Purpose	Polarity	Theme
HRA	6. HRA Capital Spending on Existing Stock against HRA Rent Income Ratio	Helps to ascertain the proportion of rental income applied to finance capital improvements to existing stock. It is the amount of capital spending in the HRA placed in context with the rent income to the HRA (the total rent collectable).	Higher value is better	Funding
HRA, LAHS	7. Total Debt per Housing unit	This financial health and capacity indicator measures the level of indebtedness per LA (local authority) unit as measured by the Capital Finance Requirement (CFR), illustrating the longer term financial requirements needed to fund capital investment projects to housing stock for LAs.	Lower value is better	Debt Management
LAHS	8. Total Value of Stock at January 1999 per dwelling	The aggregate (open market) value of the dwellings (both tenanted and vacant) housing stock that held in the Housing Revenue Account, in accordance with Section 38 of the 2015 Local Government transparency code, against total dwelling stock for local authorities, including PFI and shared ownership dwellings.	Higher value is better	Asset Valuation
HRA, LAHS	9. Operating Margin	This financial health and capacity indicator is a measure of income minus key expenditure for authorities, against the turnover which measures the level of	Higher value is better	Funding

Sources	Data/Indicator	Purpose	Polarity	Theme
		income generated over the period. It is one of the key indicators through which the financial health of an authority is measured.		
LAHS	10.Average Relet Time	Measures the efficiency to which an authority is able to relet their empty properties to minimise rent loss and void periods.	Lower value is better	Efficiency of HRA Stock
LAHS	11.Average EPC/SAP Rating of all Dwellings at 1st April	Assesses the energy efficiency of local authority housing stock against government targets.	Higher value is better	Quality of HRA Stock
LAHS	12.Proportion of Non-Decent LA Dwellings	The Decent homes standard requires all LA properties to meet minimum standards; good condition of repair, reasonably modern facilities and reasonable degree of thermal comfort. The original target was that all social sector homes would be decent by 2010. Only authorities with a Total Dwelling Stock greater than 100 have been included.	Lower value is better	Quality of HRA Stock
LAHS	13.Total Dwellings Vacant per 1000 Stock	This measure looks at the efficiency to which dwellings remain unoccupied. The lower the number of vacant dwellings, the more efficient the authority is at managing empty dwellings. Only authorities with a Total Dwelling Stock greater than 100 have been included.	Lower value is better	Efficiency of HRA Stock

Sources	Data/Indicator	Purpose	Polarity	Theme
LAHS	14.Total Dwellings Vacant but Available for Letting per 1000 Stock	This indicator not only measures efficiency for an authority in managing empty dwellings, but also demonstrates its ability to re-house people on their waiting list. Only authorities with a Total Dwelling Stock greater than 100 have been included.	Lower value is better	Efficiency of HRA Stock
LAHS	15.Percentage of Dwellings Vacant but Available for Letting per 1000 Stock	Ratio of efficiency at managing empty and ready-to-let dwellings in an authority.	Lower value is better - in ensuring empty properties are brought back into use to minimise rent and void loss and re-house residents from council waiting lists.	Efficiency of HRA Stock
LAHS	16.Tenant Rent Arrears Written Off the HRA against Value of Rent Roll	This measure presents the value of uncollectable rent arrears (including former tenant arrears) written off, against the value of rent roll, which includes rent rebates.	Lower value is better	Income recovery
LAHS	17.Total Cumulative Arrears as a Percentage of Rent Roll	This measure provides the total value of rent arrears owed to an authority across previous years against the value of rent roll for the year selected.	Lower value is better	Income recovery
LAHS	18.Rent Collection Rate	Value of rent collected against the rent that an authority is owed, examining an authority's efficiency to collect rental income.	Higher value is better	Income recovery

Sources	Data/Indicator	Purpose	Polarity	Theme
COR	19.Percentage of HRA Capital Spending from Borrowing	This illustrates the extent to which capital spending on housing stock is funded from borrowing.	Lower value is better	Debt Management
HRA, COR	20.HRA Reserves Depletion Rate	This indicator is the ratio between the current level of Housing Revenue Account (+ Major Repairs Reserve) reserves and the average change in reserves in each of the past four years. A negative value or one greater than 100 is recoded to 100. The indicator provides a measure of how long (in years) it will take for an authority to completely denude their HRA reserves, if they continue to use reserves at the same rate as in the previous four years.	A low value suggests that there is a risk that the authority will run out of reserves. A high value says, that on current trends, they are unlikely to deplete their reserves. No value is given if the authority does not have data for reserves in all of the previous five years.	Reserves
HRA, LAHS	21.Gearing Ratio	This financial health and capacity indicator is a measure of key lending risks and represents the LA's financial leverage by comparing its overall debt against the value of assets it owns.	Lower value is better	Debt Management
HRA, LAHS	22.Debt to Turnover Ratio	This financial health and capacity indicator measures the level of indebtedness, as measured by the Capital Finance Requirement (CFR), against the turnover which measures the level of income generated over the period.	Lower value is better	Debt Management

Other market tools

One comparator to CIPFA Housing 360 is a collaboration primarily from Housemark and the National Housing Federation, who have developed a 'Sector Scorecard' based on data collection, which was piloted in 2017/18 and is currently live. However, the key difference here is that it is primarily aimed at the Housing Association sector, whereas Housing 360's focus is on local authorities in England, primarily those with HRA responsibilities. Further details about the Housemark and National Housing Federation model are available from: <http://www.sectorscorecard.com/>.

There is also a piece of work from the Local Government Association, National Federation of ALMOs (NFA), Association of Retained Council Housing (ARCH), Housemark, and others to look at the options for regulation of consumer standards, which complements our financial health models in Housing 360 in measuring the effectiveness of the HRA.

The Regulator of Social Housing's new value for money (VfM) standard metrics, as it presently stands, only applies to registered private providers of social housing (Housing Associations). The new measures are:

- 1 – Reinvestment %
- 2 – New supply delivered
- 3 – Gearing %
- 4 – Earnings before Interest, Tax, Depreciation, Amortisation, Major Repairs Included (EBITDA MRI) Interest Cover %
- 5 – Headline social housing cost per unit
- 6 – Operating Margin %
- 7 – Return on capital employed (ROCE) %

All of the above are economic standards measures and do not apply to authorities. However, the government's green paper on Social Housing, published in August 2018, does talk about a tighter regulation of the Consumer Standards and the possibility of extending its economic VfM standards to all Social Housing providers. Therefore, gearing Housing 360 towards local authorities will offer a valuable contribution to this cause.

Consultation

Sector input, consultation and feedback have been essential in the development of CIPFA Housing 360. We have consulted with senior financial and housing groups and figures both within CIPFA and externally, such as the;

- CIPFA Housing Panel,
- Ministry of Housing, Communities and Local Government (MHCLG),
- Regulator of Social Housing (RSH),
- CIPFA Housing Symposium,
- Association of Retained Council housing (ARCH),
- National Federation of ALMOS
- and more.

We have also had individual representatives of local authorities test the three products comprising Housing 360 earlier this year.

Access and further information

The intention is that CIPFA Housing 360 will become an integral part of the CIPFAstats product portfolio and will be offered free to local authorities who currently possess a full CIPFAstats subscription.

Those authorities who do not have full CIPFAstats subscription may purchase an annual subscription to Housing 360, please visit <https://www.cipfa.org/services/cipfastats/housing-data-products> for more details. Other practitioners and organisations outside of local authorities can also purchase a subscription to Housing 360 by following the link above.

Housing Advisory Network (HAN) members will receive a discount if they subscribe to Housing 360 – to find out more about our HAN membership please email; han@cipfa.org. A wider CIPFA housing package, which would contain Housing 360, is also in development.

Please be aware you will need Excel 2010 at least in order to experience the full functionality of Housing 360.

For more information on any of the above, please do not hesitate to get in touch using the contact details on the opening page, or you can email analytics@cipfa.org.