

Costings - ACEs Case Study - Northwards Housing Association

This series of costings refers to the ACEs Northwards Housing Association case study completed on 03/04/2019. Below is a breakdown of potential cost savings due to the difference in provision that can be directly attributed to the trauma informed practices delivered. Where possible, the costs have been derived from the services themselves. This is specified in the attached narrative besides the cost, and highlights which are exact costings from the organisation. For the remainder, costs are derived from the New Economy Unit Cost Database which collates and updates an agreed directory of the financial implications to public sector interventions across seven fields. As such, the costings are nationally aggregated and generalise the savings made. Furthermore, applying the costs and savings to any case is done with underpinning logic and agreed thinking, but should not be directly quoted as firm financial savings. These figures are purely research-based and offer insight to *potential fiscal* savings that are possible if specified actions take place, or that those specific actions directly lead to an *avoidance* of a cost that would have otherwise been required.

Potential Costs/Savings Breakdown

→ Short Term Cost Savings and Avoidance (immediately following implementation)

The initial major cost saving element is the cost of an eviction. The property and individual discussed in this case were directly earmarked for an eviction notice with legal proceeding ready to begin. It was at this point that the Tenancy Management Caseworkers were able to pick up the case and facilitate the de-hoarding of the property.

Category	Cost (per annum)	Logic/Reasoning for Potential Savings
Housing	<p>£31,503 - 'Total cost of eviction ***</p> <p>£18,500 - Legal fees.</p> <p>\$4,797 - Officer cost for court preparation.</p> <p>£5,479 - Case Manager cost for court preparation.</p> <p>£4,569.80 - Master Moves (packing, storage and disposal).</p> <p>£227 - Professional Clean.</p>	<p>As discussed in the introduction, this property was being prepared for the legal actions required to process an eviction. As the individual had hoarded in the property and has severe needs, a complex eviction cost is justified. Northwards Housing association were able to provide the exact costs that would have been incurred with this particular case - relative to the eviction, so the figure is precise.</p>
	<p>(£126 per week) - £6,552 pa - 'Temporary Accommodation - Ongoing costs'.</p>	<p>After an eviction has been processed on the address, the individual would require temporary placement in accommodation whilst a new abode was found. Based upon a discussion with Northwards Housing Association, a case like this, in addition to the current length of housing wait lists, would ordinarily need rehousing for a minimum of 12 months.</p>
	<p>£1,550 - 'Average cost of a void and housing clearance, per property'.</p>	<p>A required cost due to the property having to remain empty whilst housing empty, clear and clean in preparation for the next tenant. Cost estimations for this are conservative due to the complex nature of clearing a hoarded property.</p>

Adult Social Services	£908.44 - 'Average cost of an ASC Assessment'. (£15.20 per week @ an average of 10 hours of typical care per week) - £7,904 - 'Cost of provision of care'.	Based upon the nature of the individual (MH factors and being made homeless), the TMC's would have made a referral to ASC. Having discussed the case with ASC it is likely that this individual would receive support for an extensive period after the referral, to facilitate their basic life necessities. This costing has been based upon the tenant receiving 12 months of support whilst they are in temporary accommodation.
Total	£50,487.24	

→ *Medium Term Cost Savings and Avoidance (over the next 5 years)*

This section aims to quantify further savings that can be realised in a longer time frame; as a result of trauma awareness and this bespoke intervention implemented by the TMC. As the individual was at a severe point of need prior to the intervention; without the work that has been done there would be a variety of costs that would have been incurred to support this person.

Category	Cost (per annum)	Logic/Reasoning for Potential Savings
Fire	£3,808 - 'Average consequence cost per fire'. £3,941 - 'Average response cost per fire'.	Research shows that those who hoard in their properties are at a significantly increased risk of experiencing a fire in their home. On average, the GM Fire Service answers two fires a week in such homes. Accounting for the costs that can be attributed to the Fire Service for attending a residential property fire and extinguishing it.
Health	£2,366 - 'Average cost of MH service provision for adults with depression/anxiety'.	As discussed in the case narrative, the individual suffered extensively from depression and anxiety. So much so that they were rendered unable to leave the house for basic necessities. This had already lead to work with services such as Be Well. The improvements have been so positive that it is reasonable to expect the tenant will need a massively reduced amount of support as their management over their condition improves through the support provided by the TMC.
Total	£10,115	

→ *Long Term Cost Savings and Avoidance (5+ years)*

These costs are similar to the medium term highlighted savings, with the extension of time. This aspect of avoidance are complexities that, whilst possible, may be difficult to ever realise. However, this assumes the eventual target that the individual is working towards, and if the best-case scenario is achieved then such savings will be realised.

Category	Cost (per annum)	Logic/Reasoning for Potential Savings
Housing	£5,304 - 'Housing Benefit - average annual award, across all tenure types'.	The overall aim expressed, in the case notes, by the client and their worker is to eventually get some form of employment, which would directly reduce or remove the need for a housing benefit payment.
Total	£5,304	

