

Asset Management Plan Assessment October 2020

Background

West Dunbartonshire Council has been assessing its council housing stock against a number of demand and financial indicators since 2008.

This assessment has been used to make evidence based decisions about the future of the Councils stock. From 2008 until this month, around 1000 properties have been demolished. The majority of the land left by these demolitions has been used to build new Council Housing on.

Current Indicators

The Plan has recently been updated for the 10,062 (July 2020) properties the council had at the time of assessment and incorporates information from 2019/20, 2018/19 and 2017/18. The plan assessed the stock against the following indicators:

Current Costs

- Average Void Rent Loss %
- Average Repair and Void Repair Spend per property
- Management Cost Per Unit
- Net Present Value

Demand

- Days void per property 2014-15
- Total Refusals
- Overall Demand

Future Costs

- Overall Cost – 30 year plan
- Structural Costs

Assessment Outcome

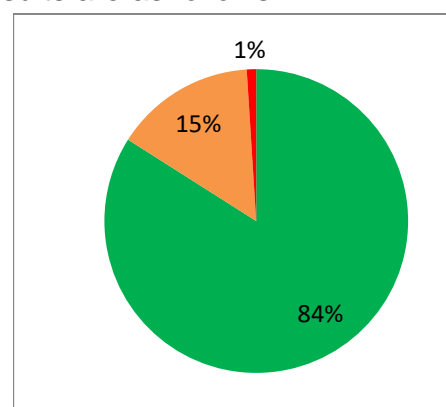
The results of the assessment can be looked at by individual property and also by area groupings – where a number of properties are grouped together in terms of where they are and their construction type.

Each property receives a score of 1 to 5 on how they perform against the indicators listed above, 1 being a good score, 5 being the worst. Properties are classified as good, average or poor performing properties in terms of the total score they accumulate against the 9 indicators.

Individual Properties

When looking at the outcomes by individual property the results are as follows:

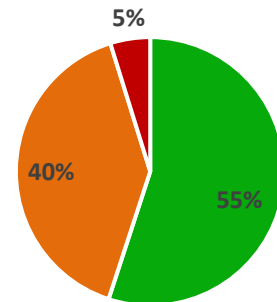
- **8,436 good performing properties (84%)**
- **1,563 average performing properties (15%)**
- **63 poorly performing properties (1%)**



Area Groups

When looking at the outcomes by area groupings the results are as follows:

- **126 good performing groups (55%)**
- **92 average performing groups (40%)**
- **11 poorly performing groups (5%)**



Where is the poorly performing individual stock located?

The 63 (1%) of poorly performing stock can be found in the following estates, for information, there are 7 Estates with only 1 unit of stock and these have been removed from this table:

Estate	No. of Units	% of stock	% of stock in Estate
Alexandria Town Centre	11	0.1	5.5
Brucehill	4	0.0	0.9
Castlehill East	2	0.0	2.0
Castlehill West	4	0.0	2.3
Haldane	9	0.1	1.9
North Mountblow	2	0.0	0.9
O'hare	11	0.1	8.1
Old Bonhill	2	0.0	1.6
Rosshead	4	0.0	1.9
Tullichewan	3	0.0	0.8
Westcliff	4	0.0	1.9

The 11 (5%) poorly performing groups can be found in the following areas:

Estate
Alexandria Town Centre
Haldane
O'Hare
Glenside
North Mountblow
Tullichewan
Westcliff
Gartocharan

Conclusions and Future Actions

The assessment would suggest that no surplus declarations or demolitions be recommended.

The poorly performing stock is largely within areas where elements of a strategic intervention are being enacted or prepared, and where not, the number of units is negligible as a percentage of all stock and should be looked at individually for solutions to their performance. This is mirrored within the area groupings, where the poorly performing groups include the individually performing poor stock.

The Better Homes Board will investigate the poorly performing stock, both individual units of stock and those within poorly performing groups to establish future actions. This will also include looking more closely at the higher end of the scoring range of the average performing stock.