



Appendix 1 - Housing Asset Management Strategy 2018-23



Housing and Communities Update Report






Icon	Name
	Objective 1 - Manage the housing stock across all relevant departments to a high standard whilst meeting and aiming to exceed all legislative requirements


Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
Meet the Energy Efficiency Standard for Social Housing		<div><div>75%</div></div>	31-Dec-2020		Identify properties outwith scope of EESH	28-Sep-2018	Yes	Properties identified as exempt from SHQS due to be scheduled for demolition will be outwith scope of EESH	Alan Young
					Create work programmes from EESH Report	29-Mar-2019	Yes	EWI programmes to bring properties up to ESSH standard are identified and programmed for 19/20. Additional properties will be added as budget capacity permits.	
					Ensure Delivery of Works relating to EESH	31-Dec-2020	No	EESH programme for 19/20 complete, over 700 addresses completed with EWI	
					Report Progress towards meeting EESH to ARC on a yearly basis each April	31-Dec-2020	No	Information for ARC return currently being collated, impact of COVID has effected the full completion of data. Officers working to complete this as soon as able to.	
Maintain the Scottish Housing Quality Standard		<div><div>33%</div></div>	31-Mar-2023		Maintain SHQS by renewal year through ongoing programme	29-Mar-2019	Yes	Complete	Jackie McRory
					Maintain SHQS by renewal year	31-Mar-	Yes	Complete	


Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
					through ongoing programme	2020			
					Maintain SHQS by renewal year through ongoing programme	31-Mar-2021	No		
					Maintain SHQS by renewal year through ongoing programme	31-Mar-2022	No		
					Maintain SHQS by renewal year through ongoing programme	31-Mar-2023	No		
					--New Milestone--		No		
Review Stock Information		<div><div>50%</div></div>	31-Jul-2023		Review resource requirement to ensure up to date stock information	31-Dec-2018	Yes		Jackie McRory
					Work with IHMS Team to ensure that all stock information is up to date and accurate and can be cross referenced	31-Dec-2020	No	Date changed to reflect system delays and work ongoing to complete this action	
a number of properties were categorised as being exempt from meeting the SHQS temporarily in abeyance		<div><div>50%</div></div>	31-Mar-2023		Re-programme properties for work each year	29-Mar-2019	Yes	Properties identified as being in abeyance are filtered out and targeted for specific officer intervention to contact tenants and reach agreement for element of work to be completed. this has a cross-over with owners who may need to agree to works also. Officers liaise with owners in efforts to reach agreement. this is on-going throughout the year.	Alan Young
					Report progress to ARC	31-May-2019	Yes	Abeyance numbers reduced to 438, properties noted as	


Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
								exempt are planned for demolition in 19/20. ARC update submitted for 18/19 year	
					Re-programme properties for work each year	31-Mar-2020	Yes	Complete	
					Report progress to ARC	29-May-2020	Yes	Complete	
					Re-programme properties for work each year	31-Mar-2021	No		
					Report progress to ARC	31-May-2021	No		
					Remove exemptions and surplus and demolition programme progresses	31-Mar-2022	No		
					Report progress to ARC	31-May-2022	No		
Review the Owner Engagement Charter			31-Dec-2019	A survey was carried out with a core sample of owners to gather feedback and views on the Charter review and proposed amendments to the Charter. Officers are reviewing feedback to prepare a summary brief for consideration at the Better Homes Group.	Carry out a peer review of Local Authorities with regards	31-Oct-2018	Yes		Alan Young
					Further review of the Housing Property Payment Plan and its impact since amendments were proposed in 2014 following the introduction of the Owner Engagement Charter	29-Mar-2019	Yes		
					Consider the introduction of an Owner's Savings Scheme	31-Jul-2019	Yes	Officers have considered this and liaised with corporate finance officers. Current systems and account management processes do not allow for funds to build and be saved. Consideration to be given to establishing whether this can be supported in conjunction with the WD credit union.	


Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
Exceed the SHQS and Review the West Dunbartonshire Standard		<div><div></div></div> 0%	31-May-2021	This action has been programmed to commence in late 2020 and the first milestones will be progressed before the end of this year	Establish West Dunbartonshire Standard Working Group to deliver new housing standard	31-Dec-2020	No		Jackie McRory
					Investigate different methods of increasing specifications beyond SHQS	31-Dec-2020	No		
					Undertake cost benefit analysis and full options appraisal based on working group recommendations	31-Mar-2021	No		
					New West Dunbartonshire Council Housing Standard subject to committee approval	31-May-2021	No		
Review the Better Homes Group		<div><div></div></div> 100%	31-Mar-2020		Establish a priority budget and identify budgets that the group should have clear sight of	31-Mar-2020	Yes	Task achieved	John Kerr
					Establish a project information form and assessment matrix for all projects to be considered and prioritised by the Board	31-Mar-2020	Yes	Task achieved	
					Establish the Better Homes Project Board and adjust the Terms of Reference	31-Mar-2020	Yes	Task achieved	


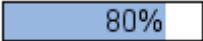

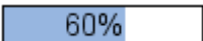
Icon	Name
	Objective 2 - Identify housing stock that requires intervention and carry out appropriate actions to address this



Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
Refresh Asset Management Plan Database		<div><div></div></div> 66%	31-Oct-2022		Gather information to update database and pull together in excel	30-Jun-2020	Yes	Delayed due to Covid-19 impacts elsewhere on resource	Jackie McRory
					Identify any key risk stock / stock requiring intervention	30-Nov-2020	Yes	Paper presented to Housing and Communities Committee in November 2020	
					Create action plan for key	30-Nov-	No	In progress	

Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
					risk/intervention stock that might include selective demolitions and management interventions	2020			
Examine the need for designated elderly accommodation in line with socio-economic projections		<div><div>33%</div></div>	31-Mar-2023		Incorporate elements of the Dementia Friendly Framework into the new build development at Creveul Court	31-Dec-2020	Yes	Development in progress – likely to complete Jan 2020	John Kerr
					Develop plans for new and refurbished accommodation	31-Mar-2023	No		
					Provide preventative interventions and support	31-Mar-2023	No		


Icon	Name
	Objective 3 - Build quality affordable accommodation of the right size and type that s energy efficient and meets needs, including particular needs




Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
Ensure More Homes New Build Programme is delivered		<div><div>33%</div></div>	31-July-2021	It was envisaged that the first phase of our More Homes West Dunbartonshire initiative would complete by 31 st March 2021, however because of the COVID-19 pandemic we have experienced significant delays both due to the lockdown and the closure of sites and also significant changes to working practices will result in a revised completion date of July 2021	Demolish the 339 maisonettes and multi storey flats at the Clydebank East to provide land to build around 50 new affordable homes for the Council post March 2021 target	30-Oct-2020	No	Date changed due to Covid-19 lockdown impacts on timescale	John Kerr
					Develop 55 new council homes at the former Aitken bar primary school site	31-Mar-2020	No	Initial date impacted due to COVID-19 pandemic	
					Develop 126 new council homes at the former St Andrews school site	31-Jul-2021	No	Initial date impacted due to COVID-19 pandemic	
					Develop 22 new council homes following demolition at Creveul Court, Alexandria	31-Janr-2021	No	Initial date impacted due to COVID-19 pandemic	
					Develop 45 new council homes at phase 3 of Dumbarton harbour	31-Jul-2021	No	Initial date impacted due to COVID-19 pandemic	
					Develop 58 new council homes at the former Haldane Primary	31-Mar-2021	No	Initial date impacted due to COVID-19	



Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
					school site-			pandemic	
Work with Housing Association partners to ensure More Homes New Build Programme is delivered			31-Mar-2021		Carry out regular Programme Meetings with Scottish Government	19-Apr-2018	Yes	Complete	Jamie Dockery; Jackie McRory
					Review projects in line with annual SHIP review	31-Oct-2018	Yes	Complete	
					Carry out regular Programme Meetings with Scottish Government	30-Nov-2018	Yes	Complete	
					Carry out regular Programme Meetings with Scottish Government	30-Apr-2019	Yes	Complete	
					Review projects in line with annual SHIP review	30-Sep-2019	Yes	Complete	
					Carry out regular Programme Meetings with Scottish Government	29-Nov-2019	Yes	Complete	
					Carry out regular Programme Meetings with Scottish Government	30-Apr-2020	Yes	Complete	
					Review projects in line with annual SHIP review	30-Sep-2020	Yes	Complete	
					Carry out regular Programme Meetings with Scottish Government	30-Nov-2020	No		
					Carry out regular Programme Meetings with Scottish Government	31-Mar-2021	No		
Update the Design Standard in line with any legislative changes or good practice recommendations			31-Mar-2023		Consultation over updated Design Standard	31-Aug-2018	Yes	Complete	Jamie Dockery
					Draft updated Design Standard	31-Aug-2018	Yes	Complete	
					Report updated Design Standard to Housing and Communities Committee	07-Nov-2018	Yes	Complete	
					Establish options around broadband connectivity for new	31-Mar-2021	No		


Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
					build council homes				
					Incorporate fully Dementia Friendly design principles into the new build programme	31-Mar-2021	No		
Work with the Housing Operations Team and HSCP to establish particular needs that can't be met or difficult to be met through existing social housing in the area		<div><div>33%</div></div>	31-Mar-2023		Set up a yearly meeting/workshop	30-Apr-2018	Yes	Complete	Jamie Dockery; Jackie McRory
					Circulate regular correspondence to capture new/emerging needs	29-Mar-2019	Yes	Complete	
					Set up a yearly meeting/workshop	30-Apr-2019	Yes	Complete	
					Circulate regular correspondence to capture new/emerging needs	31-Mar-2021	No		
					Set up a yearly meeting/workshop	30-Apr-2021	No		
					Circulate regular correspondence to capture new/emerging needs	31-Mar-2022	No		
					Set up a yearly meeting/workshop	29-Apr-2022	No		
					Achieve 10% specialist provision in each site that is supported by the AHSP where practical	31-Mar-2023	No		
					Circulate regular correspondence to capture new/emerging needs	31-Mar-2023	No		
Monitor effectiveness of Strategic Housing Partner arrangements		<div><div>50%</div></div>	31-Mar-2023		Formalise Strategic Partner arrangements with Dunbritton HA, Clydebank HA and Caledonia HA	30-Nov-2018	Yes	Complete	Jamie Dockery; Jackie McRory
					Have regular liaison meetings with each organisation	29-Mar-2019	Yes	Complete	
					Have regular liaison meetings with each organisation	31-Mar-2020	Yes	Complete	
					Have regular liaison meetings	31-Mar-	No		






Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
					with each organisation	2021			
					Have regular liaison meetings with each organisation	31-Mar-2022	No		
					Have regular liaison meetings with each organisation	31-Mar-2023	No		






Icon	Name
	Objective 4 - Ensure all actions contained in the Housing Asset Management Strategy provide best value for existing tenants and future customers and are affordable to tenants and to the HRA



Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
Carry our annual review of HAMS and provide progress report to the Housing and Communities Committee		<div><div>0%</div></div>	31-Mar-2023		Housing & Communities Committee May 2020	04-Nov-2020	No	Date changed to reflect covid 19 impacts on Reports - will go to 4/11/20 HAC	
					Housing & Communities Committee May 2021	05-May-2021	No		Jackie McRory
					Housing & Communities Committee May 2022	04-May-2022	No		
Review the Asset Register on a yearly basis		<div><div>33%</div></div>	31-Mar-2023		Attend Joint Rent Group for discussion	31-Dec-2018	Yes	No change to asset register	
					Attend Joint Rent Group for discussion	31-Dec-2019	Yes	No changes to asset register	
					Attend Joint Rent Group for discussion	31-Dec-2020	No		
					Attend Joint Rent Group for discussion	31-Dec-2021	No		Jackie McRory
					Attend Joint Rent Group for discussion	30-Dec-2022	No		
					Report findings to Better Homes Group or Housing and Communities Committee as appropriate	31-Mar-2023	No		
Investigate Capital Programme for potential savings		<div><div>12%</div></div>	31-Mar-2023		Review HRA Business Plan (30 years)	31-Dec-2019	Yes		Jackie McRory; John Kerr;
					Carry out review of HRA Capital	31-Dec-	No	date changed	Janice Rainey




Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
					Programme against service/tenant priorities and feed outcomes into Capital Programme planning	2020			
					Cleansing exercise undertaken on stock condition data	31-Dec-2020	No		
					Examine the need for further stock information on condition	31-Dec-2020	No		
					Feed in findings of Asset Management modelling exercise and HRA Business Plan review and IHMS implementation	31-Dec-2020	No		
					Review HRA Business Plan (30 years)	31-Dec-2020	No		
					Review HRA Business Plan (30 years)	31-Dec-2021	No		
					Review HRA Business Plan (30 years)	30-Dec-2022	No		
Review lock ups and garage sites		<div><div>0%</div></div>	31-Mar-2021		Consult on options	31-Mar-2021	No		Edward Thomas
					Prepare Options Appraisal	31-Mar-2021	No		
					Scrutinise status of lock ups owned by the Council and report	31-Mar-2021	No		
Review Buy Back Scheme for possible extension		<div><div>100%</div></div>	31-Dec-2018		Investigate financial possibility of extending the Buy Back Scheme	30-Apr-2018	Yes		Jackie McRory
					Outline potential changes to existing Policy that would be required if Scheme extended	31-May-2018	Yes		
					Examine resource requirement	31-Dec-2018	Yes		
					Investigate other Local Authority schemes	31-Dec-2018	Yes		
					Report any changes to the	31-Dec-	Yes	No Requirement	




Action	Status	Progress	Due Date	Comment	Milestone	Due Date	Done	Comment	Assigned To
					scheme to Housing and Communities Committee if required	2018			
Sell Miscellaneous properties		<input type="text" value="0%"/>	31-Mar-2020		Investigate scope and range of potential miscellaneous properties	30-Nov-2020	No		Jackie McRory
					Prepare procedure for potential sales	31 -Mar-2020	No		




Action Status	
	Cancelled
	Overdue; Neglected
	Unassigned; Check Progress
	Not Started; In Progress; Assigned
	Completed

PI Status	
	Alert
	Warning
	OK
	Unknown
	Data Only

Risk Status	
	Alert
	High Risk

Long Term Trends	
	Improving
	No Change
	Getting Worse

Short Term Trends	
	Improving
	No Change
	Getting Worse

	Warning
	OK
	Unknown