

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Infrastructure and Regeneration

Housing, Environment and Economic Development Committee: 7 May 2014

Subject: Housing Asset Management Strategy 2013-2018 Annual Progress Report

1. Purpose

- 1.1** This report informs committee on the progress made with the West Dunbartonshire Housing Asset Management Strategy since it was approved by the Housing, Environment and Economic Development Committee on 13th February 2013.

2. Recommendations

- 2.1** It is recommended that the Committee:-

- i) acknowledge the progress made in meeting the aims and objectives of the West Dunbartonshire Housing Asset Management Strategy and notes the contents of the West Dunbartonshire Housing Asset Management Strategy Annual Progress Report 2013 (appendix 1); and
- ii) note that a further annual progress report be brought to Housing and Community Committee in August 2015.

3. Background

- 3.1** The Council developed its first housing asset management strategy in 2008 when it carried out an analysis of its housing stock in relation to the Scottish Housing Quality Standard (with the subsequent production of the Standard Delivery Plan). The Standard Delivery Plan was based on the premise that the Council would seek to transfer 45% of its housing stock to alternative social landlords.
- 3.2** At a meeting of the Council on 20 June 2012, the Council approved a motion which amended the Council's approach to achieving the Scottish Housing Quality Standard through the Standard Delivery Plan (partial stock transfer) in favour of one of full stock retention.
- 3.3** The decision to retain all housing stock was supported by a commitment to "*the development of a comprehensive Housing Asset Management Strategy to direct and protect investment in housing stock and determine a programme of disposal.*"

- 3.4** West Dunbartonshire Council's 2012/15 Assurance and Improvement Plan (AIP) Update based on Audit Scotland's shared risk assessment identified 'housing maintenance and assets' as a 'significant scrutiny risk' for the Council in 2012/13, and the progress to achieving the Scottish Housing Quality Standard (SHQS) by 2015 for all its houses.
- 3.5** In response West Dunbartonshire Council developed a new Housing Asset Management Strategy 2013-2018 which set out how the Council will ensure that all the Housing Revenue Account assets (primarily housing assets) are fit for purpose for tenants, residents, and communities in the long term. The strategy followed the Scottish Housing Regulator's recommended practice on strategic asset management.
- 3.6** The Housing, Environment and Economic Development Committee approved the new Housing Asset Management Strategy at its meeting of 13 February 2013 and agreed that an annual report be presented. This is the first such annual report.
- 3.7** In March 2013, following discussions with the Council, the Scottish Housing Regulator carried out an Inquiry under their powers which looked at the Council's approach to Strategic Housing Asset Management.
- 3.8** The report published by the Scottish Housing Regulator was positive and highlighted that the Council was making 'progress in improving its performance overall' and "has reacted quickly to support its new strategic direction to deliver the Scottish Housing Quality Standard (SHQS)."
- 3.9** One of the key strengths identified within the report was as a direct consequence of developing the Housing Asset Management Strategy:-

Key Strengths identified in Scottish Housing Regulator Inquiry Report

The introduction of the Housing Asset Management Strategy, which has seen an improvement to how the Council manages its homes.

4. Main Issues

- 4.1** The overall outcome for the Housing Asset Management Strategy is:

"That all HRA assets are maximised and support the Council's corporate aims, objectives, and strategies and meet the needs of the tenants and residents of West Dunbartonshire."






- 4.2** To achieve this aim, the Housing Asset Management Strategy established the following objectives:

- West Dunbartonshire Council's housing stock meets and exceeds the Scottish Housing Quality Standard by 2015 and beyond;

- the existing repairs and maintenance service continues to provide effective and comprehensive property management;
- the Council's housing stock meet the needs of current and future tenants; and
- non-operational assets are maximised to the benefit of the Council and local communities.

Housing Asset Management Strategy Progress Report

- 4.3** The Housing Asset Management Strategy 2013-2018 and its associated action plan were approved by the Housing, Environment and Economic Development Committee on 13th February 2013. The attached Progress Report (Appendix 1) provides an update on the progress against these actions within the first year of the implementation of the strategy.
- 4.4** Good progress is being made addressing the actions identified and these are summarised in the table below.

Status of action		
	Completed	7
	In Progress;	12
	Milestone target Timescale Missed	0
	Overdue; Missed Target	0
	Cancelled	0
	Total	19

Meeting the Scottish Housing Quality Standard

- 4.5** In February 2014, the Council reported to the Housing, Environment and Economic Development Committee an increase in SHQS compliance rate to 77% for the first nine months of 2013/14. It is anticipated that the Council will be in a position to report in excess of an 80% compliance level by the year end. This represents excellent progress towards meeting the SHQS.
- 4.6** The increased compliance rate has been assisted through the implementation of the Housing Asset Management Strategy and some of the key outputs are highlighted below:-
- Establishment of a fit for purpose asset management database;
 - Development of the Owners Engagement Charter; and
 - Provision of a Capital Investment Brochure for all tenants (this publication proved so popular it has been agreed to produce again this Summer).

- 4.7** The Council has commissioned a stock condition survey (SCS) which the on-site phase completed in December 2013. The results from this survey will shape the Housing Capital Programme to ensure SHQS compliance by the 2015 target date. In addition we will have survey information providing detail on energy efficiency standards for over 90% of our properties which will provide information in advance of the introduction of the Energy Efficiency Standard for Social Housing (EESSH).
- 4.8** The draft SCS results were provided to the Council in January. Officers from Housing and Community Safety are working closely with the commissioned organisation to validate this information and this exercise will be completed in April 2014 and this will allow the Council to fully refresh all asset management information.

Housing Stock meets the needs of current and future tenants

- 4.9** The Housing Asset Management Strategy continues to be implemented and progress is monitored regularly by the Strategic Housing Asset Management Group which meets on a bi-monthly basis.
- 4.10** The Council's new build programme will oversee the development of 122 new build homes for social rent which will be delivered by March 2015.
- 4.11** In February 2013, the Council commenced a demolition programme which will have a positive impact on our communities. To date 214 surplus properties have been demolished and the programme includes the demolition of a further 302 within 2014/15.

Demolition Programme		
Area	Number of properties	Completed / Programmed
North Mountblow	114	114 completed
Carrick Terrace	48	48 completed
Brucehill	4 (community flat)	4 completed
Bellsmyre MSF	248	In progress
Glenside	54	Autumn 2014
Demolitions for New Build Development		
Aitkenbar Drive	18	18 completed
Auchenreoch Avenue	12	12 completed
Penniecroft Avenue	12	12 completed
Whiteford Avenue	6	6 completed

- 4.12** West Dunbartonshire Council's Housing and Community Safety service remains committed to delivering an excellent housing service and our approach to housing asset management has been significantly enhanced through the implementation of the Housing Asset Management Strategy 2013-2018 and the

improvements identified as part of the Scottish Housing Regulator's Inquiry process.

5. People Implications

- 5.1** There are no people implications in relation to this report.

6. Financial Implications

- 6.1** There are no financial implications arising directly from this report (the delivery of the Strategy is dependent on existing resources). The agreed HRA Capital Plan supports the implementation of the Housing Asset Management Strategy.

7. Risk Analysis

- 7.1** The strategy contains a Strengths, Weaknesses, Opportunities, and Threats analysis that highlights the risks associated with the following and the ways in which these risks shall be mitigated:

- Compliance with the Scottish Housing Quality Standard;
- Impact of Welfare Reform and the Introduction of the Universal Credit;
- Tackling low demand properties and arrears;
- Redressing the imbalance between need and demand for certain types and sizes of properties; and
- Delivering Regeneration.

8. Equalities Impact Assessment (EIA)

- 8.1** An equalities impact assessment was carried out in November 2012, at the outset of the strategy development process to establish whether or not having a Strategic Housing Asset Management Strategy could impact negatively on any particular group of individuals. No negative impacts were identified for the protected characteristic groups and the conclusion was that the strategy should impact favourably on all tenants as the long term objectives is to ensure that there is sufficient good quality housing stock to address all types of housing need.

9. Consultation

- 9.1** The strategy was developed by the Strategic Asset Housing Management Group comprising staff from Housing and Community Safety, Corporate Asset Management Services and Finance.
- 9.2** Consultation took place with Tenants and Residents Groups and Interested Tenants on the Action Plan and will be carried out again before the mid-term review of the Strategy.

10. Strategic Assessment

- 10.1** The Strategic Housing Asset Management Strategy sits within the Council's Asset Management Framework and will contribute to the objectives within the Council's Local Housing Strategy.
- 10.2** The ongoing implementation of the West Dunbartonshire Housing Asset Management Strategy contributes greatly to all five strategic priorities but principally to the priority to improve local housing and environmentally sustainable infrastructure.

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Date: 22 April 2014

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Appendices: Appendix 1 - Housing Asset Management Strategy 2013-2018 Progress Report (March 2014)

Background Papers: Report by the Executive Director of Housing, Environmental and Economic Development to Housing, Environment and Economic Development Committee 13 February 2013: Housing Asset Management Strategy 2013-2018

Housing Asset Management Strategy Equalities Impact Assessment, November 2012

Scottish Housing Regulator, Inquiry Report, West Dunbartonshire Council, July 2013

West Dunbartonshire Council Assurance and Improvement Plan Update 2012-2015
http://www.audit-scotland.gov.uk/docs/best_value/2012/aip_120516_westdunbartonshire.pdf

West Dunbartonshire Local Housing Strategy 2011 - 2016
November 2011

<http://www.west-dunbarton.gov.uk/housing/housing-strategy/local-housing-strategy/>

Report by the Executive Director of Housing, Environmental and Economic Development to Housing, Environment and Economic Development Committee 19 January 2012: West Dunbartonshire Local Housing Strategy 2011 - 2016

WD LHS Equality Impact Assessment November 2011

Wards Affected:

All