Appendix B
SHQS Baseline Proforma

Appendix B(1)

Name Of Organisation	West Dunbartonshire	Name Of Contact	Michelle Mundie	Phone Number	01389 737591

SCOTTISH HOUSING QUALITY STANDARD
BASELINE PROFORMA

This proforma should capture the number of dwellings you project will fail the Scottish Housing Quality Standard in the absence of your capital works investment, which you should set out in appendix 3.

NUMBER OF DWELLINGS PROJECTED TO FAIL UNDER EACH CRITERION

Criteria	NOW	2007	2008	2009	2010	2011	2012	2013	2014	2015
Tolerable Standard	3	3	3	3	3	3	3	3	3	3
Free From Serious Disrepair	787	1,111	1,615	2,231	3,111	3,867	4,730	5,553	6,217	6,977
Energy Efficient	6,379	6,761	7,260	7,665	8,197	8,679	9,102	9,575	10,026	10,511
Modern Facilities	8,831	9,165	9,469	9,761	9,964	10,112	10,291	10,473	10,663	10,807
Healthy Safe and Secure	7,120	0	0	0	0	0	0	0	0	0

NUMBER OF DWELLINGS PROJECTED TO FAIL THE STANDARD

	NOW	2007	2008	2009	2010	2011	2012	2013	2014	2015
Dwelings failing on a single criteria	2,973	1487	1487	1487	1487	464	464	464	464	464
Dwellings failing on two or more criteria	8519	10560	10560	10560	10560	11902	11902	11902	11902	11902
Number of dwellings failing the standard	11,492	12,047	12,047	12,047	12,047	12,366	12,366	12,366	12,366	12,366
Total stock Number	12,458	12,458	12,458	12,458	12,458	12,458	12,458	12,458	12,458	12,458
% of stock failing the Standard	92.25%	96.70%	96.70%	96.70%	96.70%	99.26%	99.26%	99.26%	99.26%	99.26%

Technical Notes

1. The Standard criteria (Tolerable Standard, Free from Serious Disrepair, Energy Efficient, Modern Facilities and Services and Healthy, Safe & Secure)

Landlords should record the number of properties under each of these categores for each year. If a property fails on more than one category (e.g. Tolerable Standard and Energy Efficient), please record that property under every category on which it fails the Standard. Please also note that the Free from Serious Disrepair category is subject to pass/fail rules that are different from the pass/fail rules for the other categories of the Standard. Landlords should refer to the Scottish Executive's letter of definition on the Standard, issued in February 2004, for guidance to help them determine whether a property passes or fails the Standard. They might also wish to refer to a clarification letter on the Standard, issued in July 2004.

2. Total Stock Number

The total stock number is taken as at the end of the financial year, which is assumed to be 31 March. If the year end is not 31 March, please make this clear on the form.

Name Of Organisation **West Dunbartonshire** **Name Of Contact** **Michelle Mundie** **Phone Number** 01389 737591

SCOTTISH HOUSING QUALITY STANDARD
BASELINE PROFORMA

This proforma should capture the number of dwellings you project will fail the Scottish Housing Quality Standard in the absence of your capital works investment, which you should set out in appendix 3. **Please note that the stock figures are based on the partial retention of 59% of the housing stock as at 30/06/05**

NUMBER OF DWELLINGS PROJECTED TO FAIL UNDER EACH CRITERION

Criteria	NOW	2007	2008	2009	2010	2011	2012	2013	2014	2015
Tolerable Standard	3	0	0	0	0	0	0	0	0	0
Free From Serious Disrepair	500	691	1017	1322	1807	2257	2685	3197	3558	4121
Energy Efficient	3514	3766	4054	4277	4586	4865	5112	5373	5625	5971
Modern Facilities	5089	5295	5471	5685	5801	5887	5972	6044	6151	6235
Healthy Safe and Secure	4364	4364	4364	4364	4364	4364	4364	4364	4364	4364

NUMBER OF DWELLINGS PROJECTED TO FAIL THE STANDARD

	NOW	2007	2008	2009	2010	2011	2012	2013	2014	2015
Dwelings failing on a single criteria	1901	844	844	844	844	289	289	289	289	289
Dwellings failing on two or more criteria	4941	6251	6251	6251	6251	6919	6919	6919	6919	6919
Number of dwellings failing the standard	6,842	7,095	7,095	7,095	7,095	7,208	7,208	7,208	7,208	7,208
Total stock Number	7,275	7,275	7,275	7,275	7,275	7,275	7,275	7,275	7,275	7,275
% of stock failing the Standard	94.05%	97.53%	97.53%	97.53%	97.53%	99.08%	99.08%	99.08%	99.08%	99.08%

Technical Notes

1. The Standard criteria (Tolerable Standard, Free from Serious Disrepair, Energy Efficient, Modern Facilities and Services and Healthy, Safe & Secure)

Landlords should record the number of properties under each of these categores for each year. If a property fails on more than one category (e.g. Tolerable Standard and Energy Efficient), please record that property under every category on which it fails the Standard. Please also note that the Free from Serious Disrepair category is subject to pass/fail rules that are different from the pass/fail rules for the other categories of the Standard. Landlords should refer to the Scottish Executive's letter of definition on the Standard, issued in February 2004, for guidance to help them determine whether a property passes or fails the Standard. They might also wish to refer to a clarification letter on the Standard, issued in July 2004.

2. Total Stock Number

The total stock number is taken as at the end of the financial year, which is assumed to be 31 March. If the year end is not 31 March, please make this clear on the form.

Appendix C
Capital Investment Proposed to meet the Standard

Appendix C(1)

Name Of C West Dunbartonshire **Name Of Contact** **Michelle Mundie** **Phone Number** 01389 737591

SCOTTISH HOUSING QUALITY STANDARD
CAPITAL INVESTMENT PROPOSED TO MEET THE STANDARD

This proforma sets out the capital investment that landlords propose in order to meet and maintain the Scottish Housing Quality Standard

Landlords may find that remedial works might cover more than one category. For instance repairs to ensure the property meets the Tolerable Standard might also improve the bathroom. Where this is the case, landlords should take care to record the cost only once. For more information on this part of the Standard delivery plan, please see paragraph 4.22 in the delivery plan guidance. For more information on the categories that make up the Standard, please see appendix 1 in the delivery plan guidance, or consult the Scottish Executive's letter of clarification from July 2004.

Note: All figures include preliminaries, but exclude contingencies and fees.

					YEAR					
Criteria	**NOW**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**
Tolerable Standard	£6,500	£0	£0	£0	£0	£0	£0	£0	£0	£0
Free From Serious Disrepair										
Primary Building Element - Wall Structure	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Primary Building Element - Internal Floor Structure	£19,360	£0	£0	£0	£0	£0	£0	£0	£0	£0
Primary Building Element - Foundations	£34,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
Primary Building Element - Roof Structure	£5,160	£3,000	£0	£0	£0	£0	£0	£0	£0	£0
Serious Disrepair - Primary	£58,520	£3,000	£0	£0	£0	£0	£0	£0	£0	£0
Secondary Building Element - Roof Covering	£947,290	£298,840	£231,762	£455,778	£209,455	£308,814	£328,426	£264,884	£341,906	£344,422
Secondary Building Element - Chimney Stacks	£0	£16,875	£14,375	£15,313	£10,000	£15,000	£21,875	£23,125	£13,750	£5,938
Secondary Building Element - Flashings	£50,700	£87,608	£67,526	£42,094	£83,498	£73,958	£74,790	£57,379	£57,221	£25,950
Secondary Building Element - Rainwater Goods	£617,568	£199,431	£195,392	£232,255	£162,942	£146,109	£132,208	£171,614	£121,473	£64,863
Secondary Building Element - External Wall Finishes	£974,318	£651,760	£521,357	£466,521	£1,581,554	£1,321,280	£1,178,110	£1,093,314	£1,048,483	£797,750
Secondary Building Element - Access Decks / Balustrade	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Secondary Building Element - Common Access Stairs	£0	£0	£0	£0	£12,889	£0	£0	£0	£0	£0
Secondary Building Element - Pathways	£19,853	£4,536	£12,276	£23,111	£13,632	£13,338	£3,888	£4,860	£4,572	£0
Secondary Building Element - Balconies / Verandas	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Secondary Building Element - Attached Garages	£176,490	£37,090	£0	£9,915	£0	£7,700	£0	£10,871	£5,247	£0
Secondary Building Element - Internal Stairs	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Secondary Building Element - Damp Proof Course	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Secondary Building Element - Windows	£0	£0	£0	£0	£50,615	£41,230	£229,762	£170,211	£42,883	£1,068,440
Secondary Building Element - Doors	£182,700	£135,650	£150,650	£118,200	£36,400	£52,700	£54,150	£17,400	£12,050	£104,750
Secondary Building Element - Common Windows / Roof Lights	£17,438	£56,916	£13,089	£9,469	£127,029	£32,240	£31,539	£32,240	£32,240	£0
Secondary Building Element - Underground Drainage	£40,350	£0	£0	£0	£0	£0	£0	£0	£0	£0
Serious Disrepair - Secondary	£3,026,706	£1,488,705	£1,206,427	£1,372,654	£2,288,012	£2,012,369	£2,054,748	£1,845,897	£1,679,825	£2,412,112
Effective Insulation - Cavity Insulation	£1,264,200	£0	£0	£0	£0	£0	£0	£0	£0	£0

Energy Efficien	Effective Insulation - Loft Insulation	£143,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Effective Insulation - Hot Water Tank & Pipes Insulation	£186,750	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Effective Insulation - Cold Water Tank Insulation	£616,500	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Effective Insulation	£2,210,450	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Efficient Heating - Full Central Heating	£1,859,000	£756,600	£778,300	£765,100	£699,300	£686,000	£680,300	£667,600	£798,700	£664,800
	Additional Energy - Additional Energy Efficiency Measures	£313,500	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Heating	£2,172,500	£756,600	£778,300	£765,100	£699,300	£686,000	£680,300	£667,600	£798,700	£664,800
Modern Facilities & Services	Modern Bathroom - Full Bathroom Amenities	£2,135,600	£1,056,400	£1,063,000	£1,163,000	£727,700	£726,800	£795,800	£595,700	£723,800	£806,400
	Modern Kitchen - Kitchen Fittings	£7,194,000	£1,951,400	£2,120,800	£2,021,800	£910,800	£697,400	£761,200	£844,800	£1,016,400	£594,000
	Kitchen Facilities - Adequate Kitchen Storage	£223,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Kitchen Facilities - Safe Working Arrangements	£1,630,500	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Kitchen Facilities - Sufficient Power Outlets	£512,100	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Modern Facilities	£11,695,200	£3,007,800	£3,183,800	£3,184,800	£1,638,500	£1,424,200	£1,557,000	£1,440,500	£1,740,200	£1,400,400
Healthy, Safe & Secure	Healthy - Internal Pipe Work Lead Free	£2,850	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Healthy - Mechanical Ventilation	£108,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Healthy - Adequate Noise Insulation	£997,500	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Safe - Smoke Detector	£37,950	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Safe - Safe Electrical System	£1,934,250	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Safe - Safe Gas & Oil Appliances	£591,750	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Common Areas -Good and safe order	£561,488	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Common Internal & External Lights	£436,750	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Front & Rear Doors	£20,400	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Secure - Front Door Entry Systems	£2,700	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Healthy Safe and Secure	£4,693,638	£0	£0	£0	£0	£0	£0	£0	£0	£0
	GRAND TOTAL	£23,863,514	£5,256,105	£5,168,527	£5,322,554	£4,625,812	£4,122,569	£4,292,048	£3,953,997	£4,218,725	£4,477,312

Appendix C (2)

Name Of Organisation - West Dunbartonshire Council **Name Of Contact** **Michelle Mundie** **Phone Num** 01389 737591

SCOTTISH HOUSING QUALITY STANDARD
CAPITAL INVESTMENT PROPOSED TO MEET THE STANDARD

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Note: All figures include preliminaries, but exclude contingencies and fees.

	Criteria	NOW	2007	2008	2009	YEAR 2010	2011	2012	2013	2014	2015
	Tolerable Standard	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Free From Serious Disrepair	Primary Building Element - Wall Structure	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Primary Building Element - Internal Floor Structure	£6,160	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Primary Building Element - Foundations	£34,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Primary Building Element - Roof Structure	£5,160	£3,000	£0	£0	£0	£0	£0	£0	£0	£0
	Serious Disrepair - Primary	£45,320	£3,000	£0	£0	£0	£0	£0	£0	£0	£0
	Secondary Building Element - Roof Covering	£717,090	£234,160	£198,780	£399,010	£111,637	£123,590	£152,295	£90,327	£187,200	£63,000
	Secondary Building Element - Chimney Stacks	£0	£13,125	£6,250	£15,000	£10,000	£15,000	£1,563	£0	£13,438	£2,188
	Secondary Building Element - Flashings	£48,375	£30,450	£56,081	£32,906	£51,045	£26,663	£37,275	£32,475	£24,319	£6,225
	Secondary Building Element - Rainwater Goods	£419,698	£134,600	£146,665	£120,835	£91,016	£61,453	£57,145	£102,767	£60,920	£34,009
	Secondary Building Element - External Wall Finishes	£621,098	£326,645	£280,392	£158,195	£867,236	£830,730	£705,598	£595,234	£613,881	£502,875
	Secondary Building Element - Access Decks / Balustrade	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Secondary Building Element - Common Access Stairs	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Secondary Building Element - Pathways	£0	£0	£1,845	£7,470	£7,440	£2,250	£0	£2,700	£2,700	£0
	Secondary Building Element - Balconies / Verandas	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Secondary Building Element - Attached Garages	£67,887	£5,310	£0	£0	£0	£7,700	£0	£9,318	£5,247	£0
	Secondary Building Element - Internal Stairs	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Secondary Building Element - Damp Proof Course	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Secondary Building Element - Windows	£0	£0	£0	£0	£22,320	£5,008	£19,995	£134,251	£2,480	£621,632
	Secondary Building Element - Doors	£134,000	£88,300	£95,400	£68,400	£11,700	£26,400	£40,150	£7,200	£6,900	£51,300
	Secondary Building Element - Common Windows / Roof Lights	£3,488	£0	£12,434	£0	£37,847	£32,240	£31,539	£32,240	£32,240	£0
	Secondary Building Element - Underground Drainage	£30,900	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Serious Disrepair - Secondary	£2,042,536	£832,590	£797,847	£801,816	£1,210,241	£1,131,034	£1,045,559	£1,006,511	£949,323	£1,281,228
nt	Effective Insulation - Cavity Insulation	£618,000	£0	£0	£0	£0	£0	£0	£0	£0	£0

Energy Efficien	Effective Insulation - Loft Insulation	£65,050	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Effective Insulation - Hot Water Tank & Pipes Insulation	£107,250	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Effective Insulation - Cold Water Tank Insulation	£311,250	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Effective Insulation	£1,101,550	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Efficient Heating - Full Central Heating	£915,100	£441,900	£404,500	£376,300	£434,600	£423,400	£418,200	£434,000	£475,300	£388,800
	Additional Energy - Additional Energy Efficiency Measures	£171,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Heating	£1,086,100	£441,900	£404,500	£376,300	£434,600	£423,400	£418,200	£434,000	£475,300	£388,800
Modern Facilities & Services	Modern Bathroom - Full Bathroom Amenities	£1,227,800	£756,200	£707,200	£833,600	£423,100	£328,600	£367,000	£232,100	£360,800	£437,200
	Modern Kitchen - Kitchen Fittings	£3,946,800	£1,353,000	£1,392,600	£1,236,400	£490,600	£413,600	£488,400	£477,400	£545,600	£336,600
	Kitchen Facilities - Adequate Kitchen Storage	£76,500	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Kitchen Facilities - Safe Working Arrangements	£989,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Kitchen Facilities - Sufficient Power Outlets	£293,400	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Modern Facilities	£6,533,500	£2,109,200	£2,099,800	£2,070,000	£913,700	£742,200	£855,400	£709,500	£906,400	£773,800
Healthy, Safe & Secure	Healthy - Internal Pipe Work Lead Free	£2,600	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Healthy - Mechanical Ventilation	£75,500	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Healthy - Adequate Noise Insulation	£840,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Safe - Smoke Detector	£19,500	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Safe - Safe Electrical System	£1,296,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Safe - Safe Gas & Oil Appliances	£277,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Common Areas -Good and safe order	£275,644	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Common Internal & External Lights	£318,000	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Front & Rear Doors	£10,200	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Secure - Front Door Entry Systems	£2,400	£0	£0	£0	£0	£0	£0	£0	£0	£0
	Healthy Safe and Secure	£3,116,844	£0	£0	£0	£0	£0	£0	£0	£0	£0
	GRAND TOTAL	£13,925,850	£3,386,690	£3,302,147	£3,248,116	£2,558,541	£2,296,634	£2,319,159	£2,150,011	£2,331,023	£2,443,828

Appendix D
Schedule of Rates

Appendix D
Schedule of Rates

Component	Sub-Component	Unit	Life	House	Bungalow	Flat

Tolerable Standard

	Yes	No
Is it structurally stable		
Is it substantially free from rising or penetrating damp		
Has it satisfactory provision for natural and artificial light, for ventilation and for heating		
Is there an adequate piped supply of wholesome water within the property		
Is there a sink provided with a satisfactory supply of both hot and cold water		
Is there a fixed bath or shower and a wash-hand basin, with a satisfactory supply of hot and cold water		
Is there a water closet available for the exclusive use of the occupants of the property suitably located		
Is there an effective system for the drainage and disposal of foul and surface water		
Are there satisfactory facilities for cooking food		
Is there satisfactory access to all external doors and outbuildings		
Does it fail the tolerable standard		

Appendix D
Schedule of Rates

	Component	Sub-Component	Unit	Life	House	Bungalow	Flat
Free from serious disrepair							
Primary Building Elements	Wall structure		Per Prop	50	£5,000	£4,500	£4,000
	Internal Floor Structure		Per Prop	50	£2,000	£2,000	£2,000
	Foundations		Per Prop	50	£6,500	£6,500	£5,000
	Roof Structure		Per Prop	65	£1,500	£1,500	£1,000
Secondary Building Elements	Pitched roof	Clay	Per Prop	60	£3,000	£3,000	£2,000
		Concrete	Per Prop	40	£3,000	£3,000	£2,000
		Slate	Per Prop	60	£4,000	£4,000	£2,500
		Synthetic	Per Prop	20	£3,000	£3,000	£2,000
		Other	Per Prop	50	£3,000	£3,000	£2,000
	Flat roof	Felt	m²	15	£40	£40	£40
		Asphalt	m²	20	£40	£40	£40
		Other	m²	50	£45	£45	£45
	Chimney	Brick	No.	50	£750	£750	£750
		Rendered	No.	30	£750	£750	£750
		Other	No.	50	£750	£750	£750
	Flashings		Per prop	50	£250	£250	£175
	Rainwater goods	PVC	No.	**30**	£500	£500	£350
		Cast iron	No.	**60**	£500	£500	£350
		Aluminium	No.	**60**	£500	£500	£350
		Other	No.	30	£500	£500	£350

Appendix D
Schedule of Rates

	Component	Sub-Component	Unit	Life	House	Bungalow	Flat
Secondary Building Elements cont.	Wall finish 1	Pointed	m²	30	£30	£30	£30
		Rendered	m²	30	£30	£30	£30
		Other	m²	30	£30	£30	£30
	Wall finish 2	Pointed	m²	30	£30	£30	£30
		Rendered	m²	30	£30	£30	£30
		Other	m²	30	£30	£30	£30
	Access Desk/Balustrades	Concrete	m²	30	-	-	£30
		Asphalt	m²	20	-	-	£35
		Other	m²	30	-	-	£35
	Landings / Paths	Concrete	m²	25	£30	£30	£30
		Tarmac	m²	25	£45	£45	£45
		Brick	m²	25	£40	£40	£40
		Other	m²	25	£55	£55	£55
	Balcony structure	Concrete	m²	60	-	-	£80
		Timber	m²	60	-	-	£75
		Metal	m²	60	-	-	£85
		Other	m²	60	-	-	£95
	Balcony finish	Non slip	m²	25	-	-	£40
		Vinyl	m²	20	-	-	£25
		Tile	m²	30	-	-	£35
		Timber	m²	30	-	-	£35
		Asphalt	m²	20	-	-	£30
		Other	m²	25	-	-	£40
	Balcony rail/guard	Timber	m²	40	-	-	£35
		Glass	m²	40	-	-	£40
		Brick	m²	40	-	-	£40
		Metal	m²	40	-	-	£25
		Other	m²	40	-	-	£35

Appendix D
Schedule of Rates

	Component	Sub-Component	Unit	Life	House	Bungalow	Flat
Secondary Building Elements cont.	Individual dwelling, attached garages, internal stairs		Per Prop	50	£1,000	£1,000	£750
	DPC		Per Prop	60	£750	£750	£500
	Windows	Single glazed	No.	30	£2,500	£2,250	£2,000
		Double	No.	30	£3,000	£3,000	£2,500
	External doors	Timber	No.	30	£650	£650	£650
		PVCu	No.	30	£600	£600	£600
	Underground Drainage		Per Prop	50	£600	£600	£400

Appendix D
Schedule of Rates

	Component	Sub-Component	Unit	Life	House	Bungalow	Flat
Energy Efficient							
Effective Insulation	Cavity Insulation where appropriate	No	Per prop	50	£250	£250	£200
		Yes	-	-	-	-	-
		N/A	-	-	-	-	-
	Loft insulation	None	Per prop	50	£200	£200	£200
		100m	Per prop	50	£150	£150	£150
		100m+	-	-	-	-	-
		N/A	-	-	-	-	-
	Insulation of hot and cold water tanks	None	Per prop	50	£300	£300	£200
		Partial	Per prop	50	£150	£150	£100
		Yes	-	-	-	-	-
		N/A	-	-	-	-	-
Efficient Heating	Upgrade partial heating		No.	15	£1,500	£1,500	£1,300
	Install full heating		No.	15	£2,000	£1,900	£1,750
	Central heating boiler	Gas boiler	No.	15	£900	£900	£800
		Storage	No.	15	£900	£900	£800
		Gas warm air	No.	15	£900	£900	£800
		Elec warm air	No.	15	£900	£900	£800
		Solid fuel	No.	15	£900	£900	£800
		Communal	No.	15	£900	£900	£800
		Other	No.	15	£900	£900	£800
	Central heating carcass	Radiators	No.	**20**	£1,300	£1,200	£1,100
		Storage	No.	**20**	£1,300	£1,200	£1,100
		Gas warm air	No.	30	£1,300	£1,200	£1,100
		Elec warm air	No.	30	£1,300	£1,200	£1,100
		Solid fuel	No.	30	£1,300	£1,200	£1,100
		Communal	No.	30	£1,300	£1,200	£1,100
		Other	No.	30	£1,300	£1,200	£1,100
	Room heating	Gas fires	No.	15	£300	£300	£300
		Elec fires	No.	15	£150	£150	£150
		Solid fuel	No.	60	£250	£250	£250

Appendix D
Schedule of Rates

	Component	Sub-Component	Unit	Life	House	Bungalow	Flat
Additional Energy Efficiency							
	To be calculated from undertaking a Level 0 Enhanced Energy Survey						
Modern Facilities and Services							
	Bathroom		Per Prop	30	£2,000	£1,800	£1,800
	Kitchen fittings		Per Prop	20	£2,200	£2,200	£2,000
	Kitchen facilities	Adequate storage	Per Prop	**20**	£500	£500	£500
		Adequate worktops	Per Prop	**20**	£500	£500	£500
		Adequate sockets	Per Prop	**30**			

Appendix D
Schedule of Rates

	Component	Sub-Component	Unit	Life	House	Bungalow	Flat
Healthy	Internal lead pipework	Yes	Per prop	**30**	£1,000	£1,000	£750
		No	-	-	-	-	-
	Install mechanical extract fan	Yes	No.	15	£250	£250	£250
		No	-	-	-	-	-
	External noise problems	Yes	Per Prop	50	£2,500	£2,500	£2,500
		no	-	-	-	-	-
Safe	Install smoke detector	Yes	Per Prop	**15**	£300	£150	£150
		No	-	-	-	-	-
	Wiring	Surface mounted	Per Prop	30	£1,400	£1,300	£1,200
	Consumer unit		No.	30	£300	£300	£300
	Safe gas and oil systems	No	Per Prop	30	£1,000	£750	£500
		Yes	-	-	-	-	-
	Common stairwells		Per Prop	30	-	-	£1,000
	Lifts	Yes	Per Prop	30	-	-	£3,000
		No	-	-	-	-	-
	Lobbies/Courts		Per Prop	30	-	-	£1,000
	Lobby and Drying areas		Per Prop	30	-	-	£1,000
	Refuse Chutes		Per Prop	20	-	-	£1,000
	Bin Stores		Per Prop	20	-	-	£750
	External Lighting	No	Per Prop	20	£250	£250	£250
		Yes	-	-	-	-	-

Appendix D
Schedule of Rates

	Component	Sub-Component	Unit	Life	House	Bungalow	Flat
Secure	Secure front and back doors	No	No.	30	£650	£650	£650
		Yes	-	-	-	-	-
	Front Door Entry System	Yes	No.	15	-	£300	£300
		No	-	-	-	-	-
	Secure rear access to common areas	No	Per Prop	**30**	-	-	£500
		Yes	-	-	-	-	-
Other items	Fencing	Chain link	m^2	20	£25	£25	£25
		Post & wire	m^2	20	£25	£25	£25
		Timber panel	m^2	20	**£50**	**£50**	**£50**
		Other	m^2	20	£55	£55	£55
	Boundary walls	Brick	m^2	50	£60	£60	£60
		Block	m^2	50	£25	£25	£25
		Other	m^2	50	£65	£65	£65
	Gates	Metal	m^2	25	**£100**	**£100**	**£100**
		Timber	m^2	25	£95	£95	£95
		Other	m^2	25	£110	£110	£110
	Porch	Felt	m^2	15	£40	£40	£40
		Asphalt	m^2	20	£40	£40	£40
		Other	m^2	45	£65	£65	£65
	Ext com doors	Timber	No.	20	£250	£250	£250
		PVC	No.	20	£250	£250	£250
		Other	No.	20	£250	£250	£250
	Create off street parking	Within demise	Per Prop	50	£2,000	£2,000	£2,000
		Outside of demise	Per Prop	50	£4,000	£4,000	£4,000
	Internal Noise Problems	Yes	Per Prop	50	**£7,000**	**£7,000**	**£7,000**
		No	-	-	-	-	-

Appendix E
Financial Summary 1-3

Standard Delivery Plan - Summary of Housing Revenue Account

The figures in the HRA summary do not replicate entirely the position shown in Appendix B of the Business Plan. Probable outturn and estimates have been used to populate the HRA summary from 2005/06 to 2007/08. This is felt justified as more accurate information and projections are available now than existed when appendix B was produced. A reconciliation of the material differences will be made available.

Full Stock Retention - Financial Table C Outline business Case to Join Community Ownership Programme

The figures within this table were based on assumptions which we feel now underestimate our likely level of net borrowing and consequently our loan charges. However, we have not altered the figures from those which appear in the business plan.

Name of organisation:	West Dunbartonshire Council	**Name of contact:**	Jim Pow
		Phone:	01389 737535

SCOTTISH HOUSING QUALITY STANDARD (SHQS)
Financial summary worksheet 1 of 3 - **ASSUMPTIONS**

Please set out the assumptions on which you base the accompanying tables. If there are additional assumptions not identified in this table, please insert a new row to accommodate the additional information.
Note: Unless the footnote states otherwise, figures should be in nominal terms. In other words, they should ***not*** *be adjusted to take account of inflation.*

STOCK NUMBERS	**2005/6**	**2006/7**	**2007/8**	**2008/9**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**
Stock number at start of financial year[1]	12,338	11,957	11,678	6,757	6,593	6,433	6,298	6,166	6,037	5,910
Loss of stock due to Right to Buy[2]	285	225	225	164	160	135	132	129	127	124
Demolitions & other changes to stock number[3]	96	54	0	0	0	0	0	0	0	0
Stock number at end of financial year[4]	**11,957**	**11,678**	**11,453**	**6,593**	**6,433**	**6,298**	**6,166**	**6,037**	**5,910**	**5,786**
Average stock number[5]	**12,148**	**11,818**	**11,566**	**6,675**	**6,513**	**6,366**	**6,232**	**6,102**	**5,974**	**5,848**
Void rate[6] (%)	5.80%	5.80%	5.80%	2.06%	2.06%	2.06%	2.06%	2.06%	2.06%	2.06%

RENT	**2005/6**	**2006/7**	**2007/8**	**2008/9**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**
Average weekly rent per unit[7] (£)	£45.34	£46.16	£47.54	£48.97	£50.19	£51.44	£51.95	£52.47	£52.99	£53.52
Real terms year on year increase in rent[8] (%)	1.4%	1.8%	3.0%	3.0%	2.5%	2.5%	1.0%	1.0%	1.0%	1.0%

OTHER ASSUMPTIONS	**2005/6**	**2006/7**	**2007/8**	**2008/9**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**
Retail Price Index[9] (%)	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Pooled rate used to calculate interest[10] (%)	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%
Service charges[11] per unit (£)	£2	£2	£2	£0	£0	£0	£0	£0	£0	£0
Management and supervision costs[12] per unit (£)	£406	£406	£406	£406	£406	£406	£406	£406	£406	£406
Responsive repairs & maintenance[13] per unit (£)	£561	£561	£561	£561	£561	£561	£561	£561	£561	£561
Cost of cyclical repairs[14] per unit (£)	£135	£135	£135	£135	£135	£135	£135	£135	£135	£135
Income from Right to Buy[2] per unit (£)	£24,253	£25,000	£25,000	£25,000	£25,000	£25,000	£25,000	£25,000	£25,000	£25,000
Supporting People[15] and other grants (£)	£30,000	£25,000	£0	£0	£0	£0	£0	£0	£0	£0
New borrowing requirement[16] (£000s)	£7,307	£9,796	£10,087	£4,715	£5,268	£4,809	£4,393	£4,079	£3,609	£3,339

Investment for the... **SCOTTISH HOUSING QUALITY STANDARD**	**2005/6**	**2006/7**	**2007/8**	**2008/9**	**2009/10**	**2010/11**	**2011/12**	**2012/13**	**2013/14**	**2014/15**
Planned investment to meet the SHQS[17] (£000)	£10,770	£11,920	£8,850	£5,546	£5,474	£5,119	£5,045	£4,974	£4,904	£4,834
Capital funded from current revenue[18] (£000)	£0	£0	£0	£1,251	£667	£1,105	£1,462	£1,722	£2,114	£2,332
Loan charges (interest)[19] (%)	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%	6.83%
Loan charges (capital repayment)[20] (£000)	£6,232	£6,549	£7,158	£4,593	£4,386	£4,253	£4,025	£3,670	£3,486	£3,077

Technical notes

Stock Numbers

1 The financial year is assumed to begin 1 April unless the landlord states otherwise.

2 Right to Buy is the legal right held by some tenants to buy their home at a price lower than the full market value. For more information, see the Scottish Executive website at: www.scotland.gov.uk/Topics/Housing/Housing

3 The number of houses the landlord expects to demolish.

4 The total stock numbers at the end of the year after losses due to Right to Buy, demolitions and other reasons.

5 Average stock number = (number of units at the start of the year + number of units at the end of the year) / 2

6 The percentage of the housing stock owned by the landlord but not occupied.

Rent

7 The rental income per unit per week. The weekly rate is based on a 52 week year.

8 A real terms forecast is ***after an adjustment for inflation.***

Other assumptions

9 Retail Price Index is an inflationary indicator that measures the change in the cost of a fixed 'basket' of retail goods. For more information, please see the UK Treasury website at: www.hm-treasury.gov.uk

10 The pooled rate is the calculation of the average interest rate for a combination of different loans which might be at different rates of interest.

11 Service charges levied for additional services (e.g. stair cleaning, garden maintenance) averaged across all stock.

12 Management costs include staffing, office and general administrative costs, averaged across all stock.

13 Repairs carried out by a landlord in response to a tenant reporting day to day maintenance items.

14 Repairs and maintenance carried out by a landlord that are periodic and batched for small contract work.

15 Supporting People is a new integrated policy and funding framework for housing support services. For more information see the website: www.scotland.gov.uk/housing/supportingpeople

16 The new borrowing for the Housing Revenue Account achieved through the prudential regime. For more information on the prudential regime, please see the consultation paper "Modernising Scotland's Social Housing" at: www.scotland.gov.uk/consultations/housing/mssh-00.asp

Scottish Housing Quality Standard

17 The total planned investment for the Standard can be calculated using appendix 3, "Capital Investment Proposed to Meet the Standard".

18 These are costs for the Standard, recharged from the housing revenue account.

19 This is the interest charge/rate an organisation pays on what it has borrowed.

20 This is the capital repayment on what has been borrowed.

Name of local authority:	West Dunbartonshire Council	**Name of contact:**	Jim Pow
		Phone:	01389 737535

SCOTTISH HOUSING QUALITY STANDARD (SHQS)

Financial summary worksheet 2 of 3 - **OVERALL SUMMARY OF HOUSING REVENUE ACCOUNT**

Note: these figures should be in nominal terms. In other words, they should ***not*** *be adjusted to take account of inflation.*

Year	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	TOTAL
INCOME	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s
Gross rental income[1]	28,005	28,533	28,842	17,247	17,248	17,278	17,085	16,899	16,711	16,525	**204,373**
Void losses[2]	1,875	1,800	1,800	355	355	356	352	348	344	340	**7,925**
Bad debts[3]	350	300	300	222	222	223	220	218	216	213	**2,484**
Net rental income[4]	**25,780**	**26,433**	**26,742**	**16,670**	**16,671**	**16,699**	**16,513**	**16,333**	**16,151**	**15,972**	**193,964**
Supporting People income[5]	0	0	0	0	0	0	0	0	0	0	**0**
Other income (shops, grants,factoring, revenue interest, interest on home loans, reallocated property costs)	1,556	1,651	1,681	841	856	870	883	897	912	926	**11,073**
Total Income	**27,336**	**28,084**	**28,423**	**17,511**	**17,527**	**17,569**	**17,396**	**17,230**	**17,063**	**16,898**	**205,037**

Year	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	TOTAL
EXPENDITURE	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s
Staff costs	2,646	2,767	2,767	1,633	1,633	1,633	1,633	1,633	1,633	1,633	**19,611**
Other direct management costs	2,478	2,574	2,574	1,519	1,519	1,519	1,519	1,519	1,519	1,519	**18,259**
Recharged central costs[6]	700	731	731	431	431	431	431	431	431	431	**5,179**
Responsive maintenance[7]	6,832	7,060	7,060	3,980	3,926	3,882	3,824	3,769	3,714	3,659	**47,706**
Cyclical maintenance[8]	2,094	2,322	2,322	1,121	1,109	1,099	1,086	1,072	1,059	1,047	**14,331**
SHQS revenue costs	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	**0**
Capital works funded by current revenue[9]	0	0	0	0	0	0	0	0	0	0	**0**
Loan charges[10]	11,847	12,173	13,225	8,160	7,804	7,543	7,181	6,692	6,375	5,836	**86,836**
Total Expenditure	**26,597**	**27,627**	**28,679**	**16,844**	**16,422**	**16,107**	**15,674**	**15,116**	**14,731**	**14,125**	**191,922**

Surplus / (deficit) for year	**739**	**457**	**-256**	**667**	**1,105**	**1,462**	**1,722**	**2,114**	**2,332**	**2,773**	
Reserves brought forward	311	1,050	1,507	0	0	0	0	0	0	0	
Reserves carried forward[11]	**1,050**	**1,507**	**1,251**	**667**	**1,105**	**1,462**	**1,722**	**2,114**	**2,332**	**2,773**	

Technical notes

1 The total rental income before any losses due to void property, bad debts, etc...

2 The amount of rental income that the landlord will lose because the property is not being let.

3 Debts that are no longer cost effective and which the landlord may have decided it no longer wishes to pursue.

4 The gross rental income minus the void losses, bad debts, etc...

5 Supporting People is a new integrated policy and funding framework for housing support services. For more information, see the website: www.scotland.gov.uk/housing/supportingpeople.

6 Internal costs recharged from a central department to the housing department.

7 Repairs carried out by a landlord in response to a tenant reporting day to day maintenance items.

8 Repairs and maintenance carried out by a landlord that are periodic and batched for small contract work.

9 Capital works costs which are recharged from the revenue account.

10 The money a local authority pays back on what it has borrowed.

11 Under regulations, the reserves carried forward cannot show a deficit.

Name of local authority:	West Dunbartonshire Council	Name of contact:	Jim Pow
		Phone:	01389 737535

SCOTTISH HOUSING QUALITY STANDARD (SHQS)

Financial summary worksheet 3 of 3 - **CAPITAL SUMMARY**

*Note: these figures should be in nominal terms. In other words, they should **not** be adjusted to take account of inflation.*

Year	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	TOTAL
	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s
Capital investment to meet SHQS	10,770	11,920	8,850	5,546	5,474	5,119	5,045	4,974	4,904	4,834	**67,436**
Other capital investment	4,322	6,082	7,362	4,538	4,479	4,188	4,128	4,070	4,012	3,955	**47,136**
Total Capital Investment	**15,092**	**18,002**	**16,212**	**10,084**	**9,953**	**9,307**	**9,173**	**9,044**	**8,916**	**8,789**	**114,572**

FINANCED BY[1]...

Year	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	TOTAL
	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s
Capital funded from current revenue[2]	0	0	0	1,251	667	1,105	1,462	1,722	2,114	2,332	**10,653**
Capital borrowing	7,307	9,796	10,087	4,715	5,268	4,809	4,393	4,079	3,609	3,339	**57,402**
Income from Right to Buy receipts	6,912	5,625	5,625	4,100	4,000	3,375	3,300	3,225	3,175	3,100	**42,437**
Other income (Land Sales and mortgage repayments)	873	2,581	500	18	18	18	18	18	18	18	**4,080**
Total Funding	**15,092**	**18,002**	**16,212**	**10,084**	**9,953**	**9,307**	**9,173**	**9,044**	**8,916**	**8,789**	**114,572**

MANAGEMENT OF DEBT

Year	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s
Opening debt	79,672	80,747	83,994	51,285	51,407	52,289	52,845	53,213	53,622	53,745
New borrowing	7,307	9,796	10,087	4,715	5,268	4,809	4,393	4,079	3,609	3,339
Debt repayment	6,232	6,549	7,158	4,593	4,386	4,253	4,025	3,670	3,486	3,077
Debt carried forward[3]	**80,747**	**83,994**	**86,923**	**51,407**	**52,289**	**52,845**	**53,213**	**53,622**	**53,745**	**54,007**

Stock number at end of financial year[4]	11,957	11,678	11,453	6,593	6,433	6,298	6,166	6,037	5,910	5,786
Debt per house[5]	**£6,753**	**£7,192**	**£7,590**	**£7,797**	**£8,128**	**£8,391**	**£8,630**	**£8,882**	**£9,094**	**£9,334**

Technical notes

1 How the landlord will finance the total capital investment.

2 This figure should match the figure provided on appendix 5, sheet 1, "Assumptions".

3 Debt carried forward = (opening debt + new borrowing) - debt repayment

4 This figure should be the same as that quoted in appendix 5, sheet 1, "Assumptions".

5 Debt per house = debt carried forward/total stock numbers at the end of the financial year

Appendix F
Projected Position Statement on the Implementation of the Standard Delivery Plan

Name of organisation:	West Dunbartonshire Council	**Name of contact:**	**Michelle Mundie**	**Phone:**	01389 737591

SCOTTISH HOUSING QUALITY STANDARD
PROJECTED POSITION STATEMENT ON IMPLEMENTATION OF STANDARD DELIVERY PLAN

This form sets out a 10 year 'projected position statement' to show how the pattern predicted in the baseline pro forma is likely to change as a result of the capital programme that you propose in your Standard Delivery Plan. For more information, please see paragraph 4.22 in the delivery plan guidance.

NUMBER OF DWELLINGS PROJECTED TO FAIL UNDER EACH CRITERION[1]

	Financial Year Ending (input figures for March 31st of each year)										
Criteria	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**
Tolerable Standard		3	0	0	0	0	0	0	0	0	0
Free from Serious Disrepair		807	0	0	0	0	0	0	0	0	0
Energy Efficient failures		6,379	5,208	4,177	999	859	689	487	299	102	0
Modern Facilities and Services		8,331	8,268	6,833	1,964	803	0	0	0	0	0
Healthy, Safe & Secure		7,120	6,210	5,102	2,770	2,300	1,830	1,359	904	449	0

NUMBER OF DWELLINGS PROJECTED TO FAIL THE STANDARD

	Financial Year Ending (input figures for March 31st of each year)										
	2005	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**
Dwellings failing on single criterion		2973	2670	2181	777	598	476	353	235	117	0
Dwellings failing on two or more criteria		8519	7600	6207	2213	1702	1354	1006	669	332	0
Number of dwellings failing the Standard		**11492**	**10270**	**8388**	**2990**	**2300**	**1830**	**1359**	**904**	**449**	**0**
Total stock number[2]	12302	11915	11575	11292	6763	6658	6558	6459	6363	6267	6173
% of stock failing the Standard		96%	89%	74%	44%	35%	28%	21%	14%	7%	0%

Technical notes

1. The Standard criteria (Tolerable Standard, Free from Serious Disrepair, Energy Efficient, Modern Facilities and Services and Healthy, Safe & Secure)

Landlords should record the number of properties under each of these categores for each year. If a property fails on more than one category (e.g. Tolerable Standard and Energy Efficient), please record that property under **every** category on which it fails the Standard. Please also note that the **Free from Serious Disrepair** category is subject to pass/fail rules that are different from the pass/fail rules for the other categories of the Standard. Landlords should refer to the Scottish Executive's letter of definition on the Standard, issued in February 2004, for guidance to help them determine whether a property passes or fails the Standard. They might also wish to refer to a clarification letter on the Standard, issued in July 2004.

2. Total stock number

The total stock number is taken as at the end of the financial year, which is assumed to be 31 March. If the year end is not 31 March, please make this clear on the form.