

A Scottish Executive agency

**Communities  
Scotland** Working for housing  
and regeneration

18 December 2006

David McMillan  
Chief Executive  
West Dunbartonshire Council  
Council Headquarters  
Garshake Road  
Dumbarton  
G82 3PU

Dear Mr McMillan

### APPLICATION TO JOIN COMMUNITY OWNERSHIP PROGRAMME

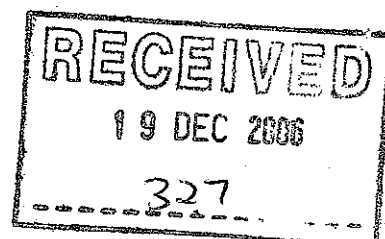
I refer to your application to join the Community Ownership Programme (COP) which was submitted in July of this year. Since then staff at Communities Scotland have sought further information from you and carried out a detailed assessment of your proposal.

This assessment is now complete and I am writing to tell you that based on the information provided, your application is not acceptable in its current form. As you are aware, any proposed partial transfer must form part of a coherent strategy setting out how the Scottish Housing Quality Standard (SHQS) will be delivered for all the houses in your area. Regrettably, the Standard Delivery Plan (SDP) which you submitted for the stock you intend retaining did not demonstrate that you were going to achieve the Standard. A particular weakness was the proposed investment programme which fell short of what we would have expected based on analysis using the community ownership cost generation model.

In addition, we had concerns with:

- your options analysis and basis for selecting your preferred option of partial transfer;
- the rationale for selecting the areas to be transferred and how these linked to other regeneration activities;
- the extent to which the long term requirement for social housing had been assessed including the lack of an effective strategy for dealing with high rise and non-traditional properties and the location and types of housing required.

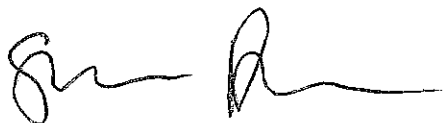
I understand that Fanchea Kelly wrote to you on 27 November drawing attention to the linkages between your core Housing Management functions and issues such as supply and demand.



I would ask that you now re-examine your options for meeting the SHQS for all of the Council's stock by 2015. This should, amongst other things, contain robust evidence about the supply and demand for rented houses across the area, both now and in the future. If this re-examination shows that full or partial transfer is the best way to achieve the standard, and, provided the other requirements for admission to the COP are met, I would encourage you to re-apply to join the Programme. Communities Scotland is available to provide advice on all aspects of applying to join the COP and I would encourage you to take advantage of this support, if necessary.

My colleagues and I at Communities Scotland would be happy to talk through the contents of this letter and provide more detailed feedback on our assessment of your application to join the COP if required.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stephen Devine', with a long horizontal flourish extending to the right.

Stephen Devine  
Head of Quality Delivery