

REPORT TO: HOUSING COMMITTEE – 24 AUGUST 2015

REPORT ON: SHQS PROGRESS REPORT ON COMPLIANCE

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 278-2015

ITEM No ...5.....

1. PURPOSE OF REPORT

The purpose of this report is to update members on the Scottish Housing Quality Standard (SHQS) progress to the end of March 2015.

2. RECOMMENDATIONS

It is recommended that Housing Committee notes that the Council's housing stock meets the requirements of SHQS at March 2015, meeting the timescales required by the Scottish Housing Regulator for all social landlords across Scotland.

3. FINANCIAL IMPLICATIONS

The investment over the past 10 years to deliver the SHQS standard on the Council's housing stock has been £195.9m which was funded through prudential borrowing and capital receipts.

4. MAIN TEXT

4.1. Compliance

SHQS compliance in Dundee's Council housing stock as of March 2015 is 100%. This means that the stock is energy efficient with modern facilities and services and is healthy, safe and secure.

Houses Passing SHQS to Date Including Exemptions and Abeyances		
Financial Year	% Complete	Number of Houses
2012/13	80.7%	10,487
2013/14	92.2%	11,899
2014/15	100%	12,774

The compliance figure takes account of stock that has been identified for abeyance or exemption which presently stands at 867. Stock that is exempt cannot meet the standard for reasons of disproportionate cost or technical reasons or in the case of abeyance social reasons (non-access or non-agreement to works).

The abeyances relate to 2 scenarios; non-agreement by owner occupiers to the installation of secure entry systems and tenants refusing heating, kitchen and bathroom installations because of not wanting the disruption of improvement work. The Council has implemented the Tenement Management Scheme to enable the Council to install secure entry systems on the basis of a majority vote. The scheme has achieved positive results with 1,304 closes benefiting from the installation of secure entry systems. However, there are still 396 closes where it has not been possible to obtain approval to install systems.

The Council will continue to ballot owners as appropriate on change of ownership in an ongoing effort to reduce abeyances. The Council continues with a programme of kitchen and bathroom installations to deal with unimproved houses when tenancies or tenants' circumstances change.

4.2. **Maintaining the Housing Stock**

The Council must maintain its housing stock at SHQS levels by implementing lifecycle replacement programmes. This is reflected within the Housing Revenue Account capital plan.

4.3. **EESHS**

The Scottish Government has introduced the Energy Efficiency Standard for Social Housing (EESHS). EESHS sets minimum energy efficiency ratings dependent upon the dwelling type and heating system to be achieved by 2020.

The Council is implementing a programme of external wall insulation (EWI) to hard to heat homes up to 2020. For this purpose funding in the capital plan will be supplemented by Home Energy Efficiency Programme for Scotland – Area Based Schemes (HEEPS-ABS) and ECO funding (or successor schemes) to ensure that mixed tenure flatted blocks can be thermally insulated.

4.4. **Programme Management**

The Council's governance of the SHQS process has been headed by a SHQS Project Board chaired by the Executive Director of Neighbourhood Services and attended by the other heads of service involved. A risk matrix was developed for consideration by the Board which tracked all identified risks to SHQS compliance and utilised a traffic light system to identify those that required urgent action and others that should continue to be monitored. At completion of the SHQS Programme there were no red or amber risks on the risk matrix.

These governance arrangements for the programme have worked well and have been effective in ensuring that the Council has delivered SHQS for our tenants, these governance arrangements will continue to monitor the implementation of lifecycle replacement and EESHS.

5. **POLICY IMPLICATIONS**

This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

There are no major issues.

6. **CONSULTATIONS**

The Chief Executive, Executive Director of Corporate Services, Head of Democratic and Legal Services and all other Chief Officers have been consulted on the preparation of this report. No concerns were expressed.

7. **BACKGROUND PAPERS**

None.

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14 August 2015