

REPORT TO: HOUSING COMMITTEE – 23 OCTOBER 2006

**REPORT ON: SCOTTISH HOUSING QUALITY STANDARD
RESUBMISSION OF STANDARD DELIVERY PLAN TO
COMMUNITIES SCOTLAND**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 577-2006

1. PURPOSE OF THE REPORT

The Report updates Committee on the results of Community Scotland's Assessment of the Scottish Housing Quality Standard Delivery Plan.

2. RECOMMENDATIONS

It is recommended that Committee:

- 2.1. Note that the Scottish Housing Quality Standard Delivery Plan has passed Communities Scotland assessment process.
- 2.2. Agree to carry out a stock condition survey of 30% of the Council's Housing Stock with the contract for this work being agreed on a partnership basis.
- 2.3. Agree to purchase a Scottish Housing Quality Standard database from John Martin Partnership which will be populated by the returns of the 30% stock survey.
- 2.4. Agree to expenditure of £180,000 for the stock survey and purchase of the database to be met from the Housing Capital Estimates for 2006/07 and 2007/08.
- 2.5. Carry out a 'root and branch review of progress towards meeting the Scottish Housing Quality Standard in 2008/09.

3. FINANCIAL IMPLICATIONS

- 3.1. It is estimated that £140.8m of Capital Investment will be required to meet the Scottish Housing Quality Standard by 2015. In addition to this a total of £56.506m of planned maintenance funding will require to be invested in programmes that are not part of the Scottish Housing Quality Standard.

4. SUSTAINABILITY POLICY IMPLICATIONS

4.1. Sustainability

- a. Investment in the Council's housing stock will increase energy efficiency and cut CO² emissions.
- b. The Delivery Plan will contribute to the regeneration of the city.

- c. Sustainability practises will be incorporated in the design and maintenance of the Council's Housing Stock.

4.2. **Anti Poverty**

- a. The Delivery Plan will assist in the alleviation of fuel poverty through replacement Heating Systems and Insulation.

5. **EQUAL OPPORTUNITIES IMPLICATIONS**

The Scottish Housing Quality Standard will assist in equality of access to quality housing.

6. **MAIN TEXT**

- 6.1. This Report updates progress on the assessment of the Council's Scottish Housing Quality Standard Delivery Plan which was agreed by Housing Committee on 16 May 2005.
- 6.2. Following submission of the Delivery Plan in April 2005 a series of meetings were held with Communities Scotland to discuss various elements of the Plan. As a result of these discussions a revised Plan was resubmitted in June 2006 and has subsequently been assessed and passed by Communities Scotland.
- 6.3. The main changes to the original submission are as follows:
 - Ardler Debt Servicing is now included in the financial assumptions although discussions are ongoing with the Scottish Executive on the possibility of this cost continuing to be underwritten.
 - The projections for receipts for land sales have been increased to £30.43m by 2014/2015.
 - The allocation for planned maintenance has increased to £56.506m. This figure now includes for demolition of surplus housing stock and home loss payments to tenants of around 1300 at risk houses by 2014/15.
 - A root and branch review of progress towards meeting the standards will be undertaken in 2008/09 and submitted to Community Scotland.

A copy of the revised submission is available in the Members Lounge.

6.4. **Stock Condition Survey**

A requirement arising from the assessment was that the Council should have a fully populated Stock Condition database by 2008/09. The previous Stock Survey was carried out by John Martin Partnership in 1999, and did not cover all aspects of the Scottish Housing

Quality Standard. The investment detailed in the present submission is based on this 1999 Survey, and an updating desk top exercise to take account of investment between 1999 and 2005 . Therefore it is proposed that a new Stock Survey is commissioned to survey 30% of the Stock with a view to fully populating, a Stock Condition database within the required timetable. John Martin Partnership who carried out the original survey in 1999, have intimated that they can carry out a 30% survey and provide a database to the Council that can track progress towards meeting the standard.

It is proposed that we negotiate this package on a partnering basis at a cost of approximately £180,000 for the survey and database to be funded from the Housing Capital Budget in 2006/07 and 2007/08.

6.5. **Communication Strategy**

Following the successful re-submission of the delivery plan the communication strategy detailed in the submission can be rolled out. Dundee Federation of Tenants' Associations have already broadly agreed the content of the re-submitted plan, so in consultation with them we now intend to place articles in this year's Housing News giving details of what the plan includes and what it means for tenants.

It is also proposed to offer tenants' groups across the City an opportunity for a briefing and discussion on the plan. These briefings will take place in Autumn/Winter 2006/07.

Housing staff have already been briefed on the content and implications of the plan at the 2005 Staff Conference.

6.6. **Housing Estate Regeneration Fund**

The original submission assumed that £10m would be available through the Housing Estate Regeneration Fund to assist in the demolitions of surplus stock and associated environmental improvements. The resubmission of the Plan assumes funding of demolitions from Planned Maintenance. However, it is likely that Housing Estate Regeneration Funding will be available to the Council of £3.7m for 2006/07 and 2007/08 Financial Years. A decision is likely on this from Communities Scotland in the Autumn.

7. **CONSULTATIONS**

All Chief Officers and DFTA have been consulted on the Report.

8. **BACKGROUND PAPERS**

Housing Investment Group – Achieving the Scottish Housing Quality Standard. Housing Committee 16 May 2005.

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DIRECTOR OF HOUSING

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