

Housing Asset Management Strategy – Action Plan

Aim:

“to ensure that through appropriate investment, maintenance and management of existing properties all homes are warm, dry and secure and build new affordable homes all of which meet the needs of tenants and residents of West Dunbartonshire”

To meet this aim, the following objectives have been identified with an idea of actions that will help us achieve them:

Objective 1

Manage the stock across all relevant departments to a high standard whilst meeting and aiming to exceed all legislative requirements

- Meet the Energy Efficiency Standard for Social Housing (EESH)
- Maintain and exceed SHQS and review the West Dunbartonshire Standard
- Identify method of updating information as works are undertaken on properties
- Tackling Abeyances and Exemptions to minimise both

Objective 2

Identify stock that requires intervention and carry out appropriate actions to address this

- Carry out assessment of all stock every 2 years
- Action outcomes from the assessment of stock in consultation with Tenants
- Identify any key risk stock
- Examine need for designated elderly accommodation in line with socio-economic projections

Objective 3

Build quality affordable accommodation of the right size and type that is energy efficient and meets needs, including particular needs

- Build 300+ units of council housing in next 5 years
- Work with HAs to assist in building 800 new units of social housing in next 5 years
- Update Design Standard in line with any legislative changes or good practice recommendations
- Work with HHSCP and Housing Operations Team to establish Particular Needs
- Incorporate Dementia-Friendly design principles into new build programme

Objective 4

Ensure all actions contained in the Housing Asset Management Strategy provide best value for existing tenants and future customers and are affordable to the HRA

- Repairs spend v capital works spend
- Review lock ups
- Carry out an options appraisal of the garage sites to assess viability of sites
- Sell miscellaneous properties
- Low demand and long term voids

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