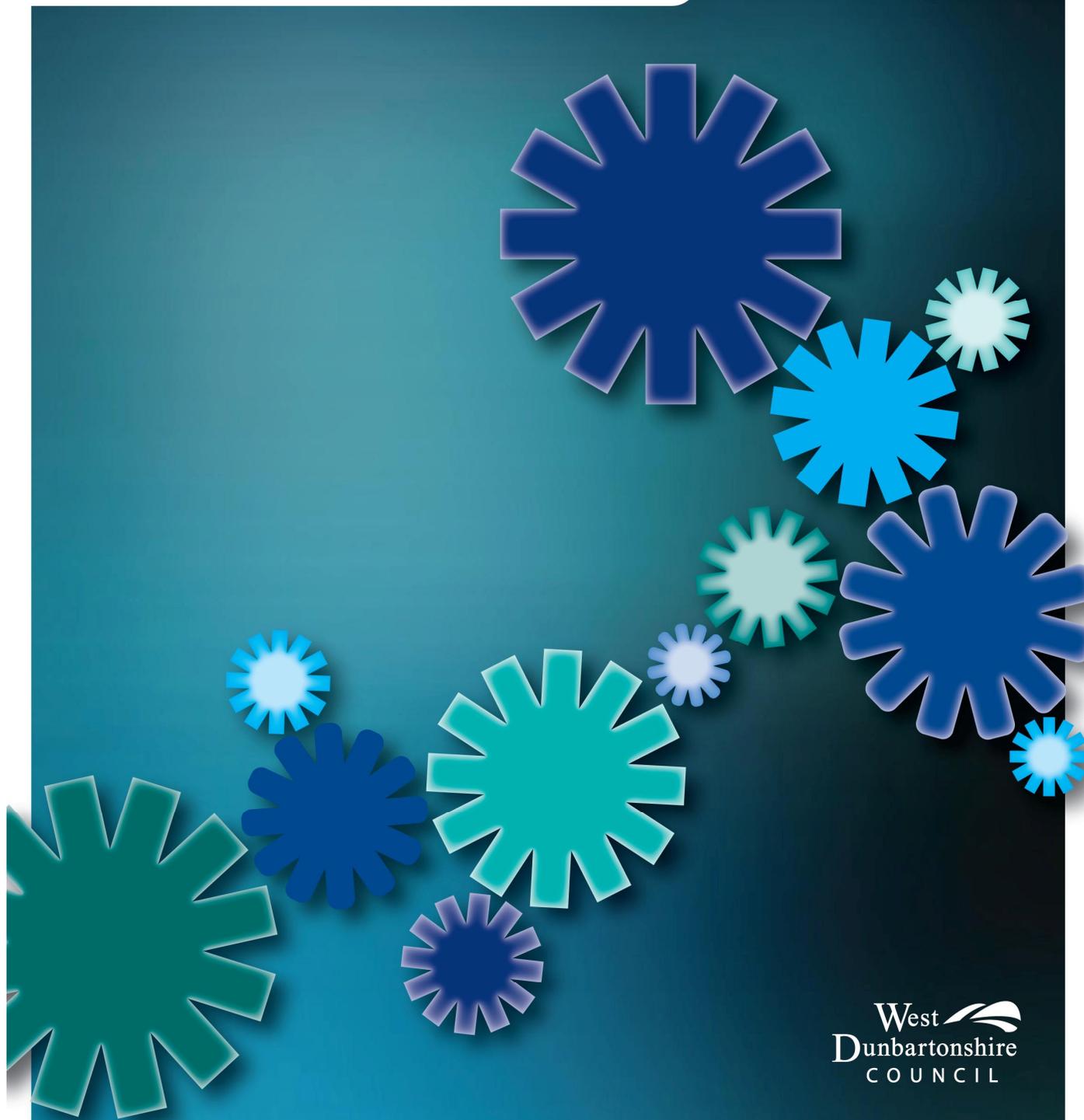


SHQS Progress Update 2012/13

June 2014



Introduction

Welcome to the latest in a series of regular briefings prepared by the Housing Strategy team on the big issues concerning housing. These briefings will be shared with staff, tenants and elected members and keep everyone up to date with regards the ever changing policy context that we are operating within.

The Housing Strategy section is responsible for:-

- Supporting the development of a culture of continuous improvement in Housing services and to facilitate opportunities to excel;
- Developing and implementing effective strategies for Housing and Community Safety Services within West Dunbartonshire;
- Developing the Council's housing strategy to ensure that it supports the delivery of our strategic priorities;
- Performance management within Housing and Community Safety services; and
- Promoting effective management and the involvement of tenants across all aspects of Housing Services
- Providing the Strategic Housing Authority Role within West Dunbartonshire and delivering the Affordable Housing Supply Programme throughout the area.

For further information on Housing Strategy please telephone 01389 737889 or e-mail: housing.strategy@west-dunbarton.gov.uk

Briefing Note

SHQS Progress Update 2012/13

Background:

The Scottish Housing Regulator (SHR) has been responsible for monitoring social landlords' progress towards meeting the SHQS since April 2008. It publishes an annual report the most recent report was published by the Scottish Housing Regulator on 21st March 2014.

The Scottish Government's Social Housing Charter came into force in April 2012, and SHQS is now part of the Charter and will be reported through the ARC (Annual Return on the Charter).

Key Points:

The [SHQS Progress Update 2012/13](#) is the sixth annual progress report published by the regulator.

The report provides detailed information relating to SHQS compliance across the sector. It provides analysis based on;

- landlords type,
- geographic variations,
- compliance by SHQS criteria.

The report also provides information on exemptions and details of the projections that have been made by the sector for compliance by April 2015.

The main issues highlighted in the report were;

- Social landlords have increased the overall level of SHQS compliance from 71% in 2011/12 to 82% in 2012/13. Landlords recognise that they still need to do substantial work to ensure that the 2015 target is delivered, (West Dunbartonshire Council's compliance rate in 12/13 was 62%).
- With the exception of 10 landlords, all are reporting that their houses will comply with the SHQS in 2015. The Regulator will engage with these landlords to gain assurance about their progress towards achieving compliance by 2015,
- It is important for all landlords to ensure that the data they hold is up to date, accurate and reliable, and is recorded in a format that allows data to be easily extracted in line with reporting requirements,

- Some landlords have not fully assessed all of their houses for SHQS compliance. A small number of landlords were therefore also not able to report how many exemptions they would anticipate recording in 2015. Good quality stock information is something that landlords should be considering when they develop and update their asset management strategies.

What it means for West Dunbartonshire

The report provides an update about the progress the sector is making in relation to SHQS compliance.

The report however is based on 2012/13 data and significant progress has been made since then (West Dunbartonshire Council has since reported compliance rates of 83% which was reported to the Regulator as part of the ARC (**A**nnual **R**eturn on the **C**harter) and this will also be reported to Committee in August.

Where the Regulator has concerns about compliance rates or the stock condition information a landlord possesses, they will engage with those organisations to seek assurance. West Dunbartonshire was subject to such engagement through the SHR Inquiry in 2013 which produced a positive report and outcome. The Council has been proactive in ensuring a continued level of engagement and has introduced quarterly liaison meetings with the Scottish Housing Regulator.

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