

AssessmentNo	64	Owner	jmcroory
Resource	Regeneration, Environment and Growth		Service/Establishment Housing and Employment
	First Name	Surname	Job title
Head Officer	Jackie	McRory	Strategic Housing Officer
	(include job titles/organisation)		
Members	Better Homes Group		
	<i>(Please note: the word 'policy' is used as shorthand for strategy policy function or financial decision)</i>		
Policy Title	Housing Asset Management Strategy 2017-22		
	The aim, objective, purpose and intended out come of policy		
	<p>Aim The overall aim for the Housing Asset Management Strategy is: “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” Objectives To achieve this aim, the Housing Asset Management Strategy will seek to achieve the following objectives:</p> <ul style="list-style-type: none"> • Manage the stock across all relevant departments to a high standard whilst meeting and aiming to exceed all specified standards • Identify housing stock that requires intervention and carry out appropriate actions to address this • Build quality affordable accommodation of the right size and type that is energy efficient and meets needs, including particular needs • 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 		
	Service/Partners/Stakeholders/service users involved in the development and/or implementation of policy.		
	Better Homes Group consisting of representatives of Consultancy Services, HRA Capital Programme, Maintenance and Repairs, Housing Operations, Finance. Consulted with Tenants and Residents Groups and Interested Tenants. Public consultation session. Survey posted on survey monkey and widely advertised.		
	Does the proposals involve the procurement of any goods or services?	Yes	
	If yes please confirm that you have contacted our procurement services to discuss your requirements.	Yes	
SCREENING			
<i>You must indicate if there is any relevance to the four areas</i>			
	Duty to eliminate discrimination (E), advance equal opportunities (A) or foster good relations (F)	Yes	
	Relevance to Human Rights (HR)	Yes	
	Relevance to Health Impacts (H)	Yes	
	Relevance to Social Economic Impacts (SE)	Yes	
	Who will be affected by this policy?		
	The Strategy will affect existing tenants, future tenants, owner occupiers factored by the Council.		

Who will be/has been involved in the consultation process?

There has been an 8 week consultation period for this Strategy. All registered Tenants and Residents Groups including the West Dunbartonshire Tenants and Residents Organisation (WDTRO) have been involved. There was a public consultation session held in Dalmuir CE Centre on 6 November 2017. A survey has been advertised on survey monkey for the duration of the consultation.

Please outline any particular need/barriers which equality groups may have in relation to this policy list evidence you are using to support this and whether there is any negative impact on particular groups.

	Needs	Evidence	Impact
Age	The strategy will improve the Councils housing stock for older people.	The Strategy recognises the ageing population in West Dunbartonshire. It contains actions, to incorporate where possible, the newly published Dementia Friendly Principles.	Existing stock and new build stock will be more fit for purpose for particular needs of older people.
Cross Cutting			
Disability	The Strategy will improve the Councils housing stock for those with disabilities	The Strategy will aim to increase the number of new build properties for disabled use. It will place an increased focus upon ensuring existing stock is maximised for disabled use. It will stress the importance of maximising opportunities to purchase ground floor and adapted properties through the Buy Back Scheme. The use of dementia friendly principles will be incorporated where possible in new build and existing stock.	The Councils existing stock and new build properties will provide more opportunity for those with particular needs.
Social & Economic Impact	The Strategy will increase the number of new build fit for purpose properties of the right size and type.	The Strategy outlines the Councils plans to build 300 new social housing properties in the next 5 years. In addition another 800 social housing properties will be	Each developing organisation will ensure that the properties that are planned will meet the objectives and needs outlined in the LHS including

		built by the Council's Housing Association developing partners.	ensuring that the ageing population needs will be met.	
Gender				
Gender Reassign				
Health				
Human Rights				
Marriage & Civil Partnership				
Pregnancy & Maternity				
Race				
Religion and Belief				
Sexual Orientation				
Actions				
Policy has a negative impact on an equality group, but is still to be implemented, please provide justification for this.				
Will the impact of the policy be monitored and reported on an ongoing bases?				
Yes. The impact will be monitored by the Better Homes Group which meets on a monthly basis. They will be responsible for carrying out and monitoring the Action Plan. The Strategy will be reported to the Housing and Communities Committee yearly.				
Q7 What is your recommendation for this policy?				
Introduce				
Please provide a meaningful summary of how you have reached the recommendation				
The Housing Asset Management Strategy 2018-23 is an ambitious and forward looking Strategy that contains actions that not only seek to meet legislative requirements but go beyond this to provide the best housing assets possible for tenants, future tenants and customers.				