



## **ASSET MANAGEMENT STRATEGY 2017-2020**

### **1.0 INTRODUCTION**

- 1.1 The Association is aware that the decisions it takes on stock investment, maintenance, demolition and disposal are business-critical decisions that have both immediate and longer term implications for performance in meeting our strategic objectives and remaining viable as an organisation.
- 1.2 Accordingly, our Asset Management Strategy is firmly rooted within our overall strategic objectives, as outlined in our Corporate Management Plan. The aim of our Asset Management Strategy is to deliver housing investment through new build, acquisition, refurbishment and planned maintenance activities that will ensure that the Association's housing stock is of a quality and type that meets the needs of its tenants; it is located in the right places, is environmentally sustainable and energy efficient and is capable of being effectively, efficiently and economically managed and maintained over the long term. The strategy also aims to maximise income and minimise liabilities and targets planned maintenance investment into stock that has long-term viability in delivering our objectives.
- 1.3 Our strategy takes a holistic approach to asset management, as we are aware of the need to ensure that we only invest in property that is sustainable. Accordingly, we invest in new build and acquisition of property and in the maintenance and improvement of our existing homes on the basis that there is a short and medium term demand for our properties. All parts of our area of operations display housing need and we do not have any stock that is classed as difficult to let.

### **2.0 Corporate Management Plan**

The Associations Corporate Management Plan 2016/2021 refers to the "Asset Management Strategy and Plans" and

- ✓ Comments on the Associations status in connection with the SHQS. It also outlines areas where exemptions are applicable and the reasons for these
- ✓ Confirms the planned expenditure over the next 5 years to ensure compliance is maintained.
- ✓ refers to the Associations 5 year asset plans (as contained in the 5 year financial projections) with particular reference to issues identified through tenant consultation as being important e.g. showers, energy efficiency improvements
- ✓ Refers to the new EESSH requirements including a position statement of current compliance.

### **2.1 Compliance with Scottish Housing Quality Standard (SHQS)**

The Association’s rented stock of 1361 the end of March 2016 (excluding shared ownership) can be categorised as follows:

- 711 principally new build stock in Clackmannanshire.
- 177 new build stock in West Fife
- 473 large scale voluntary transfer (LSVT) stock in Tullibody transferred from Scottish Homes.

Predictably the new build stock shows high levels of compliance throughout the plan period. However, despite considerable investment since 1998, the LSVT stock, which includes over 200 non-traditional properties, continues to require high levels of expenditure.

The Associations rented housing stock is located in 64 developments throughout Clackmannanshire and West Fife. In addition the Association had 26 shared ownership properties as at 31<sup>st</sup> March 2016 and managed 28 mid-market rented units on behalf of Clackmannanshire LLP at The Glen, Coalsnaughton.

The Association successfully met 99.2% compliance with the SHQS by 31<sup>st</sup> March 2016 and is currently continuing to gain access to the outstanding properties to undertake any necessary work.

2.2 SHQS Investment

The Association invested £639,210 in its housing stock in 2015/2016 aimed at achieving the Scottish Housing Quality Standard. In terms of future investment the 2016/2017 budget and current 30 year cash flow assumes SHQS spend as follows over the next 5 years:

<u>Year</u>	<u>Projected Expenditure</u>
2016/2017	£407,772
2017/2018	£285,840
2018/2019	£380,880
2019/2020	£169,560
2020/2021	£498,960
Total	£1,743,012

2.3 ESSH Investment

Although there was no specific ESSH budget heading in 2015/2016 investment in such things as new boilers will have contributed to the level of compliance at 31<sup>st</sup> March 2016 of 76.4%.

During 2016/2017 investment will be quantified in such terms although the majority of expenditure will relate to procuring additional EPC certificates where these require to be updated following investment in the property.

The Association projects that an additional 47 properties will be brought up to standard during 2016/2017 which would result in an increased level of compliance at 31<sup>st</sup> March 2017 of 79.9%.

2.4 Funding

Based on the current maintenance assumptions the existing 30 year cash flow shows that the Association is confident of being able to fund the SHQS spend required and on-going maintenance requirements for the next 30 years.

### **3.0 NEW BUILD PROGRAMME**

- 3.1 In April 2013, as a direct result of the reduction in subsidy levels, the Association's Management Committee took the decision to suspend its new build development programme until such time as the financial circumstances improved particularly with regard to the level of public subsidy.
- 3.2 Accordingly, our developments at Kippen Place Sauchie and Miller's Lade Avenue Sauchie which were completed and occupied in 2012 and 2013 were expected to be to be our last new build provision for some time.
- 3.3 However, in 2016 the Scottish Government revised its benchmark grants to levels reinstating these to the levels which meant that social housing projects were once again financially viable.
- 3.4 This has allowed the Association to return to the delivery of a limited amount of development. Partnerships have now been re-established with the Scottish Government, Clackmannanshire Council which we will deliver 12 new units of housing for social rent on sites at Miller's Lade Avenue Sauchie in 2018 and up to 40 units at Elm Grove Alloa within the next 3 years.

### **4.0 RESIDENTIAL PROPERTY ACQUISITIONS**

- 4.1 In 2015 the Association embarked upon a strategy of purchasing individual residential units and to date, with the financial support of the Scottish Government, 8 properties have been acquired through open market purchases.
- 4.2 The key driver for this is to try, in some small way, to bring back into social housing some of the properties lost over the past 30 years through right to buy particularly where the acquisition helps to address common ownership issues which have arisen through such a policy.
- 4.3 Criteria and terms for the acquisition of property on the open market are set out in the Association's Residential Property Acquisition Strategy 2016.

### **5.0 MANAGEMENT AND MAINTENANCE SERVICES**

- 5.1 The Association currently manages 28 units of Mid-market Rent properties on behalf of Coalsnaughton 2012 LLP, a public/private partnership consisting of Hadden Construction, Clackmannanshire Council and the Scottish Futures Trust (a part of the Scottish Government).
- 5.2 The Association expects to manage a further 16 units from mid-2017 onwards. These housing units are managed under the terms of a Management and Maintenance Agreement.
- 5.3 The Association is responsible for reactive and pre-let repairs, but has no responsibility for investment, planned or cyclical maintenance. Likewise we have no exposure to Rent Arrears or Void Rent Loss, provided that we complete our responsibilities in terms of

publicity and allocations as set out in the Agreement. Tenants are not Scottish Secure Tenants but are tenants of the LLP, with Short Assured Tenancies and an on-month's rental deposit is held by a third party intermediary to mitigate the Association's risk in terms of damage to property.

## **6.0 EXISTING HOUSING STOCK PROFILE**

6.1 At 31st March 2016 our property portfolio consisted of:

- ✓ 1355 self-contained lettable properties
- ✓ 6 non-self-contained properties containing 10 bed spaces

### **6.2 Size**

The size profile of our properties was as follows:

- ✓ 7 no 1 apartment (bedsit) properties
- ✓ 349 no 2 apartment properties
- ✓ 570 no 3 apartment properties
- ✓ 402 no 4 apartment properties
- ✓ 27 no 5 apartment properties

### **6.3 Age**

The age profile of our stock is as follows:

- ✓ 486 units were completed 1945-1964
- ✓ 1 unit completed 1962-1982
- ✓ 555 units were completed 1983-2002
- ✓ 349 units were completed after 2002.

### **6.4 Property Types**

Our self-contained housing stock is divided into the following accommodation types:

- |                           |       |
|---------------------------|-------|
| • Houses/Bungalows        | • 597 |
| • 4 in a block flats      | • 114 |
| • Other flats/maisonettes | • 644 |

### **6.5 LSVT**

473 of our properties in management are those remaining in the Associations ownership following a 584 unit stock transfer from Scottish Homes in 1998.

### **6.6 Location**

Our housing stock is spread across two adjacent local authorities, Clackmannanshire and Fife, with 1184 units in Clackmannanshire and 177 units in Fife.

### **6.7 Costs & Funding**

The historic cost, at 31 March 2016, of the Association's housing assets is £79m.

Our total borrowing, at 31 March 2016, is £26.6m. This results in a gearing ratio of 33.67%.

The annual income from our rents and service charges from the housing properties in 2015/16 was £5.4m.

## 6.8 Investment

The Association has been, and continues to invest significant sums for the maintenance and improvement of its housing stock. Over the last 3 years our spend profile on maintenance has been as follows:

	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Reactive & voids maintenance	601,570	539,494	531,740
Cyclical maintenance	396,409	415,681	317,569
Other planned maintenance	101,321	212,372	525,187
<b>Total</b>	<b>£1,099,300</b>	<b>£1,167,547</b>	<b>£1,374,496</b>

We expect this level of expenditure in broad terms to continue year on year throughout the term of our 30 year cash projections, having determined our spend profile through stock condition surveys and a life cycle costing matrix. Accordingly, our spend for the next 3 years is anticipated to be:

	<b>(Budget)</b>		
	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Reactive & voids maintenance	520,363	673,171	691,080
Cyclical maintenance	233,621	224,010	559,800
Other planned maintenance	1,515,727	856,533	102,700
<b>Total</b>	<b>£2,269,711</b>	<b>£1,753,714</b>	<b>£1,343,580</b>

## 6.9 Funding

The most updated 30 year plans (January 2017) show that no further borrowing is required to achieve the maintenance plans in the future, based on current information.

This position will need to be reviewed on an annual basis in line with a review of the future maintenance requirements and underlying assumptions within the business plan.

## 7.0 HOUSING MARKETS AND DEMOGRAPHICS

7.1 The Association takes a holistic approach to asset management and is aware of the need to ensure that it only invests in property that is sustainable. Accordingly, the Association invests in new build, and in the maintenance and improvement of existing stock on the basis that there is a short and medium term demand for its properties. There are no difficult to let schemes or properties within the Association's existing stock.

## 7.2 Relet Times

Over the past 5 years our performance in re-letting our empty properties has been:

2011/12	14.7 days
2012/13	15.0 days

2013/14	12.2 days
2014/15	13.6 days
2015/16	35.0 days

7.3 The significant deterioration in average relet time in 2015/16 was due to “one off” factors affecting one small development when a number of housing units which had previously been used for special needs housing were vacant for long periods prior to being returned for mainstream let.

7.4 This had the effect of a one off and non-recurring negative effect on average relet time. These issues were historic and have now been addressed and average relet time is expected to return to more typical levels in 2016-17

#### 7.5 Age of Stock

Apart from a number of Open Market Purchases, our oldest stock is that transferred to the Association through an LSVT contract with Scottish Homes in 1998 (see below).

Of the original 584 units acquired, 472 units remain in the Association’s ownership with 112 units having been sold under the Right to buy. The Right to buy having been abolished, this number will remain constant. There is sustained demand for this stock which is being strengthened as the planned improvements to the internal and external fabric.

#### 7.6 Non Traditional Stock

A significant number of these units (379) are of “non-traditional” i.e. steel framed construction, being either *Atholl Steel*, or *Weir Phoenix* that we have identified as being problematic in terms of EESSH compliance as these units require structural external insulation and an affordable, technically feasible solution is yet to be identified. This issue is addressed at below.

#### 7.7 Local Housing Strategy

The Association intends to support Clackmannanshire Council’s vision, as set out in the Housing Strategy 2012-2017 that every household in Clackmannanshire should have access to a good quality and affordable home, with advice and support services that meet their needs

#### 7.8 Clackmannanshire Local Housing Strategy (Update 2014) Priorities

Priorities in the most recent update of Clackmannanshire Local Housing Strategy are outlined as follows:

- ✓ Housing Supply
- ✓ Best Use of Existing Housing
- ✓ Homelessness
- ✓ Support for Independent Living
- ✓ Specialist Housing
- ✓ Energy Efficiency and Fuel Poverty
- ✓ Improving Neighbourhoods and Communities
- ✓ Housing Investment

The Association has a positive role to play in all of the above.

#### 7.9 Household Projections and Income

The number of households is set to rise steadily to 26,120 in 2022, which is around an extra 275 new households every year. Of the additional 275 households, 211 of them (77%) are single person households.

In contrast households containing 2+ adults and 1+ children are predicted to decline by around 73 every year.

Median (mid-point) Household Income across Clackmannanshire is around £23,500 with those in the Lower Quartile (lowest 25%) at around £14,100.

Clackmannanshire is an area of low incomes and 10 of Clackmannanshire's data zones within the areas listed below fall in the 15% most deprived areas in Scotland:

- ✓ Alloa South & East
- ✓ Alloa North
- ✓ Tullibody South
- ✓ Tullibody North & Glen Ochil
- ✓ Sauchie

Alloa South and East remains the most deprived area with 5 data zones found in the 5% most deprived areas in Scotland.

#### 7.10 Fife Local Housing Strategy (2015 – 2020) Priorities

The Association only operates in one of the four housing market areas in Fife – namely Dunfermline & West Fife (and within this only in the West Fife villages). The key housing issues that need to be tackled over the next 5 years are set out below:

- ✓ Prevention of Homelessness
- ✓ Access to Housing
- ✓ Healthy Heating & Poverty
- ✓ Housing Health & Social Care
- ✓ New Housing Supply
- ✓ Private Sector Condition
- ✓ Sustainable Places
- ✓ Home Energy

Some interesting statements from the above publication include:

- ✓ A total of 162,200 households (mid-2013) which represented an increase of 6% over the last decade, the most significant being in 'older smaller' households reflecting Fife's ageing population profile;
- ✓ A projected household increase of 3% over the term of the LHS to an estimated 169,315 households by 2020;
- ✓ Average household incomes slightly below the Scottish average;
- ✓ An estimated 19,361 households were assessed as being in housing need in Fife (base date 31st March 2013);
- ✓ fuel poverty affecting 56,000 (34%) households (8.3) is likely to be the most significant housing issue;
- ✓ an affordable housing supply target of 2,700 homes established through the Fife Council Plan to be achieved from 2012- 2017 (average 540 homes each year) – 180 per annum in Dunfermline and West Fife HMA;

- ✓ The estimates based on the HNDAs suggest a required balance of 55% affordable / 45% market housing. The previous LHS suggested an appropriate balance of 32% affordable / 68% market housing and delivery has averaged at 21% affordable / 79% market housing over the last five years. The increasing need for affordable housing is likely to be linked to the lasting impacts of the recession on the local economy, jobs and household finances;
- ✓ In delivering new affordable housing an increasing balance of the programme should be for one- and two-bedroom homes.
- ✓ Due to its limited activity in Fife the Association only has a role to play in aspects relating to fuel poverty / investment in its existing housing stock.

### 7.11 Choice Based Lettings

The Association operates a Choice based Lettings System (Homehunt) for its properties in Clackmannanshire. As such, traditional measures of demand for social housing as described by the size of extent of waiting lists are not applicable. Each available property is advertised and people who are registered on Homehunt can apply for the property. The best measure of demand is the number of applications (known within Homehunt as Bids) that each property receives and for 2015/16 the profile was as follows:

✓ Number of properties let through Homehunt	<b>83</b>
✓ Total number of bids	<b>2697</b>
✓ Average bids per property	<b>32</b>
✓ Highest bids for any property ( description)	<b>71</b>
✓ Lowest bids per property ( description)	<b>3</b>

The Association operates a Common Housing Register (CHR) within Clackmannanshire, with partnerships with the local authority (Clackmannanshire Council) and Paragon Housing Association. This enables each applicant to be registered with each housing provider by making an application to any one of them. There were 2295 applicants registered with the Association as seeking housing in Clackmannanshire at the end of 2015-16.

Within Fife, the Association is a member of the Fife Housing Register, which is a Common Housing Register with all the main social landlords in Fife as members. We do not hold a separate housing register for Fife and all Allocations are made to persons who are registered on FHR.

## 8.0 DEVELOPMENT PROGRAMME & STRATEGY

- 8.1 The principal means through which the Association has increased its stock numbers has been by the development of new build affordable housing for rent and low cost home ownership products. This has been reflected in the Association's strategic objective to provide increasing numbers of high quality affordable housing solutions since its formation in 1989.
- 8.2 The planning framework for the delivery of a development programme stems from the Council's proposals for investment in its Strategic Housing Investment Plan based on its Local Housing Strategy. This three year resource planning submission informs the publication of the Scottish Government's Affordable Housing Supply Programme, from which the area's investment in social housing is derived across Council and housing association provision.

Up until 2012 local investment priorities in Clackmannanshire were agreed between the Council and the Association who at that time were seen as the preferred RSL development partner. However, in recent years, as a result of the Association stepping back from development, local housing investment priorities have been implemented by Kingdom Housing Association.

### 8.3 Development Strategy

As previously intimated the Association's previous aspirations to grow organically were severely curtailed over the past 3 – 4 years due to insufficient levels of subsidy which has resulted in the reduction in new build development activity.

With the announcement from the Scottish Government of a £14K increase in subsidy levels for social housing (from £56K to £70K per unit) the Association is now looking forward to once again contribute to the affordable housing supply in Clackmannanshire.

This has resulted in a fundamental change to its strategic direction and approval to a new Development Strategy going forward. The following statement is intended to articulate this new position;

- ✓ Following a period of consolidation the Association is entering a new "Growth Phase" based on the development of new homes and anticipates that through building new homes and acquiring properties "off the shelf" this will result in an increase in its property portfolio of some 70 units over the next 3 years;
- ✓ It remains equally focused on services to existing tenants (and other service users) and investment in existing homes.

### 8.4 Collaborative Approach to Development

Following a review in 2016 of development delivery options the Association decided to enter into a "Strategic Collaborative Agreement" with Kingdom Housing Association which will focus on the delivery of specific future new supply affordable housing projects, where:-

- ✓ Kingdom is the lead developer partner,
- ✓ Ochil View is the intended owner and landlord for the future projects.

The purpose of this approach is to form a strategic and operational partnership arrangement which allows both partners to align their objectives and activities so they can work effectively to deliver improvements in housing delivery and related services for the people and communities of Clackmannanshire.

The development of the Association 12 unit site at Todds Yard, Sauchie Phase 2 is currently progressed using this collaborative model.

## 9.0 30 YEAR PROJECTIONS

### 9.1 Maintenance Plans

The 30 year projections are reviewed on an annual basis and are used as the basis of the five year financial projections to the Scottish Housing Regulator.

The long term plans are based on a series of assumptions and projections which are reviewed on a regular basis. However the most fundamental element of the financial plans are the maintenance plans and in particular the major component replacements, the costs and the timing of these replacements.

## 9.2 Condition Surveys

The Association continually carries out a rolling programme of condition surveys across all of its stock through which we can maintain a constant review of our short, medium and long term obligations, particularly in relation to maintaining the **Scottish Housing Quality Standard (SHQS)**, **Energy Efficiency Standard for Social Housing (EESH)** and our planned and cyclical maintenance programs for 30 years.

## 9.3 30 year Financial Projections

The most recent 30 year plans, January 2017, shows that the Association remains viable over the next 30 years and that no cash flow issues arise or additional borrowing requirements are needed. Based on current information and assumptions the Association should remain viable over the next 30 years.

## 9.4 Summary

In summary, the successful management of the Association's housing assets relies on a prudent approach to financial planning, ensuring that the Association is a viable organisation delivering sustainable, quality housing provision over the next 30 years and beyond, thus protecting the long term interests of its tenants as a whole and the value and condition of its asset base.

## **10.0 REACTIVE, PLANNED AND CYCLICAL MAINTENANCE**

The central aim of the Association's Repairs and Maintenance Policy is to invest in its existing housing stock to ensure that the Association provides the highest standard of accommodation possible. Specifically, these policy objectives contribute to the Asset Management Strategy by maintaining a comprehensive and systematic programme of cyclical painting, planned maintenance and property improvements.

As outlined above, the Association has prepared a 30 year investment programme of planned and cyclical maintenance covering all of its stock. The need for additional unforeseen major repairs is identified as a result of significant damage to a property or properties; through the void property management process; or following routine inspections as part of the cyclical painting or planned maintenance programmes.

### 10.1 Procurement and Value for Money

The Association has procured a 3 year reactive maintenance contract with a sole contractor for the period 2017-18 to provide all mainstream building services. This contract is assisted by a panel of specialist contractors providing specialist trades such as door entry systems and TV aerial maintenance, and asbestos testing and removal. The Association assesses the qualitative aspects of our reactive maintenance service are also regularly tested through maintenance satisfaction questionnaires and the three yearly comprehensive tenants' satisfaction survey.

### 10.2 Voids Management

It is important that properties that become void are re-let as quickly as possible. The processes associated with this are detailed in our Voids Management Policy and Reactive Maintenance Policy.

We also have Lettable Standard which publicly states the standard that properties will be repaired to prior to letting. Our performance in relation to average relet time, along with other Strategic KPI's, is monitored against our targets by the Management Committee on a quarterly basis.

This information is also benchmarked, through membership of the Scottish Housing Network (SHN), against the performance of the other RSLs, and in our annual Charter Report to tenants, published each October, where we compare our performance in the last financial year with a number of other comparable and local RSL's as selected by our Involved Resident's Group.

### 10.3 Quality of the Environment

The quality of the environment is an important issue for tenants. We have in place arrangements for landscape maintenance including litter collection and landscape maintenance.

In addition, the Association carries out stair cleaning and window cleaning in developments with communal stairs where residents do not do this, and the costs are fully recovered through additional to the rent charges.

However, in the Association's 2016 Tenant Survey, 76% of tenants were satisfied with the management of their neighbourhood by Ochil View, this being a small (-3%) reduction since 2013. Satisfaction levels by area ranged from 70% satisfied in Tullibody NB to a high of 87% satisfied in High Valleyfield. .

The main neighbourhood problems affecting all OVHA stock areas are: parking (41% of tenants say this is a problem in their area); dog fouling (29%); fly tipping/litter (21%) and noisy neighbours (19%). The most significant neighbourhood problems in each main location are:

- ✓ Tullibody NB – parking (63%), dog fouling (31%) and drug/alcohol abuse/selling (25%)
- ✓ Tullibody LSVT - parking (56%), dog fouling (37%) and litter/fly tipping (23%)
- ✓ Sauchie - parking (49%) and noisy neighbours (27%)
- ✓ Alloa – misuse of bins (30%), noisy neighbours (25%) and parking (24%)
- ✓ Other areas - parking (28%), dog fouling (23%) and misuse of bins (24%)
- ✓ High Valleyfield - dog fouling (32%), parking (28%) and litter/fly tipping (24%).

During 2017, the Association will complete an Estate by Estate response to the results of the Survey; it has published an Action Plan setting out its priorities.

Outside their homes, improvements in fencing were the most preferred improvement and the Association has committed £106000 to improve, replace or install fencing at 145 properties in 2017/18, including the provision of fencing at 2 developments which are designed as "open plan" i.e. with no fencing.

### 10.4 Compliance with Standards

We have cyclical programmes in place to deal with our obligations across a range of service areas so that we meet our legal and contractual obligations as well as high service standards. The details associated with this are as follows:

- ✓ Gas Appliances

- ✓ Legionella
- ✓ Asbestos
- ✓ Electrical Systems and Appliances
- ✓ Lifts

#### 10.5 Customer Intelligence

The Association supports its investment decisions through customer feedback and information.

This assists in reducing the risk that our investment is misdirected and is driven by our 3 yearly comprehensive customer satisfaction surveys and discussions with tenants at our annual Estate Visits and the quarterly meetings of the Involved Resident's Group.

During 2017-18, the Association will consider the applicability and potential benefits of Customer Excellence accreditation and will aim to develop a representative panel with membership open to all tenants but which is intended to reflect the composition of our tenants as a whole. Traditional participation structures have tended to be dominated by older tenants whose views may not be typical.

#### 11.0 LSVT STOCK

In 1998 the Association purchased 584 houses and flats from Scottish Homes. Prior to the transfer through a Purchase Agreement a selective stock condition survey was carried out.

This, together with the life cycle costings analysis determined the transfer value of the stock. The Purchase Agreement specified the level of expenditure required of the Association in terms of planned maintenance investment. This requirement was met and exceeded by the Association. The rolling programme of stock condition surveys has included the LSVT properties, all of which are included within the overall investment program.

Following discussions between the Scottish Government and the Scottish Federation of Housing Associations in relation to the Purchase Agreements/Contracts, it was agreed in 2009 that, subject to consultation with tenants the Association, along with other housing associations with similar purchase agreements, was able to set aside the contract with the authority of the Scottish Government.

This agreement to set aside the contract has enabled the Association to retain all of its receipts from Right to buy sales to invest in the stock, as well as being able to revise the rents and the basis of future rent reviews to bring them into line with the new build stock. These changes have meant that the Association has been able to manage its stock holding and its cash projections on a universal basis with the resultant confidence that objectives of the Asset Management Strategy can be met in relation to the LSVT properties.

As stated above, the Association has 379 units within the LSVT stock which are of non-traditional construction being steel framed properties. These units were exempt from the SHQS as they could not accept cavity fill.

Going forward, we anticipate that these units will not comply with ESSH and therefore during 2017 we will:

- ✓ Gather EPC certificates to enable a sound assessment of compliance with ESSH and areas of failure and challenge;

- ✓ Identify a technical solution that will enable EESSH non-complaint non-traditional properties to be brought to EESSH standard;
- ✓ Cost an investment program that will enable EESSH properties to be brought to standard by 2020;
- ✓ Establish a funding programme that will make implementation of the technical solution affordable to the Association and its tenants.

## 12.0 **REVIEW**

This Strategy will be subject to review annually.

Graeme Wilson  
Head of Customer Services

**April 2017**

Policy Review Consultation Process

Reviewed by the Management Team	February/March 2017
1 <sup>st</sup> Draft Considered by the Customer Services Committee	2 <sup>nd</sup> February 2017
Recommended by Customer Services Committee	20 <sup>th</sup> April 2017
<b>Approved by Management Committee</b>	25 <sup>th</sup> May 2017
<b>Date of Next Review</b>	April 2018