

Private Sector Housing Strategic Outcome Statement

Theme	Community Wellbeing. CW 4.1 Providing Quality Housing Services
Strategy	Local Housing Strategy
Sub Theme	Private Sector Housing
National Outcome 10	“We live in well designed, sustainable places where we are able to access the amenities and services we need.” This Outcome Statement aims to contribute to the Scottish Government’s national outcome.
Single Outcome Agreement 10.2	There is sufficient diversity in housing types, sizes and tenures to meet the changing needs of Aberdeenshire’s residents and the Council’s housing stock meets the Scottish Housing Quality Standard in respect of the number, quantity and variety of all new housing during the SOA timetable.
Strategic Outcome	Private sector housing will be improved by addressing critical disrepair and enhancing energy efficiency.
What do we want to achieve/ improve (Priority/ Output)	<p>(1) To improve the energy efficiency of 3,500 private sector houses.</p> <p>(2) To provide practical assistance to 250 households to help them to repair/maintain their homes through the Scheme of Assistance.</p> <p>(3) To provide information & advice to 1,750 households to help them to repair/maintain their homes through the Scheme of Assistance.</p> <p>(4) To improve 400 houses to ensure elements of Below the Tolerable Standard (BTS) housing are addressed.</p> <p>(5) To improve the management standards in the private rented sector by offering 10 Landlord Accreditation Scotland training courses and three information sessions each year to private sector landlords and agents.</p>
Opportunities	<p>(1) To encourage homeowners to take more responsibility for the repairs and maintenance of their homes.</p> <p>(2) To improve the standards in the private rented sector.</p> <p>(3) To maintain growth in employment through the repairs and maintenance made to private housing.</p> <p>(4) To improve the health & well being of private</p>

<p>Challenges</p>	<p>homeowners and tenants. (1) Lack of detailed information on the condition of private sector housing across Aberdeenshire. (2) Funding – current Private Sector Housing Grant allocations from the Scottish Government are not sufficient to implement all aspects of the Housing (Scotland) Act 2006. The majority of the funding allocation is used to implement mandatory adaptations. (3) Housing (Scotland) Act 2006 – The impact of Scheme of Assistance may be limited without access to an equity loan fund for those homeowners who cannot access funding to pay for repairs/maintenance.</p>																									
<p>How well are we doing (Baseline)</p>	<table border="1" data-bbox="663 714 1399 1079"> <thead> <tr> <th colspan="5">Private houses with disrepair to critical elements</th> </tr> <tr> <th>Year</th> <th>07/09</th> <th>08/10</th> <th>09/11</th> <th>10/11</th> </tr> </thead> <tbody> <tr> <td>Percentage of households</td> <td>43%</td> <td>48%</td> <td></td> <td></td> </tr> <tr> <td>Number of households</td> <td>35,000</td> <td>39,000</td> <td></td> <td></td> </tr> <tr> <td>Scotland</td> <td>66%</td> <td>67%</td> <td></td> <td></td> </tr> </tbody> </table> <p>Source: Scottish House Condition Survey Key Findings.</p> <p><u>Energy Efficiency</u></p> <p>The Universal Home Insulation Scheme has installed 361 full loft insulation, 1,508 loft top ups and 228 cavity wall insulation to owner occupiers and private sector tenants in Buchan and Banff & Buchan.</p> <p>In 2011 / 2012 there were 344 Stage 3 (measures funded by energy supplier) and 863 Stage 4 (measures funded through Scottish Government) referrals for the Energy Assistance Package (EAP). The Stage 3 referrals resulted in 417 measures being installed. Figures are not yet available on how many Stage 4 measures were installed.</p> <p><u>Practical Assistance</u></p> <p>Customers are provided practical assistance to help them repair, maintain or improve their homes. The number of customers provided practical assistance in 2011 / 2012 was 486.</p> <p>Source: Care & Repair</p>	Private houses with disrepair to critical elements					Year	07/09	08/10	09/11	10/11	Percentage of households	43%	48%			Number of households	35,000	39,000			Scotland	66%	67%		
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	<p><u>Information & Advice</u></p> <p>Customers are provided information and advice to help them repair, maintain or improve their homes. The number of customers provided information & advice in 2011 / 2012 was 722 from Care & Repair and 911 from SCARF.</p> <p>Source: Care and Repair & SCARF.</p> <p><u>Below Tolerable Standard (BTS)</u></p> <p>A reduction in the number of BTS properties. In 2011 / 2012, 16 households have been provided assistance to improve BTS housing through Care & Repair. 11 of these households had work carried out and 5 were provided advice. 361 lofts had full insulation installed.</p> <p>Source: Aberdeenshire Council and Care & Repair</p> <p><u>Landlord Accreditation Scotland Training</u></p> <p>Private rented sector landlords and letting agents are given the opportunity to attend training courses to help improve their management standards. In 2011 / 2012 there were 6 training courses.</p> <p>Source: Aberdeenshire Council & LAS.</p>
<p>Lead Officer</p>	<p>Strategic Development Officer (Private Sector)</p>
<p>Strategic Outcome Group</p>	<p>Private Sector Housing Strategic Outcome Group</p>

