



Working with your Local Authority

Liz Dickson

Scottish Housing Best Value Network

SHVBN

- Set up as benchmarking service by local authorities 20 years ago
- Governed by Board of Trustees
- Initially dealing with the Social Rented Sector
- Private Sector forum introduced in 2006 to assist with the implementation of the Housing Scotland Act 2006

- Scheme of Assistance - Adaptations
- Scheme of Assistance – House Conditions
- Factoring
- Scottish Houses in Multiple Occupation
Networking group
- National Landlord Registration Networking
Group

Legislation, legislation, legislation.

- Range of legislation available to deal with PS housing issues.

Housing Acts 1987,2006,2014

Civic Government (Scotland) Act 1982

Building (Scotland) Act 2003

Property Factors Act

Town and Country Planning (Scotland) Act 1997

Tenement (Scotland) Act 2004

Title Conditions (Scotland) Act 2003

Local Government Act 2002

Environmental Protection Act 1990

Antisocial Behaviour Act 2004

Private Rented Housing (Scotland) Act 2011

- Reason for intervention
- Desired outcome
- Resources
- Council Priorities
- Council set up
- Ability to recover Council's costs.

- Section 72 of the 2006 Act requires local authorities to prepare and publish a statement describing the circumstances in which they will provide assistance and what form that assistance will take.

Scheme of Assistance

- Mandatory assistance - not necessarily grant assistance - will be required following any work notice issued by the local authority.
- Mandatory grant assistance will be required for works to provide adaptations or standard amenities for a disabled person.

- HRA
- Work Notices
- Maintenance order and plans
- Missing shares

Missing shares

- LA can pay missing share towards the cost of **maintenance**.
- Owners instigate work
- Majority have agreed to pay for work
- Apply to LA to pay the missing share
- Comply with the criteria set out in the act
- LA can now also pay missing share using Tenement act for any scheme decision (except insurance).

Missing Shares

- Decision making in the hands of the owners and not the Council
- Local authorities have no responsibility for choosing surveyors or building contractors or for supervision of works, therefore less liability for issues that arise in future
- It is the cheapest option for Local Authorities and results in more investment in stock per £ paid out
- E.G. GCC – paid missing shares in 46 cases 2012/13 amounting to outlay of £107k but which allowed £888k of work to be done in the City. Furthermore in 63 cases owners paid their share after prompting from the council allowing another £900k of repairs to be carried out.

What can the factor do?

- Assist or make an application to the LA on the owners behalf
- Ensure criteria has been met
- Owner have agreed work and quotes are like for like
- Any decision made in term of the tenement act complies with TMS
- Speak to LA and ask what information they need – ask for a template

Private Rented Housing

- All private landlords must be registered with their LA
- Online search
<https://www.landlordregistrationscotland.gov.uk>
- Fit and proper test – includes law relating to housing
- Where a house fails the Repairing Standard tenants can make an application to the PRHP
<http://www.prhpscotland.gov.uk>
- Third Party Referrals to the PRHP - from 1st Dec 2015.

- Care & Repair
<http://www.careandrepairsotland.co.uk>
- The Scottish Empty Homes Partnership
http://scotland.shelter.org.uk/housing_policy/empty_homes
- Help for Homes announced by the Minister early this year.

Questions

