

# Responding to the Demand Managing for now or next year ?

Jennifer Litts  
Head of Housing Services  
Falkirk Council



Falkirk Council

Managing the asset

Adding to the stock

The balance between asset  
and tenant

## HRA

- Self financing from rents
- Ring fenced
- Not permitted to show deficit
- 26 HRAs in Scotland

## HRA CAPITAL EXPENDITURE

- Prudential HRA borrowing
- Surpluses
- Capital receipts

## GENERAL FUND

- Scottish Government Funding
- Non domestic rates
- Council tax

\* **Budgets**

HRA budget £57.6 million

c1600 properties - over 20,000 houses sold through RTB

Lowest rent in Scotland (£53.43 per week)

Lowest debt per property in Scotland (£4428)

2<sup>nd</sup> highest expenditure on repairs & maintenance per property (£1426)

61 % of our tenants are on housing benefit

£1.6m rent arrears

**\* Falkirk Council 2012-13**

# Corporate Asset Management Strategy

## Asset Class Plans

Council  
Property

Open  
spaces

Roads,  
infra-  
structure  
&  
lighting

Fleet  
and  
Plant

ICT

Housing

**\* Managing the Asset**

Aligns with Council's corporate objectives

Establishes what type of assets are held on the Housing Revenue Account (HRA)

Outlines how HRA assets are utilised

Assesses the performance of the HRA stock against the Scottish Housing Quality Standard

Informs future investment decisions

Targets future investment and ensure quality housing for residents

# \* Housing Asset Management Plan



100% stock survey carried out



30 year investment programme (£400m)



SHQS - 80% properties compliant



Identify assets which are a "drain" on the HRA

# \*Housing Asset Management Plan



## \* Adding to the Stock



## Tenant

- Affordable rents
- Safe and secure homes
- Environment
- Demand for services
- Quality of life
- Consultation
- Participation

## Asset

- Investment
- Require to be maintained to a high standard (SHQS)
- Need more properties to meet demand for affordable housing
- Require to be energy efficient (2020 target)
- Safe and secure

**\*Balancing Tenant  
& Asset**

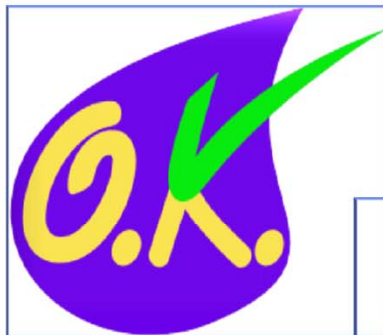


Manage Demand & Expectations



Self service

Self help



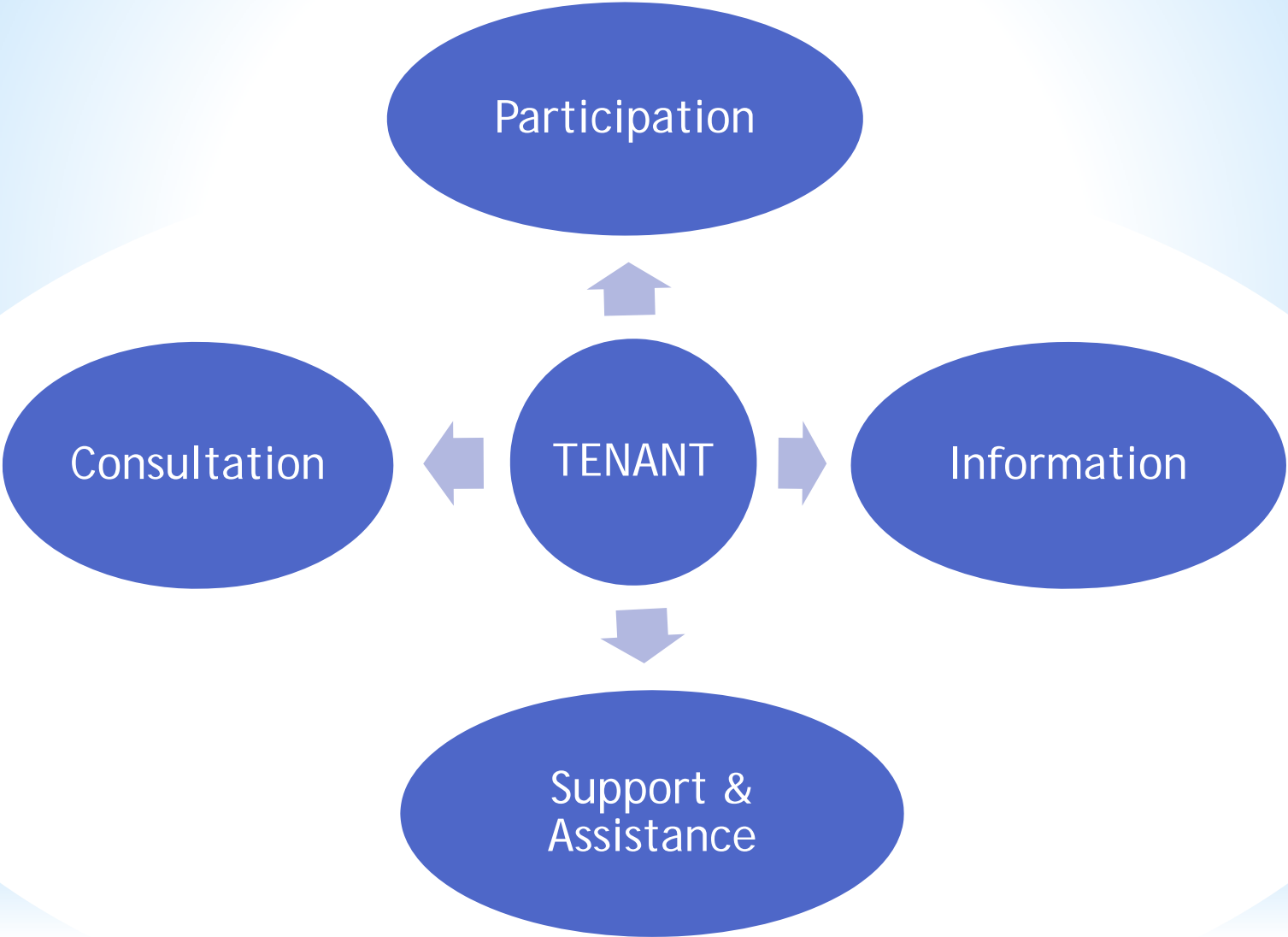
Get it right first time

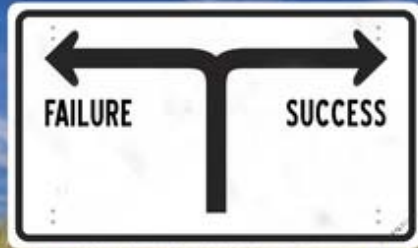


Work in Partnership



Pursue efficiencies





NOW

FUTURE