

REPORT

<b>To:</b> HOUSING AND TECHNICAL SERVICES COMMITTEE		<b>Subject:</b> <i>NHP Stock Condition Survey and Option Appraisal</i>
<b>From:</b> DIRECTOR OF HOUSING AND PROPERTY SERVICES		
<b>Date:</b> 3 October 2001	<b>Ref:</b> TMcK/AM/CD	

**1. Introduction**

- 1.1 The purpose of this report is to update committee on progress with the NHP Stock Condition Survey and Option Appraisal.

**2. Background**

- 2.1 Committee will recall from previous reports that the Council appointed Ernst and Young as lead consultant to progress an appraisal of options for future investment within the Council's housing stock. The option appraisal involved a survey to identify the current condition of the housing stock, examined current service provision, the Council's current financial position and accounted for consultation with various stakeholders including the Council's tenants.

**3. Final Report**

- 3.1 The consultant has now submitted the Housing Option Appraisal Final Report to Housing and Property Services Department. The consultant has recommended that the Council:

- Retains the ownership and management of its housing stock
- Puts in place a programme of works to meet the recommendations contained in the stock condition survey
- Puts in place a strategy to deal with the issue of decreasing demand
- Continues to develop the North Lanarkshire Standard in consultation with tenants
- Puts in place a strategy to deliver greater community involvement and empowerment
- Investigates the cost of services to owners and introduces fees to recover costs
- Carries out the next strategic review / option appraisal no later than 2006.

- 3.2 It has been discussed and agreed with the Tenants' Panel (a group of tenant representatives established to assist and inform the option appraisal process) that wider consultation regarding the Final Report should take place prior to submitting any final recommendations based upon the consultant's report to Committee for a decision.

3.3 It is therefore, intended that Housing and Property Services Department will now commence a period of consultation with tenants and that the outcome of this will be reported to Committee with my recommendations to enable Committee to make an informed decision at the next Housing and Technical Services Committee.

**4. Recommendation**

4.1 It is recommended that Committee note the contents of this report in advance of final recommendations being submitted for a decision at the next available date.

**5. Background Papers**

5.1 Relevant background information is available in the Housing and Property Services Department.



Thomas McKenzie  
**Director of Housing and Property Services**