

# Housing and Property

## SHQS Compliance Improvement Plan

We will develop and implement an improvement plan for Scottish Housing Quality Standard (SHQS) compliance across the Council's housing stock.

### Key Objectives

Define the works necessary to achieve SHQS compliance, predominantly energy efficiency measures which bring properties up to the Energy Efficiency Standard for Social Housing (EESH) and thereby also improve the energy efficiency of properties for tenants.

### Key Deliverables

The outputs that will be delivering programmes of work which will achieve SHQS across the Council's residential properties:

- Maintaining full compliance with the enhanced standards for smoke detectors
- Achieving full compliance with gas certification regulations
- Achieving full compliance with electrical certification (EICRs)
- As a minimum, achieving the average level of EESH compliance for local authority landlords (88% for 2022/23)
- Achieving full compliance or appropriate exemptions for all other aspects of SHQS

### Key Activities

The key activities of this work-stream are:

- Baseline the data for the respective measures which contribute to EESH/SHQS compliance
- Facilitating the works via rent setting/budgetary provision
- Programming of remedial/improvement works across the housing management areas

- Appropriate recording, verification and reporting of activity
- Identification of works which will be required in future programmes

## Key Risk

That the Council's compliance with the relevant standards remain below the benchmarking averages and lead to further regulatory scrutiny

Failure to meet standards may inhibit the Council's ability to let properties and generate rental income in future

Tenant satisfaction levels may be lower and energy costs higher until standards are achieved

Reputational impact on the Council arising from underperformance against standards/benchmarking

Scale and complexity of programme impedes delivery

Market/labour capacity to deliver may be uncertain

## Actions

### Workstream

	Responsible	Deadline
Baselining the data for the respective measures which contribute to EESSH/SHQS compliance	Fiona Geddes	Complete
Facilitating the works via rent setting/budgetary provision	Edward Thomas	Complete

### Programming of remedial/improvement works across the housing management areas

Moray East (Buckie, Fochabers Lhanbryde and Keith & Cullen)	Mike Rollo	30 June 2024
Moray Central (Elgin North & Elgin South)	Neil Strachan	30 June 2024
Moray West (Speyside Glenlivet, Heldon & Laich and Forres)	Moray MacLeod	30 June 2024

### Delivery

Completion of initial EICR programme (90% attainment and all addresses attended)	Mike Rollo	30 November 2024
Full completion of EICR (no access policy implemented as required)	Mike Rollo	28 February 2025
Interim target for SHQS compliance (75%)	MR/NS/MM	31 December 2024

Exceeding 88% benchmark for SHQS compliance (90% target)

MR/NS/MM

31 March 2025