

**Report To:** Education & Communities Committee      **Date:** 8 March 2016  
**Report By:** Head of Safer & Inclusive Communities      **Report No:** EDUCOM/21/16/DH  
**Contact Officer:** Drew Hall      **Contact No:** 01475 714272  
**Subject:** Housing Renewal Areas – Identification and Prioritisation

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## 1.0 PURPOSE

- 1.1 The purpose of this report is to seek the Committee's approval of a procedure for the identification and prioritisation of Housing Renewal Areas (HRAs) which will form part of the Council's approach in tackling housing disrepair by encouraging and supporting effective property repair and maintenance of housing in Inverclyde.

## 2.0 SUMMARY

- 2.1 The Inverclyde Local Housing Strategy 2011-2016 sets out Inverclyde Council's policy for identifying Housing Renewal Areas and notes that an additional assessment tool will be developed to ensure that the approach to HRA identification is targeted and transparent.
- 2.2 Officers of Safer and Inclusive Communities have developed a robust procedure for identification and prioritisation of Housing Renewal Areas, which will form part of the Service's repair and maintenance strategy for private sector housing in Inverclyde. Adoption will provide a clear strategy for intervention and action in addressing areas of poor quality housing throughout Inverclyde.
- 2.3 In practice the assessment process will identify areas of housing which may not be appropriate for an HRA, but nonetheless will require targeted intervention to address declining standards. This targeted intervention will range from advice & information to legislative enforcement in line with the overall repair and maintenance strategy.
- 2.4 It is hoped that this approach, in the medium to long term, will address poor quality housing conditions, halt current declining conditions and prevent future decline by clearly defining which actions should be taken and when. It is also hoped that this, combined with other elements of the overall repair and maintenance strategy, will generate a change in attitude amongst owners in respect of the rights and responsibilities which come with property ownership.

## 3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee:
- a) note the reasons for this procedure as part of an overall approach to tackling housing disrepair and improving maintenance regimes; and
  - b) approve the proposed policy as set out in Appendix I

**John Arthur**  
Head of Safer & Inclusive Communities

## **4.0 BACKGROUND**

- 4.1 Prior to the introduction of the Housing (Scotland) Act 2006, Housing Action Area legislation was used to demolish and/or improve areas of poor quality housing. This legislation was used to deliver improvement programmes such as the West Station Housing Action Area Programme and demolition programmes such as Garvald Street. The 2006 Act introduced Housing Renewal Area legislation as a replacement for Housing Action Areas and obliged local authorities to set out a policy for the identification of HRAs. Subsequent amendments to the HRA process were introduced by the Housing (Scotland) Act 2010.
- 4.2 The Housing (Scotland) Act 2014 introduced further legislation designed to improve private sector housing including the power to pay a missing share (see Committee Report EDUCOM/02/16/DH of 19<sup>th</sup> January 2016), enhanced enforcement areas and third party reporting to the Private Rented Housing Panel.
- 4.3 Clune Park is currently the Council's priority, housing based, regeneration scheme and as progress is made in delivering regeneration through demolition and off-site new-build developments it is considered appropriate to put in place building blocks for a long-term strategy to address poor housing conditions in Inverclyde.
- 4.4 Historical house condition survey information confirms that particular areas of Inverclyde continually exhibit high levels of BTS stock, tenure imbalance, relatively high density, and extensive disrepair. These areas are at considerable risk of deterioration, possibly at risk of localised market failure and may warrant local authority intervention to address the multiplicity of problems.
- 4.5 Adoption will assist with delivery of Outcomes 3 and 5 of the Local Housing Strategy - "Inverclyde residents can enjoy their neighbourhoods" and "Inverclyde residents take responsibility for their housing and communities" respectively. The policy also aligns with the Council's Scheme of Assistance and Private Sector Housing Repair & Maintenance Strategy.

## **5.0 PROPOSALS**

- 5.1 The process for identification, prioritisation and declaration of a HRA and subsequent implementation of a HRA Action Plan is designed for delivery at an area or neighbourhood level and is outlined at Appendix I.
- 5.2 A HRA can be declared where a number of properties are sub-standard or where the state of repair or appearance of a number of properties is affecting the quality of the neighbourhood. Whilst it is clear that a number of areas may benefit from the declaration of a HRA the process is intensive and requires to be managed within current resources. The prioritisation process will ensure that the Council's decision making process in prioritising one area over another is transparent and makes best use of existing resources.
- 5.3 A HRA which is declared on the basis of state of repair or appearance of properties can only be resolved by delivery of a Work Notice and action plan. A HRA declared on the basis of sub-standard housing can be resolved by an action plan which is Work Notice, or Demolition Order/Notice based. Sub-standard housing is defined as housing which is BTS, in serious disrepair, or in need of repair and likely to deteriorate. Serious disrepair has been defined and is set out within the attached policy & procedure document
- 5.4 The HRA identification and prioritisation process has 2 key stages. Stage 1 assesses the physical condition of the properties through historical and ongoing interventions by the Council and known levels of disrepair and BTS housing. This scoring system based assessment identifies areas which are appropriate for HRA designation. A similar scoring based system will be used at Stage 2 to prioritise HRA areas and it

assesses disrepair, BTS levels, house types, tenure imbalance, property values, investment, strategic plans and regeneration/infrastructure improvements. This assessment will determine the priority of a project and what project will merit resource allocation for designation of a HRA.

5.5 Potential HRAs will be prioritised and addressed in line with the two stage scoring based assessment. It is unlikely that HRA designation will become a common feature in tackling housing disrepair as the subsequent implementation is resource intensive.

5.6 Legislation sets out the HRA designation process and the required period of consultation. Consultation allows the Council to set out its proposed actions to address the issues and also allows owners the opportunity to submit an alternative action plan for consideration. Any subsequent HRA designation order and action plan can be appealed by an owner, however it is anticipated that the identification, prioritisation and consultation processes would assist the Council in a successful defence of any appeal. Owners will receive appropriate levels of assistance as set out in the Council's Scheme of Assistance at that time. Where owners do not comply with the terms of any notice the Council can carry out works and recover the expenses.

## **6.0 IMPLICATIONS**

### **6.1 Financial Implications:**

This should be cost neutral as the Housing (Scotland) Act 2006 provides a means of recovery of expenditure incurred by the Council including interest and administrative costs. The policy and guidance will support any application for external funding.

### **6.2 Human Resources:**

Currently being met and will continue to be met within existing staffing.

### **6.3 Legal:**

None

### **6.4 Equalities:**

When delivering services to our customers, full cognisance is taken of equality and diversity processes and procedures.

### **6.5 Repopulation:**

The proposal is aimed at improving Inverclyde's housing stock which will positively impact on repopulation.

## **7.0 CONSULTATIONS**

7.1 Finance and Legal & Property Services have been consulted on this proposal.

## **8.0 BACKGROUND PAPERS**

8.1 Inverclyde Local Housing Strategy 2011-2016.

# **Housing Renewal Areas Procedure & Guidance**

- 1.0 Introduction**
- 2.0 Background**
- 3.0 Legislative Framework**
  - 3.1 Housing (Scotland) Act 2006**
  - 3.2 Housing (Scotland) Act 2014**
- 4.0 Strategic Fit**
- 5.0 Disrepair in Inverclyde**
- 6.0 Designation of Housing Renewal Areas**
- 7.0 Identification of Housing Renewal Areas**
- 8.0 Assessment & Prioritisation**
  - 8.1 Type of HRA**
  - 8.2 Identification of a potential HRA**
  - 8.3 Prioritisation of potential HRAs**
- 9.0 Designation**
- 10.0 Delivery**
- 11.0 Monitoring, Evaluation & Review**

## **APPENDICES**

- A Process Map**
- B Definition of Serious Disrepair**
- C Assessment Criteria**

## **1.0 Introduction**

Prior to the introduction of the Housing (Scotland) Act 2006 Local Authorities used Housing Action Area legislation from the Housing (Scotland) Act 1987 to deal with areas of poor quality housing. Chapter 1 of the 2006 Act sets out the legislative requirements of Housing Renewal Areas and Chapter 2 obliges Local Authorities to set out a policy for the identification of areas which would be considered for designation as a Housing Renewal Area (HRA).

## **2.0 Background**

Primary responsibility for the maintenance of property rests with the owner and repairs should be owner led. However, there are situations where housing has fallen into disrepair through poor maintenance regimes. Local Authorities have powers to address poor quality housing and the designation of an HRA with associated works is one of these powers .

The 2011-2016 Inverclyde Local Housing Strategy (para 7.40) sets out Inverclyde Council's policy for identifying housing renewal areas and notes that an additional assessment tool will be developed to ensure that the approach to HRA identification is targeted and transparent. This procedure and guidance document expands the identification criteria and sets out how the assessment tool will be used.

## **3.0 Legislative Framework**

The findings of the Scottish Government's Housing Improvement Task Force are embodied within the Housing (Scotland) Act 2006, which has an overarching aim to improve the quality of private housing in Scotland.

### **3.1 Housing (Scotland) Act 2006**

The Housing (Scotland) Act 2006 confirms that owners have primary responsibility for the repair and maintenance of their property. The Act introduces legislation designed to improve private sector house conditions and this includes;

- Housing renewal areas;
- an improved tolerable standard;
- a repairing standard for private rented properties;
- work notices;
- maintenance orders; and
- a Scheme of Assistance.

Minor procedural amendments to the HRA process were enacted by the Housing (Scotland) Act 2010.

### **3.2 Housing (Scotland) Act 2014**

The Housing (Scotland) Act 2014 introduced further legislation designed to improve private sector housing and this legislation includes;

- additions to the repairing standard for private rented properties;
- provision for 3<sup>rd</sup> parties to report repairing standard failures to the private rented housing panel;
- the registration of letting agents;
- provision for local authorities to provide missing shares; and
- enhanced enforcement areas.

The 2014 Act provides additional protection for tenants in the private rented sector and supports improvements in housing quality in the private rented and privately-owned sectors. The Act also provides more efficient access to justice for landlords and tenants in the private rented sector.

### **4.0 Strategic Fit**

The Inverclyde Local Housing Strategy 2011-2016 is designed to show how Inverclyde Council will deliver its housing related services. Outcome 3 of the LHS, “Inverclyde residents can enjoy their neighbourhoods,” includes a policy to “Assess the potential for HRAs in Inverclyde and review criteria for deciding areas where these would be suitable.”

The development of an HRA assessment and prioritisation scheme will assist in the delivery of Outcome 3 - “Inverclyde residents can enjoy their neighbourhoods” and Outcome 5 - “Inverclyde residents take responsibility for their housing and communities.” The policy will be delivered as part of the Council’s Scheme of Assistance which sets out the Council’s approach to delivering advice & information, practical assistance and financial assistance to home owners in Inverclyde.

### **5.0 Disrepair in Inverclyde**

The Inverclyde Private Sector House Condition Survey 2011 confirmed that the percentage of privately owned properties which were below the tolerable standard (BTS) was 3.5%, this is above the Scottish average of 3.0%. The BTS rate for privately rented housing in Inverclyde was 6.8% and again this exceeds the national average of 5%.

Historical house condition surveys confirm that particular areas of Inverclyde continually exhibit high levels of BTS stock. The most recent survey confirms that Greenock Central East, Greenock West and particular areas of Port Glasgow (excluding Clune Park) all contain BTS stock at a level exceeding 10 times the national average. These 3 areas, plus that of Gourock Town Centre, contain a large concentration of pre-1919 housing.

These 4 areas have higher than average levels of privately rented properties and considerably higher than average levels of flatted properties. Greenock Town Centre also exhibits these last two characteristics.

Overcrowding is not a significant issue in Inverclyde.

The house condition survey assessed extensive disrepair, that is, repair where 20% or more of the element is affected. Extensive disrepair was prevalent in 21% of private housing in Inverclyde with Greenock East, Greenock West and Port Glasgow having levels at least twice as high as the local average.

When the factors of BTS, tenure balance, house type, overcrowding and extensive disrepair are overlaid it is clear that there are particular areas of Inverclyde where the private housing stock is at considerable risk of deterioration and possibly localised market failure which may warrant local authority intervention through a regeneration initiative, such as a Housing Renewal Area.

## **6.0 Designation of Housing Renewal Areas**

Inverclyde Council can designate a Housing Renewal Area where an individual property or a number of properties is/are sub-standard or where the state of repair or appearance of properties is/are affecting the quality of the neighbourhood.

Inverclyde Council's criteria for identification of a potential HRA is;

- complaints relative to public health and/or housing;
- the level of below tolerable standard housing;
- the level of sub-standard housing;
- the level and condition of disrepair;
- high density housing areas;
- tenure imbalance;
- overcrowding;
- an area within a Scottish Index of Multiple Deprivation (SIMD) area;
- the sustainability of the geographical/neighbourhood area;
- previous investment in the surrounding area; and
- links and fits with the agreed Area Renewal Strategy.

Geographical/neighbourhood areas which show high numbers or percentages of the above criteria will be considered for action under the Housing Renewal Area legislation.

## **7.0 Identification of Housing Renewal Areas**

The process for identification and declaration of an HRA and the subsequent implementation of an HRA Action Plan is outlined at Appendix A. To ensure that the Council's approach is targeted and the decision making process in prioritising one



area or neighbourhood over another is transparent a weighted assessment and prioritisation system has been developed.

## **8.0 Assessment & Prioritisation**

The assessment process has 3 key stages, namely

1. Type of HRA
2. Identification of a potential HRA
3. Prioritisation of potential HRA

### **8.1 Type of HRA**

An individual property can be considered for an HRA, but only where this relates to sub-standard housing. Sub-standard housing is defined as housing which is BTS; in serious disrepair; or in need of repair and likely to deteriorate. With the existence of alternative legislation to address such issues at individual properties, it is unlikely that Inverclyde Council would utilise HRA legislation for a single property. Therefore, the identification, assessment and prioritisation system has been designed for delivery at an area or neighbourhood level.

An area based HRA can be declared where a number of properties are sub-standard or where the state of repair or appearance of a number of properties is affecting the quality of the neighbourhood.

An HRA which is declared on the basis of state of repair or appearance of properties can only be resolved by delivery of a Work Notice based action plan, whilst an HRA declared on the basis of sub-standard housing can be resolved by an action plan which is Work Notice or Demolition Order/Notice based.

### **8.2 Identification of a potential HRA**

The assessment of the state of repair or appearance of properties is a subjective matter and consistency should be aimed for when assessing properties which are being considered for a potential HRA. Non-subjective factors, such as conservation areas will require to be considered as part of the assessment process. The outcome of any such assessment should be clearly recorded to ensure transparency for the consultation period of the draft HRA and Action Plan.

Sub-standard housing is defined as housing which is BTS, in serious disrepair or in need of repair and likely to deteriorate. The definition of BTS housing is set out in the 2006 Act and the Council's definition of serious disrepair is set out at Appendix B. Housing which is in need of repair and likely to deteriorate will require assessment against the definition of serious disrepair, which is where 20% or more of an element requires repair or replacement. As before, any assessment should be clearly recorded to ensure transparency for the consultation period of the draft HRA and Action Plan.



As set out in Para 5.0 there are a number of areas of Inverclyde where the private housing stock is at considerable risk of deterioration and possibly localised market failure. Within these relatively large areas there are buildings, terraces, streets and neighbourhoods where prevalence rates for sub-standard housing, tenure imbalance, tenemental housing, overcrowding and disrepair are above average.

Criteria to assist in the identification of potential HRAs are set out at Appendix C. These criteria are based on available, recorded information and should be scored against the number of houses within the area of concern to give a % ratio and a total stage 1a score for the area.

Where the total score for a proposed area is less than 20, then it is not appropriate for the area to be considered as an HRA and targeted, positive promotion of maintenance rights and responsibilities should be undertaken in the area. This short-term intervention is aimed at preventing decline in the area and educating owners about their rights and responsibilities. Where the total score for the proposed area is greater than 20 but is 50 or less it is not appropriate for the area to be considered as an HRA and targeted enforcement of rights and responsibilities should be undertaken in the area. This targeted enforcement should be a short-medium term intervention aimed at halting the current decline of the stock and educating owners about their rights and responsibilities and the potential financial impact of large-scale intervention by Inverclyde Council.

Where the total score for a proposed area is greater than 50, then it is appropriate to consider the implementation of an HRA to tackle the sub-standard housing or the state of repair or appearance of properties which is/are affecting the quality of the area. This level of intervention is designed to either reverse the decline by bringing the properties up to a reasonable standard or to progress regeneration by demolition.

Areas which score 50 or greater will be considered for HRA status and will be further assessed against the scoring system outlined at stage 1b to ensure that HRA is economically viable and to ensure that the owners have the ability and willingness to undertake the necessary works. Areas which meet the economic viability and owners ability criteria will be prioritised for intervention as directed by the stage 2 scoring system.

### **8.3 Prioritisation of potential HRAs**

Given the above average prevalence of BTS housing, tenure imbalance, house type imbalance, overcrowding and extensive disrepair in particular areas it is likely that there will be competing priorities for available staff and financial resources. A prioritisation system has been created to ensure that priority is given to the most appropriate area.

The prioritisation system is set out at Appendix C and all identified areas which score 50 or greater at stage 1a and pass stage 1b should be scored at stage 2 to determine their priority, with the highest scoring project being the first to be progressed, whilst others receive a 'watching brief' and individual property intervention as required.

Committee approval may require to be sought for the designation of an HRA and it is good practice to engage with the relevant Ward Councillors prior to the consultation phase to ensure that they are aware of the conditions, the intended Council intervention and the benefits to their constituents and ward area.

## **9.0 Designation**

The designation of an HRA has a clearly defined process which includes a period of consultation. The identification and prioritisation process will assist in the consultation phase by allowing the Council to show the transparent way in which the need for an HRA was identified.

Once it has been agreed that an HRA is the most appropriate way to address the problems within an area a draft designation order, map and action plan for each property requires to be prepared. It is at this stage that the decision will be made as to whether the issues are addressed by virtue of Work Notices or Demolition Orders/Notices. Works Notices can be utilised in both sub-standard housing HRAs and HRAs for housing which is in a state of disrepair or appearance which is affecting the quality of the area.

The initial stage of designation of an HRA requires public consultation, consultation with stakeholders/interested parties and notification to all affected owners. Consultation would allow the Council to set out the reasons for concern and proposed future actions to address the issues. The consultation process would also allow owners the opportunity to submit an alternative action plan, which could be accepted and monitored by Inverclyde Council.

Responses received in response to consultation will be considered. Any modification of the draft designation order as a result of consultation responses received will be notified to all owners directly through written correspondence and public notification.

## **10.0 Delivery**

Following the completion of consultation a decision will be made as to whether the HRA should be designated or not. Where an HRA is not being designated public notification should be given. Where an HRA is being designated the owners and occupants of each house should be notified and provided with details of the HRA designation order, the action plan for their property and the level of assistance available through Inverclyde Council's Scheme of Assistance. The assistance includes, but is not limited to, rehousing displaced residents. Any owner served with

an HRA Designation Order has the right of appeal to a Sheriff and this appeal must be lodged within 21 days.

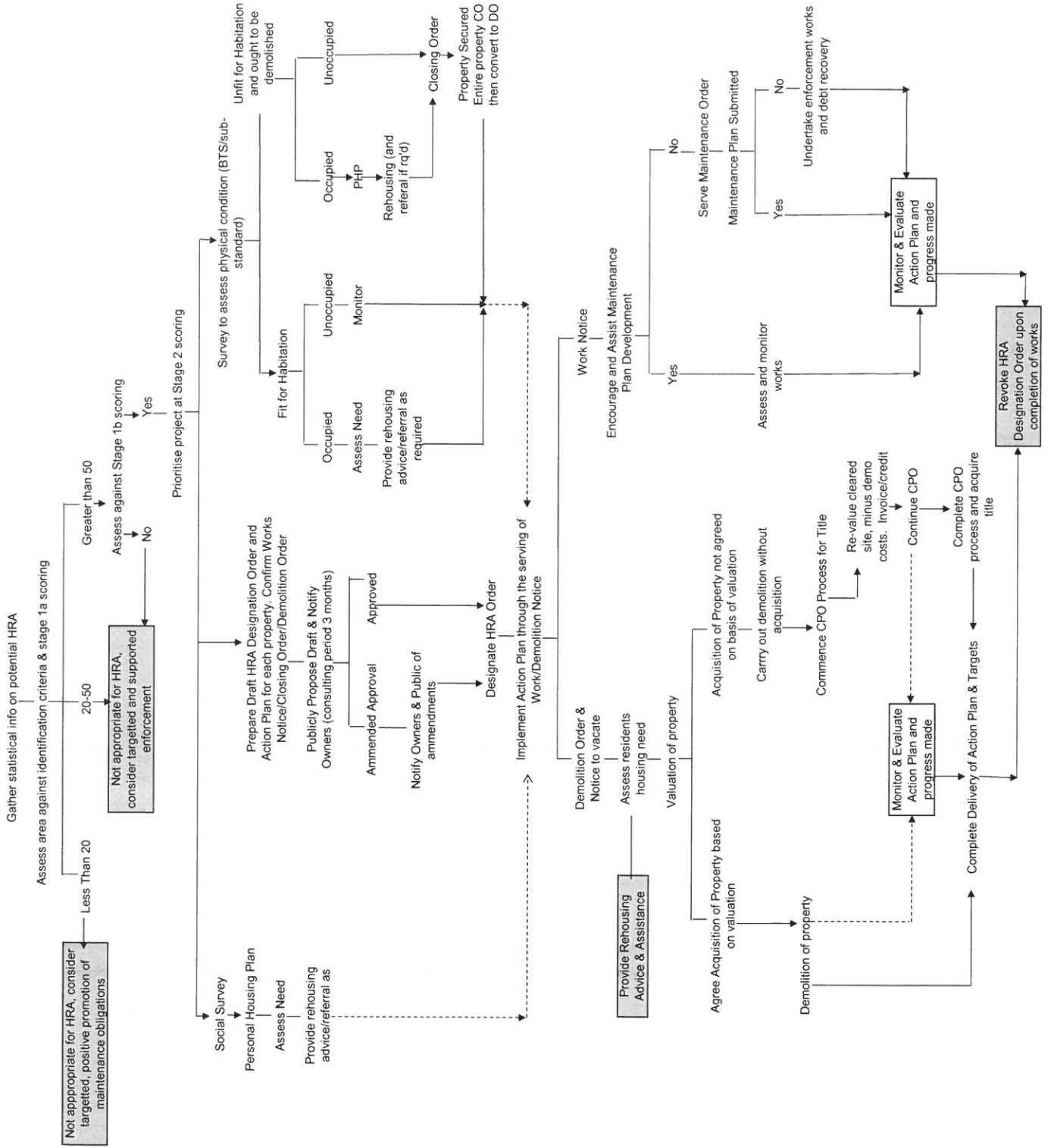
Where a Work Notice is issued, officers will work with the owners to develop a Maintenance Plan. Where the owner fails to engage and/or develop a Maintenance Plan consideration will be given to serving a Maintenance Order which formally requires the owner to submit a Maintenance Plan to the local authority.

Where a Demolition Notice is issued, owners and occupiers will be advised of the date by which the property should be vacated. They will also be advised of their entitlement to any compensation, home loss or disturbance allowance which may be payable.

In circumstances where the owner has not complied with the terms of the Notice the local authority has the power to carry out the works or arrange for them to be carried out and to recover the associated costs. Recovery of costs will be through the Council's normal debt recovery process, or by way of a repayment charge where it is appropriate. Any owner subject to recovery of expenses as a result of enforcement of a notice has the right of appeal to a Sheriff and this appeal must be lodged within 21 days.

#### **11.0 Monitoring, Evaluation & Review**

The process of identification and prioritisation of HRAs requires the collation of detailed information in respect of the area. Annual reporting of KPIs and service based performance indicators will include improvements made as a result of the HRA. These figures should be analysed and reported to ensure that sufficient progress is being made in improving house conditions in Inverclyde. Upon completion of the HRA the work should be evaluated and reported to Committee with areas of good practice highlighted for replication where appropriate and areas of improvement identified and addressed for future HRAs.



### Serious Disrepair Definition (Primary & Secondary Elements)

No.	Element Description	Descriptor/Indicators	Technical Notes
<b>Primary Elements</b>			
Failure of one primary element means the property is in serious disrepair. A primary element fails if more than 20% of the element requires repair or replacement			
1.1	Wall Structure	Vertical/diagonal cracking. Movement of lintels, bowing of walls	Assessment made on a surface area basis
1.2	Internal Floor Structures	Rot in timber, cracking of concrete, uneven or sloping floors	Assessment made on a surface area basis of entire property
1.3	Foundations	Vertical or diagonal cracking of wall structure	Assessment made on a linear basis, input from engineer
1.4	Roof Structure	Sagging, humping, ponding of water, spread at eaves	Assessment made on a linear basis
<b>Secondary Elements</b>			
Failure of two or more secondary element means the property is in serious disrepair. A secondary element fails if more than 20% of the element requires repair or replacement			
1.5	Principal Roof Covering	Torn or cracked flat roof coverings	Assessment made on a surface area basis of total visible roof
1.6	Chimney Stacks	Leaning stacks, decayed masonry, defective pointing	Surface area basis: structure 60%, finish 20%, cope 20%*
1.7	Flashings	Detached flashings, loose cement fillets, damaged verges	Assessment made on a linear basis
1.8	Rainwater Goods	Cracked/corroded gutters/downpipe, loose brackets, missing fittings	Assessment made on a linear basis
1.9	External Wall Finish	Disrepair to pointing, blockwork, roughcast	Assessment made on a surface area basis of total visible wall
1.10	Common Access decks/galleries/balustrades	Problems with deck finishes or substrate; structural supports; railings; drainage and drainage outlets; waterproof finishes and skirtings of long access balconies, galleries and decks	Assessment made on a linear basis
1.11	Common Access Stairs & Landings	Cracked slabs or treads, movement, broken balustrades/rails/etc.	Linear basis of total stairs: Risers & treads 60%, Handrails 40%*
1.12	Individual dwelling balconies and verandas	Problems with deck finishes or substrate; structural supports; railings; drainage and drainage outlets; waterproof finishes and skirtings of long access balconies, galleries and decks	Assessment made on a linear basis
1.13	Damp Proof Course	Breach of damp proof course by break, bridge or failure	Assessment made on linear basis (check element 1.2 too)
1.14	Windows & Doors of Dwellings	Distorted or unseated frames, rotted cills, broken glass, defective or damaged seals and corrosion of ironmongery	Surface area basis: Frame 50%, Glazing 30%, Ironmongery 20%. Double glazing is not required but should be measured for disrepair. Defective d/g seals are a maintenance issue
1.15	Common Windows & Roof Lights	Distorted or unseated frames, rotted cills, broken glass, defective or damaged seals and corrosion of ironmongery	Surface area basis: Frame 50%, Glazing 30%, Ironmongery 20%. Double glazing is not required but should be measured for disrepair. Defective d/g seals are a maintenance issue
1.16	Underground Drainage	Defective manhole or rodding eye covers, gullies, branches, collapsed drains	Assessment made on a linear basis

Housing Renewal Area: Stage 1a - Identification								
Criteria	Criteria Descriptor	Source	Indicator	Nos.	% Ratio*	Scoring	Score	
<i>Historical Info</i>								
Complaints Received	Inclusive Communities in the past 5 years regarding disrepair.	Uniform	High ratio of complaints/notices can indicate poor maintenance regimes; owners unwilling or unable to effect repairs; and/or physical failure of properties.			1 point per full 5%		
Enforcement Notices	The number of enforcement notices served by Safer Inclusive Communities in the past 5 years to address disrepair.	Uniform						
Enforcement Notices	The no. of enforcement notices served by Building Standards within previous 5 years.	Uniform						Sub-total
<i>Current Info</i>								
Work Notices	Total no. of work notices currently in place	Uniform	High ratio of notices can indicate poor maintenance regimes; owners unwilling or unable to effect repairs; and/or physical failure of properties.			1 point per full 5%		
Dangerous Building Notices	Total no. of Dangerous Building Notices currently in place	Uniform						
Other Notices	Total no. of other enforcement notices currently in place	Uniform						Sub-total
<i>Survey Information</i>								
Level of Disrepair	The prevalence rates of serious disrepair within proposed HRA	PSHCS 2011	High levels of disrepair and BTS housing are indicative of areas where intervention may be required.			2 points per full 5%		
Level of BTS Housing	The prevalence rates of BTS housing within proposed HRA							
<i>Planned Investment</i>								
Strategic Location and Regeneration	Site identified in the plans of statutory agencies as being of strategic significance and earmarked for investment within 5 years. Including sites which are connected to strategically significant sites.	SLP & RSL investment plans	Indicated investment can have an impact on neighbouring areas and may also negate intervention.			10 points if confirmed		
<b>Score Outcome</b>								
Less than 20	Not appropriate for HRA, consider targetted, positive promotion of maintenance obligations							Sub-total <b>TOTAL</b>
21 to 50	Not appropriate for HRA, consider targetted and supported enforcement							
Greater than 50	Complete stage 2 prioritisation scoresheet							
* expressed as a % of all complaints/notices in the proposed HRA against the no. of units in the proposed HRA.								



### Housing Renewal Area: Stage 1b - Viability

Criteria	Criteria Descriptor	Indicator	Nos.
<i>Economic Requirements*</i>			
Inverclyde Council Funding	Inverclyde Council may be able to provide financial assistance to owners in declared HRAs to facilitate completion of necessary works	Are appropriate levels of funding available from Inverclyde Council	YES / NO
Other Public Funding	Other public bodies may have contributory funding which can be applied for. e.g. Scottish Government, Historic Scotland.	Can appropriate levels of funding be accessed from other public funding sources	YES / NO
Private Funding	Owners often have accessible capital in the form of savings, investments or shares which can be used to fund the necessary works	Can owners contribute appropriate levels of capital funding	YES / NO
Equity Access	Subject to conditions, lenders may be willing to release equity on a property based on it's future value upon completion of works.	Will there be appropriate levels of equity available in the properties once the HRA has been completed	YES / NO
<i>* a comprehensive funding package must be demonstrated to proceed to stage 2</i>			

<i>Owners Ability</i>			
Financial Capacity	To complete the necessary works owners will require to demonstrate the availability of funding	Have owners indicated or confirmed their collective ability to fund the necessary works	YES / NO
Communal Ability	To complete the necessary works owners will require to demonstrate the ability to work jointly to address communal works	Have owners provided satisfactory evidence of the participation of the majority of owners in each property	YES / NO
<i>* owners must provide satisfactory evidence of both financial ability and participation of the majority of owners to proceed to stage 2</i>			



<b>Housing Renewal Area: Stage 2 - Prioritisation</b>					
<u>Criteria</u>	<u>Criteria Descriptor</u>	<u>Source</u>	<u>Weighting</u>	<u>Weighting Descriptor</u>	<u>Project Score</u>
<i>Disrepair</i>					
Level of Disrepair	Nos. of houses in serious disrepair as a % of housing within the proposed HRA	PSHCS 2011 /Survey	40	% of serious disrepair to match % of weighting (disrepair/40*100)	(% of
Level of BTS Housing	Level of BTS housing as a % of housing in the proposed HRA	PSHCS 2011 /Survey	40	% of serious disrepair to match % of weighting (disrepair/40*100)	(% of sub-total
<i>Sustainability</i>					
House Type	Breakdown of house type in proposed HRA (compare to Inv. Av)	GIS	10	Score 1-10. High score for imbalance of house type	
Tenure Balance	Breakdown of tenure type in proposed HRA (compare to Inv. Av)	Internal Records	10	Score 1-10. High score for tenure imbalance	
Average House Values	Values in the proposed HRA relative to Inverclyde average	Sasines	10	score 1-10. High score for lower than average value	sub-total
<i>Previous Investment</i>					
Private Sector	Amount of investment relative to property value	Internal Records	10	Score 1-10. High score for high ratio of investment	
Public Sector	Amount of investment relative to property value	Internal Records	10	Score 1-10. High score for high ratio of investment	sub-total
<i>Strategic Planning</i>					
Strategic Location	Importance of site in Inverclyde regeneration	Internal Records	10	10 Scored for strategic location	
Regeneration	Existing commitments from statutory bodies	Internal Records	10	10 scored for existing/approved regeneration plans	sub-total
<b>Total Stage 2 Weighting</b>			<b>150</b>		<b>Total Stage 2 Score</b>
					<b>0</b>