

**ANGUS COUNCIL**

**COMMUNITIES COMMITTEE – 3 MARCH 2015**

**PROCUREMENT AUTHORITY REPORT - RESEARCH CONSULTANT TO UNDERTAKE A  
PRIVATE SECTOR HOUSE CONDITIONS SURVEY**

**REPORT BY HEAD OF PLANNING AND PLACE**

**ABSTRACT**

This report seeks authorisation to procure a Consultant to undertake a Private Sector House Condition Survey.

**1. RECOMMENDATIONS**

**1.1** It is recommended that the Committee:

- (i) Approves funding of up to £80,000 to undertake a Private Sector House Condition Survey;
- (ii) Authorises the Head of Planning and Place to procure a consultant to undertake the research; and
- (iii) Notes the tender will be awarded on the basis of the most economically advantageous tender (MEAT) using a 50/50 Quality/Price split as approved by the Head of Corporate Improvement & Finance per 16.14.2 of the Angus Financial Regulations.

**2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/COPORATE PLAN**

**2.1** This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Angus is a good place to live in, work and visit
- Our communities are safe, secure and vibrant
- Individuals are supported in their own communities with good quality services
- Our communities are developed in a sustainable manner.

**3. BACKGROUND**

**3.1** The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to prepare a LHS supported by an assessment of housing need and demand. The scope of the LHS has recently been broadened and it is now the sole strategic document, addressing housing issues across all tenures. The requirements of Section 10 of the Housing (Scotland) Act 2006 reinforce its application to the private sector. It is now a statutory requirement for the LHS to show how the local authority's policies on enforcement and assistance will improve private house conditions. This needs to be built around a clear understanding of the scale and nature of local housing quality issues.

**3.2** The Housing (Scotland) Act 1987 also places a duty on local authorities to secure that all houses in their area which do not meet the tolerable standard are closed, demolished or brought up to the tolerable standard.

#### **4. CURRENT POSITION**

- 4.1 The LHS acknowledged our gap in knowledge and data relating to the condition of private sector housing, and in particular the level of houses below the tolerable standard (BTS). A Scottish Government peer review of the strategy highlighted the need for a strategy for improving BTS housing and a policy for identifying Housing Renewal Areas.

#### **5. PROPOSALS**

- 5.1 The Council will advertise for a Consultant to undertake a Private Sector Stock Condition Survey via Public Contracts Scotland. The procurement process will be commenced by the end of April 2015, allowing the Contractor to survey around 1,200 private sector homes during the summer. The survey data will be analysed by the Contractor and the findings presented to the Council by autumn 2015.

- 5.2 The key objectives of the study are as follows:

- To identify the scale and nature of private house condition issues throughout Angus
- To identify the relationship between stock condition, energy efficiency, socio-economic factors, tenure/property type and housing market areas
- Enable the Council to make informed decisions about the targeting of assistance and future housing policy development particularly in relation to:
  - Assessing the extent to which house condition differs across the four housing market areas (North, East, South, & West Angus)
  - Assessing the extent to which tenure/property type (owner occupied/private rented or house/flat) affect condition
  - Assessing the extent to which households may be able to afford to undertake necessary repairs and maintenance themselves and how this is affected by socio-economic factors
- To understand the factors which influence the physical condition of the housing stock

- 5.3 The Private Sector Stock Condition Survey will provide reliable local data, which can be viewed alongside the Continuous Scottish Housing Condition Survey (CSHCS). This will enable the Council to use the findings of the Survey as a baseline to inform future analysis of the CSHCS.

#### **6. FINANCIAL IMPLICATIONS**

- 6.1 The Contract value will not be more than £80,000 and best value will be secured through an open tender process. The funds required will be met equally from Other Housing and the Affordable Housing Revenue Account, with £40,000 being met by each source.

- 6.2 Members are asked to note that the £40,000 from Other Housing is being met from 2014/15 underspends within the Communities Directorate and approval is already in place to carry this forward into 2015/16 (report 504/14 to Council on 11 December 2014 refers).

- 6.3 In all parts of the survey, contractors will be invited to suggest and cost for alternative methods that will achieve or enhance the Council's objectives, particularly in relation to focusing the survey towards properties and households most at risk. This notwithstanding tenders must be based on the Council's stated requirements.

**NOTE:** No background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

**REPORT AUTHOR:** Vivien Smith, Head of Planning and Place  
**EMAIL DETAILS:** [communitiesbusinesssupport@angus.gov.uk](mailto:communitiesbusinesssupport@angus.gov.uk)