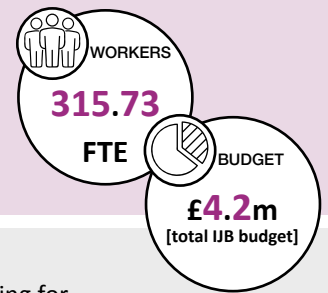


# Housing and Property Services

## Service Description



### PROPERTY SERVICE

- **Management** of all the Council's property assets
- **Management**, design and delivery of all repairs, maintenance and construction projects

The Property Service Consists of: Building Services (DLO), Asset Management and Design Team

The Property Portfolio consists of:

- 160 Operational Buildings
- 6,380 Residential Properties
- 168 industrial buildings leased out
- 21.1 hectares of ground leased out

HRA Budget = £22.8M

- We build 50 Council houses per year, and assist Housing Associations to build 70 per year

### HOUSING SERVICE

Responsible for strategic planning for housing in all tenures working closely with Planning, Health and Social Care Moray and NHS Grampian

Housing Service also responsible for:

- **Moray's** Homelessness and Housing Options service. (584 homeless presentations in 2023/24)
- **Maintaining** the Housing List (approx. 3,500 households)
- **Allocation** of Council house vacancies (464 in 2023/24) and
- **Housing** Association nominations (107 in 2023/24)
- **Providing** a full landlord service to 6,380 Council tenants

### Key Facts

- **Total** repairs budget for operational properties £1.910m (split £1.060m Education and £0.850m remaining)
- **Total** revenue income from leased assets £2.270m per annum (2023/24)
- **Total** capital income generated from sale of surplus assets in 2023/24 was £0.805m
- **DLO** turnover for the year 2023/24 was £12.730m
- **DLO** has a fleet of 94 vehicles
- **DLO** completed 18,620 repairs in 2023/24
- **Our** landlord service has the lowest rents in Scotland
- **Our** landlord service has good performance on rent arrears
- **Our** landlord service has high tenancy sustainment and satisfaction

### Priorities

- **Tenant** participation
- **Repairs** Performance
- **Property** Reviews to ensure best value use of property assets and support new ways of working
- **Investment** in Housing assets to meet energy efficiency standards
- **Investment** in Operational assets to meet the needs of service delivery
- **Voids** performance

### Issues / Risks

- **Recruitment** and retention of craft and manual workers due to the buoyancy of the local construction industry
- **Managing** competing repair needs with an aging property estate