

# **Scottish Factoring Network Conference**

## **The Challenge of Unfactored Blocks**

**Beth Reilly**

**Head of Property Services**



# Thenue



- Thenue formed in 1979 as Thenew.
- 2018
- Rented Stock: 2914 units
- Supported Accommodation :18 projects from single houses to hostels
- Factoring Service : 699 owners including commercial units
- House types: from pre 1919 tenements to houses completed in 2018

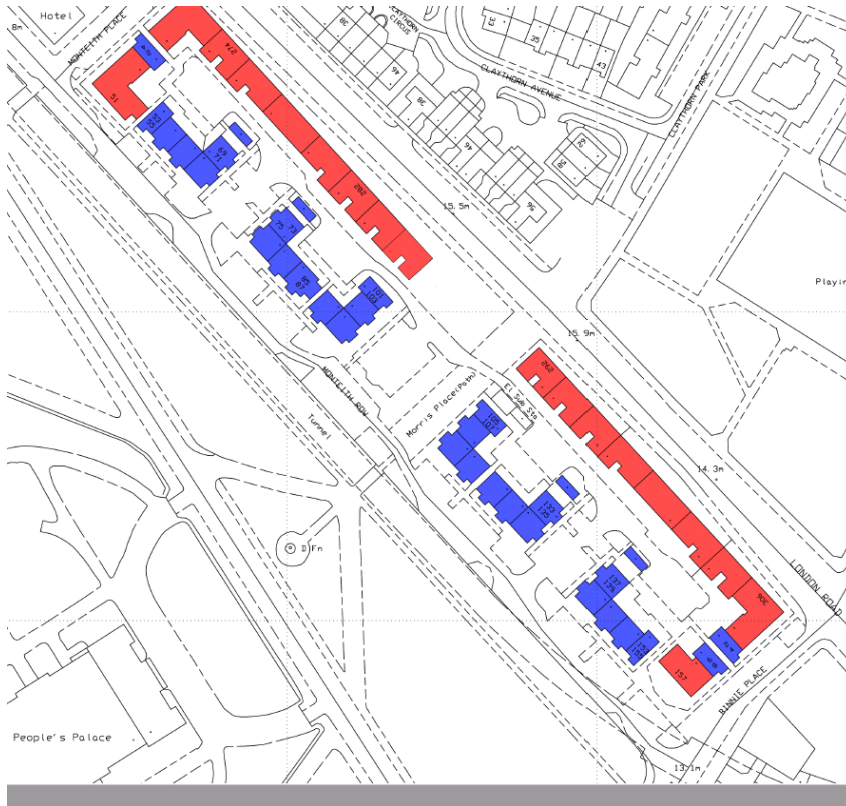




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- 1980- Barratt develop Weavers Court Development
- 20No 3 storey tenements
- 58No 2 storey cottage flats



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- Current position
- 18No Closes: 117 Flats
- 56No Cottage Flats
- Total: 173 properties
- Owner Occupiers: 48%
- PRS: 52%





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## Owners Concerns:

- Rubbish containment
- Antisocial behaviour
- Environmental maintenance
- Fabric maintenance
- Lack of factoring

## Owners Action

### Complaints to

- GCC Cleansing
- GCC Environmental Health
- Complaints to Local Elected Members



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A catalyst for change

- 2006 Housing(Scotland) Act
- Local Authority power to declare
- Housing Renewal Areas
- Pay for missing owners shares
- 2014 Commonwealth Games

2014

London Rd Housing  
Renewal Area designated  
by GCC  
Phase 1  
Environmental  
improvements





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## 2015

- Dilapidations Survey
- London Rd/Monteith Row Action Plan
- Offer of grants to owners
- Energy Efficiency works

## 2016-17

- Agreement for THA to act as GCC Agent to deliver Phase 2
- HEEPS funding agreed in principal
- Acquisition strategy agreed with GCC



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2017-18

Phase 2 Works Agreed:£1.652m

- Installation of External Wall Insulation-
- Common Repair works
- HEEPS Grant:£970k
- Private Sector Housing Grant: £473k
- Owners Contributions:£209k
- Acquisition Strategy Implemented





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- Risks: Non payment by owners
- Missing Share Guarantee by GCC
- Housing (Scotland) Act 2006. S50
- Powers of Recovery: 1st Ranking Security



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## Issues for Discussion

- Local Authority's Role
- Power to act as Factor
- Deeds of Condition & Minutes of Agreement
- Risk- Reputation
- Risk- Financial
- Owners responsibilities
- Service offered

