

Report

Report to:	Executive Committee
Date of Meeting:	4 December 2019
Report by:	Executive Director (Housing and Technical Resources)

Subject:	South Lanarkshire Local Housing Strategy Annual Review 2018/2019
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1. Purpose of Report

1.1 The purpose of the report is to:-

- ♦ provide Committee with an update on the progress made during 2018/19 against delivering the agreed outcomes set out in the Local Housing Strategy (LHS) 2017 to 2022.

2. Recommendations

2.1 The Executive Committee is asked to approve the following recommendations:-

- (1) that the progress on actions for delivering the agreed LHS priority outcomes across the five chapters, be noted

3. Background

3.1 The Housing (Scotland) Act 2001 requires local authorities to carry out an assessment of needs and demand for housing and related services, and to prepare and submit a five year Local Housing Strategy (LHS) to Scottish Ministers. The LHS is the main plan for all housing tenures in the local authority area.

3.2 The LHS 2017 to 2022 was developed in 2016/2017, building on the good work undertaken by the council and its partners under the previous LHS. The LHS works alongside the council's Local Development Plan (LDP), to set the strategic framework for local housing development.

3.3 The Executive Committee approved the LHS on 30 August 2017 and noted the annual monitoring and reporting arrangements.

3.4 This is the second annual review of the LHS, with the 2017/2018 review reported to Executive Committee on 21 November 2018.

4. Context and wider policy changes

4.1 A number of significant changes have taken place both locally and nationally since the last review of the LHS. A summary of these in relation to each of the five chapters of the LHS has been set out below:

4.2 Housing Supply, Choice and Affordability

On 13 November 2019, Housing and Technical Resources Committee approved the Strategic Housing Investment Plan (SHIP) 2020 to 2025. This sets out the potential

to deliver up to 3,141 additional affordable homes in South Lanarkshire over the five year period.

In August 2019, the Scottish Government published new SHIP guidance outlining new requirements to be considered as part of future plans. Any proposals or issues identified as a result of this will be considered as part of future LHS reviews.

4.3 Housing Quality and Energy Efficiency

Energy efficiency of social housing, including all council homes, is currently monitored through the Energy Efficiency Standard for Social Housing (EESH), which sets a national standard to be met by 2020.

During 2018/2019, Energy Efficient Scotland completed a number of public consultations seeking to accelerate targets for energy efficiency standards of the three main housing tenures, including the private rented sector. Housing and Technical Resources will continue to monitor this area and respond to any legislative changes that occur as required.

4.4 Supporting Independent Living and Specialist Provision

During 2018/2019, the South Lanarkshire Strategic Commissioning Plan 2019 to 2022 was prepared by the South Lanarkshire Health and Social Care Partnership. The Plan outlines how health and social care services will be delivered in such a way as to enable people to continue to live independently within their own homes or a homely setting within their community.

A 'Housing Contribution Statement' is embedded within the Strategic Commissioning Plan, outlining the ways in which Housing and Technical Resources will support its delivery.

Guidance issued by the Scottish Government in March 2019 outlined the requirement for local authorities to set targets by the end of 2019 for the delivery of wheelchair accessible housing (Further information on this is provided within section 6.2).

4.5 Addressing Homelessness

During 2018/2019, the Scottish Government required all councils to develop a new Rapid Rehousing Transition Plan (RRTP) as part of a revised approach to tackling homelessness across Scotland. In conjunction with its housing, health and homelessness partners, Housing and Technical Resources developed the South Lanarkshire Rapid Rehousing Transition Plan 2019 to 2024 which was submitted to the Scottish Government in December 2018 and approved at Housing and Technical Resources Committee on 23 January 2019.

Positive feedback on the plan was received from the Scottish Government following its submission. As part of this, the Scottish Government also asked for the resourcing requirements set out within the plan to be revised. A full update on the implementation of the RRTP, including revisions made as a result of the feedback, will be reported to Housing and Technical Resources Committee in June 2020 as part of its annual review.

4.6 Sustainable Places

Housing and Technical Resources continue to support delivery of the South Lanarkshire Community Plan and associated Neighbourhood Plans across identified areas in South Lanarkshire.

During 2018/19, the South Lanarkshire Local Child Poverty Action Report (LCPAR) was published that contributes the wider aims of the Community Planning Partnership. Housing and Technical Resources actively contributed to the development of the LCPAR, with the actions contained closely aligned to the LHS.

5. Annual Review 2018/19

5.1 The LHS is structured around five chapters and nine priority outcomes. There are 97 indicators against which the council monitors progress including 65 actions and 32 measures. In line with wider reporting arrangements across the council, these indicators can be categorised into 'green', 'amber' and 'red' depending on the progress made against them.

5.2 In 2018/19, 95% of the indicators were on target for completion within projected target periods. Table 1 outlines the 2018/2019 categorisation of the 97 indicators.

	Green	Amber	Red	To be reported later	Total
2018/19	90	2	1	4	97

Table 1: Categorisation of LHS indicators 2018/2019

5.3 One measure was categorised as 'red', below anticipated performance:

- ◆ M1.3 The number of long term empty properties

This has been identified as a priority for 2019/2020. Housing and Technical Resources and relevant resources from across the council are working with the Scottish Empty Homes Partnership to increase the number of long term empty homes brought back into use.

In addition to the measure contained within the LHS, the South Lanarkshire SHIP 2020 to 2025 now also contains a target relating to empty homes. This will be reported to Housing and Technical Resources Committee as part of the agreed annual reporting arrangements.

5.4 The two measures/actions categorised as 'amber' were:

- ◆ A5.5 Enhancement of early warning housing alert protocols to improve planning for discharge [from hospital] and reduce delays
- ◆ M6.3 The percentage of former homeless households sustaining tenancies for 12 months

Work to progress these areas will continue to be made throughout the remainder of the LHS. In relation to M6.3, the performance will be monitored through the RRTP and partnership approach of the LHS homelessness sub-group.

5.5 The review demonstrated good progress has been made for 90 indicators. Key highlights within these have been provided for each of the five chapters below:

Housing Supply, Choice and Affordability

- ◆ Within 2018/19, a total of 445 additional affordable homes for social rent were delivered across South Lanarkshire. This included 252 new build homes by housing associations, 132 council new build and 61 additional council homes

purchased through the council's open market purchase scheme. A full update on progress of the SHIP was delivered to Housing and Technical Resources Committee on 13 November 2019.

Housing Quality and Energy Efficiency

- ◆ The proportion of homes meeting current EESSH standards continues to increase. In 2018/19, 91.1% of the council's 24,962 homes met this standard. The council continues to work towards this target and through the Home+ programme will bring the remaining, non-exempt homes up to the standard, subject to sitting tenants granting consent to necessary works.

Supporting Independent Living and Specialist Provision

- ◆ Of the 445 additional affordable homes for social rent delivered during 2018/19, 220 (49%) were particular need/amenity properties. All new homes within the programme meet the housing for varying needs standard and are 'future proofed', meaning they are designed in such a way that they can be easily adapted to meet the specific needs of a wide range of customers, now and into the future.
- ◆ During 2018/19, in consultation with current residents of the council's two Gypsy/Traveller sites, investment master plans were developed which will see a range of improvements delivered across both sites during 2019/20 and beyond.
- ◆ In relation to corporate parenting, 8 looked after young people were provided with permanent housing, with a tenancy sustainment rate of 100%.

Addressing Homelessness

- ◆ The average number of days in temporary accommodation for homeless households has decreased from 192 days in 2017, to 108 days at the end of 2018/19.
- ◆ The council introduced a new integrated Housing Options approach across all housing management areas within South Lanarkshire. This focusses on early engagement and a self-assessment tool to consider housing needs and signpost customers to suitable housing options.
- ◆ In 2018/19, the council continued to provide housing options/homelessness prevention awareness sessions to secondary pupils in years 3, 4 & 5.

Sustainable Places

- ◆ The council continues to work in partnership with key stakeholders and partners to deliver 230 new social rented properties through the Whitlawburn Regeneration Masterplan, due for completion in 2022.
- ◆ The council continues to engage with communities within Clydesdale, experiencing low demand of social rented housing to develop housing-led local area action plans that promote housing sustainability.

6. Proposed revisions to LHS Performance Framework

- 6.1 Taking account of the wider context and policy changes as detailed in Section 4, it has been necessary to review the performance framework against which progress within the LHS is measured. This is to ensure the performance indicators remain relevant and measurable.
- 6.2 Following the 2018/2019 annual review, it is proposed that the following measure be removed from the LHS:-

Reference	Measure/action	Context
M5.5	Unplanned Accident and Emergency admissions to hospital for South Lanarkshire residents, rate per 1,000 people	Discussions through the LHS Steering Group identified that the measure did not effectively contribute to supporting independent living. This area is also being progressed through the South Lanarkshire Community Plan, with an aim to reduce unintentional injuries within homes.

6.3 It is proposed that the following measure be added to the LHS:-

Reference	Measure/action	Context
M5.7	Proportion of new-build housing of wheelchair accessible standard	In response to Scottish Government guidance and supporting 'A Fairer Scotland for Disabled People' delivery plan and revised LHS/SHIP guidance, a target of 8% has been set in consultation with RSL partners for social rented properties across South Lanarkshire.

6.4 Performance against the new measure will be reported to Executive Committee through the agreed annual LHS review process.

7. Next Steps

- 7.1 The council and its housing partners have made good progress in 2018/2019 towards delivering on the current, agreed LHS Priority Outcomes. The findings of this review will be shared with the Scottish Government, as recommended good practice and a summary 'LHS 2017 to 2022 Annual Report' is being prepared and will be published on the council's website.
- 7.2 The action plan and monitoring framework as set out in the LHS 2017 to 2022 will be updated to ensure the strategy continues to align with associated plans and strategies, as well as to reflect new national policy priorities as noted in Section 4.
- 7.3 New LHS guidance published by the Scottish Government in September 2019 will shape and inform future LHS annual reviews and the development of the next Local Housing Strategy for 2022 to 2027.
- 7.4 The Scottish Government has indicated that it will shortly be holding a public consultation on its Housing to 2040 vision. The council will contribute to this and take account of issues or priorities identified from it through the LHS annual review process.

8. Employee Implications

- 8.1 There are no employee implications as a result of this report.

9. Financial Implications

- 9.1 There are no financial implications as a result of this report.

10. Other Implications (Including Environmental and Risk Issues)

- 10.1 The actions in the LHS link closely to the wider Rural Strategy, Strategic Commissioning Plan, Local Development Plan and Economic Strategy.
- 10.2 A Strategic Environmental Assessment (SEA) pre-screening determination was completed as part of the development of the LHS 2017 to 2022.
- 10.3 The content of this report will contribute to the evidence to support the requirements of the newly introduced Annual Assurance Statement.

11. Equality Impact Assessment and Consultation Arrangements

- 11.1 A full Equality Impact Assessment (EQIA) was completed as part of the development of the LHS 2017 to 2022. The EQIA identified that the LHS would be of particular relevance to individuals covered under the “protected characteristics” as defined in the Equality Act 2010 and would have a positive impact upon communities across South Lanarkshire.
- 11.2 As highlighted at 6.3, an additional indicator relating to wheelchair accessible housing targets was added to the LHS. An additional EQIA was completed on this which found that it would also have a positive impact upon communities across South Lanarkshire.
- 11.3 The LHS is subject to ongoing consultation and engagement with key partners and stakeholders.

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15 November 2011

Links to Council Values/Objectives

- ◆ Focused on people and their needs
- ◆ Improve later life
- ◆ Protect vulnerable children, young people and adults
- ◆ Deliver better health and social care outcomes for all
- ◆ Improve the quality, access and availability of housing
- ◆ Work with communities and partners to promote high quality thriving and sustainable communities
- ◆ Support our communities by tackling disadvantage and deprivation and supporting aspiration

Previous References

- ◆ Executive Committee Report, ‘Local Housing Strategy (LHS) Annual Review 2017-22’, 21 November 2018

List of Background Papers

- ◆ Local Housing Strategy 2017-22
- ◆ South Lanarkshire Rapid Rehousing Transition Plan 2019-24
- ◆ South Lanarkshire Strategic Commissioning Plan 2019-22

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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