

# **Report**

Report to:	<b>Housing and Technical Resources Committee</b>
Date of Meeting:	<b>20 March 2019</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>Housing Allocation Policy – Local Letting Plans 2019/2020</b>
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## **1. Purpose of report**

1.1. The purpose of the report is to:-

- ◆ advise on progress against the 2018/2019 letting targets
- ◆ request approval for the 2019/2020 letting targets
- ◆ request approval for the Local Letting Initiatives and the South Lanarkshire Letting Initiative in respect of Welfare Reform

## **2. Recommendation(s)**

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that progress against the 2018/2019 letting targets, be noted;
- (2) that the 2019/2020 mainstream letting targets, attached as Appendix 1, be approved;
- (3) that the 2019/2020 sheltered letting targets, attached as Appendix 2, be approved;
- (4) that the local letting initiatives attached as Appendix 3, be approved; and
- (5) that the South Lanarkshire Letting Initiative, attached as Appendix 4, be approved.

## **3. Background**

- 3.1. Local Letting Plans (LLPs) are a key feature of the Housing Allocation Policy and help ensure that a strategic and flexible approach is taken in the allocation of Council housing in South Lanarkshire.
- 3.2. On an annual basis, LLPs are prepared for each of the housing management areas of South Lanarkshire. LLPs provide an overview of local supply and demand and set out:-
- ◆ the annual letting targets for each of the 4 housing lists (in relation to mainstream and sheltered properties)
  - ◆ Local Letting Initiatives (LLIs) in operation within a local area
- 3.3. LLPs are subject to Housing and Technical Resources Committee approval and this is the eleventh annual report on LLPs since the Housing Allocation Policy was introduced in 2009.

- 3.4. As previously reported, in accordance with the Housing and Technical Resources Policy Review Schedule, the Housing Allocation Policy has been subject to a full review during 2018/2019. A report detailing the outcome of the review together with the new Housing Allocation Policy has been presented for approval in a separate report to Housing and Technical Resources Committee on this agenda. The report confirms that, subject to the approval of Committee, LLPs will continue to feature within the revised Housing Allocation Policy when it is introduced in May 2019.
- 4. Rapid Rehousing Transition Plan**
- 4.1. During 2018, Housing and Technical Resources has been working with key partners to produce a Rapid Re-housing Transition Plan (RRTP) for South Lanarkshire. The RRTP, approved by Housing and Technical Resources Committee on 23 January 2019, sets out the Council's and its partners' priority objectives over the next 5 years to significantly reduce homelessness.
- 4.2. The development of LLPs and the approach already taken each year by the Council to set local letting targets for each of the housing lists will, along with a range of other actions, contribute towards achieving the ambitions set out within the RRTP.
- 5. Achievement of the 2018/2019 letting targets**
- 5.1. The information provided in relation to the achievement of letting targets has been projected to the end of the financial year and is based on data collated from 2 April 2018 to 6 January 2019. This approach allows letting targets and letting initiatives to be fully implemented from the start of the financial year.
- 5.2. Across each housing management area, letting targets are set within bands for each housing list to allow for a degree of flexibility when allocating properties. Full details of the projected outcomes in relation to the targets set for both mainstream and sheltered properties are set out in Appendix 1 and 2.
- 5.3. Across the South Lanarkshire area, for both mainstream and sheltered properties, it is projected that all letting targets will be achieved by the end of the financial year. In terms of the individual area office targets for mainstream properties, there are minor variations which in general, can be attributed to differences in demand for housing within specific areas. In relation to sheltered properties, local variations are mainly due to the low number of lets and also differences in supply and demand within certain areas.
- 6. Letting targets for mainstream properties during 2019/2020**
- 6.1. The letting targets proposed for mainstream properties across South Lanarkshire and for each of the housing management areas are set out in Appendix 1.
- 6.2. The factors which have been taken into account when setting the mainstream letting targets for 2019/2020 are detailed below:-
- ◆ continued high level of demand for social rented housing – it is projected that 4,095 new housing applications will have been received by the end of this financial year
  - ◆ high number of applicants queued on the HomeFinder housing register - as at 6 January 2019, there were 12,863 applicants queued for mainstream housing on the register

- ◆ continuing high demand from homeless households - as at 6 January 2019, 1,429 homelessness applications had been received. Assuming that this trend continues, it is projected that 1,857 applications will have been received by the end of the financial year. In comparison with 2017/2018, this would represent a slight reduction of 7% in the level of applications received.
- ◆ the Council's statutory duty to homeless households - the number of applicants assessed as homeless and to whom the Council has a duty to provide settled accommodation, remains high. As at 6 January 2019, there were 881 homeless applicants on the HomeFinder housing register
- ◆ decrease in turnover - it is projected that by the end of the financial year, 1,768 mainstream properties will have been let. In comparison with 2017/2018, this represents a slight decrease of 2% in the number of properties becoming available for let
- ◆ the percentage of lets to the Other Categories list is higher within Cambuslang due to the regeneration of the East Whitlawburn area and this is reflected in the local letting targets for this area
- ◆ joint working with partners – the contribution that HomeFinder partners and other Registered Social Landlords (RSLs) make to meeting the needs of homeless applicants, through an agreed target of lets
- ◆ additional supply of housing – the number of new build properties and acquisitions planned for completion during 2019/2020

## **7. Letting Targets for sheltered properties during 2019/2020**

- 7.1. The letting targets proposed for sheltered properties across South Lanarkshire and for each of the housing management areas are set out in Appendix 2.
- 7.2. Between 2 April 2018 and 6 January 2019, 119 sheltered properties became available for let. It is projected that by the end of the financial year 154 sheltered properties will have been let, which would represent a 5% increase on the previous year 2017/2018.
- 7.3. There continues to be a high level of demand for sheltered housing, with 1,957 applicants on the HomeFinder housing register as at 6 January 2019. Demand for sheltered housing varies across individual sheltered housing developments, and this has been taken into account in the letting targets proposed for 2019/2020.

## **8. Local Letting Initiatives**

- 8.1. The Housing Allocation Policy allows for the establishment of Local Letting Initiatives (LLIs) in areas where there are particular needs, issues or circumstances which require to be addressed.
- 8.2. During 2018/2019, there were 6 LLIs in operation across South Lanarkshire. To inform the development of the LLPs for 2019/2020, each of the LLIs has been subject to an internal review to assess their impact and identify whether there is a need for the LLI to continue.
- 8.3. Based on the findings from the review of the LLIs, it is proposed that the existing 6 LLIs be retained and the criteria, set out in Appendix 3, remain unchanged during 2019/2020.
- 8.4. In addition, it is proposed that a new LLI be introduced in the Kelvin Gardens area of Hamilton. The LLI is set out in Appendix 3 and aims to address issues relating to low tenancy sustainment within Kelvin Gardens by providing housing support and money advice to new tenants.

## **9. South Lanarkshire Letting Initiative**

- 9.1. The South Lanarkshire Letting Initiative was introduced in April 2013 to mitigate the impact of welfare reform on council tenants affected by the under occupancy provisions of the Welfare Reform Act 2012.
- 9.2. In the period between 2 April 2018 and 6 January 2019, 4 Council tenants were re-housed under this initiative. The majority of these tenants moved to a smaller property where they are no longer affected by the under occupancy provisions of the 2012 Act.
- 9.3. Whilst the impact of the initiative has been limited, it continues to operate as one of a number of measures taken by the council to help tenants affected by the under occupancy provisions and remains a useful tool. It is proposed that the initiative be retained during 2019/2020 and the eligibility criteria, set out in Appendix 4, remain unchanged.

## **10. Next Steps**

- 10.1 The following key actions will be programmed:-
  - ◆ implement 2019/2020 letting targets effective from Monday 1 April 2019
  - ◆ publish the 2019/2020 Local Letting Plans on the South Lanarkshire Council website
  - ◆ continue to monitor the impact of the LLIs and the South Lanarkshire Letting Initiative throughout the year

## **11. Employee Implications**

- 11.1. There are no employee implications contained within this report.

## **12. Financial Implications**

- 12.1. There are no financial implications contained within this report.

## **13. Other Implications**

- 13.1. The risks associated with welfare reform have been included within the Resource's risk register and actions taken to mitigate these risks where possible.
- 13.2. There are no issues in terms of sustainability.

## **14. Equality Impact Assessment and Consultation Arrangements**

- 14.1. An equality impact assessment has been carried out on each LLI proposed for 2019/2020 and on the South Lanarkshire Letting Initiative.
- 14.2. An equality impact assessment has been carried out on the recommendations contained in this report. The assessment is that the proposals do not have any adverse impact on any protected characteristics groups. The results of the assessment will be published on the South Lanarkshire Council website.
- 14.3. Consultation on the proposed LLP targets and the LLIs have taken place with tenants and other customers at meetings of the Tenant Participation Co-ordination Group and Local Housing Forums. Performance in relation to the achievement of LLP targets will also be included in the general performance information discussed with Local Housing Forums throughout the year.

**Daniel Lowe**  
**Executive Director (Housing and Technical Resources)**

14 February 2019

**Link(s) to Council Values/Ambitions/Objectives**

- ◆ Improve the availability, quality and access to housing
- ◆ Support our communities by tackling disadvantage and deprivation and supporting aspiration
- ◆ Focused on people and their needs

**Previous Reference**

- ◆ Housing and Technical Resources Committee report – Local Letting Plans, 7 March 2018

**List of Background Papers**

- ◆ Local Letting Plans 2019/2020

**Contact for Further Information**

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

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## SLC Proposed Letting Targets for Mainstream Properties 2019/20

## South Lanarkshire

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	50%-60%	975	55	50%-60%
Transfer	20%-30%	377	22	20%-30%
Waiting	15%-20%	338	19	15%-20%
Other Categories	0%-5%	78	4	0%-5%
Total		1768	100	

## Cambuslang

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	55%-60%	94	55	55%-60%
Transfer	15%-20%	29	17	10%-15%
Waiting	5%-10%	18	10	0%-10%
Other Categories	15%-20%	30	18	20%-30%
Total		171	100	

## Rutherglen

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	55%-60%	117	65	55%-60%
Transfer	20%-25%	27	15	20%-30%
Waiting	15%-20%	23	13	10%-15%
Other Categories	0%-5%	13	7	0%-10%
Total		180	100	

## Clydesdale North

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	40%-50%	88	46	35%-45%
Transfer	20%-30%	51	27	25%-30%
Waiting	20%-35%	46	24	25%-35%
Other Categories	0%-5%	5	3	0%-5%
Total		190	100	

## Clydesdale South

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	40%-50%	79	29	35%-45%
Transfer	20%-30%	75	28	25%-30%
Waiting	20%-35%	107	40	25%-35%
Other Categories	0%-5%	9	3	0%-5%
Total		270	100	

## East Kilbride

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	60%-65%	194	64	60%-65%
Transfer	25%-35%	78	26	25%-35%
Waiting	0%-10%	27	9	0%-10%
Other Categories	0%-5%	5	1	0%-5%
Total		304	100	

## Hamilton

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	55%-60%	225	61	55%-60%
Transfer	20%-30%	73	20	20%-30%
Waiting	10%-20%	62	17	10%-20%
Other Categories	0%-5%	8	2	0%-5%
Total		368	100	

## Larkhall

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	50%-60%	101	59	55%-60%
Transfer	15%-25%	29	17	15%-25%
Waiting	20%-25%	38	22	15%-25%
Other Categories	0%-5%	4	2	0%-5%
Total		172	100	

## Blantyre

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	55%-60%	75	58	55%-60%
Transfer	20%-25%	32	24	20%-25%
Waiting	15%-20%	20	15	15%-20%
Other Categories	0%-5%	4	3	0%-5%
Total		131	100	

## SLC Proposed Letting Targets for Sheltered Properties 2019/20

## South Lanarkshire

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	25%-30%	40	26	25%-30%
Transfer	40%-50%	69	45	40%-50%
Waiting	20%-30%	39	25	20%-30%
Other Categories	0%-5%	6	4	0%-5%
		154	100	

## Cambuslang

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	35%-40%	0	0	35%-40%
Transfer	35%-40%	0	0	35%-40%
Waiting	15%-20%	0	0	15%-20%
Other Categories	5%-10%	3	100	5%-10%
Total		3	100	

## Rutherglen

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	35%-40%	8	50	35%-40%
Transfer	35%-40%	4	25	35%-40%
Waiting	15%-20%	3	19	15%-20%
Other Categories	5%-10%	1	6	5%-10%
Total		16	100	

## Clydesdale North

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	20%-25%	4	37	20%-30%
Transfer	40%-50%	7	63	40%-50%
Waiting	25%-35%	0	0	25%-30%
Other Categories	0%-5%	0	0	0%-5%
Total		11	100	

## Clydesdale South

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	20%-25%	1	12	20%-30%
Transfer	40%-50%	4	44	40%-50%
Waiting	25%-35%	4	44	25%-30%
Other Categories	0%-5%	0	0	0%-5%
Total		9	100	

## East Kilbride

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	30%-45%	18	29	30%-45%
Transfer	40%-50%	26	42	40%-50%
Waiting	10%-20%	17	27	10%-20%
Other Categories	0%-5%	1	2	0%-5%
Total		62	100	

## Hamilton

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	40%-50%	5	25	25%-35%
Transfer	35%-45%	12	60	50%-60%
Waiting	10%-15%	3	15	10%-15%
Other Categories	0%-5%	0	0	0%-5%
Total		20	100	

## Larkhall

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	10%-15%	1	6	10%-15%
Transfer	40%-45%	8	47	40%-50%
Waiting	40%-45%	8	47	35%-45%
Other Categories	0%-5%	0	0	0%-5%
Total		17	100	

## Blantyre

Housing Need List	2018/19	2018/19 Projected Lets		2019/20
	Target	Number	%	Target
Urgent housing need	10%-15%	3	17	10%-15%
Transfer	50%-60%	9	50	50%-60%
Waiting	25%-35%	5	28	25%-35%
Other Categories	0%-5%	1	5	0%-5%
Total		18	100	

## Proposed Local Letting Initiatives for 2019/20

Management Area	Details of LLI	Area covered by LLI	Property types/sizes	Duration of LLI
Clydesdale	<p>Priority for housing to be given to applicants who have a social or economic connection with the area.</p> <p>Restrict lets to the Urgent Housing Need list to 20%-25%</p>	Forth East Douglas Douglas Water Glespin Rigside	All property types and sizes	1 year
Clydesdale	<p>To promote and encourage tenancy sustainability all new tenants will be offered housing support.</p> <p>Any tenant seeking rehousing within the first year of their tenancy will be provided with comprehensive housing options advice and a further housing support assessment prior to any offer of rehousing being made.</p>	Forth East Douglas Douglas Water Glespin Rigside	All property types and sizes	1 year
Hamilton	Priority for housing to be given to applicants with an assessed mobility need.	Almada Tower Wyler Tower	1 and 2 bedroom multi storey flats	1 year
Hamilton	To promote and encourage tenancy sustainability all new tenants will be provided with housing support and money advice.	Kelvin Gardens	2 and 3 bedroom flats	1 year
Cambuslang	Priority for housing to be given to applicants with an assessed mobility need.	Rosebank Tower Sherry Heights Standford Hall Logan Tower Springhall Court	2 bedroom multi storey flats	1 year
Cambuslang	Priority for housing to be given to waiting list and transfer list applicants who have a local connection.	Cathkin Braes Tenant Management Co-operative area	All property sizes and types	1 year
Rutherglen	Restrict lets to the Urgent Housing Need list up to 45%.	Greenhill Court	All 1 and 2 bedroom properties	1 year

## South Lanarkshire Letting Initiative 2019/20

Management Area	Details of LI	Area Covered	Property types/sizes	Duration of LI
Blantyre Cambuslang Rutherglen Clydesdale East Kilbride Hamilton Larkhall	<p>To help mitigate the impact of welfare reform, priority is awarded to:-</p> <ul style="list-style-type: none"> <li>• working age council tenants who, as at 31 March 2013, were under occupying their property in terms of the DWP under occupancy criteria</li> <li>• tenants living in a one bedroom property who are willing to move to a larger property, provided that they meet the required criteria</li> </ul>	All areas of South Lanarkshire	All property types and sizes	1 year