

# Report

Report to:	<b>Executive Committee</b>
Date of Meeting:	<b>21 November 2018</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>Local Housing Strategy (LHS) Annual Review 2017/2018</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

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

## 2. Recommendations

2.1. The 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
- (2) that the publication of the LHS Annual Review 2017/2018 report, 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 2017/2022 was developed in 2016/2017, building on the good work undertaken by the Council and its partners under the previous LHS. The Executive Committee approved the LHS on 30 August 2017 and noted the annual monitoring and reporting arrangements.
- 3.3. The LHS works alongside the Council's adopted Local Development Plan (LDP), to set the strategic framework for local housing development.

## 4. LHS Annual Review 2017/2018

- 4.1. The LHS is structured around five chapters and nine priority outcomes. There are 98 measures against which the Council monitors progress including 65 actions and 33 associated indicators. Table 1 outlines performance in 2017/2018. 95% of the actions and indicators (green/amber) were on target for completion within projected target periods.

**Table 1 – Performance Outline**

Year	Green	Amber	Red	To be reported later	Total
2017/2018	80	13	1	4	98

- 4.2. Only one measure was below anticipated levels and this relates to advice and information provided to private home owners as part of the Council's Scheme of Assistance. This is a demand-led service, where the level of uptake is lower compared with previous years. The Council will continue to monitor this throughout the duration of the strategy and consider other means of promotion to ensure home owners are able to access relevant advice when required. 13 measures classified as 'amber' were either because an action has yet to commence or the timescales have altered due to a new or emerging national policy objective.
- 4.3. Table 2 below sets out the headline performance for 2017/2018 against the five chapters and nine Priority Outcomes.

**Table 2 – Performance highlights**

Chapter	Priority Outcome		Performance
Housing Supply, Choice and Affordability	1	Increase housing supply and improve access to and choice of housing options that suit people's needs and which they are able to afford and sustain.	The Strategic Housing Investment Plan (SHIP) 2017/2018 was approved (Oct 2017) and identified £18.074million for new affordable housing supply in 2017/2018.  1125 new homes were built for sale. In addition, 271 new affordable homes were delivered, including 50 Council new build and 33 additional Council homes acquired through the open market purchase scheme.  Annual delivery exceeded the all tenures Housing Supply Target (1,058) by 32%.
	2	Private renting is a more sustainable housing option that meets all required standards and can meet needs in South Lanarkshire.	At 31 March 2018, there were 1258 accredited private landlord properties in South Lanarkshire, an increase of 15% on the previous year.  The Council continues to deliver information, advice and training, as well as promote positive engagement with landlords through hosting the Private Landlord Forum.
Housing Quality and Energy Efficiency	3	Private home owners and private landlords are encouraged and supported to plan for and invest in the maintenance of their property, including areas held in common ownership, to meet all the required standards.	8586 properties are now covered by the Council's Factoring Service, an increase of 1.4% on the previous year.

Chapter	Priority Outcome		Performance
	4	Housing quality and energy efficiency is improved and more of the energy used comes from low carbon and renewable sources.	89.6% of Council homes meet the Energy Efficiency for Social Housing (EESH) 2020 milestone target.
Supporting Independent Living and Specialist Provision	5	People with particular needs and their carers, are better supported to live independently within the community in a suitable and sustainable home, reducing requirements for institutional care and risks of homelessness.	<p>During 2017/2018, 1,499 adaptations were completed to Council and privately owned homes to enable people to continue to live independently within their own homes.</p> <p>Of 378 new Council homes completed or under construction (as detailed at 5.2), 194 (51%) are designated as specialist provision to meet particular needs and 78 (21%) are designed as barrier free amenity flats to meet the needs of older people.</p> <p>South Lanarkshire Council's Gypsy Traveller sites were assessed as 100% compliant with the Scottish Government's minimum site standards.</p>
Addressing Homelessness	6	Homelessness is prevented through effective partnership working.	<p>Homeless presentations in 2017/2018 were below the average level for the past 5 years (2013 to 2018).</p> <p>There continued to be low levels of repeat homelessness, with only 4% of all homeless households re-presenting within 12 months of case closure.</p> <p>Housing and homelessness awareness sessions were delivered to secondary school pupils across South Lanarkshire.</p> <p>The Council undertook further joint working with Scottish Prison Services to progress the Sustainable Housing on Release for Everyone (SHORE) standards.</p>
	7	More people are able to access appropriate advice about housing options and support, reducing the risks of homelessness or requirements of institutional care.	The Council introduced a new integrated Housing Options approach across South Lanarkshire, focused on early engagement and a self-assessment tool to consider housing needs and signpost customers to suitable housing options.
	8	People who experience homelessness are provided with temporary housing as required and are supported to move to settled accommodation that meets their needs as quickly as possible.	<p>The Council provided 99.2% of all homeless presentations with an offer of appropriate temporary accommodation, if required.</p> <p>Usage of Bed and Breakfast remained low through the Council's effective management of temporary accommodation.</p> <p>46.2% of all homes allocated by the Council and Registered Social Landlords in 2017/2018 were let to homeless households.</p> <p>93.7% of homeless households provided with a Council home sustained their tenancy for 12 months or longer.</p>

Chapter	Priority Outcome		Performance
Sustainable Places	9	Housing sustainability is improved in priority areas and settlements.	<p>The Council continues to engage with Clydesdale rural communities to develop housing-led local area action plans that promote housing sustainability. The Rigside and Douglas Water Tenants' and Residents' Association was awarded the TIS National Excellence Awards for <i>'Tenants and Residents Group of the Year'</i>.</p> <p>The Council continues to work in partnership with key stakeholders and partners to deliver 220 new social rented properties through the Whitlawburn Regeneration Masterplan.</p>

## 5. LHS chapters - context and policy changes

- 5.1. A summary of the wider context and policy changes associated with progress against the five LHS chapters is set out below:

### Housing Supply, Choice and Affordability

- 5.2. The Council's Strategic Housing Investment Plan (SHIP) 2018 to 2023, was approved in October 2017 and identified £18.074million for new affordable housing supply in 2017/2018. Additional resources were secured within year taking total investment for 2017/2018 to £21.545 million. 271 additional affordable homes were delivered and this included 50 new Council build homes, which takes the total for the Home+ Council New Build Programme to 168 (since 2015/2016). On 22 August 2018, the Housing and Technical Resources Committee approved the new SHIP 2019 to 2024, which sets out potential for £141.862million investment to deliver 2,576 new affordable homes.

### Housing Quality and Energy Efficiency

- 5.3. Energy efficiency of social housing, including all Council homes, is currently monitored through the Energy Efficiency Standard for Social Housing (ESSH), which sets a national standard to be met by 2020. At the end of 2017/2018, 89.6% of the Council's 24,833 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

- 5.4. Priority actions in both the LHS and the Health and Social Care Partnership's Strategic Commissioning Plan 2016 to 2019, were progressed including: developing and implementing a Health and Homeless Needs Assessment (HHNA) through a multi-agency partnership group; and developing a 'Housing Options for Older People Strategic Plan' in partnership with the South Lanarkshire Health and Social Care Partnership which aims to help support older people to live independently.
- 5.5. The new South Lanarkshire Strategic Commissioning Plan 2019 to 2022 will be prepared by the South Lanarkshire Health and Social Care Partnership, supported by Housing partners, and will include an updated Housing Contribution Statement.

- 5.6. The Council manages two sites for Gypsy Traveller households. The Scottish Government produced guidance on minimum site standards with 26 indicators covering essential fabric standards, energy efficiency, facilities and amenities, safety and security, maintenance and repairs, fair treatment and consultation. Standards must be achieved by 2018. The Council completed an assessment of our sites and were able to report 100% compliance with all of the indicators to both Scottish Government and the Scottish Housing Regulator.

#### Addressing Homelessness

- 5.7. The Council has continued to focus on prevention of homelessness and increasing tenancy sustainment levels by working closely with housing partners through the Homelessness Strategic Group.
- 5.8. From 2018/2019, the Scottish Government will require all local authorities to develop a new Rapid Rehousing Transition Plan (RRTP) as part of their approach to tackling homelessness. Rapid rehousing focusses on ensure homeless households reach settled accommodation as quickly as possible. This closely aligns with the 'addressing homelessness' priority outcomes set out in the LHS. A multi-agency Homelessness Strategic Group is established and will support development and progression of the RRTP. It is expected that this plan will also link closely with the priority outcomes of the Health and Social Care Strategic Commissioning Plan as well as the South Lanarkshire Community Plan. The LHS action plan and monitoring framework for addressing homelessness will be revised to reflect the new RRTP priorities.

#### Sustainable Places

- 5.9. Throughout 2017/2018, through the LHS groups, Housing contributed to the development of the South Lanarkshire Community Plan and associated Neighbourhood Plans. Further joint-working is now being progressed during 2018/2019 to develop and refine community participation across South Lanarkshire and Housing will continue to contribute and support locality approaches.

### **6. Next Steps**

- 6.1. The Council and its housing partners have made good progress in 2017/2018 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' has been prepared and will be published on the Council's website.
- 6.2. The action plan and monitoring framework as set out in the LHS 2017 to 2022 will be updated to ensure that the strategy continues to align with associated plans and strategies, as well as to reflect new national policy priorities as noted in Section 5 above, in relation to energy, integration of health and social care, and addressing homelessness.

### **7. Employee Implications**

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

### **8. Financial Implications**

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

## **9. Other Implications**

- 9.1. The actions in the LHS link closely to the wider Rural Strategy, Joint Strategic Commissioning Plan, Local Development Plan and Economic Strategy.
- 9.2. A Strategic Environmental Assessment (SEA) pre-screening determination was completed as part of the development of the LHS 2017-22.

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

- 10.1. A full Equality Impact Assessment (EIA) was completed as part of the development of the LHS 2017-2022. The EIA 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.
- 10.2. The LHS is subject to ongoing consultation and engagement with key partners and stakeholders.
- 10.3. there are no specific areas of risk or issues regarding sustainability associated with this report.

**Daniel Lowe**

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

30 October 2018

## **Links to Council Values/Ambitions/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) 2017-22’, 30 August 2017

## **List of Background Papers**

- ◆ Local Housing Strategy 2017–2022

## **Contact for Further Information**

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

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