

Report

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Report to:	Housing and Technical Resources Committee
Date of Meeting:	18 May 2011
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Housing Allocation Policy – Local Letting Plans 2011/12
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise on performance against the 2010/2011 letting targets
- ◆ request approval for the 2011/2012 letting targets
- ◆ request approval for amendments to local letting initiatives

2. Recommendation(s)

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

- (1) that performance against the 2010/2011 letting targets be noted
- (2) that the 2011/2012 letting targets (attached as Appendix 1) be approved;
- (3) that the 2011/2012 targets for sheltered housing developments (attached as Appendix 2) be approved;
- (4) that amendments to local lettings initiatives (attached as Appendix 3) be approved.

3. Background

- 3.1 Local Letting Plans (LLPs) are a key feature of the Housing Allocation Policy, approved by Housing and Technical Resources Committee in September 2008. LLPs ensure that a more strategic and flexible approach is taken to the allocation of Council housing in South Lanarkshire.
- 3.2 LLPs provide an overview of supply and demand in each housing management area and confirm the following:-
- ◆ annual letting targets set for each of the four housing lists
 - ◆ annual targets set for support needs groups within each sheltered housing development
 - ◆ any local letting initiatives in operation in the area
- 3.3 The Housing Allocation Policy requires that, on an annual basis, LLPs are prepared for each of the eight housing management areas of the authority. Letting targets and local letting initiatives set out within LLPs are subject to Housing and Technical Resources Committee approval and this is the second annual report on LLPs since the Policy was introduced.

3.4 During 2010/2011, an evaluation of the Housing Allocation Policy was carried out to ensure that the Policy is working effectively and that its outcomes are as expected. Two of the key Policy areas considered in the evaluation were performance against LLP targets and the use of local letting initiatives (LLIs).

3.5 A report detailing the findings from the evaluation of the Policy and setting out recommendations in relation to each of the Policy areas is also being presented on this Housing and Technical Resources Committee agenda. The outcome of the evaluation has been taken into account in the development of the LLPs for 2011/2012.

4. Performance against letting targets in 2010/2011

4.1 Letting targets are set within bands for each housing list to allow for flexibility in the allocation process. Details of performance against the achievement of targets during 2010/2011, are set out in Appendix 1.

4.2 In general across each of the housing management areas, letting targets have been met with the only notable deviations being in Clydesdale and East Kilbride. In these areas the target to the Urgent Housing Need (UHN) list (predominately applicants who are homeless) have not been met. The reasons for this are:-

- ◆ in East Kilbride there is a disproportionately high level of sheltered housing stock (29% of the total sheltered stock across South Lanarkshire), accordingly a high number of properties that became available for let in East Kilbride during the year were sheltered (15% of the total lets). As sheltered housing is mainly for applicants over the age of 60 years and the profile of applicants queued within the UHN list is mainly lone parent households and single applicants under 60 years, there is little demand on the UHN list for sheltered housing. When the 2010/2011 letting target was set for the UHN list, it did not reflect this and consequently the UHN target was not met.
- ◆ in Clydesdale North and South a mismatch of supply and demand exists in the rural areas. Consequently, the inability to achieve the UHN target has resulted in the Waiting List target being exceeded in both Clydesdale North and South.

4.3 In terms of the performance against targets, the evaluation recognised the role that letting targets play in managing allocations between the housing lists and found that in general targets are being achieved. Following the evaluation, the main proposal in relation to targets is that, to assist with statistical reporting and monitoring, South Lanarkshire wide letting targets should be set for each of the housing lists.

5. Letting Targets for 2011/2012

5.1 The letting targets proposed for each of the eight housing management areas and the new South Lanarkshire wide targets are set out in Appendix 1.

5.2 A number of factors have been taken into account when setting the letting targets for 2011/2012, including:-

- ◆ across South Lanarkshire there has been a 9% reduction in the number of properties that became available for let in 2010/2011, compared with 2009/2010
- ◆ there is a continuing demand for Council housing
- ◆ currently there is a backlog of applicants assessed as homeless and in priority need and to whom the Council has a legal duty to house, waiting on a permanent offer of housing. By 2012, the consideration of priority need will be abolished and anyone who applies as homeless will have the right to a permanent home

- ◆ the wider roll out of a housing options approach will aim to provide applicants with realistic housing choices which, depending on the applicants housing circumstances, may extend beyond council housing
- ◆ the number of Council and RSL new build properties planned for completion during 2011/2012

5.3 In addition, the specific issues highlighted at section 4.2 have been taken into account in setting targets for East Kilbride and Clydesdale North and South.

6. Letting Targets for Sheltered Housing Developments

6.1 The letting targets proposed for each sheltered housing development are set out in Appendix 2. These targets take account of the existing tenant profile within each development and the assessed support needs (high, medium and low) of applicants queued for sheltered housing.

7. Local Letting Initiatives

7.1 The Housing Allocation Policy allows for the establishment of LLIs in areas where there are particular needs, issues or circumstances which require to be addressed.

7.2 The report on the evaluation of the Housing Allocation Policy, presented on this Housing and Technical Resources Committee agenda, sets out in detail the findings from the evaluation and associated recommendations. In summary, it is proposed that:-

- ◆ seven LLIs be removed from use (detailed in Appendix 4);
- ◆ Kyle Court, Cambuslang be removed from the LLI relating to multi storey properties (due to the proposed revised criteria – see section 7.3 below).

7.3 In relation to the LLIs being retained, it is proposed that the following amendments are made:-

- ◆ the three LLIs which relate to the allocation of multi storey properties, in use in East Kilbride, Hamilton and Cambuslang, to be revised to clarify the criteria for prioritising applicants (see Appendix 3)
- ◆ the two LLIs which relate to the allocation of properties within the rural areas of Clydesdale North and South to be retained and revised to include a separate target for lets to the UHN list (see Appendix 3)
- ◆ the LLI in Greenhill Court, Rutherglen to be revised to remove consideration of applicants with mobility needs in the allocation of ground floor properties, and the clause relating to the potential to remove one block from mainstream at a future date (see Appendix 3)

7.4 Of the six LLIs being retained, with the exception of the Greenhill Court and Clydesdale North and South, it is proposed that the current criteria will continue to be applied until 3 October 2011. This is to allow time for applicants queued within these LLI areas to be re-assessed against the revised criteria, for any required I.T system changes to be made and for further training and guidance to be developed for staff on how to allocate properties within an LLI area.

8. Next steps

8.1 Implement 2011/2012 letting targets effective from 23 May 2011.

8.2 Implement the amendments to the LLIs in Greenhill Court and Clydesdale North and South, effective from 23 May 2011.

- 8.3 Remove Kyle Court from the LLI relating to Cambuslang multi storey properties, effective from 23 May 2011.
- 8.4 Implement the amended LLI criteria within multi storey properties with effect from 3 October 2011.
- 8.5 Publish 2011/2012 Local Letting Plans.

9. Employee Implications

- 9.1 An employee briefing on the revised letting targets for 2011/2012 will be delivered to employees as part of weekly Service Development Sessions. Further employees training on the revised LLI criteria and associated guidance will take place during September 2011.

10. Financial Implications

- 10.1 There are no financial implications.

11. Other Implications

- 11.1 There are no implications for sustainability or risk in terms of the information contained within this report.

12. Equality Impact Assessment and Consultation Arrangements

- 12.1 Whilst an equality impact assessment had already been carried out on the Housing Allocation Policy prior to its introduction in 2009, in accordance with good practice requirements it was agreed that an equality impact assessment would also be carried out on each LLI proposed for 2011/2012.
- 12.2. An equality impact assessment has been carried out on the recommendations contained in this report and, where issues were identified, remedial action has been taken. The assessment is that the proposals do not have any adverse impact on any part of the community covered by equalities legislation, or on community relations, and the results of the assessment will be published on the Council website.
- 12.3 Consultation on the proposed Local Letting Plan targets and the revised LLIs took place during March and early April 2011 with tenants and other interested parties at meetings of the Local Housing Forums and with the Central Liaison Group.

Lindsay Freeland
Executive Director (Housing and Technical Resources)

22 April 2011

Link(s) to Council Values/Improvement Themes/Objectives

- ◆ Improve the quality access and availability of housing
- ◆ Develop services for older people

Previous References

- ◆ Housing and Technical Resources Committee 17 June 2009
- ◆ Housing and Technical Resources Committee 17 February 2010

List of Background Papers

- ◆ Local letting Plans 2010-2011

Contact for Further Information

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

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South Lanarkshire Council

	2010/11		2011/12
	Actual lets	Actual %	Target
• Urgent housing need	1071	58.3%	50%-60%
• Transfer (with assessed housing need)	182	9.9%	15%-20%
• Transfer (with no assessed housing need)	70	3.8%	0%-5%
• Waiting	450	24.5%	20%-25%
• Other categories	65	3.5%	0%-5%
	1838	100%	

Clydesdale South

	2010/11			2011/12
	Target	Actual lets	Actual %	Target
• Urgent housing need	50% - 55%	105	41.9%	40%-45%
• Transfer (with assessed housing need)	10% - 15%	18	7.2%	15%-20%
• Transfer (with no assessed housing need)	0% - 5%	15	5.9%	5%-10%
• Waiting	20% - 25%	100	39.8%	25%-35%
• Other categories	0% - 5%	13	5.2%	0%-5%
		251	100%	

Clydesdale North

	2010/11			2011/12
	Target	Actual lets	Actual %	Target
• Urgent housing need	50% - 55%	101	47.6%	40%-45%
• Transfer (with assessed housing need)	10% - 15%	20	9.4%	15%-20%
• Transfer (with no assessed housing need)	0% - 5%	7	3.3%	5%-10%
• Waiting	20% - 25%	79	37.3%	25%-35%
• Other categories	0% - 5%	5	2.4%	0%-5%
		212	100%	

East Kilbride

	2010/11			2011/12
	Target	Actual lets	Actual %	Target
• Urgent housing need	65% - 70%	164	58.4%	55%-60%
• Transfer (with assessed housing need)	20% - 25%	47	16.7%	15%-20%
• Transfer (with no assessed housing need)	0% - 5%	16	5.7%	0%-10%
• Waiting	10% - 15%	34	12.1%	15%-20%
• Other categories	0% - 5%	20	7.1%	0%-5%
		281	100%	

Hamilton

	2010/11			2011/12
	Target	Actual lets	Actual %	Target
• Urgent housing need	65% - 70%	193	67.0%	60%-65%
• Transfer (with assessed housing need)	10% - 15%	28	9.7%	10%-15%
• Transfer (with no assessed housing need)	0% - 5%	4	1.4%	0%-5%
• Waiting	10% - 15%	55	19.1%	15%-25%
• Other categories	0% - 5%	8	2.8%	0%-5%
		288	100%	

Larkhall

	2010/11			2011/12
	Target	Actual lets	Actual %	Target
• Urgent housing need	55% - 65%	135	61.3%	50%-60%
• Transfer (with assessed housing need)	5% - 10%	23	10.5%	10%-20%
• Transfer (with no assessed housing need)	0% - 5%	6	2.7	0%-5%
• Waiting	20% - 25%	54	24.6%	20%-30%
• Other categories	0% - 5%	2	0.9%	0%-5%
		220	100%	

Blantyre

	2010/11			2011/12
	Target	Actual lets	Actual %	Target
• Urgent housing need	55% - 65%	108	64.3%	55%-65%
• Transfer (with assessed housing need)	5% - 10%	17	10.1%	10%-15%
• Transfer (with no assessed housing need)	0% - 5%	1	0.6%	0%-5%
• Waiting	20% - 25%	39	23.2%	20%-25%
• Other categories	0% - 5%	3	1.8%	0% - 5%
		168	100%	

Cambuslang

	2010/11			2011/12
	Target	Actual lets	Actual %	Target
• Urgent housing need	55% - 65%	147	66.5%	55%-65%
• Transfer (with assessed housing need)	5% - 15%	15	6.8%	10%-15%
• Transfer (with no assessed housing need)	5% - 10%	14	6.4%	5%-10%
• Waiting	15% - 25%	39	17.6%	15%-20%
• Other categories	0% - 5%	6	2.7%	0%-5%
		221	100%	

Rutherglen

	2010/11			2011/12
	Target	Actual lets	Actual %	Target
• Urgent housing need	55% - 65%	118	59.9%	55% - 65%
• Transfer (with assessed housing need)	10% - 15%	14	7.1%	10%-15%
• Transfer (with no assessed housing need)	0% - 5%	7	3.6%	0%-5%
• Waiting	10% - 20%	50	25.4%	20%-25%
• Other categories	0% - 5%	8	4.0%	0% - 5%
		197	100%	

Clydesdale South

	2010/11	Proposed targets 2011/12		
Development	Actual lets	High %	Medium %	Low %
Blackwood Court	3	20	50	30
Glebe Court	2	10	40	50
Glebe Gardens	3	20	60	20
Smiddy Court	3	20	30	50
	11			

Clydesdale North

	2010/11	Proposed targets 2011/12		
Development	Actual lets	High %	Medium %	Low %
Bank Terrace	3	50	40	10
Kirkton Court and Fleming Court	1	50	40	10
Needlegreen	4	33	33	33
	8			

East Kilbride

	2010/11	Proposed targets 2011/12		
Development	Actual lets	High %	Medium %	Low %
Davaar	7	45	35	20
Alberta Park	0	33	45	22
Canberra House	7	40	35	25
Drumduff	1	25	38	37
Wingate Park	5	35	35	30
Bosfield Place	2	38	38	24
Wellbeck House	2	30	40	30
Ladybank	1	33	33	33
Headhouse Court	2	40	20	40
Castlefield Gardens	5	39	35	30
Pine Crescent	5	30	35	35
Plover Drive	2	45	20	35
Strathcona Place	2	25	38	37
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Hamilton

	2010/11	Proposed targets 2011/12		
Development	Actual lets	High %	Medium %	Low %
Barncluith	2	60	40	0
Centenary Gardens	5	60	40	0
Clarkwell	1	20	50	30
Lorne Street	2	40	60	0
May Gardens	3	20	40	40
	13			

Blantyre

	2010/11	Proposed targets 2011/12		
Development	Actual lets	High %	Medium %	Low %
Devlin Grove	2	33	33	33
Stonefield Park	2	33	33	33
Woodend	1	0	50	50
Simpson Court	2	33	33	33
Waverley Court	1	33	33	33
	8			

Larkhall

	2010/11	Proposed targets 2011/12		
Development	Actual lets	High %	Medium %	Low %
Deer Park	3	40	40	20
John Smith Court	6	40	40	20
Margaretvale	3	20	40	40
Raploch Street	2	0	50	50
Parker Place	9	40	40	20
McLean Gardens	4	0	50	50
Park Crescent	3	40	30	30
	30			

Rutherglen

	2010/11	Proposed targets 2011/12		
Development	Actual lets	High %	Medium %	Low %
Castlefern Road**	1	n/a	n/a	n/a
Chapel Court**	2	n/a	n/a	n/a
Fernhill Road****	0	n/a	n/a	n/a
Woodend***	2	0	50	50
Eastcroft	2	33	33	33
Richmond Court	5	33	33	33
Cathcart Road	1	33	33	33
Mill Street	3	33	33	33
Kirkriggs Gardens	1	33	33	33
Dunure	2	33	33	33
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**Properties re-designated as mainstream housing stock effective from 1 January 2011

*** 12 properties re-designated as mainstream housing

**** Properties have been scheduled for demolition as part of Fernhill regeneration programme

There are no sheltered housing developments in Cambuslang.

Management Area	Details of LLI	Area covered by LLI	Property types/sizes	Duration of LLI
Clydesdale North	<p>Priority for housing to be given to applicants who have a social or economic connection with the area</p> <p>Restrict lets to Urgent Housing Need list to 25% - 30%</p>	<p>Coalburn Douglas Water Douglas Glespin Rigside</p>	All property types and sizes	1 year
Clydesdale South	<p>Priority for housing to be given to applicants who have a social or economic connection with the area</p> <p>Restrict lets to Urgent Housing Need list to 25% – 30%</p>	<p>Carstairs Junction Forth East</p>	All property types and sizes	1 year
East Kilbride	<p>Priority for housing to be given to applicants with an assessed mobility need.</p>	<p>Calder Tower Clyde Tower Drury Lane Court Dunlop Tower Fraser Rover Tower Globe Court Lister Tower Old Vic Court Phoenix Court Sadlers Wells Tower Shaftesbury Court White Cart Tower</p>	1 and 2 bedroom multi storey flats	1 year
Hamilton	<p>Priority for housing to be given to applicants with an assessed mobility need</p>	<p>Almada Tower Wylers Tower</p>	1 and 2 bedroom multi storey flats	1 year

Management Area	Details of LLI	Area covered by LLI	Property types/sizes	Duration of LLI
Cambuslang	Priority for housing to be given to given to applicants with an assessed mobility need	Rosebank Tower Sherry Heights Standford Hall Logan Tower Springhill Court	2 bedroom multi storey flats	1 year
Rutherglen	Restrict lets to Urgent Housing Need list to 25% - 30%	Greenhill Court	All 1 and 2 bedroom properties	1 year

Office Area	Issue	Letting area/ streets	Property type/size	Details of initiative
<p>Clydesdale South</p>	<p>Lack of available accommodation suitable for vulnerable people with particular needs.</p> <p>Wish to retain certain properties as amenity/suitable for vulnerable applicants.</p>	<p><u>Rigside</u></p> <p>16 - 24 Lyonside Street</p> <p>2 - 10 Broomfield Street</p> <p>15 - 21 Newtonhead Road</p> <p><u>Douglas</u></p> <p>81 – 83, 88 – 94 Main Street</p> <p>1 – 3 The Loaning</p> <p><u>Lesmahagow</u></p> <p>2 – 12 56 - 60 Gateside Walk</p> <p>6 – 12 Firhill Road</p> <p>Bereholm (5 – 11) (6-12) (20-26)</p>	<p>1 bedroom flats</p> <p>1 bedroom single storey houses</p> <p>1 bedroom single storey houses</p> <p>Ground and upper floor 1 bedroom flats</p>	<p>Allocate properties to applicants who require this house type due to medical or vulnerability issues.</p> <p>Allocate properties to applicants who require this house type due to medical or vulnerability issues</p> <p>Allocate properties to applicants who require this house type due to medical or vulnerability issues</p>

Office Area	Issue	Letting area/ streets	Property type/size	Details of initiative
		<p><u>Lanark</u></p> <p>57 – 59 101 – 103 Bankhead Terrace</p> <p>1 – 11 The Butts</p> <p>2 – 48 Kildare Drive</p> <p>1 – 8 Delves Park</p> <p>1 – 10 Greenside Close</p> <p>Bendigo Place (1 – 6)</p> <p>Bernards Court (1-6)</p> <p>Braedale Road (21, 23, 25, 27)</p> <p>Greystone Bauks (1 – 16)</p> <p><u>Auchenheath</u></p> <p>2 – 8 Lancaster Road</p>	<p>1 bedroom single storey houses</p> <p>Ground and upper floor 1 bedroom flats</p> <p>Ground and upper floor 1 bedroom flats</p> <p>Ground and upper floor 1 bedroom flats</p> <p>1 bedroom single storey houses</p> <p>Ground and upper floor 1 bedroom flats</p> <p>1 bedroom single storey houses</p>	<p>Allocate properties to applicants who require this house type due to medical or vulnerability issues</p> <p>Allocate properties to applicants who require this house type due to medical or vulnerability issues</p>

Office Area	Issue	Letting area/ streets	Property type/size	Details of initiative
		<p><u>Blackwood</u></p> <p>11 – 27 Violetbank</p> <p><u>Biggar</u></p> <p>1 – 26 Langvout Square</p> <p>1 – 4 Mitchellknowe</p> <p>1 – 7 Gilbert Rae Court.</p>	<p>1 bedroom single storey houses</p> <p>1 and 2 bedroom amenity houses</p> <p>1 bedroom single storey houses</p>	<p>Allocate properties to applicants who require this house type due to medical or vulnerability issues</p> <p>Allocate properties to applicants who require this house type due to medical or vulnerability issues</p>
Hamilton	<p>Flats located above sheltered housing not classified as sheltered properties.</p> <p>Wish to retain upper flats for those with particular needs</p>	May Gardens	1 and 2 bedroom flats	Allocate upper flatted properties to applicants who are vulnerable or have support needs that can be met by this type of property.
	High turnover rate has resulted in unstable communities	Kelvin Gardens	All properties	<p>Restrict allocations to Urgent Housing Need list to maximum 25%</p> <p>Allocate ground floor properties to applicants with mobility needs.</p>
	Wish to reduce high turnover rate and increase tenancy sustainment in these flats.	<p><u>Limetree</u></p> <p>297-367 Glasgow Road</p>	6 blocks - 3 apt four in a block and tenement flats.	Restrict lets to Urgent Housing Need to a maximum of 20%

Office Area	Issue	Letting area/ streets	Property type/size	Details of initiative
Larkhall	Flats located above sheltered housing not classified as sheltered properties.	Burnbrae St Mossblown St Watson St	Upper 1 bedroom flats	Let upper flatted properties to applicants who are vulnerable or have support needs that can be met by this type of property.
Rutherglen	Lack of available accommodation suitable for vulnerable people with particular needs, including sheltered housing. Wish to retain certain properties as amenity/suitable for vulnerable clients.	1-5a Reid Street 388 – 396 Main Street 3 – 12 Hardie Avenue 20 – 22 Fraser Avenue 33 – 37 McCallum Avenue	All 1 bedroom flats	Allocate properties listed to applicants who require this house type due to medical or vulnerability issues.
Cambuslang	Lack of available accommodation suitable for older people, including sheltered housing. Wish to retain certain properties as amenity/suitable for older/vulnerable clients.	All letting areas in Cambuslang, with the exception of Springhall	1 bedroom houses/ flats	Allocate to applicants who require this house type due to medical or vulnerability issues.