

# **Report**

**6**

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|------------------|---|
| Report to:       | <b>Housing and Technical Resources Committee</b>            |
| Date of Meeting: | <b>17 June 2009</b>   |
| Report by:       | <b>Executive Director (Housing and Technical Resources)</b> |

|          |  |
|----------|--|
| Subject: | <b>Housing Allocation Policy - Local Letting Plans</b> |
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## **1. Purpose of Report**

1.1. The purpose of the report is to:-

- ◆ request approval for the letting targets, including the targets for individual sheltered housing developments, attached appendix 1 and 2
- ◆ request approval for the letting initiatives, attached as appendix 3

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

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

- (1) that the letting targets attached as appendix 1 and 2 be approved
- (2) that the letting initiatives attached as appendix 3 be approved
- (3) that the process for implementing new medical assessment arrangements as outlined in paragraph 5 be noted.

## **3. Background**

- 3.1. On 28 June 2006, approval was given by the Housing and Technical Resources Committee to proceed with the development of a new Housing Allocation Policy.
- 3.2. Following extensive consultation involving a range of organisations, stakeholders and service users, the new allocation policy was approved by the Housing and Technical Resources Committee on 3 September 2008. The report confirmed that a further report would be presented to Committee, requesting approval of letting targets and local initiatives, prior to implementation of the new policy.
- 3.3. In February and April 2009, seminars were held with Elected Members to consider the role of Local Letting Plans in the allocation process. The focus of the seminars was to discuss letting targets and local initiatives proposed for 2009/10, within each housing management area.

## **4. Local Letting Plans and Letting Targets**

- 4.1. A key feature of the new allocation policy is the introduction of Local Letting Plans. The plans aim to ensure that a more strategic and flexible approach is taken to the allocation of Council housing in South Lanarkshire.

- 4.2. Based on analysis of supply and demand for housing, plans have been prepared for each of the eight housing management areas of the authority. The plans contain the following information:-
- ◆ information relating to housing need, supply and demand
  - ◆ the letting targets set for each of the four housing lists
  - ◆ letting targets set for each sheltered housing development
  - ◆ letting initiatives (where appropriate), detailing where and how the allocation policy will be varied to take account of local issues, needs and circumstances
- 4.3. The plans will be closely monitored throughout the year to ensure that the outcomes are consistent with the aims and objectives of the allocation policy.
- 4.4. Before the end of each financial year, the plans will be reviewed. Details of actual performance against the letting targets, together with the letting targets and initiatives proposed for the next financial year will be presented to Committee for approval.
- 4.5. Performance against letting targets will also be published annually and reported to a range of audiences, including, Housing and Technical Resources Committee, the Central Liaison Group and the Local Housing Forums.
- 4.6. The letting targets proposed for 2009/10 for each of the 8 housing management areas are set out in appendix 1. The letting targets have been set within bands for each need category to allow for flexibility in the allocation process (for example between 55% - 60% of lets to people in Urgent Housing Need).
- 4.7. The new sheltered housing allocation policy sets out lets to applicants based on high, medium and low levels of support needs and the existing tenant profile of each development. Appendix 2 sets out the proposed letting targets for 2009/10 for each sheltered housing development within South Lanarkshire.
- 4.8. The allocation policy (section 6) allows for letting initiatives to be established in areas where there are particular needs or circumstances which require to be addressed. Details of the proposed letting initiatives are set out in appendix 3.

## **5. Medical Assessment Process**

- 5.1. Work is underway to ensure that the terms of the new policy in relation to the assessment of medical applications can be effectively and consistently implemented across South Lanarkshire. It is, therefore, recommended that the medical assessment process which is currently in place continues. A further report will be presented to a future Committee, confirming proposals to implement the new approach.

## **6. Next Steps**

- 6.1. The new policy and the associated letting targets and initiatives for 2009/10 will be implemented from 29 June 2009.

## **7. Employee Implications**

- 7.1. Detailed training on the new policy, including the role of Local Letting Plans, the supporting procedures and the I.T. system was given to all relevant staff during April, May and June 2009.

## **8. Financial Implications**

8.1. None.

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

- 9.1 An equality impact assessment has been carried out on the housing allocation policy. The assessment found that the policy does not have any adverse impact on any part of the community covered by equalities legislation or on community relations. The results of the assessment are published on the Council website.
- 9.2. Consultation on the Local Letting Plans took place during March and April 2009 and involved various stakeholders including the Local Housing Forums, the Central Liaison Sub Group and Elected Members. The views expressed during the consultation have helped to finalise the plans

**Jim Hayton**

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

26 May 2009

### **Link(s) to Council Objectives**

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

### **Previous References**

- ◆ Housing and Technical Resources Committee – 3 September 2008

### **List of Background Papers**

- ◆ Report – Elected Member Seminar – 10 October 2006
- ◆ Report – Elected Member Seminar – 29 February 2008
- ◆ Report – Elected Member Seminar – 16 February 2009
- ◆ Report – Elected Member Seminar – 22 April 2009

### **Contact for Further Information**

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

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**Clydesdale South****List targets**

|  |           |
|--|-----------|
| • Urgent housing need                      | 55% - 60% |
| • Transfer (with assessed housing need)    | 5% - 10%  |
| • Transfer (with no assessed housing need) | 0% - 5%   |
| • Waiting                                  | 20% - 25% |
| • Other categories                         | 0% - 5%   |

**Clydesdale North**

|  |           |
|--|-----------|
| • Urgent housing need                      | 55% - 60% |
| • Transfer (with assessed housing need)    | 5% - 10%  |
| • Transfer (with no assessed housing need) | 0% - 5%   |
| • Waiting                                  | 20% - 25% |
| • Other categories                         | 0% - 5%   |

**East Kilbride**

|  |           |
|--|-----------|
| • Urgent housing need                      | 60% - 65% |
| • Transfer (with assessed housing need)    | 15% - 20% |
| • Transfer (with no assessed housing need) | 0% - 5%   |
| • Waiting                                  | 15% - 20% |
| • Other categories                         | 0% - 5%   |

**Hamilton**

|  |           |
|--|-----------|
| • Urgent Housing Need                      | 60% - 65% |
| • Transfer (with assessed housing need)    | 5% - 10%  |
| • Transfer (with no assessed housing need) | 0% - 5%   |
| • Waiting                                  | 20% - 25% |
| • Other categories                         | 0% - 5%   |

**Blantyre****List targets**

- |  |           |
|--|-----------|
| • Urgent Housing Need                      | 50% - 60% |
| • Transfer (with assessed housing need)    | 10% - 15% |
| • Transfer (with no assessed housing need) | 0% - 5%   |
| • Waiting                                  | 20% - 25% |
| • Other categories                         | 0% - 5%   |

**Larkhall**

- |  |           |
|--|-----------|
| • Urgent Housing Need                      | 50% – 60% |
| • Transfer (with assessed housing need)    | 10% – 15% |
| • Transfer (with no assessed housing need) | 0% - 5%   |
| • Waiting                                  | 20% - 30% |
| • Other categories                         | 0% - 5%   |

**Cambuslang**

- |  |           |
|--|-----------|
| • Urgent Housing Need                      | 55% - 65% |
| • Transfer (with assessed housing need)    | 5% - 10%  |
| • Transfer (with no assessed housing need) | 10% - 15% |
| • Waiting                                  | 15% - 20% |
| • Other categories                         | 0% - 5%   |

**Rutherglen**

- |  |           |
|--|-----------|
| • Urgent housing need                      | 60% - 65% |
| • Transfer (with assessed housing need)    | 10% - 15% |
| • Transfer (with no assessed housing need) | 0% - 5%   |
| • Waiting                                  | 10% - 15% |
| • Other categories                         | 10% - 15% |

**Proposed letting targets for 2009/10 for each  
sheltered housing development**

**Appendix 2**

**Clydesdale South**

| <b>Development</b> | <b>High<br/>%</b> | <b>Medium<br/>%</b> | <b>Low<br/>%</b> |
|--------------------|-------------------|---------------------|------------------|
| Blackwood Court    | 35                | 35                  | 30               |
| Glebe Court        | 35                | 35                  | 30               |
| Glebe Gardens      | 50                | 30                  | 20               |
| Smiddy Court       | 20                | 35                  | 45               |

**Clydesdale North**

| <b>Development</b>              | <b>High<br/>%</b> | <b>Medium<br/>%</b> | <b>Low<br/>%</b> |
|---------------------------------|-------------------|---------------------|------------------|
| Bank Terrace                    | 20                | 40                  | 40               |
| Kirkton Court and Fleming Court | 40                | 40                  | 20               |
| Needlegreen                     | 30                | 40                  | 30               |

## East Kilbride

| Development         | High % | Medium % | Low % |
|---------------------|--------|----------|-------|
| Davaar              | 25     | 50       | 25    |
| Alberta Park        | 33     | 33       | 33    |
| Canberra House      | 20     | 20       | 60    |
| Drumduff            | 25     | 25       | 50    |
| Wingate Park        | 50     | 30       | 20    |
| Bosfield Place      | 38     | 38       | 24    |
| Wellbeck House      | 30     | 36       | 34    |
| Ladybank            | 35     | 40       | 25    |
| Headhouse Court     | 35     | 20       | 45    |
| Castlefield Gardens | 40     | 35       | 25    |
| Pine Crescent       | 30     | 35       | 35    |
| Plover Drive        | 35     | 30       | 35    |
| Strathcona Place    | 28     | 34       | 38    |

## Hamilton

| Development       | High % | Medium % | Low % |
|-------------------|--------|----------|-------|
| Barncluith        | 40     | 30       | 30    |
| Centenary Gardens | 40     | 30       | 30    |
| Clarkwell         | 30     | 70       | 0     |
| Lorne Street      | 33     | 33       | 33    |
| May Gardens       | 0      | 40       | 60    |

## Blantyre

| Development     | High % | Medium % | Low % |
|-----------------|--------|----------|-------|
| Devlin Grove    | 33     | 33       | 33    |
| Stonefield Park | 0      | 100      | 0     |
| Woodend         | 0      | 100      | 0     |
| Simpson Court   | 33     | 33       | 33    |
| Waverley Court  | 50     | 50       | 0     |

## Larkhall

| Development      | High % | Medium % | Low % |
|------------------|--------|----------|-------|
| Deer Park        | 50     | 50       | 0     |
| John Smith Court | 0      | 66       | 33    |
| Margaretvale     | 0      | 50       | 50    |
| Raploch Street   | 0      | 100      | 0     |
| Parker Place     | 33     | 33       | 33    |
| McLean Gardens   | 0      | 50       | 50    |
| Park Crescent    | 0      | 50       | 50    |



**Rutherglen\***

| <b>Development</b> | <b>High<br/>%</b> | <b>Medium<br/>%</b> | <b>Low<br/>%</b> |
|--------------------|-------------------|---------------------|------------------|
| Castlefern Road    | 20                | 60                  | 20               |
| Woodend            | 20                | 60                  | 20               |
| Eastcroft          | 40                | 40                  | 20               |
| Richmond Court     | 40                | 40                  | 20               |
| Cathcart           | 33                | 33                  | 33               |
| Mill Street        | 20                | 60                  | 20               |
| Kirkriggs          | 50                | 50                  | 0                |
| Chapel Court       | 33                | 33                  | 33               |
| Dunure             | 33                | 33                  | 33               |

\* there are no sheltered housing developments in Cambuslang.

| Office Area                 | Issue   | Letting area/<br>streets  | Property<br>type/size  | Details of<br>initiative  |
|-----------------------------|---|---|--|---|
| <b>Clydesdale<br/>South</b> | High turnover rate has resulted in unstable communities.  | Rigside<br><br>Douglas Water<br><br>Douglas<br><br>Coalburn<br><br>Glespin  | All properties   | Priority for housing to be given to applicants who have a social or economic connection with the area.  |
|                             | Lack of available accommodation suitable for vulnerable people with particular needs.<br><br>Wish to retain certain properties as amenity/suitable for vulnerable applicants. | <u>Rigside</u><br><br>16 - 24<br>Lyonside Street<br><br>2 - 10<br>Broomfield Street<br><br>15 - 21<br>Newtonhead Road<br><br><u>Douglas</u><br><br>81 – 83,<br>88 – 94 Main Street<br><br>1 – 3 The<br>Loaning<br><br><u>Lesmahagow</u><br><br>2 – 12<br>56 - 60<br>Gateside Walk<br><br>6 – 12 Firhill<br>Road<br><br><u>Lanark</u><br><br>57 – 59<br>101 – 103<br>Bankhead Terrace<br><br>1 – 11 The<br>Butts | 1 bedroom<br>flats<br><br><br><br><br><br><br><br><br><br>1 bedroom<br>single storey<br>houses<br><br><br><br><br><br><br><br><br><br>1 bedroom<br>single storey<br>houses<br><br><br><br><br><br><br><br><br><br>1 bedroom<br>single storey<br>houses | Allocate properties to applicants who require this house type due to medical or vulnerability issues.<br><br><br><br><br><br><br><br><br><br>Allocate properties to applicants who require this house type due to medical or vulnerability issues<br><br><br><br><br><br><br><br><br><br>Allocate properties to applicants who require this house type due to medical or vulnerability issues<br><br><br><br><br><br><br><br><br><br>Allocate properties to applicants who require this house type due to medical or vulnerability issues |

| Office Area             | Issue  | Letting area/<br>streets   | Property<br>type/size   | Details of<br>initiative  |
|-------------------------|--|--|---|---|
|                         |  | <p>2 – 48 Kildare Drive</p> <p>1 – 8 Delves Park</p> <p>1 – 10 Greenside Close</p> <p><u>Auchenheath</u></p> <p>2 – 8 Lancaster Road</p> <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>ground and upper floor 1 bedroom flats</p> <p>1 bedroom single storey houses</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> <p>Allocate properties to applicants who require this house type due to medical or vulnerability issues</p> |
| <b>Clydesdale North</b> | High turnover rate has resulted in unstable communities. | All properties within Carstairs Junction and Forth East  | All properties  | Priority for housing to be given to applicants who have a social or economic connection with the area.  |
| <b>East Kilbride</b>    | Wish to maintain   | All multi-storey   | 1 and 2 bedroom   | Give priority to households with  |

| Office Area       | Issue   | Letting area/<br>streets   | Property<br>type/size                           | Details of<br>initiative  |
|-------------------|---|--|---|---|
|                   | existing stable communities within the multi storey blocks  | properties   | flats   | mobility needs.<br><br>No allocations to families with children under 12 years.   |
| <b>Hamilton</b>   | Wish to maintain existing stable communities within the multi storey blocks   | Wylar Tower<br><br>Almada Tower  | 1 and 2 bedroom flats                           | Give priority to households with mobility needs.<br><br>No allocations to families with children under 16 years.  |
|                   | Flats located above sheltered housing not classified as sheltered properties.<br><br>Wish to retain upper flats for those with particular needs | 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                                  | Restrict allocations to Urgent Housing Need list to maximum 25%<br><br>Allocate ground floor properties to applicants with mobility needs.  |
| <b>Larkhall</b>   | Flats located above sheltered housing not classified as sheltered properties.   | Burnbrae St<br><br>Mossblown St<br><br>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.   |
| <b>Cambuslang</b> | Lack of council owned sheltered housing in Cambuslang. Multi storey flats are popular with elderly applicants due to enhanced security.         | Rosebank Tower,<br>Sherry Heights,<br>Standford Hall,<br>Kyle Court,<br>Logan Tower,<br>Springhall Court | Multi storey blocks<br><br>2 bedroom properties | No allocations to families with children under 16 years.<br><br>Give priority to households with mobility and support needs that can be met by this type of property, community alarm system and care-taking service. |

| Office Area                      | Issue   | Letting area/<br>streets  | Property<br>type/size          | Details of<br>initiative   |
|----------------------------------|---|---|--------------------------------|--|
| <b>Rutherglen</b>                | Historically a high proportion of single and homeless households allocated tenancies within the large blocks.<br><br>Turnover rate is high and the community has become unstable.                       | Greenhill Court   | All 1 and 2 bedroom properties | Restrict allocations to Urgent Housing Need list to maximum 30%<br><br>Allocate ground floor 1 bedroom properties to applicants with mobility needs. |
|                                  | Lack of available accommodation suitable for vulnerable people with particular needs, including sheltered housing.<br><br>Wish to retain certain properties as amenity/suitable for vulnerable clients. | 1-5a Reid Street<br><br>388 – 396 Main Street<br><br>3 – 12 Hardie Avenue<br><br>20 – 22 Fraser Avenue<br><br>33 – 37 McCallum Avenue | All 1 bedroom flats            | Allocate properties listed to applicants who require this house type due to medical or vulnerability issues.   |
| <b>Cambuslang and Rutherglen</b> | Lack of available accommodation suitable for older people, including sheltered housing.<br><br>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.   |