

# Report

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Report to:	<b>Housing and Technical Resources Committee</b>
Date of Meeting:	<b>17 February 2010</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>Housing Allocation Policy – Local Letting Plans 2010/2011</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise on performance over the first 6 months of the Housing Allocation Policy against the 2009/2010 letting targets
- ◆ seek approval for the 2010/2011 letting targets; and
- ◆ seek approval for amendments to letting initiatives.

## 2. Recommendation(s)

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

- (1) that performance against the 2009/2010 letting targets is noted;
- (2) that the 2010/2011 letting targets (attached as appendix 1) be approved
- (3) that the 2010/2011 support needs targets for sheltered developments (attached as appendix 2) be approved
- (4) that amendments to lettings initiatives (attached as appendix 3) be approved.

## 3. Background

3.1. Following approval by Housing and Technical Resources Committee, South Lanarkshire Council's revised Allocation Policy has been in place since June 2009.

3.2. A key feature of the new Allocation Policy is the introduction of Local Letting Plans. These plans aim to ensure that a more strategic and flexible approach is taken to the allocation of Council housing in South Lanarkshire.

3.3. Under the terms of the Policy, the Council is required on an annual basis to prepare and publish Local Letting Plans for each of the eight housing management areas of the authority. The plans confirm the following:-

- ◆ annual letting targets set for each of the four housing lists
- ◆ annual support needs targets set for each sheltered housing development
- ◆ any local letting initiatives

- 3.4. This report provides an update on the performance against targets over the first six months of the Policy, sets out proposals for letting targets for 2010/11 and sets out proposals for amendments to letting initiatives.

#### **4. Performance against letting targets**

- 4.1. Details of performance against the achievement of targets during the first six months of the Policy are set out at appendix 1. For the most part, housing management areas are meeting their targets with no significant deviation from the targets. Any variations occurring are as a result of particularly high demand or differences in supply and demand in rural areas.

#### **5. Letting Targets for 2010/11**

- 5.1. The letting targets proposed for each of the eight housing management areas are set out in appendix 1. As before, the 2010/11 letting targets have been set within bands for each need category to allow for flexibility in the allocation process.

- 5.2. In order to respond to local housing supply and demand circumstances, some minor adjustments to the 2009/10 letting targets are proposed for 2010/11. For the most part these adjustments relate to Urgent Housing Need, Transfer and Waiting list letting targets.

#### **5.3. Support Need Targets for Sheltered Housing Developments**

The letting targets proposed for each sheltered housing development within South Lanarkshire are set out in appendix 2. These targets reflect the proposed level of lets to applicants based on high, medium and low levels of support needs and the existing tenant profile within each development.

- 5.4. Over the first six months of the new Policy, 83 sheltered properties were let. This relatively low level of lets has been taken into account when setting targets with some minor adjustments to the 2009/10 letting targets proposed for 2010/11.

#### **6. Letting Initiatives**

- 6.1. It is proposed to introduce one new letting initiative and amend the scope of two existing initiatives as set out at appendix 3. Details of the proposals are summarised below:-

- ◆ addition of four streets in the Lanark area initiative – to further support the allocation of housing to applicants who require this type of property due to medical or vulnerability issues;
- ◆ addition of one street in the Lesmahagow area initiative – to further support the allocation of housing to applicants who require this type of property due to medical or vulnerability issues; and
- ◆ the introduction of a new initiative in the Limetree area of Hamilton to address high turnover of tenemental flats.

#### **7. Next Steps**

- 7.1. Publish 2010/11 Local Letting Plans.

- 7.2. Implement 2010/11 letting targets with effect from 5 April 2010.

- 7.3. Implement the amendments to letting initiatives with effect from 5 April 2010.
- 7.4. A further report will be presented to Committee in June 2011, setting out revised targets for 2011/12 and confirming any amendments to letting initiatives.
- 8. Employee Implications**
- 8.1. An employee briefing on the revised targets and initiatives will be delivered as part of weekly service development sessions.
- 9. Financial Implications**
- 9.1 There are no financial implications
- 10. Equality Impact Assessment and Consultation Arrangements**
- 10.1 This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and, therefore, no impact assessment is required.
- 10.2 As part of the consultation on the introduction of the new Policy, a specific focus was placed upon Local Letting Plan targets. Given the relatively short period of time the targets have been in place, limited consultation has taken place on the proposed targets set out within the report.

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

21 January 2010

**Link(s) to Council Objectives**

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

**Previous References**

- ◆ Report – Housing Allocation Policy – 3 September 2008
- ◆ Report – Housing Allocation Policy – Local Letting Plans 17 June 2009

**List of Background Papers**

- ◆ None

**Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-  
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## Proposed Letting Targets for 2010/11

## Appendix 1

### Clydesdale South

	2009/10			2010/11
	Target	Actual Lets July – Dec 09	Actual %	Target
• Urgent housing need	55% - 60%	59	47%	50% - 55%
• Transfer (with assessed housing need)	5% - 10%	8	6%	10% - 15%
• Transfer (with no assessed housing need)	0% - 5%	8	6%	0% - 5%
• Waiting	20% - 25%	45	35%	20% - 25%
• Other categories	0% - 5%	7	6%	0% - 5%
<b>Total</b>		<b>127</b>	<b>100%</b>	

### Clydesdale North

	2009/10			2010/11
	Target	Actual Lets July – Dec 09	Actual %	Target
• Urgent housing need	55% - 60%	45	55%	50% - 55%
• Transfer (with assessed housing need)	5% - 10%	6	7%	10% - 15%
• Transfer (with no assessed housing need)	0% - 5%	6	7%	0% - 5%
• Waiting	20% - 25%	21	26%	20% - 25%
• Other categories	0% - 5%	4	5%	0% - 5%
<b>Total</b>		<b>82</b>	<b>100%</b>	

### East Kilbride

	2009/10			2010/11
	Target	Actual Lets July – Dec 09	Actual %	Target
• Urgent housing need	60% - 65%	95	57%	65% - 70%
• Transfer (with assessed housing need)	15% - 20%	15	9%	20% - 25%
• Transfer (with no assessed housing need)	0% - 5%	11	7%	0% - 5%
• Waiting	15% - 20%	34	20%	10% - 15%
• Other categories	0% - 5%	12	7%	0% - 5%
<b>Total</b>		<b>167</b>	<b>100%</b>	

## Proposed Letting Targets for 2010/11

## Appendix 1

### Hamilton

	2009/10			2010/11
	Target	Actual Lets July – Dec 09	Actual %	Target
• Urgent housing need	60% - 65%	106	69%	65% - 70%
• Transfer (with assessed housing need)	5% - 10%	11	7%	10% - 15%
• Transfer (with no assessed housing need)	0% - 5%	2	1%	0% - 5%
• Waiting	20% - 25%	33	22%	10% - 15%
• Other categories	0% - 5%	2	1%	0% - 5%
<b>Total</b>		<b>154</b>	<b>100%</b>	

### Blantyre

	2009/10			2010/11
	Target	Actual Lets July – Dec 09	Actual %	Target
• Urgent housing need	50% - 60%	51	64%	55% - 65%
• Transfer (with assessed housing need)	10% - 15%	6	8%	5% - 10%
• Transfer (with no assessed housing need)	0% - 5%	4	5%	0% - 5%
• Waiting	20% - 25%	18	22%	20% - 25%
• Other categories	0% - 5%	1	1%	0% - 5%
<b>Total</b>		<b>80</b>	<b>100%</b>	

### Larkhall

	2009/10			2010/11
	Target	Actual Lets July – Dec 09	Actual %	Target
• Urgent housing need	50% - 60%	97	65%	55% - 65%
• Transfer (with assessed housing need)	10% - 15%	10	7%	5% - 10%
• Transfer (with no assessed housing need)	0% - 5%	6	4%	0% - 5%
• Waiting	20% - 30%	35	23%	20% - 25%
• Other categories	0% - 5%	2	1%	0% - 5%
<b>Total</b>		<b>150</b>	<b>100%</b>	

## Proposed Letting Targets for 2010/11

## Appendix 1

### Cambuslang

	2009/10			2010/11
	Target	Actual Lets July – Dec 09	Actual %	Target
• Urgent housing need	55% - 65%	76	48%	55% - 65%
• Transfer (with assessed housing need)	5% - 10%	15	9%	5% - 15%
• Transfer (with no assessed housing need)	10% - 15%	7	4%	5% - 10%
• Waiting	15% - 20%	59	38%	15% - 25%
• Other categories	0% - 5%	2	1%	0% - 5%
<b>Total</b>		<b>159</b>	<b>100%</b>	

### Rutherglen

	2009/10			2010/11
	Target	Actual Lets July – Dec 09	Actual %	Target
• Urgent housing need	60% - 65%	62	58%	55% - 65%
• Transfer (with assessed housing need)	10% - 15%	13	12%	10% - 15%
• Transfer (with no assessed housing need)	0% - 5%	5	5%	0% - 5%
• Waiting	10% - 15%	24	23%	10% - 20%
• Other categories	10% - 15%	2	2%	0% - 5%
<b>Total</b>		<b>106</b>	<b>100%</b>	

**Proposed 2010/11 Letting Targets for Sheltered Developments**

**Appendix 2**

**Clydesdale South**

		Proposed targets 2010/11		
Development	Actual lets July – Dec 09	High %	Medium %	Low %
Blackwood Court	2	40	40	20
Glebe Court	4	20	40	40
Glebe Gardens	0	40	40	20
Smiddy Court	0	33	33	33
<b>Total</b>	<b>6</b>			

**Clydesdale North**

		Proposed targets 2010/11		
Development	Actual lets July – Dec 09	High %	Medium %	Low %
Bank Terrace	1	50	20	30
Kirkton Court and Fleming Court	0	50	40	10
Needlegreen	0	35	35	30
<b>Total</b>	<b>1</b>			

## East Kilbride

		Proposed targets 2010/11		
Development	Actual lets July – Dec 09	High %	Medium %	Low %
Davaar	1	25	50	25
Alberta Park	1	25	35	40
Canberra House	3	30	40	30
Drumduff	2	25	40	35
Wingate Park	5	33	33	33
Bosfield Place	4	38	38	24
Wellbeck House	0	30	36	34
Ladybank	6	30	35	35
Headhouse Court	2	20	35	45
Castlefield Gardens	2	40	35	25
Pine Crescent	1	30	35	35
Plover Drive	2	30	35	35
Strathcona Place	3	33	33	33
<b>Total</b>	<b>32</b>			



**Hamilton**

		Proposed targets 2010/11		
Development	Actual lets July – Dec 09	High %	Medium %	Low %
Barncluith	2	40	30	30
Centenary Gardens	7	40	30	30
Clarkwell	0	30	70	0
Lorne Street	0	33	33	33
May Gardens	0	0	40	60
<b>Total</b>	<b>9</b>			

**Blantyre**

		Proposed targets 2010/11		
Development	Actual lets July – Dec 09	High %	Medium %	Low %
Devlin Grove	4	33	33	33
Stonefield Park	1	33	33	33
Woodend	0	0	50	50
Simpson Court	3	33	33	33
Waverley Court	0	33	33	33
<b>Total</b>	<b>8</b>			

**Larkhall**

		Proposed targets 2010/11		
Development	Actual lets July – Dec 09	High %	Medium %	Low %
Deer Park	4	50	50	0
John Smith Court	7	25	50	25
Margaretvale	1	10	40	50
Raploch Street	1	0	100	0
Parker Place	3	33	33	33
McLean Gardens	2	20	40	40
Park Crescent	2	33	33	33
<b>Total</b>	<b>20</b>			

## Rutherglen

		Proposed targets 2010/11		
Development	Actual lets July – Dec 09	High %	Medium %	Low %
Castlefern Road	2	0	100	0
Woodend	1	0	100	0
Eastcroft	0	0	100	0
Richmond Court	0	0	100	0
Cathcart	2	33	33	33
Mill Street	1	66	33	20
Kirkriggs	1	33	66	0
Chapel Court	0	33	33	33
Dunure	0	33	33	33
<b>Total</b>	<b>7</b>			

There are no sheltered housing developments in Cambuslang.

New Letting Initiative				
Office Area	Issue	Letting area/ streets	Property type/size	Details of initiative
Hamilton	Wish to reduce high turnover rate and increase tenancy sustainment in these flats.	Limetree  297-367 Glasgow Road	6 blocks - 3 apt four in a block and tenement flats.	Restrict lets to Urgent Housing Need to a maximum of 20%
Amendment to existing Letting Initiative				
Office Area	Issue	Letting area/ streets	Property type/size	Details of initiative
Clydesdale South	Lack of available accommodation suitable for vulnerable people with particular needs.  Wish to retain certain properties as amenity/suitable for vulnerable applicants.	<u>Lanark</u>  Additional streets to existing LLI:  Bendigo Place (1 – 6)  Bernards Court (1-6)  Braedale Road (21, 23, 25, 27)  Greystone Bauks (1 – 16)	Ground and upper floor 1 bedroom flats  Ground and upper floor 1 bedroom flats  1 bedroom single storey houses  Ground and upper floor 1 bedroom flats	Allocate properties to applicants who require this house type due to medical or vulnerability issues
		<u>Lesmahagow</u>  Additional streets to existing LLI:  Bereholm (5 – 11) (6-12) (20-26)	Ground and upper floor 1 bedroom flats	Allocate properties to applicants who require this house type due to medical or vulnerability issues