



Report

Report to:	Executive Committee
Date of Meeting:	30 November 2022
Report by:	Executive Director (Housing and Technical Resources)

Subject:	South Lanarkshire Local Housing Strategy 2022 to 2027
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1. Purpose of Report

1.1. The purpose of this report is to update the Executive Committee on:-

- ◆ findings from the consultation and engagement regarding the draft Local Housing Strategy 2022 to 2027
- ◆ the finalised Local Housing Strategy 2022 to 2027, (attached as Appendix 1) and seek approval of the Strategy
- ◆ proposed monitoring, reporting and governance arrangements for the Local Housing Strategy 2022 to 2027

2. Recommendations

2.1. The Executive Committee is asked to approve the following recommendations:-

- (1) that the findings from consultation and engagement with stakeholders regarding the Local Housing Strategy 2022-27 outlined in section 4, be noted;
- (2) that the finalised Local Housing Strategy 2022 to 2027, attached as Appendix 1, including the housing supply targets (as detailed at sections 5.5-5.8), be approved; and
- (3) that the proposed governance, monitoring and reporting arrangements as outlined at section 6, be approved

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.
- 3.2. The Executive Committee approved the LHS 2017 to 2022 in August 2017. Since then, the LHS has been monitored and reviewed annually to ensure that priorities and outcomes are delivered or progressed. As part of this ongoing review process, some actions and measures were amended to reflect progress or align with emerging policy issues.
- 3.3. Developments in national policy over the past five years have been reflected through annual updates to the LHS 2017 to 2022. Revised Scottish Government LHS

guidance issued in 2019 set out more detailed and specific requirements for the development of new strategies, which reflect the significant scale and nature of policy change.

- 3.4. Scottish Government guidance emphasises the LHS as the main plan for housing: “*the Local Housing Strategy (LHS) is a local authority’s sole strategic document for housing in its area*” and the Strategy sets out how the local authority will continue to meet its statutory housing responsibilities and how partners will work together to achieve priority outcomes. The LHS meets all statutory requirements as well as covering the relevant Scottish Government Housing and Regeneration Outcomes and Targets.

4. Consultation and Engagement

- 4.1. The council developed the draft Strategy in partnership with the LHS Steering Group members. Comprising of partners from across the council including Planning Officers from Community and Enterprise Resources, the Scottish Government, Registered Social Landlords and the Health and Social Care Partnership, the group developed the consultative draft through a range of pre-consultation activities and events to agree priorities and actions. This consultative draft was then published on the South Lanarkshire Council website alongside an online survey and promoted through social media channels between August and October 2022.

- 4.2. As part of the consultation process, the council has also engaged directly with a wide range of partners and stakeholders who provided constructive and positive feedback. This included:

- ◆ Tenant representatives of the South Lanarkshire Tenant Participation Coordination Group
- ◆ Elected members through a special awareness session
- ◆ Health and Social Care Partnership colleagues through attending a range of meetings including the Strategic Commissioning Group, locality implementation groups and local management meetings
- ◆ Stakeholders including representatives of care experienced young people, local carers, veterans’ organisations, members of the Autism Strategy Group, the Fuel Poverty sub-group, and the Homelessness Strategy Group
- ◆ Housebuilders and landlords contributing to the supply of housing across South Lanarkshire
- ◆ Wider council services and partners including those within the Community Planning Partnership

- 4.3. Feedback on the draft LHS 2022 to 2027 was positive, and there was strong support for the LHS priority outcomes, noting that the LHS is clear and concise. Key feedback included consideration to be given to:-

- ◆ Developing housing options for adults with learning difficulties and neurodiversity issues
- ◆ Options for reducing energy costs for tenants and residents in South Lanarkshire and improve energy efficiency
- ◆ Ensuring appropriate levels of greenspace and native tree planting within new housing developments
- ◆ Understanding challenges faced by those who are cared for at home and whose existing care arrangements are no longer viable.

- ◆ Understanding how the LHS and partners can continue to raise standards in the Private Rented Sector across South Lanarkshire
- ◆ Future targets for wheelchair accessible housing

4.4. The LHS 2022 to 2027 was finalised to reflect the feedback received from partners and stakeholders throughout the consultation process. A full consultation report is available as a Background Paper to this report.

5. Summary

5.1. The overall purpose of the Local Housing Strategy 2022 to 2027 is to determine what needs to be done to ensure there is enough housing of the right type and in the right places to meet the current and future needs of people who choose to live in South Lanarkshire.

5.2. To support the delivery of the LHS over the next five years, there are eight priority outcomes, that cover the five themes of:-

- ◆ housing supply, affordability, and choice
- ◆ housing quality, energy efficiency and decarbonisation
- ◆ specialist provision and supporting independent living
- ◆ addressing homelessness
- ◆ sustainable places

The eight priority outcomes for the 2022 to 2027 strategy are:-

1. Increase overall housing supply and improve access to, and choice of, housing options that suit people's needs, which they can afford and sustain.
2. Private landlords and tenants are supported to ensure renting remains a sustainable housing option that meets all required standards.
3. Housing quality and energy efficiency are improved across tenures, with advice and support provided to property owners and tenants to help them achieve the required standards.
4. More homes are heated through decarbonised sources and renewable energy supply opportunities are explored.
5. People with particular needs are better supported to live independently within the community in a suitable and sustainable home.
6. Prevent homelessness occurring and significantly reduce homelessness.
7. People who experience homelessness are provided with suitable temporary accommodation as required and are supported to move to settled accommodation that meets their needs as quickly as possible.
8. Housing sustainability is improved in priority areas and settlements and people are encouraged to be part of their local community.

5.3. The LHS identifies key strategic priorities and actions associated with these eight LHS outcomes, which include the following highlights:-

- ◆ Increase the supply of affordable housing through the delivery of the Strategic Housing Investment Plan
- ◆ Deliver Housing Investment programmes to ensure as many socially rented properties as practically possible achieve the Energy Efficiency Standard for Social Housing 2 (ESSH2)

- ◆ Explore options for developing district heating systems and low carbon energy supply projects
- ◆ Provide accommodation for households resettled within South Lanarkshire as part of UK Government refugee and asylum seeker dispersal programmes
- ◆ Further improve housing access and sustainability for veterans of armed forces within South Lanarkshire
- ◆ Continue to develop and implement approaches to support people leaving prison and victims of domestic abuse and prevent homelessness
- ◆ Work with relevant services and partners to ensure children and young people affected by homelessness are supported
- ◆ Consider opportunities for promoting active travel within new and existing housing developments

5.4. The full list of actions for each of the chapters can be found in the LHS action plan and monitoring template detailed within the Strategy at Appendix 1.

5.5. As a statutory requirement, the LHS establishes five-year Housing Supply Targets for affordable and private (market) housing, based on detailed evidence established through the Glasgow City Region Housing Need and Demand Assessment 3 (HNDA3) published in 2022.

5.6. Housing Supply Targets (HST) are a policy-based interpretation of the HNDA outputs for the number of homes that may be delivered in the local authority area. They take account of a range of factors, as set out in Scottish Planning Policy and Scottish Government HDNA guidance, including locally set targets, land availability and projects already under development. As a consequence, targets may be higher or lower than the Housing Estimates and can be amended based on further assessed need or demand.

5.7. South Lanarkshire Housing Supply Targets for 2022-27 are as follows:

Tenure	Per Year	Total (2022-27)
Affordable	250 - 300	1,250 - 1,500
Market (private)	700 - 750	3,500 - 3,750
All	950 - 1,050	4,750 - 5,250

5.8. Taking account of current fiscal and market pressures within the construction industry, the target range provided for the Housing Supply Targets for 2022-27 aims to provide flexibility over the five year period.

5.9. The Strategic Housing Investment Plan (SHIP) 2023-2028, approved by Housing and Technical Resources Committee on 5 October 2022, sets out 72 sites with an estimated total capacity for the delivery of up to 2,562 new affordable homes over the five-year period to 31 March 2028. The capacity detailed within the SHIP aligns with the Housing Supply Targets proposed within the LHS.

5.10. Scottish Government Guidance emphasises the importance of aligning the LHS to corporate and community planning processes. To ensure appropriate alignment between the LHS and the South Lanarkshire Community Plan 2022-32, the three community planning priorities of People, Progress and Planet, have been incorporated into the LHS Action Plan and monitoring template across each of the eight priority outcomes.

- 5.11. There is also close alignment between the LHS and South Lanarkshire's Local Development Plan 2, the Strategic Commissioning Plan 2022 to 2025 and the Sustainable Development and Climate Change Strategy 2022 to 2027.

6. Monitoring, Reporting and Governance Arrangements

- 6.1. As detailed within the LHS Guidance, an annual review will be conducted with progress against the actions and measures of the Strategy reported to Executive Committee on an annual basis.
- 6.2. The LHS Steering Group is the partnership group for collating and representing shared, strategic views regarding the housing sector in South Lanarkshire. The group takes forward the LHS by developing informed, partnership responses to emerging housing policy opportunities and challenges.

7. Next Steps

- 7.1. Following approval, the LHS 2022 to 2027 will be published on the council's website and promoted to housing, homelessness and health and social care partners across South Lanarkshire.
- 7.2. As detailed within the LHS Guidance, a copy of the approved Strategy will be submitted to the Scottish Government for review.

8. Employee implications

- 8.1. There are no employee implications associated with this report

9. Financial implications

- 9.1. The LHS 2022-2027 sets housing supply targets for new affordable housing supply. The councils' contribution to these are planned for through the Strategic Housing Investment Plan (SHIP), which is subject to an annual renewal process and reported to the Housing and Technical Resources Committee.

10. Climate Change, Sustainability and Environmental Implications

- 10.1. As part of the development of the Local Housing Strategy 2022 to 2027, a full Strategic Environmental Assessment (SEA) was undertaken with the report submitted to the SEA Gateway and published online for consultation.
- 10.2. This assessment identified that the LHS would make an overall positive contribution toward local and national net-zero and decarbonisation targets through the direction of improvements to domestic buildings across South Lanarkshire.
- 10.3. The full Environmental Report developed through the SEA is available to review as a Background Paper to this report.

11. Other Implications

- 11.1. Development and delivery of an LHS is contained within the council's Risk Register as a statutory requirement.

12. Equality Impact Assessment and Consultation Arrangements

- 12.1. The LHS is relevant to all people living or coming to live in South Lanarkshire, which includes protected characteristic groups as identified under the Equality Act 2010.

- 12.2. Equality impact assessment (EqIA) processes were undertaken throughout the development of the LHS 2017-2022 to identify and mitigate any negative impacts and seek opportunities to promote equality. An EqIA Report was completed which identifies the LHS 2022-2027 will have no negative impacts on any protected characteristics groups and will have significant positive impacts in relation to age, and disability.
- 12.3. As detailed at section 4, the LHS 2022-27 has been developed following extensive consultation with a wide range of housing, homelessness and health services and organisations. In addition, public consultation on a consultative draft was held between August and October 2022, with a range of specific customer groups also provided with the opportunity to have their say on the contents of the draft strategy.

Stephen Gibson
Executive Director (Housing and Technical Resources)

22 November 2022

Links to Council Values/Priorities/Outcomes

- ◆ Focused on people and their need
- ◆ Accountable, effective, efficient and transparent
- ◆ Fair, open and sustainable
- ◆ People - Put people first and reduce inequality
- ◆ Progress – we need to recover, progress and improve
- ◆ Planet – we need to work towards a sustainable future in sustainable places
- ◆ Communities and environment – caring, connected, sustainable communities
- ◆ Housing and land – good quality, suitable and sustainable places to live
- ◆ Our economy – thriving business, fair jobs and vibrant town centres

Previous References

- ◆ 5 October 2022, Housing and Technical Resources Committee Report, 'Strategic Housing Investment Plan 2023-28'
- ◆ 30 August 2017, Executive Committee Report 'Local Housing Strategy 2017-2022'

List of Background Papers

- ◆ Local Housing Strategy 2017-22 and annual reviews reported to Executive Committee
- ◆ Glasgow City Region Housing Need Demand Assessment, Glasgow City Region Housing Market Partnership, 2022
- ◆ South Lanarkshire Local Housing Strategy Strategic Environmental Assessment Environmental Report, 2022
- ◆ South Lanarkshire Local Housing Strategy Consultation Report, 2022

Contact for Further Information

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