

Report

12

Report to:	Housing and Technical Resources Committee
Date of Meeting:	29 September 2010
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Local Housing Strategy Review 2010
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ summarise the purpose and content of the draft Local Housing Strategy (LHS) Annual Review 2010
- ◆ outline proposals for developing the new LHS 2012-2017

2. Recommendation(s)

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

- (1) that the Local Housing Strategy Annual Review 2010 and proposals for developing the new Strategy for 2012-2017 be noted.

3. Background

3.1. In line with requirements of the Housing (Scotland) Act, 2001, South Lanarkshire's first Local Housing Strategy, covering the period 2004-2009 was submitted to Communities Scotland (now part of the Scottish Government) in April 2004. The LHS was one of five across Scotland rated as 'very good'.

3.2. Each local authority was required to submit an annual review of their LHS to the Scottish Government. The purpose of the annual review was to:-

- ◆ report on progress against the targets and milestones set out in the LHS action plan; and
- ◆ review national and local policy developments, adjusting the Strategy as necessary, to reflect and address these

3.3. From 2007/2008, in line with the Concordat, local authorities are no longer required to formally submit a written annual review to the Scottish Government. However, it is considered good practice to continue to produce a written review because it helps to ensure that the LHS is routinely kept up to date and demonstrates the clear link between achievements and progress and any re-evaluation of priorities and actions going forward. This also means that the production of the new LHS in 2012 is made easier because the policy context and actions with the Council's Strategy have been regularly reviewed.

- 3.4. All previous five LHS annual reviews were well received by the Scottish Government and considered exemplars of good practice. The LHS 2004-2009 has been extended to cover the period until the development of the new LHS which will cover the five years from 2012-2017.
- 3.5. In February 2009, the Scottish Government published final guidance to local authorities on the key changes to the format and detail of new style local housing strategies. The new LHS for South Lanarkshire has been planned to coincide with the production of the regional Housing Need and Demand Assessment (HNDA) and the new Glasgow and Clyde Valley Strategic Development Plan which is to be submitted to Scottish Ministers in October 2011.

4. Summary of the LHS Annual Review 2010

- 4.1. Full copies of the Annual Review are available in the Members' areas and on the Council's web site. Based on a detailed assessment of housing issues in South Lanarkshire, the LHS sets out 12 strategic objectives and a 57-point action plan. Objectives and actions are structured around the 4 LHS themes:-

- Balanced Housing Markets
- Investing in Housing Quality
- Safe and Attractive Neighbourhoods
- Inclusion: Enabling Independent Living

- 4.2. The annual review mirrors the structure of the LHS, reviewing progress under each of the four themes. The review:-

- identifies key policy changes which impact on the Strategy
- summarises progress against key actions over the course of the LHS
- identifies where actions and/or targets have been amended in response to progress in implementation and to policy change
- contains an updated action plan for the current year 2010/2011

- 4.3. There has been continued good progress in implementing the LHS, despite poor economic conditions. Progress was made in 43 of the 47 actions in the action plan. Key areas of progress include:-

- provision of 329 new affordable homes for rent and sale by Housing Associations as part of the Scottish Government's Affordable Housing Investment Programme. This includes 61 new homes for rent provided through the Council's new build programme
- developing and consulting on new Supplementary Planning Guidance for our Affordable Housing and Housing Choice policies
- contributing to the development of the first Glasgow and Clyde Valley Housing Need and Demand Assessment
- implementing our new Allocations Policy and local letting plans and introducing a new Common Housing Register for South Lanarkshire
- increasing provision of temporary and supported accommodation and expanding settled accommodation for homeless households
- continuing to deliver significant improvements to the quality of the Council's housing stock with around 3,000 homes benefiting from £40.5m investment

- commissioning a sample survey of the Council's housing stock and submitting our third progress report of the Standard Delivery Plan which reports an improvement in the Scottish Housing Quality Standard (SHQS) pass rate from 29% in 2004/2005 to 56% in March 2010
- launching the HomeImprove Service and the Scheme of Assistance to help people living in the private sector to repair, maintain, improve and adapt their home
- carrying out more than 5,500 insulation measures to homes across the public and private sectors with our energy partners representing investment of £1.75m. Alongside this, we provided almost 4,000 households with direct energy advice
- continuing with major regeneration activity as well as building on community engagement within neighbourhood management/regeneration areas
- completing a new Anti-social Behaviour Strategy
- increasing provision of housing for people with particular needs through the Scottish Government's Affordable Housing Investment Programme
- enabling people in all tenures to continue to live in their homes through the installation of adaptations and community alarms which meet their needs

4.4. Four actions made little or no progress because of changes in national policy, or the need to concentrate on higher priority areas or resource constraints. These have been included in the new Action Plan for 2010/ 2011 for further development. The four actions are:-

- consider scope for pressured area status
- undertake a private sector house condition survey
- develop a new Community Safety Strategy
- review the Care and Repair Service

4.5. Resources available to support the Strategy are also reviewed. This section highlights key changes in funding and notes areas where resources could impact on progress.

5. Developing the new South Lanarkshire LHS

5.1 As noted in paragraph 3.5, the new LHS has been planned to coincide with completion of work on a new regional needs and demand assessment and Glasgow and Clyde Valley Strategic Development Plan. This has to be submitted to Scottish Ministers in October 2011 and will provide the strategic context for local land use planning for new housing. Following this, the Council's new Local Development Plan and LHS for South Lanarkshire will be finalised, linking local housing need and demand issues and priorities to land use policies.

5.2 The new LHS will cover the period 2012 – 2017. New Scottish Government guidance has been published which changes the format and scope of the new LHS, to reflect the above issues but also to produce a more outcome focused document in line with guidance on Single Outcome Agreements for Scottish Councils.

5.3 There is a well established LHS Steering Group, comprising representatives from the services within the Council and key external partner organisations, and this will continue to oversee the development of the new Strategy.

5.4 A workplan and timeline to 2012 has been developed and this will be further progressed and updated as work on the Strategy gains momentum. The workplan sets out the key actions and milestones which require to be met on a quarterly basis.

5.5 Based on the current timetable, a consultative draft LHS will be produced in July 2011, with extensive consultation taking place with all key stakeholders until October 2011. Thereafter, a final draft LHS will be presented to the various governance structures, including the Housing and Technical Resources Committee by March 2012, prior to formal submission to the Scottish Government.

6. Employee Implications

6.1. None.

7. Financial Implications

7.1 None.

8. Other Implications

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

9. Equalities Impact Assessment and Consultation Arrangements

9.1. 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.

9.2. Appropriate consultation has been carried out and is highlighted throughout paragraph 5 of the report.

Lindsay Freeland

Executive Director (Housing and Technical Resources)

1 September 2010

Link(s) to Council Objectives and Values

- ◆ Improve the quality, access and availability of housing
- ◆ Develop services for older people
- ◆ Sustainable Development
- ◆ Efficient and effective use of resources
- ◆ Fair and open
- ◆ People focused
- ◆ Accountable, effective and efficient
- ◆ Tackling disadvantage and deprivation

Previous References

- ◆ Housing and Technical Resources Committee, 12 November 2008

List of Background Papers

- ◆ Local Housing Strategy for South Lanarkshire 2004 - 2009
- ◆ Local Housing Strategy Annual Review 2010

Contact for Further Information

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

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