

Report

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Report to:	Housing and Technical Resources Committee
Date of Meeting:	13 July 2011
Report by:	Executive Director (Housing and Technical Resources)

Subject:	The Local Housing Strategy 2012 - 2017
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ provide an update on the production of the Council's Local Housing Strategy 2012 – 2017 and the consultation and approval process.

2. Recommendation(s)

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

- (1) that the progress in developing the Council's Local Housing Strategy be noted.
- (2) that the arrangements for consultation and the related timeline for preparing the final LHS for submission to the Scottish Government by February 2012 be noted.

3. Background

- 3.1. A previous report to Committee in March 2011 outlined the requirement for the Council to produce a new Local Housing Strategy (LHS) covering the period from 2012 – 2017. The Housing (Scotland) Act, 2001 requires local authorities to carry out an assessment of housing provision and provision of related services and to prepare, and submit to the Scottish Ministers, a LHS. The current LHS for South Lanarkshire was approved in 2004 covering five years to 2009. The LHS has been reviewed annually since 2005 to ensure actions remain up-to-date and relevant. In 2008, in light of new guidance for more collaborative work to underpin future strategies, the current LHS was extended to 2012.
- 3.2. Reflecting the new guidance to better integrate the linkages across housing market areas and combine strategic housing and planning needs and demand assessments in establishing the requirement for new housing across tenures, the Council has been working closely with seven other authorities across the Glasgow and Clyde Valley area. The Glasgow and Clyde Valley Housing Market Partnership (GCVHMP) was established in 2008 to develop the Housing Need and Demand Assessment (HNDA) and to agree housing supply targets for each constituent authority across the Glasgow and Clyde Valley conurbation

3.3. The HNDA is a key part of the LHS and as part of the guidance has to be approved and signed off as 'robust and Credible' by the Scottish Government's Centre for Housing Market Analysis (CHMA). This approval was provided on 21 June 2011 and means that the constituent authorities including South Lanarkshire Council are able to submit their new LHSs to the Scottish Ministers. It also forms a key part of the GCV Strategic Development Plan and the constituent authorities' Local Development Plans (LDPs), which will be commenced over the coming year.

4. The South Lanarkshire Local Housing Strategy 2012 -2017

4.1. The draft Local Housing Strategy (LHS) 2012-2017 will be issued in July for a three month consultation period. The Strategy is based on an ongoing and detailed assessment of key housing issues and challenges and builds on the Council's existing Strategy and progress made since it was first approved in 2004.

4.2. Guidance on new Local Housing Strategies confirms that they should cover issues previously addressed in separate strategic documents including homelessness, fuel poverty and private sector housing. The guidance also emphasises that the LHS should focus on outcomes rather than processes. These should link to National and local outcomes reflected in the Single Outcome Agreement. Accordingly, the Council's new LHS retains a thematic structure and covers:-

Balanced Housing Markets

- ◆ The central focus of this theme is to ensure there are sufficient numbers of homes of the right type, size, and tenure and in the right places to meet the housing needs and demands of the growing South Lanarkshire population. This includes ensuring an adequate new private housing supply, increasing the supply of affordable housing for rent and sale, particularly in pressured areas, and making more effective use of the existing housing stock.

Investing in Housing Quality

- ◆ The key aim of this theme is to ensure the housing stock across all tenures meets modern standards of quality and energy efficiency, including meeting the Scottish Housing Quality Standard for social rented properties. In the private sector, a key focus is on encouraging owners and private landlords to improve their homes. This chapter also focuses on the challenges of alleviating fuel poverty and in tackling climate change.

Sustainable Neighbourhoods

- ◆ This theme is about ensuring that neighbourhoods are safe, attractive places that people want to live in. As well as seeking to improve the quality of all housing areas, a key focus of the work of the Council and partners goes beyond physical regeneration of the housing and wider environment to improve local amenities and services. Within this theme, the LHS aims to 'close the gap' between better off and more disadvantaged communities and to tackle wider issues including community safety and anti-social behaviour.

Meeting Particular Housing Needs

- ◆ The key aims of this theme are to ensure adequate provision of suitably designed homes and housing support services to enable people to continue to live independently. This includes older people, people with disabilities and minority ethnic communities

Homelessness

- ◆ In line with guidance our strategic approach to homelessness is now fully incorporated within the LHS. This chapter emphasises the importance of partnership working to prevent and alleviate homelessness in a focused and coordinated way. It is clearly accepted by all parties that homelessness is not just a housing problem. Homeless households clearly need a roof over their heads, but they also need support to address the problems that caused their homelessness and to prevent them from becoming homeless again.

The Rural Challenge

- ◆ This is a new theme and sets out to focus on the cross cutting aspects of the LHS within the rural areas of South Lanarkshire. The chapter identifies the need for solutions to address challenges posed by both very low and high levels of need and demand in different communities in the rural areas of South Lanarkshire.

- 4.3. The draft Strategy will be issued for consultation at the end of July. The consultation period will extend for three months, providing scope for extensive engagement with a wide range of stakeholders. As well as providing a link to the LHS on the Council's website, copies of the draft strategy will be deposited in the members' lounge area.
- 4.4. The overall timeline for the production and approval of the LHS is as follows:

Time Period	Milestone
April - July 2011	Consultative draft LHS prepared
	Consultation Plan and database completed
July – October 2011	Formal consultation period
	Statutory Impact Assessments (Equality Impact and Strategic Environmental) and Health Impact Assessment
	Consultation responses collated and report prepared
January 2012	Final draft LHS completed for approval by Committee
February 2012	Submission to the Scottish Government
March 2012	Peer Review

5. Consultation Process

- 5.1. There are a wide range of stakeholders with an interest in the LHS and as such an extensive database of individuals and organisations has been prepared. Stakeholders will be issued with a copy of the consultative draft and events arranged for more detailed discussion.
- 5.2. It is intended to arrange an elected members' seminar to cover the LHS and its key themes in some detail after the summer recess. Details of the arrangements for this will be sent out in early August to confirm the date, venue and programme.

6. Employee Implications

- 6.1. There are no employee implications.

7. Financial Implications

- 7.1. There are no financial implications.

8. Other Implications

- 8.1. The risk to the Council is that it will not adhere to the appropriate legislation if it does not produce a new Housing Strategy.
- 8.2. A Strategic Environmental Assessment (SEA) is currently being undertaken for the LHS and an Environmental Report will be made available for consultation alongside the consultative draft LHS.

9. Equality Impact Assessment and Consultation Arrangements

- 9.1. An initial equality impact assessment has identified the need to consult more widely on our proposals for the LHS to enable a full assessment to be completed. An action plan has been developed to do this and a full assessment will be carried out on the final draft LHS after the consultation period is finished.

Lindsay Freeland
Executive Director (Housing and Technical Resources)

17 June 2011

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

- ◆ 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 March 2011 - The Local Housing Strategy 2012-2017

List of Background Papers

- ◆ The Glasgow and the Clyde Valley Housing Need and Demand Assessment
- ◆ Local Housing Strategy for South Lanarkshire 2004 - 2009
- ◆ Local Housing Strategy for South Lanarkshire Annual Reviews 2005 - 2010

Contact for Further Information

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

Mike Wood, Strategy and Development Manager

Ext: 4034 (Tel: 01698 454034)

E-mail: mike.wood@southlanarkshire.gov.uk