

# Report

# 10

Report to:	<b>Housing and Technical Resources Committee</b>
Date of Meeting:	<b>7 March 2018</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>Housing Allocation Policy – Local Letting Plans 2018/19</b>
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## 1. Purpose of report

1.1. The purpose of the report is to:-

- ◆ advise on progress against the 2017/2018 letting targets
- ◆ request approval for the 2018/2019 letting targets
- ◆ request approval for the Local Letting Initiatives and the South Lanarkshire Letting Initiative in respect of Welfare Reform

## 2. Recommendation(s)

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

- (1) that progress against the 2017/2018 letting targets, be noted;
- (2) that the 2018/2019 mainstream letting targets, attached as Appendix 1, be approved;
- (3) that the 2018/2019 sheltered letting targets, attached as Appendix 2, be approved;
- (4) that the local letting initiatives attached as Appendix 3, be approved; and
- (5) that the South Lanarkshire Letting Initiative, attached as Appendix 4, be approved.

## 3. Background

3.1. Local Letting Plans (LLPs) are a key feature of the Housing Allocation Policy and help ensure that a strategic and flexible approach is taken in the allocation of Council housing in South Lanarkshire.

3.2. On an annual basis, LLPs are prepared for each of the housing management areas of the authority. LLPs provide an overview of supply and demand in each housing management area and set out:-

- ◆ the annual letting targets for each of the 4 housing lists (in relation to mainstream and sheltered properties)
- ◆ Local Letting Initiatives (LLIs) in operation within a local area

3.3. LLPs are subject to Housing and Technical Resources Committee approval and this is the tenth annual report on LLPs since the Housing Allocation Policy was introduced in 2009.

#### **4. Achievement of the 2017/2018 letting targets**

- 4.1. The planning process has been brought forward to allow letting targets and letting initiatives to be fully implemented from the start of the financial year 2018/2019. Consequently the information provided in relation to the achievement of letting targets has been projected to the end of the financial year based on actual data collated during the period 3 April to 10 December 2017.
- 4.2. Across each housing management area, letting targets are set within bands for each housing list to allow for a degree of flexibility when allocating properties. Full details of the projected results in relation to the targets set for both mainstream and sheltered properties are set out in Appendices 1 and 2.
- 4.3. Across the South Lanarkshire area, it is projected that all letting targets set for mainstream properties will be achieved by the end of the financial year. It is noted that in terms of the individual area office targets, there are some minor variations which in general, can be attributed to variations in demand for housing within specific areas.
- 4.4. In relation to sheltered properties, the projected low annual turnover will impact on the ability to achieve the South Lanarkshire target, however, the projected variance is expected to be minimal. Most variations are due to the low number of sheltered lets or differences in supply and demand within certain areas.

#### **5. Letting targets for mainstream properties during 2018/2019**

- 5.1. The letting targets proposed for mainstream properties across South Lanarkshire and for each of the housing management areas are set out in Appendix 1.
- 5.2. The factors which have been taken into account when setting the mainstream letting targets for 2018/2019 are detailed below:-
  - ◆ continued high level of demand for social rented housing – it is projected that 4,149 new housing applications will have been received by the end of this financial year
  - ◆ high number of applicants queued on the HomeFinder housing register - as at 10 December 2017, there were 14,754 applicants queued on the register
  - ◆ continuing high demand from homeless households - as at 10 December 2017, 1,408 homelessness applications had been received. Assuming that this trend continues, it is projected that 1,877 applications will have been received by the end of the financial year. This is a slight decrease of 2% in relation to the level of applications received last year
  - ◆ the Council's statutory duty to homeless households - the number of applicants assessed as homeless and to whom the Council has a duty to provide settled accommodation, remains high. As at 10 December 2017, there were 961 homeless applicants on the HomeFinder housing register
  - ◆ decrease in turnover - it is projected that by the end of the financial year, 1,901 properties will have been let. In comparison with 2016/2017, this represents a decrease of 10% in the number of properties becoming available for let
  - ◆ the percentage of lets to the Other Category list within Cambuslang has been increased due to the regeneration of the East Whitlawburn area and the requirement to rehouse tenants whose properties are being demolished, into suitable housing
  - ◆ joint working with partners - contribution that HomeFinder partners and other Registered Social Landlords (RSLs) make to meeting the needs of homeless applicants, through an agreed target of lets

- ◆ new build properties – the number of Council new build properties planned for completion during 2018/2019

5.3. It is proposed that as from April 2018 Clydesdale will have one combined target.

## **6. Letting Targets for sheltered properties during 2018/2019**

6.1. The letting targets proposed for sheltered properties across South Lanarkshire and for each of the housing management areas are set out in Appendix 2.

6.2. Between 3 April and 10 December 2017, 106 sheltered properties became available for let. It is projected that by the end of the financial year 140 sheltered properties will have been let, which represents a 6% increase on the previous year 2016/2017.

6.3. There continues to be a high level of demand for sheltered housing, with 1,993 applicants on the HomeFinder housing register as at 10 December 2017. Demand for sheltered housing varies across individual sheltered housing developments, and this has been taken into account in the targets proposed for 2018/2019.

6.4. It is proposed that as from April 2018 Clydesdale will have one combined target.

## **7. Local Letting Initiatives**

7.1. The Housing Allocation Policy allows for the establishment of Local Letting Initiatives (LLIs) in areas where there are particular needs, issues or circumstances which require to be addressed.

7.2. During 2017/2018, there were 6 LLIs in operation across South Lanarkshire. To inform the development of the LLPs for 2018/2019, each of the LLIs has been subject to an internal review to assess their impact and identify whether there is a need for the LLI to continue.

7.3. Based on the findings from the review of the LLIs, it is proposed that the 6 LLIs be retained, and the criteria, set out in Appendix 3, remain unchanged during 2018/2019.

## **8. South Lanarkshire Letting Initiative**

8.1. The South Lanarkshire Letting Initiative was introduced in April 2013 to mitigate the impact of Welfare Reform on Council tenants affected by the under occupancy provisions of the Welfare Reform Act 2012.

8.2. In the period between 3 April and 10 December 2017, 7 Council tenants were re-housed under this initiative. The majority of these tenants moved to a smaller property where they are no longer affected by the under occupancy provisions of the 2012 Act.

8.3. Whilst the impact of the initiative has been limited, it continues to operate as one of a number of measures taken by the Council to help tenants affected by the under occupancy provisions and remains a useful tool. It is proposed that the initiative be retained during 2018/2019 and the eligibility criteria, set out in Appendix 4, remain unchanged.

## **9. Next Steps**

9.1. Implement 2018/2019 letting targets effective from Monday 2 April 2018.

9.2. Publish the 2018/2019 Local Letting Plans on the South Lanarkshire Council website.

- 9.3. The impact of the LLIs and the South Lanarkshire Letting Initiative will continue to be monitored throughout the year.
- 9.4. The Housing Allocation Policy, including sheltered housing, will be subject to review during 2018/2019 as approved by Housing and Technical Resources Committee on 13 December 2017. The review will also incorporate changes stemming from the Housing (Scotland) Act 2014 with the social rented provisions commencing during 2019. The outcome of the review will be reported to Housing and Technical Resources Committee during 2019.

## **10. Employee Implications**

- 10.1. There are no employee implications contained within this report.

## **11. Financial Implications**

- 11.1. There are no financial implications associated with the proposed letting targets.

## **12. Other Implications**

- 12.1. The key aim of the letting targets and LLIs is to promote sustainability within communities across South Lanarkshire.
- 12.2. The Housing Allocation Policy requires letting targets to be set annually, therefore, failure to implement this aspect of the policy would adversely impact on services.
- 12.3. The risks associated with welfare reform have been included within the Resource's risk register and actions taken to mitigate these risks where possible.

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

- 13.1. An equality impact assessment has been carried out on each LLI proposed for 2018/2019 and on the South Lanarkshire Letting Initiative.
- 13.2. An equality impact assessment has been carried out on the recommendations contained in this report and where issues were identified, remedial action has been taken. The assessment is that the proposals do not have any adverse impact on any part of the community covered by equalities legislation, or on community relations, and the results of the assessment will be published on the Council website.
- 13.3. Consultation on the proposed LLP targets and the LLIs have taken place with tenants at meetings of the Tenant Participation Co-ordination Group, Allocations Sub Group and Local Housing Forums. Performance in relation to the achievement of LLP targets will also be included in the general performance information discussed with Local Housing Forums throughout the year.

**Daniel Lowe**

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

6 February 2018

## **Link(s) to Council Values/Ambitions/Objectives**

- ◆ Improve the availability, quality and access of housing
- ◆ Improve later life

**Previous Reference**

- ◆ Housing and Technical Resources Committee, 18 January 2017

**List of Background Papers**

- ◆ Local Letting Plans 2018/2019

**Contact for Further Information**

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

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## SLC Proposed Letting Targets for Mainstream Properties 2018/2019

## South Lanarkshire

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	50%-60%	955	55%	50%-60%
Transfer	20%-30%	385	22%	20%-30%
Waiting	15%-20%	346	20%	15%-20%
Other Categories	0%-5%	75	4%	0%-5%

## Blantyre

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	55%-60%	114	70%	55%-60%
Transfer	20%-25%	27	17%	20%-25%
Waiting	15%-20%	17	11%	15%-20%
Other Categories	0%-5%	4	2%	0%-5%

## Cambuslang

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	55%-60%	89	57%	55%-60%
Transfer	20%-25%	29	19%	15%-20%
Waiting	10%-15%	19	12%	5%-10%
Other Categories	5%-10%	19	12%	15%-20%

## Rutherglen

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	55%-60%	105	59%	55%-60%
Transfer	20%-25%	20	11%	20%-25%
Waiting	15%-20%	49	27%	15%-20%
Other Categories	0%-5%	5	3%	0%-5%

## Clydesdale North

Housing Need List	2017/18	2017/18 Projected Lets		*2018/19
	Target	Number	%	Target
Urgent housing need	30%-40%	80	43%	40%-50%
Transfer	20%-30%	52	28%	20%-30%
Waiting	35%-40%	41	23%	20%-35%
Other Categories	0%-5%	12	6%	0%-5%

\*as advised in section 4.5 above, it is proposed that Clydesdale North and Clydesdale South will have a combined Clydesdale target for 2018/2019

## Clydesdale South

Housing Need List	2017/18	2017/18 Projected Lets		*2018/19
	Target	Number	%	Target
Urgent housing need	30%-40%	84	35%	40%-50%
Transfer	15%-25%	73	30%	20%-30%
Waiting	40%-45%	79	32%	20%-35%
Other Categories	0%-5%	7	3%	0%-5%

## East Kilbride

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	55%-60%	215	63%	60%-65%
Transfer	25%-35%	89	26%	25%-35%
Waiting	5%-15%	49	13%	0%-10%
Other Categories	0%-5%	12	3%	0%-5%

## Hamilton

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	55%-60%	167	56%	55%-60%
Transfer	20%-30%	68	23%	20%-30%
Waiting	10%-20%	53	18%	10%-20%
Other Categories	0%-5%	9	3%	0%-5%

## Larkhall

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	45%-55%	101	58%	50%-60%
Transfer	18%-22%	27	16%	15%-25%
Waiting	25%-30%	39	22%	20%-25%
Other Categories	0%-5%	7	4%	0%-5%

\*as advised in section 4.5 above, it is proposed that Clydesdale North and Clydesdale South will have a combined Clydesdale target for 2018/2019

## SLC Proposed Letting Targets for Sheltered Properties 2018/2019

## South Lanarkshire

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	25%-35%	42	30%	25%-30%
Transfer	40%-45%	55	39%	40%-50%
Waiting	20%-30%	38	27%	20%-30%
Other Categories	0%-5%	5	4%	0%-5%

## Blantyre

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	10%-15%	1	6%	10%-15%
Transfer	50%-60%	7	44%	50%-60%
Waiting	25%-35%	8	50%	25%-35%
Other Categories	0%-5%	0	0%	0%-5%

## Cambuslang

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	45%-55%	1	34%	35%-40%
Transfer	25%-35%	1	33%	35%-40%
Waiting	15%-20%	0	0%	15%-20%
Other Categories	0%-5%	1	33%	5%-10%

## Rutherglen

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	30%-35%	5	46%	35%-40%
Transfer	40%-45%	3	27%	35%-40%
Waiting	20%-25%	3	27%	15%-20%
Other Categories	0%-5%	0	0%	5%-10%

## Clydesdale North

Housing Need List	2017/18	2017/18 Projected Lets		*2018/19
	Target	Number	%	Target
Urgent housing need	15%-25%	3	60%	20%-25%
Transfer	50%-60%	1	20%	40%-50%
Waiting	20%-25%	1	20%	25%-35%
Other Categories	0%-5%	0	0%	0%-5%

\*as advised in section 6.4 above, it is proposed that Clydesdale North and Clydesdale South will have a combined Clydesdale target for 2018/2019



## Clydesdale South

Housing Need List	2017/18	2017/18 Projected Lets		*2018/19
	Target	Number	%	Target
Urgent housing need	20%-30%	4	31%	20%-25%
Transfer	30%-40%	4	31%	40%-50%
Waiting	30%-40%	5	38%	25%-35%
Other Categories	0%-10%	0	0%	0%-5%

## East Kilbride

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	30%-45%	20	32%	30%-45%
Transfer	40%-50%	28	45%	40%-50%
Waiting	10%-20%	11	18%	10%-20%
Other Categories	0%-5%	3	5%	0%-5%

## Hamilton

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	35%-45%	7	64%	40%-50%
Transfer	40%-50%	3	27%	35%-45%
Waiting	10%-15%	1	9%	10%-15%
Other Categories	0%-5%	0	0%	0%-5%

## Larkhall

Housing Need List	2017/18	2017/18 Projected Lets		2018/19
	Target	Number	%	Target
Urgent housing need	10%-15%	1	5%	10%-15%
Transfer	40%-45%	8	43%	40%-45%
Waiting	40%-45%	9	47%	40%-45%
Other Categories	0%-5%	1	5%	0%-5%

\*as advised in section 6.4 above, it is proposed that Clydesdale North and Clydesdale South will have a combined Clydesdale target for 2018/19

## Proposed Local Letting Initiatives for 2018/2019

Management Area	Details of LLI	Area covered by LLI	Property types/sizes	Duration of LLI
Clydesdale	Priority for housing to be given to applicants who have a social or economic connection with the area.	Forth East Douglas Douglas Water Glespin Rigside	All property types and sizes	1 year
Clydesdale	To promote and encourage tenancy sustainability all new tenants will be offered housing support.  Any tenant seeking rehousing within the first year of their tenancy will be provided with comprehensive housing options advice and a further housing support assessment prior to any offer of rehousing being made.	Forth East Douglas Douglas Water Glespin Rigside	All property types and sizes	1 year
Hamilton	Priority for housing to be given to applicants with an assessed mobility need.	Almada Tower Wylar Tower	1 and 2 bedroom multi storey flats	1 year
Cambuslang	Priority for housing to be given to applicants with an assessed mobility need.	Rosebank Tower Sherry Heights Standford Hall Logan Tower Springhall Court	2 bedroom multi storey flats	1 year
Cambuslang	Priority for housing to be given to waiting list and transfer list applicants who have a local connection.	Cathkin Braes Tenant Management Co-operative area	All property sizes and types	1 year
Rutherglen	Restrict lets to the Urgent Housing Need list.	Greenhill Court	All 1 and 2 bedroom properties	1 year

## South Lanarkshire Letting Initiative 2018/2019

Management Area	Details of LI	Area Covered by LI	Property types/sizes	Duration of LI
Blantyre Cambuslang Rutherglen Clydesdale East Kilbride Hamilton Larkhall	<p>To help mitigate the impact of welfare reform, priority is awarded to:-</p> <ul style="list-style-type: none"> <li>• working age council tenants who, as at 31 March 2013, are under occupying their property in terms of the DWP under occupancy criteria;</li> <li>• tenants living in a one bedroom property who are willing to move to a larger property, provided that they meet the required criteria</li> </ul>	All areas of South Lanarkshire	All property types and sizes	1 year