

Report

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Report to:	Housing and Technical Resources Committee
Date of Meeting:	2 March 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 work related to the preparation of the Council's Local Housing Strategy 2012-2017

2. Recommendation(s)

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

- (1) that the progress in developing the Local Housing Strategy be noted
- (2) that the timescales for consultation and the related timeline for preparing the Local Housing Strategy for submission to the Scottish Government by Spring 2012 be noted.

3. Background

3.1. 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 Local Housing Strategy (LHS). The current LHS for South Lanarkshire was approved in 2004 covering 5 years to 2009. In 2008, in light of new guidance for more collaborative work to underpin future strategies, the current LHS was extended to 2012. The LHS has been reviewed annually since 2005 to ensure that the actions remain up-to-date and relevant.

3.2. In accordance with guidance published by the Scottish Government and CoSLA in 2008, the Glasgow and Clyde Valley Housing Market Partnership (GCVHMP) was established 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. Established in 2008, the GCVHMP comprises housing and planning representatives from eight local authorities. These are:

- ◆ East Dunbartonshire Council
- ◆ East Renfrewshire Council
- ◆ Glasgow City Council
- ◆ Inverclyde Council
- ◆ North Lanarkshire Council
- ◆ South Lanarkshire Council
- ◆ Renfrewshire Council
- ◆ West Dunbartonshire Council

The GCVHMP also has representation from the Glasgow and the Clyde Valley Strategic Development Planning Authority (GCVSDPA) and from the Scottish Government.

- 3.4. The HNDA is to be submitted to the Scottish Government's Centre for Housing Market Analysis (CHMA) in April 2011 for approval and assessment as 'robust and credible'. It is crucial that the HNDA achieves this status not least because this is a requirement to allow the constituent local authorities to submit their new LHSs to the Scottish Ministers, it will also be an essential requirement to progress the GCV Strategic Development Plan and the constituent authorities' Local Development Plans (LDPs).
- 3.5. In relation to the LDP, the Council's current Local Plan was adopted in March 2009 and it is anticipated that work will commence replacing it with the South Lanarkshire Local Development Plan (SLLDP) this year. The SLLDP will have to reflect the terms of the GCV Strategic Development Plan and its conclusions in respect of housing will in turn be informed by the content and the findings of the finally approved HNDA. This will be particularly relevant when the Local Development Plan considers policies related to the identification of sites for residential development and making the necessary linkages to the LHS.
- 3.6. A report summarising the key findings of the HNDA will be submitted to the Executive Committee on 23 February 2011.

4. The South Lanarkshire Local Housing Strategy

- 4.1. The current Local Housing Strategy is based on an ongoing and detailed assessment of key housing issues and challenges. The actions put in place to tackle these are managed through the four themes in the Strategy and the section of the report below summarises the main focus of these themes and progress made over the first 5 years of the Strategy:-

◆ Balanced Housing Markets

The central focus of this theme is to ensure there are sufficient numbers of homes of the right type, size, 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. Over the 5 years of the Strategy to 2009:-

- ◆ more than 7,500 new private sector homes were built
- ◆ almost 1,000 new affordable rented homes were delivered
- ◆ the Council performance in quickly letting homes to make best use of the stock, increased to over of 70% lets being made in less than 4 weeks

◆ 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 period to 2009:-

- ◆ the Council invested over £190m on improving its stock
- ◆ completed internal upgrades to almost 18,000 homes
- ◆ provided over 22,000 energy efficiency insulation measures
- ◆ made further improvements to external fabric and the environment

In the private sector, a key focus is on encouraging owners and private landlords to improve their homes and prior to the introduction of the new Scheme of Assistance in 2009, over 13,000 grants were awarded to facilitate adaptations and other improvements to private sector homes.

◆ **Safe and Attractive 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 taken forward over the last 5 years has been on extensive physical regeneration of some neighbourhoods, including demolition, new build, improving the quality of existing homes and the wider environment. As part of these regeneration schemes, joint work with partners and communities through a neighbourhood management approach has also sought 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.

◆ **Inclusion: Enabling Independent Living**

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 people with particular needs, including older people, people with disabilities, minority ethnic communities and people affected by homelessness. A number of specific areas of progress from the Strategy to 2009 are worth highlighting:-

- ◆ over 15,000 disabled adaptations in all tenures
- ◆ almost 5,000 homes fitted with community alarms
- ◆ over 200 new purpose built rented homes to meet particular needs

4.2. Considerable background work has already been completed for the new Strategy. The current LHS has been updated in its annual review in August 2010 to take account of the changing policy and fiscal context, progress and achievement and new challenges and these will form the basis of the new Strategy going forward. Background and issues papers to inform the HNDA have also been completed.

4.3. As well as the existing Steering Group which includes external key partners, for example, RSLs and Health, a working group has been established to take forward the development of the new Strategy, including the detailed consultation plan. The indicative timeline for completing the LHS is set out below:-

Time Period	Milestone
January – March 2011	Outline draft LHS prepared, including key themes
	Technical and issues papers prepared
	Consultation Plan and database completed
April - June 2011	Consultative draft LHS prepared
July – September 2011	Formal consultation period
	Statutory Impact Assessments (Equality Impact and Strategic Environmental) and Health Impact Assessment
	Consultation responses collated and report prepared
October – January 2012	Final draft LHS completed for approval by various governance structures, including Committee
February – March 2012	Submission to the Scottish Government
	Peer Review

5. Employee Implications

5.1. None.

6. Financial Implications

6.1. None.

7. Other Implications

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

8. Equalities Impact Assessment and Consultation Arrangements

8.1 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.

8.2 The new LHS will be subject to full and extensive consultation with all key stakeholders during the summer of 2011. The HNDA has been subject of a separate consultation process by the Glasgow and Clyde Valley Strategic Development Partnership.

Lindsay Freeland

Executive Director (Housing and Technical Resources)

4 February 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

List of Background Papers

- ◆ GCV HNDA (Working Draft) (www.gcvsdpa.gov.uk)
- ◆ Local Housing Strategy for South Lanarkshire 2004 - 2009

Contact for Further Information

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

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