

## **Appendix 1**

# **South Lanarkshire Local Housing Strategy 2022-27**

# Contents

## **Introduction** 3

Outcomes

LHS 2017-22: Progress and Achievements

Approach

Context

Equalities Impact and Strategic Environmental Assessment

---

## **Chapters**

- |   |    |
|---|----|
| 1. Housing Supply, Affordability and Choice               | 17 |
| 2. Housing Quality, Energy Efficiency and Decarbonisation | 22 |
| 3. Specialist Provision and Supporting Independent Living | 28 |
| 4. Addressing Homelessness                                | 34 |
| 5. Sustainable Places                                     | 40 |

---

## **Delivery & Governance** 45

Governance

LHS Partners and Stakeholders

Social Housing Providers

---

## **Action Plan and Monitoring Framework** I - XIV

## Introduction

This Local Housing Strategy (LHS) is organised into three main parts:

- Introduction: Providing an overview of the main context and factors shaping the LHS;
- Chapters: Covering the main issues for housing, each including additional context, evidence and information, and analysis of the key issues and priorities alongside priority outcomes;
- Delivery: Setting out the main resource considerations and the key partners and stakeholders that will work together to progress the strategy.

The strategy is prepared as a standalone document, in line with duties under the Housing (Scotland) Act 2001 and subsequent statutory guidance and is the local authority's sole strategic document for housing. The strategy provides a comprehensive overview of all key housing issues and requirements for South Lanarkshire. While the strategy is based on detailed research and evidence of housing and wider needs, it is acknowledged that the current economic challenges and uncertainty will likely impact on people across South Lanarkshire and their housing need. The impacts will be monitored and any relevant changes to the Local Housing Strategy will be made through annual reviews.

Additional information is available in the following documents, which can be read alongside the LHS for further details of particular housing issues, and to which the strategy aligns:

Key Document	Available at:
Glasgow and Clyde Valley (Clydeplan) Housing Need and Demand Assessment (2022) and associated technical reports	<a href="http://www.clydeplan-sdpa.gov.uk">www.clydeplan-sdpa.gov.uk</a>
South Lanarkshire Local Development Plan 2 (2020) and Supplementary Guidance	<a href="http://www.southlanarkshire.gov.uk">www.southlanarkshire.gov.uk</a>
South Lanarkshire Health and Social Care Partnership Strategic Commissioning Plan (2022-25)	
South Lanarkshire Local Housing Strategy (2017-22) Annual Review Reports	

This is South Lanarkshire's fourth LHS and covers the five-year period 2022 to 2027. It builds on the success of the previous three strategies, setting out how the local authority will continue to meet its statutory housing responsibilities and how partners will work together to achieve the priority outcomes.

This document outlines the main, current context and factors which influence and will continue to shape the strategy and how the strategy is assessed for its impact on equalities and the environment.

The LHS aligns to the Scottish Government's Housing and Regeneration Outcomes, shown below, and the vision of a "housing system which provides an affordable home for all" ([www.gov.scot](http://www.gov.scot))

A well functioning housing system	High quality, sustainable homes	Homes that meet people's needs	Sustainable communities
-----------------------------------	---------------------------------	--------------------------------	-------------------------

## Outcomes

To support the delivery of the LHS, there are eight priority outcomes which we aim to achieve over the next five years:

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, within 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

## LHS 2017-22: Progress and Achievements

'Affordable Homes, Sustainable Places', South Lanarkshire's third Local Housing Strategy (LHS) covered the period 2017-22. It was organised around five chapters and nine priority outcomes. It included 65 indicators to monitor progress, 64 of which were completed or achieved by March 2022. The table below details these and the key progress and achievements of partners:

Themes and Outcomes	Progress and Achievements
<p><b>Housing Supply, Affordability and Choice</b></p> <p><b>"Increase housing supply and improve access to and choice of housing options that suit people's needs and which they are able to afford and sustain."</b></p> <p><b>"Private renting is a more sustainable housing option that meets all required standards and can meet needs in South Lanarkshire."</b></p>	<p><b>Exceeded our target of 1,500 new affordable homes</b> From 2017 to 2022, Registered Social Landlords (RSL) and South Lanarkshire Council delivered <b>1,943 additional affordable homes</b>.</p> <p>South Lanarkshire continues to perform well in relation to housing affordability. Compared to the Scottish average, house prices are approximately 16% lower, council rent is approximately 5% lower, and private sector rent is approximately 14% lower. Additionally, since 2010 private rents in South Lanarkshire have risen at a rate below both the Scottish average and the rate of inflation.</p> <p><b>Meeting needs in the private rented sector</b> The number of private rented homes registered by the local authority increased from 15,600 in 2017/18 to 16,113 in 2021/22. Working with our Private Landlords Forum and Landlord Accreditation Scotland, the council developed an accreditation scheme that is raising standards across the private rented sector. The number of accredited private landlords in 2017/18 was 1,258 which has decreased slightly to 1,057 in 2021/22.</p> <p><b>Tackling long-term empty housing</b> Lanarkshire Empty Homes Project, set up in 2014, continues to target long-term empty homes and bring them back into effective use wherever possible. Throughout the period of the LHS the number of long-term (over 12 months or more) empty homes has continually been monitored. There are currently 1,620 long-term empty homes in South Lanarkshire, up from 750 in 2017. While the increase has been significant, at 0.85% of total homes, South Lanarkshire remains significantly below the Scottish average of 1.60%. Over the past two years, the council has been working in partnership with the Scottish Empty Homes Partnership to improve the levels of support and advice provided to owners of empty properties and understand more about the reasons why properties are empty and what can be done to reduce the number of them.</p> <p><b>Revised Housing Allocation Policy implemented on target</b> The Housing Allocation Policy was reviewed and implemented in 2019. The Policy is aligned with legislative changes within Housing (Scotland) Act 2014 and aims to ensure that those assessed as being in most housing need are prioritised.</p>
<p><b>Investing in Housing Quality</b></p> <p><b>"Private homeowners and private landlords are encouraged and</b></p>	<p><b>Supported improvements for privately owned housing</b> The number of households supported through the council's Scheme of Assistance has more than doubled from 4,107 in 2017/18 to 8,276 in 2021/22. The number of properties provided with a council factoring service has risen from 8,460 in 2017-18 to 8,489 in 2021/22. The Council continues to support and provide advice to private sector households via the HomeImprove Service delivering the Scheme of</p>

Themes and Outcomes	Progress and Achievements
<p><b>supported to plan for and invest in the maintenance of their property, including areas held in common ownership, to meet all required standards.”</b></p> <p><b>“Housing quality and energy efficiency is improved and more of the energy used comes from low carbon and renewable sources.”</b></p>	<p>Assistance. The council’s Scheme of Assistance was updated in 2020/21 and a further review and consultation will be completed once national guidance is issued.</p> <p><b>Improved housing sustainability and reduced risks of fuel poverty</b> The proportion of homes meeting current Energy Efficiency Standard for Social Housing (EESH) in South Lanarkshire continues to increase.</p> <p>In 2017/18, 89.60% of council stock met this standard and by 2021/22 this has increased further to 98% of council stock. The council continues to work towards maximising the energy efficiency of its domestic stock through the ongoing Home+ programme.</p> <p>As part of the Energy Efficient Scotland Route Map, the council is now working towards the Energy Efficiency Standards for Social Housing 2, and as of March 2022, 6.48% of the council’s residential stock met this standard.</p> <p><b>Energy Efficiency Measures</b> The council have completed or supported the completion of a number of energy efficiency measures across homes of all tenures including:-</p> <ul style="list-style-type: none"> <li>• Council owned properties <ul style="list-style-type: none"> <li>➢ 239 air source heat pumps installed</li> <li>➢ 443 properties had external wall insulation carried out</li> <li>➢ 22 properties had cavity wall insulation undertaken</li> <li>➢ 73 properties had loft insulation installed</li> </ul> </li> <li>• Owner occupied properties <ul style="list-style-type: none"> <li>➢ 704 properties had external wall insulation carried out</li> <li>➢ 2 properties had loft insulation installed</li> </ul> </li> </ul> <p><b>ECO FLEX and Affordable Warmth Scheme</b> Both of these schemes were introduced in 2018 to provide funding for energy efficiency measures to be undertaken for eligible households who are in receipt of particular benefits. This funding resulted in 5,526 energy efficiency measure being carried out across 2,603 South Lanarkshire properties.</p> <p><b>Tackling Fuel Poverty</b> In 2017/18 the Scottish Household Survey reported that 24.90% of all households in South Lanarkshire were estimated to be affected by fuel poverty. This has now decreased to 22% in 2019, the most recent Scottish Household Survey, lower than the Scottish average of 24%.</p> <p>The council continues to work towards maximising the energy efficiency of its residential stock through the ongoing Home+ programme. Various energy efficiency measures have been undertaken including</p>

Themes and Outcomes	Progress and Achievements
	<p>the installation of double-glazed windows, cavity wall and loft insulation, and 'A' rated high efficiency gas boilers.</p> <p>Housing and Technical Resources contribute to the annual South Lanarkshire Local Child Poverty Action Report (LCPAR). The report details the wider aims of the Community Planning Partnership in tackling child poverty across South Lanarkshire.</p>
<p><b>Sustainable Places</b></p> <p><b>“Communities have a long-term future and the impact of disadvantage is reduced.”</b></p> <p><b>“Communities which are safe, attractive and empowered.”</b></p>	<p><b>New sustainable housing and amenities in priority areas</b></p> <p>The council continues to work in partnership with key stakeholders and partners to deliver 230 new social rented homes through the Whitlawburn Regeneration Masterplan. 170 of these are council homes, with over 30% classed as amenity properties.</p> <p>160 council owned properties have now been completed, with the remaining 10 due for completion in 2022/23. The 60 West Whitlawburn Housing Co-operative properties are expected to be completed during 2022/23.</p> <p><b>Rural Sustainability in Clydesdale</b></p> <p>Engaging with communities within Clydesdale remains a priority to develop housing-led local area action plans that promote housing sustainability for low demand areas.</p> <p>Housing supply, need and demand were important factors when developing the local area action plans as well as continued customer engagement with local communities. Updates are provided to tenants, residents and elected members through dedicated newsletters.</p> <p><b>Place-Making and Community Planning</b></p> <p>The South Lanarkshire Community Plan is developed by the South Lanarkshire Community Planning Partnership whose aim is to tackle deprivation, poverty and inequalities.</p> <p>Housing and Technical Resources contribute to the delivery of the Community Plan together with the Neighbourhood Plans for the following areas of South Lanarkshire. More information on this can be found on the South Lanarkshire Community Planning website at <a href="http://www.southlanarkshire.gov.uk/cp/site/index.php">www.southlanarkshire.gov.uk/cp/site/index.php</a></p>
<p><b>Supporting Independent Living and Specialist Provision</b></p> <p><b>“People with individual needs and their carers are better supported to live independently</b></p>	<p><b>New Sheltered Housing Allocation Policy implemented</b></p> <p>The council and housing partners continue to promote the wide range of sheltered housing available across South Lanarkshire with revised published online guides on the accommodation and associated services that are available.</p> <p>The target of reviewing the Sheltered Housing Allocation Policy was achieved and on 1 February 2020 the revised policy was implemented ensuring that applicants are</p>

Themes and Outcomes	Progress and Achievements
<p><b>within the community in a suitable and sustainable home, reducing requirements for institutional care and risks of homelessness.”</b></p>	<p>assessed on their need for the sheltered housing service and this particular type of property.</p> <p><b>Housing Options for Older People</b> Working with Health and Social Care partners, the Housing Contribution Statement was fully integrated into the Health and Social Care Partnership’s Strategic Commissioning Plan 2019-22, focusing ensuring people have access to a choice of housing options that meet their needs and that they can afford and sustain. This includes the contribution of 20 technology enabled properties to the Health and Social Care Partnership’s Blantyre Care facility that allow people to continue to live at home independently, especially later in life.</p> <p><b>Investment in Gypsy/Travellers sites</b> A range of investment projects have taken place on the council owned sites at Shawlands Crescent and Springbank Park including:</p> <ul style="list-style-type: none"> <li>• New community facility at Shawlands Crescent</li> <li>• Wi-fi installed at both sites</li> <li>• Cladding replacement on amenity units at both sites</li> <li>• New doors, windows and roofs on amenity units at both sites</li> <li>• New street lighting at Shawlands Crescent</li> <li>• Upgraded waste management system at Shawlands Crescent</li> <li>• New decarbonised heating system</li> <li>• Extended pitch size</li> </ul> <p>A new pitch allocation policy was implemented to ensure that those assessed as being most in need are prioritised.</p> <p>The Council’s work with Gypsy/Traveller residents in the area has been recognised with the receipt of two national awards:</p> <ul style="list-style-type: none"> <li>• COSLA excellence award for ‘Excellent People, Excellent Outcomes’</li> <li>• Municipal Journal (MJ) award for ‘Innovation in Building Diversity and Inclusion’</li> </ul> <p><b>Number of amenity homes increased</b> In 2021/22 the number of amenity homes was 1,603 compared to 1,284 in 2017/18, a 20% increase with improvements in all areas of South Lanarkshire. In addition, since the implementation of targets in 2019, the council and its RSL partners have consistently increased the supply of wheelchair accessible housing.</p>
<p><b>Addressing Homelessness</b></p> <p><b>“Homelessness is prevented.”</b></p> <p><b>“Appropriate services are provided to alleviate</b></p>	<p><b>Rapid Rehousing Transition Plan</b> In October 2017, the Scottish Government set up the Homelessness and Rough Sleeping Action Group (HARSAG) to produce short and long-term solutions to end homelessness and rough sleeping. HARSAG produced a report in June 2018 which required local authorities to develop Rapid Rehousing Transition Plans (RRTP).</p>



Themes and Outcomes	Progress and Achievements
<b>homelessness and support households who become homeless.”</b>	<p>In 2019 the South Lanarkshire RRTP was developed, and actions are continually being taken forward in conjunction with key housing, health and homelessness partners over a five-year period to 2024.</p> <p><b>Assisting households and preventing homelessness</b> The council’s Housing Options service was developed to align with housing legislation and guidance. In 2017/18 there were 753 people who accessed the Housing Options service, with 25.8% going onto make a homelessness presentation.</p> <p>Over the life of the LHS, the number of people assisted by the Housing Options service rose by 50.9% to 1,137 in 2021/22. Homelessness presentations were made in 28.1% of cases with the higher rate linked with the service maintaining a high caseload and highlights the positive difference that the Housing Options approach is making in preventing homelessness.</p> <p><b>Homelessness people provided with sustainable homes</b> 6,161 homeless people and households were provided with settled Scottish Secure Tenancy housing with the council or a RSL housing provider.</p>

One indicator did not achieve its aim within the LHS 2017-22, as detailed below:

LHS 2017-22: actions slipped	LHS 2022-2027: priorities to address
<b>Reduce the number of long-term empty homes</b>	<p>The number of long-term empty homes in South Lanarkshire increased from 750 to 1,620 over the five years of the LHS, representing 0.85% of the total number of homes. This is lower than the Scottish average of 1.60%. Although national focus and refinements in the way this detail is recorded may have contributed to the significant increase, more work is required by partners to reverse this increasing trend.</p> <p>Reducing this number remains a key priority in this LHS 2022-27 and resources will be focused on bringing empty homes back into use.</p>

## Approach to South Lanarkshire's 4<sup>th</sup> Local Housing Strategy (2022-27)

The Scottish Government's Local Housing Strategy (LHS) Guidance (2019) places the LHS at the heart of arrangements for housing and planning, directing strategic housing investment, and promoting a whole system approach to housing delivery. This includes:

<b>Homes</b>	ensuring the supply of residential dwellings for people living in or moving to South Lanarkshire, considering affordability, tenure, house condition, fuel poverty, energy efficiency and climate change
<b>People</b>	understanding the needs and priorities of local people, considering household formations, accessibility, poverty, risk of homelessness, and specialist provision such as housing for older people or Gypsy/Travellers
<b>Places</b>	embedding the place principle which promotes a shared understanding of place, and the need to take a more joined-up, collaborative approach to services and assets within a place to achieve better outcomes for people and communities in which they live.

This LHS is organised into five chapters that highlight the cross-cutting and integrated contribution of partners towards promoting suitable and sustainable housing in South Lanarkshire.

Chapters 1-3 cover the main, interlinked drivers of supply, quality, and support, for promoting suitable and sustainable housing, taking account of changing energy efficiency standards and the drive for decarbonisation to address climate change. Each provides an assessment of the current position and sets out ambitions and priorities for improvement and development over the next five years.

Chapter 4 'Addressing Homelessness' covers how the Council will work in partnership both to prevent and alleviate homelessness, as well as fulfil its specific statutory duties to assess homelessness, provide suitable temporary accommodation and secure settled housing. Homelessness can arise as a result of housing supply, condition, support needs, or a combination of these.

Chapter 5 'Sustainable Places' covers all area-based projects where housing contributes towards sustainable place-making, including housing regeneration programmes and major developments. This section provides a framework for the LHS to also align with community planning priorities, and localities.

## Context

South Lanarkshire spans through central and southern Scotland, straddling the upper reaches of the River Clyde from the City of Glasgow boundary extending into the Southern Uplands. Covering 1,772 square kilometres, South Lanarkshire is the eleventh largest authority area in Scotland and with an estimated population of 320,820 people is the fifth largest population-based local authority.



There is a diverse range of settlements, urban and rural, strategic centres which incorporate retail and commerce, including the East Kilbride new town, smaller villages and historic burghs. As such, housing in South Lanarkshire is diverse, with a mix of ages and construction types, including around 16,000 (12%) built over 100 years ago. Of the 154,491 homes in South Lanarkshire over two-thirds are privately owned, 21% are provided for social rent by South Lanarkshire Council and Registered Social Landlords, and 10% are provided for rent by private landlords.

South Lanarkshire has 320,820 residents and National Records of Scotland (NRS) projects the population will rise by 2.8% by 2028. The main growth will come from an increase in the authority's pensionable age population that is projected to increase by 3.7%, and by 25.4% among those aged 75 years and over. The 148,483 households in the area are projected by NRS to rise 12% to 166,175 households by 2028, and the number of households headed by someone aged 60 years and over is projected to rise by 5.3%.

The Local Housing Strategy is a key plan, alongside the Health and Social Care Strategic Commissioning Plan and South Lanarkshire Community Plan, for ensuring the needs of older people who live in South Lanarkshire are met over the next five years.

## Strategic Framework

A range of policies, plans, strategies, legislation and other factors influence and shape this Local Housing Strategy. These are summarised here under three broad categories: National; Development Planning Framework; and Corporate and Community Planning.

### National

The main legislation, strategies, statutory guidance and national targets are summarised below and set the framework for developing the Local Housing Strategy (LHS).

The **Housing (Scotland) Act 2001** established a statutory responsibility for local authorities to prepare an assessment of housing need and demand and produce strategies for addressing housing issues identified over a five-year period. Statutory **LHS Guidance** (2019) establishes the LHS the plan for:

- Housing delivery
- Place making and communities
- Preventing and addressing homelessness
- Specialist provision, independent living, armed forces, key workers, and gypsy/travellers
- Fuel poverty, energy efficiency and climate change
- House condition
- Housing, health & social care integration

The main national strategy for the housing sector is **Housing to 2040** (2021), which sets out a vision and routemap to deliver 110,000 affordable homes by 2031/32, publish a new rented sector strategy, bring forward a new housing bill, support the establishment of '20 minute neighbourhoods' and prevent and end homelessness for good.

**A Fairer Scotland for Older People: framework for action** (2019) sets out to challenge the inequalities older people face, including by having adequate housing that continues to meet their needs as they age, promoting financial security (including fuel poverty), and having access to the health and social care services they require.

The **Community Empowerment (Scotland) Act 2015** further strengthens community planning and defines a key role for communities within planning and decision-making. It includes provisions for community bodies to take ownership of local assets, such as buildings and land. It has a significant impact on how people in South Lanarkshire can get involved in shaping their areas. The Act provides a statutory requirement for Community Planning Partnerships (CPPs) to develop a Community Plan and Locality Plan which set out priorities for improvement for the whole CPP area and local communities.

The **Heat in Buildings Strategy** (2021) outlines steps to reduce greenhouse gas emissions from homes, workplaces, and community buildings, ensuring poor energy performance does not lead to fuel poverty. The strategy aims to guide building owners in terms of heating systems and other energy efficiency measures in new and existing council homes.

The **Homelessness and Rough Sleeping Action Group** was established in 2017 to recommend to Ministers the actions and solutions needed to eradicate rough sleeping and transform the use of temporary accommodation in Scotland. A national transition to rapid rehousing was the cornerstone recommendation which is structured around 5 key principles:

- Where possible, homelessness is prevented
- Where homelessness cannot be prevented, people are rapidly rehoused into a settled home as quickly as possible, with time spent in temporary accommodation reduced to a minimum

- Where temporary accommodation is needed, the optimum type is mainstream, furnished and within a community
- For people with multiple and complex needs, a settled home is the first option considered and partners are committed to providing necessary wraparound support
- Where a settled home in the community is not possible or preferable, highly specialist, shared or supported housing, providing trauma informed environments, is provided

Accepting the recommendations from HARSAG, the Scottish Government tasked local authorities to develop 5-year Rapid Rehousing Transition Plans to deliver this vision locally.

**The Promise** follows up on the conclusions of the three-year Independent Care Review, making a promise to Scotland's care experienced children and young people that they will grow up loved, safe, and respected. The Plan 2021-24 recognises the importance of housing pathways for care experienced young people that include a range of affordable options that are specifically tailored to their needs and preferences. It also makes clear that decisions about moving into independent living, or returning to a caring environment, will be based on individual need, and that each young care experienced adult will experience their transition as consistent, caring, integrated and focused on their needs, not on 'age of services' criteria.

## Development Planning Framework

**South Lanarkshire's Local Development Plan 2** (adopted 2021) takes material consideration of the latest Housing Need and Demand Assessment findings. It sets out a detailed local planning framework and policies for land use and development, including Housing. Alongside a commitment to maintain an effective supply of land for private sector housing development (LDP2 Policy 11), the plan also sets out a policy for developers to contribute towards meeting affordable housing needs and housing choice (LDP2 Policy 12).

For any new development of 20 homes or more housing developers are required to contribute up to a quarter of a site's capacity to build affordable homes or make a commuted sum if on or off-site provision cannot be provided in the locale or there are no funding commitments from the Scottish Government. The Local Housing Strategy (LHS) addresses housing issues across different areas and at different levels, from South Lanarkshire-wide to neighbourhood. It is closely aligned to South Lanarkshire's Local Development Plan 2 and takes account of settlement areas used in spatial planning as well as 'Housing Market Areas' (HMA), which are relatively self-contained areas within which most people move house when their needs or circumstances change.

In addition, a new **National Planning Framework** (NPF4) is currently under development. Led by the Scottish Government, this proposes significant changes as to how local planning policy is implemented and monitored. Impact to the LHS on this will be monitored, with amendments reported at the point of annual review.

The Glasgow and Clyde Valley **Housing Need and Demand Assessment (HNDA3) 2022** is a key evidence source for the LHS provides an estimate of new housing that is required in the future to meet projected needs, (further details provided on page 20).

The HNDA also informs Local Development plans that must set out **Housing Supply Targets** and Housing Land Requirements based on "robust and credible" assessments of future housing needs.

Statutory LHS Guidance (2019) established that the Local Housing Strategy must set out Housing Supply Targets for affordable and market housing which are "broadly consistent" with those set out in development plans. In doing so, the LHS can take into account factors that might influence delivery.

South Lanarkshire's LHS 2022-2027 Housing Supply Targets, associated methodology and references, are set out in Chapter 1 'Housing supply, choice and affordability'.

## Corporate and community planning

The Local Housing Strategy (LHS) is a high level, partnership strategy. It aligns with and bridges to other plans and strategies where housing makes key contributions towards achieving outcomes. The main plans and strategies are summarised here and the role for housing.

The **South Lanarkshire Community Plan 2022-32** is the main statutory plan for South Lanarkshire's Community Planning Partnership, which includes the Council and a range of public agencies and bodies as required by the Community Empowerment (Scotland) Act 2015.

The Community Plan sets out how the planning partners will work together to make South Lanarkshire a better place to live, learn, play and work- - providing the best possible services that local people want and need.



The Community Plan 2022-32 is working towards 5 priority areas for action:

- Putting learning at the centre
- Our children and young people thrive
- Caring, connected communities
- Good quality, suitable housing for everyone
- People live the healthiest lives possible

Within the good quality, suitable housing for everyone area, the following statements are to be progressed that link to the appropriate chapters of the LHS:

- We will increase affordable housing supply and improve access to and choice of housing options that suit people's needs
- We will work in partnership to improve housing quality and energy efficiency, whilst supporting a just transition to decarbonisation
- We will work in partnership to prevent and significantly reduce homelessness, and improve outcomes for those at risk of or who experience homelessness

### **South Lanarkshire Council Plan – Connect**

The LHS 2022-27 will also support the implementation of the Council Plan, particularly in relation to measures of success including an increased level of affordable rented homes, improved outcomes for households experiencing homelessness, including access to settled accommodation, and more energy efficient council homes.

To ensure appropriate alignment between the LHS, the Community Plan, and Connect, the three community planning priorities of **People, Progress** and **Planet** have been incorporated into LHS Action Plan and Monitoring template across each of the eight priority outcomes.

## **Health and Social Care Partnership Strategic Commissioning Plan 2022-25**

The Public Bodies (Joint Working) (Scotland) Act 2014 established requirements for the integration of health and social care services for adults across Scotland. The local Integration Authority, 'South Lanarkshire Health and Social Care Partnership' assumed responsibility for delegated functions on 1 April 2016 and has published its third Strategic Commissioning Plan (2022-25).

Key themes of the Strategic Commissioning Plan include promoting sustainable and housing and contributing to homelessness prevention and reduction. The Local Housing Strategy (LHS) is very closely aligned to the plan with a specific Housing Contribution Statement setting out how partners and services will help people to remain healthy and well and support them to live independently within their own homes. The Strategic Commissioning Plan and the LHS also work together to contribute to wider social and economic community planning priorities and goals, including tackling inequalities and supporting more vulnerable people to achieve better outcomes and quality of life.

## **Sustainable Development and Climate Change Strategy 2022-27**

In line with the declaration of a Climate Emergency, and the updating of Scotland's climate change legislation and action plan, local authorities are expected to contribute to national objectives including emissions reduction targets. The Sustainable Development and Climate Change Strategy sets out priorities the council will deliver based around the four themes of People, Place & Communities, the Natural Environment, and a Green Economy. The LHS makes a significant contribution towards the Place & Communities theme, through work to improve the condition and energy efficiency performance of all housing, as well as minimising the impact of fuel poverty.

## **Consultation and Engagement**

The LHS is a strategy produced and delivered in partnership through joint working with key stakeholders, including South Lanarkshire tenants and residents. South Lanarkshire has well established engagement and governance arrangements which ensure the LHS is subject to regular review and feedback so it can remain up-to-date and fit for purpose.

The council developed the draft strategy as a partnership with the LHS Steering Group members. Comprising of representatives from across council services, 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. The 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.

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 Integrated Joint Board, the Strategic Commissioning Group, locality implementation groups and local management meetings
- Stakeholders including representatives of care experienced young people, local carers, veteran's organisations, members of the Autism Strategy Group and the Fuel Poverty sub-group, and the Homelessness Strategy Group
- Housebuilders and landlords contributing the supply of housing across South Lanarkshire
- Wider council services and partners including those within the Community Planning Partnership

Feedback on the draft LHS 2022-27 was positive, and there was strong support for the LHS priority outcomes, noting that the LHS is clear, concise, and comprehensive.

A full consultation report is available to review at [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk), with key feedback from the consultation including:

- 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 who's 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

## **Equalities**

As part of the development of the Local Housing Strategy 2022-27, South Lanarkshire Council completed Equality impact assessment (EqIA) processes to identify and mitigate any negative impacts and seek opportunities to promote equality.

An EqIA Report was complete 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.

In addition, a Fairer Scotland Duty Assessment has also been completed and these documents are available to review in full at [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk).

## **Strategic Environmental Assessment**

In addition, a full Strategic Environment Assessment has been completed to assess the potential or anticipated positive or negative environmental impact of the LHS.

The full Environmental Report of this assessment is available to review at [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk).



# 1. Housing Supply, Choice and Affordability

The overall purpose of the Local Housing Strategy 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. This section looks at the issue of housing supply, choice and affordability, covering all areas and tenures.

## Key Information

The Local Housing Strategy (LHS) is supported by a range of evidence, built up over time, including key trends and projections. It provides a detailed and robust overview of main findings for consideration including the current position for housing, and projections of future direction of travel and requirements, based on analysis of this evidence. This section covers the following areas:

Housing Tenure	<ul style="list-style-type: none"><li>The balance and distribution of different types of housing tenure across South Lanarkshire</li></ul>
Home Ownership	<ul style="list-style-type: none"><li>Market (Private sector) new build housing development rates</li><li>House sales – volume and prices</li><li>Affordability ratios – average incomes compared to average prices</li></ul>
Private Renting	<ul style="list-style-type: none"><li>The number of registered properties and landlords.</li><li>Average rent levels</li></ul>
Social Renting	<ul style="list-style-type: none"><li>The number of providers and housing available for social rent</li><li>The number of new tenancies created each year</li><li>The number of applicants seeking social rented housing</li></ul>
Households and Population	<ul style="list-style-type: none"><li>The number of households and people</li><li>The age profile</li></ul>
Housing Supply Targets	<ul style="list-style-type: none"><li>Market (private sector) and Affordable (including social rented)</li></ul>

## Housing Tenure

Housing tenure has been changing across Scotland years and these changes have also been evident in South Lanarkshire. Owner occupation remains the most common form of housing tenure, with 68.6% of the 154,000 homes in South Lanarkshire being owned privately, which has increased significantly over the past 20-25 years.

21% of homes are currently provided for rent by South Lanarkshire Council or Registered Social Landlords, and 10.5% are provided for rent by private landlords, which has grown at an increased rate over the past 10-15 years.

Such tenure change over a relatively short period of time has affected perceptions of housing availability and choices, with more people accessing private renting as a housing option. While 2019 is the most recent all-tenure data, more recent local data points to a further increase in the number of homes in the private rented sector.

SHCS 2021	March 2015		March 2017		March 2019	
<b>Owner occupied</b>	94,000	66.2%	96,000	66.7%	96,000	65.8%
<b>Social Rent</b>	33,000	23.2%	36,000	25.0%	35,000	24.0%
<b>Private Rent</b>	11,000	7.7%	12,000	8.3%	15,000	10.3%
<b>All South Lanarkshire</b>	142,000	100%	144,000	100%	146,000	100%

## Private Renting

In 2022, about 10.5% of all homes in South Lanarkshire were rented from a private landlord. The growth of the private rented sector has occurred mostly through a high volume of new landlords registering a single property. There are around 758 registered landlords for every 1,000 registered properties.

	Landlords	Properties	Landlords per 1,000 properties
<b>South Lanarkshire (2022)</b>	12,203	16,096	758

The Scottish Government publishes annual statistics on Broad Rental Market Areas across Scotland, showing the average private sector rents for housing. From 2016-20, the average (median) for private rents in South Lanarkshire (£656.20) has risen for all property sizes but remains below the Scottish average (£767.80).

Property Size	South Lanarkshire Net Change in Monthly Rent (2016-20)	South Lanarkshire Monthly Rent Level Average (2016-20)	Scottish Net Change in Monthly Rent (2016-20)	Scottish Monthly Rent Level Average (2016-20)
<b>1 Bedroom</b>	8.1%	£397	7.7%	£523
<b>2 Bedroom</b>	8.0%	£524	9.1%	£662
<b>3 Bedroom</b>	11.5%	£680	8.7%	£812
<b>4 Bedroom</b>	7.5%	£1,105	21.6%	£1,227

## Social Renting

Together with the Scottish Government, South Lanarkshire Council tracks the number of additional affordable homes delivered in the local authority area each year by all housing providers through the Affordable Housing Supply Programme. Between 2017-2022, 1,943 additional affordable homes, achieving high energy efficiency and accessibility standards, were delivered by the council and Registered Social Landlord partners.

Demand for affordable homes remains high with an average of about 5,000 new applicants to the South Lanarkshire Common Housing Register each year, and around 24,000 new applicants between 2017 and 2022. On average, around 8% of all social rented housing became available to let each year and in total, 9,739 social rented homes were allocated to new tenants between 2017-2022.

Affordability of accommodation remains a priority for the council, with average weekly rents for all property sizes consistently lower than national averages for councils and the wider social rented sector.

No of bedrooms	No of properties	SLC weekly average			LAA*	SA*
		2019/20	2020/21	2021/22		
<b>Bedsit</b>	99	£59.62	£61.95	£63.32	£65.90	£75.95
<b>1</b>	6,348	£63.02	£65.52	£67.12	£74.24	£81.32
<b>2</b>	12,510	£69.71	£72.51	£74.32	£79.37	£84.18
<b>3</b>	5,286	£78.60	£81.79	£83.87	£85.37	£91.48
<b>4+</b>	769	£82.70	£86.31	£88.57	£92.11	£100.74

\*LAA= Local authority weekly average / SA= Scottish social rented weekly average

## Households and Population

In 2020, the National Records of Scotland estimated there were 320,820 people residing in South Lanarkshire, making up 153,863 households.

Head of Household Age Range	Net Change (2016-2029)		Annual Change (2016 – 2029)	
<b>16-24</b>	143	2.9%	11	0.2%
<b>25-34</b>	-86	-0.5%	-7	0.0%
<b>35-60</b>	-5,850	-8.6%	-450	-0.7%
<b>60+</b>	14,353	27.5%	1,104	2.1%
<b>All ages</b>	8,560	6.0%	658	0.5%

The table is adapted from the Glasgow and Clyde Valley Housing Need and Demand Assessment and shows the projected household changes for South Lanarkshire from 2016 to 2029.

The South Lanarkshire population is ageing. By 2028, there is expected to be a 22.7% rise in the pensionable age population with the rise being more pronounced among those 75 years and older (25%).

Additionally, South Lanarkshire's population continues to change as a result of UK Government schemes for the dispersal of people seeking asylum in the UK, and refugee resettlement including households from Afghanistan and Ukraine.

## Housing Supply Targets

The LHS five-year Housing Supply Targets (HST) for affordable and private housing are based on Housing Estimates and other Core Outputs of the Glasgow and Clyde Valley Housing Need and Demand Assessment (HNDA3) 2022.

A HNDA is designed to give broad, long-term estimates of the number of additional housing units that may be required to meet existing and future housing need and demand. The HNDA also includes information on the operation of housing systems to help local authorities to develop policies for management of existing housing stock and the provision of housing related services. The full HNDA3 can be found at [www.clydeplan-sdpa.gov.uk](http://www.clydeplan-sdpa.gov.uk).

HSTs 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 HNDA Guidance. As a consequence, HSTs may be higher or lower than the housing estimates calculated in the HNDA.

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

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

In addition to the housing estimates, consideration should also be given to:

- Local council housing supply targets set by the council
- Assessments within the local authorities Local Development Plan
- Projects following regeneration or demolition to re-instate previous affordable housing unit numbers
- Previously agreed Community Growth Areas and regeneration projects

These targets will be monitored and if required be amended through the Local Housing Strategy annual review process.

South Lanarkshire Council must also produce a **Strategic Housing Investment Plan (SHIP)**, which is monitored, reviewed and updated annually, and sets out how the local authority and its Registered Social Landlord partners will deliver additional affordable housing using Scottish Government grant resources. The SHIP 2023-28 approved in October 2022, sets out 72 sites with an estimated total capacity for the delivery of a programme of up to 2,562 additional affordable homes over the five-year period to March 2028. These include priority projects rolled forward from the previously approved SHIP, projects with current Strategic Local Programme Agreement funding commitments and new sites and can be broken down into each housing market area:

Area	Clydesdale	East Kilbride	Hamilton	Rutherglen and Cambuslang	Open Market Purchase	South Lanarkshire
<b>Housing Units</b>	<b>332</b>	<b>810</b>	<b>807</b>	<b>313</b>	<b>300</b>	<b>2,562</b>

The local authority has a duty to maintain an effective supply of land for housing. This is determined through the HNDA and planning process and set out via the Housing Land Audit and in the Local Development Plan 2 (LDP2).

The LDP2 can be accessed at [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk).

## Outcomes

The main LHS outcomes proposed for 'Housing Supply, Choice and Affordability' in South Lanarkshire are as follows:

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.

## **Key Issues and Priorities**

A number of key issues will impact on the delivery of the priority outcomes including:

### **Increasing supply of social rented affordable housing**

The Council and its Registered Social Landlord (RSL) partners will deliver a significant increase in affordable housing for social rent through the Affordable Housing Supply Programme (AHSP). All new-build affordable homes delivered through the AHSP will meet the Housing for Varying Needs space and accessibility standards. The Scottish Government grants higher subsidy for new affordable homes that meet Section 7, Silver Level, of the 2011 Building Regulations in respect of both Carbon Dioxide emissions and Energy for Space Heating. All new-build council homes are built to a 'South Lanarkshire Standard', which meets the Silver Level requirements.

In addition, through the Common Housing Register and nomination agreements, the council and its RSL partners will ensure allocation of new the properties are effectively matched to meet local demand and housing need.

It is important to recognise the positive impact new affordable housing has on individuals, households and wider communities, and through this LHS the council and its RSL partners will aim to produce stand-alone outcomes reports that go beyond the reporting of high level targets and seeks to understand the difference the provision of new affordable housing can make in the lives of people across South Lanarkshire.

Consideration will also be given to understanding how other tenure models can be utilised to improve options for people in South Lanarkshire with actions to explore how both Mid-Market rent and Build to Rent can complement existing housing supply.

### **Housing affordability**

In Housing to 2040, the Scottish Government commits to working with stakeholders to develop a shared understanding of affordability which is fit for the future and takes account of the drivers of poverty and inequality, the economic challenges of the housing market, the financial sustainability of the affordable rented sector, and the real costs of living in a home and a place. This was taken forward in the draft rented sector strategy – A New Deal for Tenants – which considers the establishment of a new national system of rent controls alongside a new regulatory framework for the private rented sector by 2025. The LHS will ensure appropriate actions from this agenda are progressed locally.

### **Housing choices for older people**

Demographic projections show a clear trend towards an increasing number of older people in South Lanarkshire. Most older people, up to and including those aged 80+, live and are likely to continue to live, in private housing that is not specifically designed or set up to meet particular needs associated with ageing. An important priority for the LHS is to look at where there are gaps in terms of the range of choices available for older people to make plans for their future housing and support needs.

### **Empty Homes**

Bringing long term empty homes back into use represents an important and progressive part of the LHS's aim to improve housing supply across South Lanarkshire. In August 2020 a dedicated officer within the council's Housing and Technical Resources was recruited to refine internal processes and assist owners of long-term empty properties to bring them back into use. Working with the Scottish Empty Homes Partnership, the officer facilitates a cross-Resource working group to ensure all services involved with assisting owners of long-term empty properties are aligned in their approach.

As of 31 March 2022, 1,620 long-term empty properties were recorded within South Lanarkshire, which was approximately 0.85% of the total homes. Despite an increase on the previous years, the proportion continues to remain significantly lower than the Scottish national average of 1.60%.

A target of bringing 15 long-term empty homes back into use per year is included in the SHIP. In 2021/22 this target was achieved with 15 long-term empty homes brought back into use through successful engagement and intervention with owners by services. Through the LHS this approach will continue with services not only monitoring progress but continuing and improving the way support and advice is offered to owners of long-term empty properties to help bring them back into use.

### **Meeting needs in the private rented sector**

Most people in South Lanarkshire live in private sector housing. Since 2017, it is estimated that at least 5,000 more people now rent privately. Private sector housing is a key option for meeting housing needs, particularly in areas where there is less availability of other affordable housing tenures.

An important priority for the LHS is to promote suitable and sustainable housing and the council and its partners will work with private landlords to further improve standards across the sector. In addition, the LHS will consider how services can continue to support both private landlords and their tenants, whilst implementing any national actions locally. Consideration will also be given to the development of a social lettings agency to support tenants and improve standards.

### **Managing short term lets**

Although the proportion of homes currently being used as short-term let accommodation in South Lanarkshire is relatively low compared to other local authority areas across Scotland, through the LHS the council will ensure it meets new statutory requirements set out through recent changes to legislation to ensure it has a fully functioning licensing system in place for operators of short term let accommodation by the relevant implementation dates.

## **2. Housing Quality, Energy Efficiency and Decarbonisation**

Good quality, well-connected, warm, affordable to heat and well-maintained homes, are a key requirement for promoting suitable and sustainable housing in South Lanarkshire. This section covers partnership actions to improve the condition and energy efficiency of housing across all tenures, including actions to mitigate and reduce fuel poverty, transition to decarbonised energy sources and tackle climate change.

### **Key Information**

The LHS is supported by a range of evidence, built up over time, including key trends and projections. This section covers the following areas:

Fuel Poverty	<ul style="list-style-type: none"><li>• Estimates of the number and percentage of households spending 10% or more of income on fuel costs</li></ul>
Social Rented Housing	<ul style="list-style-type: none"><li>• The average energy efficiency rating for social housing and estimated fuel costs and carbon emissions</li><li>• Scottish Housing Quality Standard</li></ul>
Private Sector Housing	<ul style="list-style-type: none"><li>• Energy efficiency schemes and their outputs</li><li>• Estimates of disrepair and urgent disrepair</li><li>• Estimates of housing which is 'Below Tolerable Standard'</li></ul>

## Fuel Poverty

Significant investment has improved the energy efficiency of homes in South Lanarkshire and contributed towards mitigating fuel poverty in South Lanarkshire. The Scottish House Condition Survey (SHCS) provides benchmark estimates of fuel poverty in South Lanarkshire to compare to Scotland as a whole. As at 2019, SHCS figures indicated that South Lanarkshire has one of the lowest rates of fuel poverty in Scotland.

Households	2013-15	2014-16	2015-17	2016-18	2017-19
<b>South Lanarkshire</b>	26%	25%	23%	20%	22%
	36,000	36,000	33,000	30,000	32,000
<b>Scotland</b>	34%	34%	27%	25%	24%
	818,000	818,000	670,000	611,000	605,000

Investment in improving the energy efficiency of homes has undoubtedly mitigated against the level of fuel poverty worsening, as acknowledged in the Report of the Scottish Fuel Poverty Strategic Working Group (October 2016) however since then significant challenges have arisen in the cost of energy used within homes.

## Social Rented Housing

Following the Housing (Scotland) Act 2001, a requirement was set for all social rented housing to meet the Scottish Housing Quality Standard (SHQS) by 2015. Over the past 15 years, South Lanarkshire Council and its Registered Social Landlord partners have invested significant resources, estimated to be in excess of £500million, in improving the condition of over 31,500 homes. The SHQS was achieved for all non-exempt South Lanarkshire Council homes by 2015.

A key component of the SHQS is the energy efficiency rating of a home. As an example of the changes from investment in social rented housing in recent years, the table below shows the improvements in the average energy efficiency ratings for South Lanarkshire Council housing from 2017 to 2022:

Energy Efficiency Ratings		2017		2022	
<b>A</b>	<b>(92 plus)</b>	37	0.15%	55	0.22%
<b>B</b>	<b>(81-91)</b>	807	3.24%	1,377	5.46%
<b>C</b>	<b>(69-80)</b>	19,536	78.33%	21,494	85.27%
<b>D</b>	<b>(55-68)</b>	4,033	16.17%	2,121	8.41%
<b>E</b>	<b>(39-54)</b>	487	1.95%	158	0.63%
<b>F</b>	<b>(21-38)</b>	40	0.16%	3	0.01%
<b>G</b>	<b>(1-20)</b>	0	0.00%	0	0.00%
<b>Not Calculated</b>		0	0.00%	0	0.00%

The average energy efficiency rating has improved by 7% with 85% of properties now assessed as Band C in 2022, compared to 78% in 2017.



Improved energy efficiency has a significant impact on reducing potential fuel costs, helping to eliminate poor energy performance as a factor in fuel poverty. It also contributes towards addressing Climate Change, with substantial reductions in estimated carbon emissions.

### Scottish Housing Quality Standard (SHQS)

The council has surveyed 100% of stock for condition information, which has been specifically developed to report on SHQS compliance by criteria and element to provide an accurate assessment of the SHQS compliance rate. This includes recent legislative changes relating to the installation of smoke and heat detectors within homes. To maintain the data, there is a rolling five yearly programme of external stock condition surveys in all council houses and flats, assessing 20% of the stock each year. This is supplemented by information obtained through:

- Capital works programmes which cover upgrades to internal or external elements including central heating, door and window replacement and kitchen and bathroom projects.
- Energy Performance Certificates (EPCs) produced following completion of insulation measures as part of the EES/ECO programmes.
- Any major repairs and empty property works.

### Private Sector Housing

Over the past five years, through various funding schemes including the Energy Efficient Scotland and Energy Company Obligation programmes a significant number of improvements have been made to homes across all tenures in South Lanarkshire. This has led to high proportion of total homes having some form of energy efficiency measure applied.

### Properties with Insulation Measures (South Lanarkshire 2021)

Insulation Measure	Social Housing	Private Housing	All Tenures
<b>Cavity Wall</b>	20,435	52,548	72,983
<b>Loft</b>	14,464	66,688	66,320
<b>Solid Wall</b>	2,426	4,237	6,663

This investment has contributed towards steady improvement in overall energy efficiency of homes in South Lanarkshire, as indicated in the Scottish House Condition Survey findings shown in the table below.

### Average energy efficiency ratings (Standard Assessment Procedure (SAP) Rating for all homes

Energy efficiency ratings are calculated on a scale of 0-100. The average energy efficiency rating in South Lanarkshire continues to rise and remains higher than the Scottish average, as detailed in the table below:

Area	2014-2016	2015-2017	2016-2018	2017-2019
<b>South Lanarkshire</b>	64.5	64.7	64.9	65.1
<b>Scotland</b>	62.9	63.6	64.3	64.7

### Housing Disrepair

According to the Scottish House Condition Survey, it is estimated that the percentage of homes with any disrepair in South Lanarkshire dropped by 11% between 2013 and 2019.



### Percentage of homes with any disrepair

Area	2013-15	2014-16	2015-17	2016-18	2017-19
South Lanarkshire	79%	77%	74%	72%	68%
Scotland	74%	71%	70%	70%	71%

### Percentage of homes Below Tolerable Standard (BTS) 2017-2019

Area	All homes	% BTS	Estimate BTS Homes
South Lanarkshire	146,000	2%	3,000
Scotland	2,479,000	2%	38,000

The estimated level of 'urgent disrepair' in housing across South Lanarkshire has decreased to below the Scottish average

## Outcomes

The main LHS outcomes proposed for 'Housing Quality, Energy Efficiency and Decarbonisation' in South Lanarkshire are:

3. Housing quality and energy efficiency are improved, within 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.

## Key Issues and Priorities

The following are key issues and priorities for taking forward appropriate actions to achieve the outcomes above:

### Energy Efficiency

The Scottish Government has a vision that by 2045 homes and buildings are cleaner, greener and easy to heat, with homes and buildings no longer contributing to climate change, as part of the wider just transition to net zero. Central to achieving this are:

- Improving energy efficiency in homes
- Delivering key outcomes from the national 'Heat in Buildings Strategy'
- Reforming the Energy Performance Certificate (EPC) scheme

The LHS will aim to complement the national approach through a series of localised actions for domestic buildings that also aligns with the South Lanarkshire Sustainable Development and Climate Change Strategy 2022-27.

### Energy Efficiency Standard for Social Housing 2

Due to major investment to achieve the Scottish Housing Quality Standard, the majority of social rented homes already benefit from a high energy efficiency rating, EPC Band C or above which met the first phase of the Energy Efficiency Standard for Social Housing (ESSH). Since December 2020 however the second phase, ESSH2, has been implemented which seeks to ensure social rented properties achieve the equivalent of EPC Band B or above where it is practically possible to do so.

The original ESSH2 milestones of 2025 and 2032 are currently on hold while the standard is reviewed to ensure alignment with the 2045 Net Zero target and, while the review is ongoing, the council and RSL partners will work to increase the proportion of their housing stock that meets ESSH2 and explore opportunities to trial new technology to assist in meeting this standard.

### Renewable energy and decarbonisation

The Scottish Government is aiming to generate 50% of Scotland's overall energy consumption from renewable sources by 2030 and decarbonise Scotland's energy system almost completely by 2050.

The approach to renewable energy is closely tied to achieving higher energy efficiency standards as well as addressing fuel poverty by reducing the potential unit costs of energy. It is also linked to wider Community Planning priorities of creating sustainable neighbourhoods and communities and it anticipated to feature as part of the locality planning process.

Through the LHS the council will explore opportunities for renewable energy generation and storage as well as new innovative approaches to decarbonisation. In addition, it will consider how the 'New Build Heat Standard' can be best implemented for new affordable housing programmes and any retrofit requirements, as well as explore opportunities around modern methods of construction.

## **Tackling fuel poverty**

The council will continue to work with housing, health and homelessness partners to support those households who are identified as or are at risk of being in fuel poverty and contribute to the national targets set. It is widely recognised that fuel poverty links closely with other forms of poverty and through a community planning approach this LHS will seek to ensure that the right type of advice and support is provided to households who need it through money advice and advocacy partners.

South Lanarkshire has substantial rural areas, which are potentially at greater risk due to the particular rural dimensions for fuel poverty identified in the Scottish Rural Fuel Poverty Task Force Action Plan Report in 2016. A key priority for housing investment programmes and advice and support services will be to continue to identify and target those rural housing areas and people who are likely to face higher risks of fuel poverty; including off-gas grid homes and solid wall, non-traditional construction types. Through the launch of targeted Energy Company Obligation (ECO) funding, as well as external funding opportunities such as community endowment funds generated by windfarm construction, the LHS will seek to improve outcomes for rural households.

## **Local Heat and Energy Efficiency Strategies**

Through the Scottish Government's national Heat in Buildings Strategy, a requirement was placed on local authorities to develop a new Local Heat and Energy Efficiency Strategy (LHEES) and associated Delivery Plan to:

- set out how the building stock (homes and non-domestic buildings) needs to change to meet national objectives, including achieving zero greenhouse gas emissions, and the removal of poor energy efficiency as a driver of fuel poverty;
- identify heat decarbonisation zones, setting out primary measures for reducing emissions, with a view to zones acting as a potential trigger for regulation in the future if required; and
- prioritise areas for investment, both private sector and through public delivery schemes, against national and local priorities.

As part of this LHS, the council and its partners will develop the LHEES and ensure it aligns with existing priorities for energy efficiency and decarbonisation across the council's estate.

## **Housing Quality**

To ensure social rented properties continue to meet and exceed the high-quality standards the council and its partners will continue to invest in maintenance and improvements of existing housing stock, fulfilling existing duties and preparing for new and forthcoming requirements.

## **Multi-tenure property held in common ownership**

The longer-term trends shown in the Scottish House Condition Survey indicate that South Lanarkshire performs better in terms of meeting required standards for housing than many other local authority areas. A particular challenge to be addressed during the LHS is tackling disrepair and delivering planned maintenance in properties held in common ownership, including enforcing environmental health and building standards, and considering the council's role as a factor. As such, services will aim to ensure information and advice provided to property owners is improved and access to any grant or funding schemes is promoted.

### 3. Specialist Provision and Supporting Independent Living

Ensuring people with particular needs are provided with appropriate support to live independently in their own homes is a key driver for promoting suitable and sustainable housing in South Lanarkshire. This chapter looks at how partners contribute towards this aim, covering support needs and services, and specialist housing, including provision of sites for Gypsy/Travellers.

#### Key Information

The LHS is supported by a range of evidence, built up over time, including key trends and projections.

The Scottish Government Housing Need and Demand Assessment Practitioner's Guide (2020) identifies three categories of housing need and six types of specialist housing provision, which must be addressed as part of the LHS:

Category	Type of housing provision
Property Needs	<ul style="list-style-type: none"><li>• Accessible and adapted housing</li><li>• Wheelchair housing</li><li>• Non-permanent housing; for example, students, migrant workers, asylum seekers, refugees</li></ul>
Care and Support Needs	<ul style="list-style-type: none"><li>• Supported provision; for example care homes, sheltered housing, hostels and refuges</li><li>• Care / support services for independent living</li></ul>
Location / Land Needs	<ul style="list-style-type: none"><li>• Site provision; for example, sites and pitches for Gypsy/Travellers and sites for Travelling Showpeople, locations for student accommodation</li></ul>

#### Property Needs

Long term investment by South Lanarkshire Council and partners to adapt people's homes to support independent living had led to a significant reduction in the percentage of households requiring an adaptation, however, the latest Scottish House Condition Survey shows a slight increase in the number of homes where an adaptation is required, taking South Lanarkshire marginally above the national average.

#### Percentage of households requiring an adaptation (Scottish House Condition Survey)

	2007-09	2008-10	2009-11	2010-12	2011-13	2012-14	2013-15	2016-18
<b>South Lanarkshire</b>	9%	7%	5%	5%	1%	1%	1%	3%
<b>Scotland</b>	6%	6%	6%	5%	3%	2%	3%	2%

Through the Scheme of Assistance, South Lanarkshire Council administered funding to adapt 1,400 properties between 2017 and 2022, with grants and adaptation services to support them to live independently within their homes.

Nine percent (9%) of all social rented housing in South Lanarkshire, including council and Registered Social Landlord housing, is designated as particularly suitable for older people, including amenity housing and sheltered housing (which also addresses care and support needs, see below). Less than 1% of all council housing is designated as fully wheelchair accessible. This is a key area for consideration in planning for meeting future housing needs in South Lanarkshire.

## Residential care

The Scottish Care Homes Census is a national statistics data source for benchmarking residential care provision. It highlights that South Lanarkshire has an above average level of provision of residential care for older people.

South Lanarkshire			Scotland	
Providers	Residential Care Homes (older people)	Registered Places (older people)	Residential Care Homes (older people)	Registered Places (older people)
All Providers	44	2,521	809	37,352
Local Authority and NHS	6	213	119	4,025
Private	33	2,103	605	30,225
Voluntary	5	205	85	3,002

South Lanarkshire			Scotland	
Providers	Residential Care Homes (all adults)	Registered Places (all adults)	Residential Care Homes (all adults)	Registered Places (all adults)
All Providers	59	2,736	1,069	40,632
Local Authority and NHS	6	213	142	4,219
Private	38	2,233	677	31,757
Voluntary	15	290	250	4,656

## Care and Support Needs

As a local authority, South Lanarkshire Council has a duty to assess adult care and support needs and provide appropriate packages of assistance. This is a delegated responsibility for the South Lanarkshire Health and Social Care Partnership. The most recent Social Care survey (2020/21) indicated that 3,645 service users received Care at Home services in the census week (25 – 31 March 2021).

Age Group	Home Care
Under 65	660
65+	2,985
All ages	3,645

The number of people who received home care services for age-related needs was around 1,960. As well as frailty, particular needs arising from dementia are an important issue for future supporting people to live independently. It is anticipated that the demand will increase due to the projected increase in the number of older people in South Lanarkshire, including the number of people aged 80 and above living alone.

Needs	Age related frailty	Physical disability	Mental health	Learning disability	Dementia	Other
Number of People receiving home care	1,960	725	90	145	205	310

There are over 1,000 people with learning disabilities in South Lanarkshire that are known to Social Work services.

Learning Disabilities	18-24	25-34	35-59	60-74	75+	All People
<b>Number of People</b>	124	279	451	172	38	1,064
<b>% of All</b>	12%	26%	42%	16%	4%	100%

## Location and Land Needs

### Gypsy/Travellers

Latest available data relating to the Gypsy/Traveller population dates back to the national 2011 census which suggested that just over 4,000 people identified that their ethnic group was White: Gypsy/Traveller- with 200 Gypsy/Traveller households living in South Lanarkshire across a combination of local authority sites, private sites and mainstream housing.

In 2018, research from local authority data returns found that there were a total of 54 sites across Scotland, including 29 public and 25 private sites, containing a total of 613 pitches for households. Almost 12% of these pitches were located in the Glasgow City Region and 4% in South Lanarkshire.

Further engagement between the council and the local Gypsy/Traveller community over the duration of the last LHS highlighted actual figures are likely to be higher than this and there has also been a sharp decline in local accommodation options within the private sector that have led to Gypsy/Traveller communities moving out with the South Lanarkshire area or into mainstream accommodation.

Through the Scottish Social Housing Charter (Outcome 16) the council is required to report on its management of the sites it operates, ensuring they are 'well maintained and meet minimum site standards' set in Scottish Government Guidance. South Lanarkshire continues to achieve this and maintains a 100% satisfaction rate from residents' surveys.

### Veterans and the armed forces community

The council is committed to working with veterans of our armed forces and ensuring the right type of support and accommodation is available to them in a place they would like to live. A range of actions to support veterans were progressed through the previous LHS including updating the council's Allocation Policy to award 'Urgent Forces' priority to any application for housing from HM Forces personnel who have completed a minimum of three years' service or have been injured in combat or discharged on medical grounds, up to six months before and after the date of discharge.

Additionally, a collaborative approach with North Lanarkshire Council saw the launch of the Lanarkshire Firm Base website which provides information, links and contact details, including around Housing Options, to support the military community, particularly those leaving service and veterans.

The numbers of veterans applying for social housing remains low, with 12 applications received between 2017 and 2022.

### Student Accommodation

As part of the HNDA 2022, an assessment of existing designated student accommodation was completed across the eight local authority areas. South Lanarkshire was identified as having 111 designated student accommodation properties – comprising 1.4% of the total for the Glasgow City

Region. The HNDA highlighted that the majority of students remain in the family household, rent privately or within a House of Multiple Occupation.

## **Outcomes**

The LHS outcomes proposed for 'Specialist Provision and Supporting Independent Living' in South Lanarkshire are as follows:

5. People with particular needs are better supported to live independently within the community in a suitable and sustainable home.

## **Key Issues and Priorities**

The following are key issues and priorities for taking forward appropriate actions to achieve the outcome above:

### **Older people housing options**

Most older people, up to and including those aged 80+, live and are likely to continue to live, in their own mainstream homes that are not specifically designed or set up to meet particular needs. Targeted improvement works, advice and support will have a significant impact on improving health and wellbeing of potentially vulnerable households. Occupational Therapy assessments and adaptation services, as well as community alarms, will continue to play a vital role in supporting independent living. It is also important that social housing providers make the best use of housing through their approach to allocations and investment to increase the supply of housing which can meet a range of needs.

Therefore, a key priority for this LHS is to further develop the partnership approach to needs assessment and housing options advice focusing on older people and others with relevant needs, considering services and support provided ranging from handyperson services such as Care and Repair and assistive technologies such as telecare, through to reviewing residential care services and investing in new models of extra-care housing. This plan will set out what the local authority and its partners aim to do, at what stages, to increase the range of options and support independent living for older people.

Through the Housing Contribution Statement to South Lanarkshire's Strategic Commissioning Plan (2022-25), there are also a range of other priorities the LHS will support to take forward:

- Implement Discharge Without Delay and Home First to return people to their home or community safely
- Promote the extension of Technology Enabled Care to support people to manage their own health and wellbeing
- Ensure health and social care supports align to improving access to and choice of housing options available which suit people's needs and which they are able to sustain
- Support older people and those with particular needs to live independently within the community in a suitable and sustainable home, reducing the requirement for institutional care and risks of homelessness

### **Wheelchair accessible housing**

Adaptations to existing and new supply of social housing contribute to increasing the supply of fully wheelchair accessible homes. An important priority for this LHS is for housing and health and social care partners to work together with stakeholders to identify the extent of need for additional wheelchair accessible housing in South Lanarkshire and look to opportunities through the Strategic Housing Investment Plan, Strategic Commissioning Plan and via the Affordable Housing and Housing Choice Supplementary Planning Guidance, to increase fully wheelchair accessible housing supply.

As per the LHS Guidance (2019) a target for the proportion of new-build properties across all housing tenures will also be set and reviewed annually within the LHS. Since its' implementation in 2019 the all tenure target has remained as 8%. The council and its social housing partners are however fully committed to increasing the supply of wheelchair accessible housing and through this LHS have increased the target for the social rented sector to 10%, with the private sector remaining at 8%. This will be kept under review as part of the annual review process, analysis of demand and discussions with partners and developers.

### **Supporting Carers**

South Lanarkshire's Strategic Commissioning Plan 2022-25 identifies supporting carers as a key strategic priority which the LHS will aim to support through the provision of suitable accommodation options. South Lanarkshire's Carers Strategy 2019-22, developed in accordance with the Carers (Scotland) Act 2016, sets out how the Health and Social Care Partnership, working alongside other agencies including housing providers, will commission services and support for carers.

### **Care Experienced children and young people**

South Lanarkshire's Corporate Parenting Strategy (The Promise Plan) 2021-24 identified that in 2019, 725 children and young people were looked after, which includes all those children in residential, kinship or foster care as well as looked after at home with parents. The strategy is committed to ensuring that young people in receipt of continuing aftercare will benefit from suitable housing and support that is provided to a quality and in a manner that reflects the values of a responsible parent. The strategy is also committed to working with partners to prevent homelessness for care experienced young people, aligning to actions within both this LHS and the South Lanarkshire Rapid Rehousing Transition Plan 2019-24.

### **Gypsy/Travellers**

Over recent years the council has worked in collaboration with residents of its two Gypsy/Traveller sites in Larkhall and East Kilbride to develop site masterplans that will transform the accommodation options available and ensure the sites continue to meet their needs. Work progressed to date has included:

- The installation of a new community facility and events space at the council's larger site in Larkhall, designed and managed by residents
- The extension and reconfiguration of pitches across both sites to meet fire safety guidance and provide residents with more space to allow larger accommodation options
- A range of upgrades to the amenity units at both sites, including the installation of new decarbonised heating, insulation, doors and windows and roofs.
- The installation of Wi-Fi at both sites for residents to help overcome social isolation and digital accessibility issues commonly observed within the Gypsy/Traveller community.

During this LHS these improvement masterplans will continue to be co-developed with site residents.

The council and its health and homelessness partners are committed to understanding more about Gypsy/Travellers who currently reside, or wish to reside, within South Lanarkshire but do not have access to suitable accommodation that meets their needs. It is recognised there has been a general decline in available space and private accommodation options across Scotland for Gypsy/Travellers and through this LHS a partnership-based needs demand assessment will be completed, aligning with work taking place on a national level being progress by COSLA and the Scottish Government. This will also aim to understand more about what demand may exist for Travelling Show Persons within South Lanarkshire.

### **Veterans and the armed forces community**

Recognising the need to ensure suitable accommodation options exist for veterans of the armed forces within South Lanarkshire, through the LHS the council will work with specialist veteran



organisations to understand what type of accommodation would be appropriate and where this should be located to ensure veterans have access to the accommodation and support they need.

### **Accommodation for People Seeking Asylum and Refugees**

Building on experience in participating in UK wide resettlement programmes, the council is now participating in a range of UK Government schemes to accommodate and support refugees and people seeking asylum. This includes:

- the UK Resettlement Scheme which provide routes for people from a range of different countries who may be fleeing conflict.
- the Afghan Resettlement Schemes, which provide routes for people who supported the UK efforts in Afghanistan to settle in the UK
- the Homes for Ukraine Scheme which provides a range of routes for people fleeing the conflict in Ukraine to come to the UK
- the Asylum Dispersal Programme through which people seeking asylum are provided with accommodation in specified nations and regions of the UK.

The Council will continue to engage with national groups and partners to manage effectively any South Lanarkshire participation in schemes for housing asylum seekers and refugees and through the LHS monitor the outcome of these on the individuals and households involved.

### **Fire Safety and mobility needs**

Following the 2017 fire at Grenfell Tower in London, the Scottish Government formed a special ministerial working group to review fire safety regulations, frameworks, and guidance with the aim of improving fire safety standards across all buildings in Scotland. A key outcome of this was the launch of specialist guidance for building owners to consider, particularly for specialist accommodation providers. The council has already progressed actions for this by completing a fire risk assessment for all new tenants within sheltered housing.

Through the LHS, the council continues to work towards meeting the requirements set out in the guidance and a key action will be to assess all amenity and sheltered housing properties to understand opportunities to retrofit the safe storage of mobility scooters and other health equipment that allows individuals to remain in their own home.

The LHS will also consider how technology can be used to improve fire safety prevention and detection across different accommodation types to reduce the risk for vulnerable households.

In addition work will continue to be progressed in meeting new legislative requirements around fire and heat detectors in homes as well as new building standards relating to fire suppression systems.

## 4. Addressing Homelessness

Homelessness is an experience of acute housing need where people either have nowhere to stay or are unable to continue to stay in their current housing situation. The three drivers for promoting suitable and sustainable housing in South Lanarkshire, set out in Chapters 1-3, all help towards reducing the risk of and preventing homelessness. This chapter of the LHS sets out the high-level strategic direction for how the council will work in partnership both to prevent and alleviate homelessness, as well as fulfil its specific statutory duties to assess homelessness, provide suitable temporary accommodation if needed, and help homeless people move on to settled, suitable and sustainable housing. The full detail can be found in the local Rapid Rehousing Transition Plan 2019-24, which came into effect during the life of the last LHS and sets out the full council approach to preventing and alleviating homelessness across South Lanarkshire.

Central to addressing homelessness in South Lanarkshire will be the close alignment between the Local Housing Strategy 2022-27, the Rapid Rehousing Transition Plan 2019-24, and the Strategic Commissioning Plan 2022-25.

### Key Information

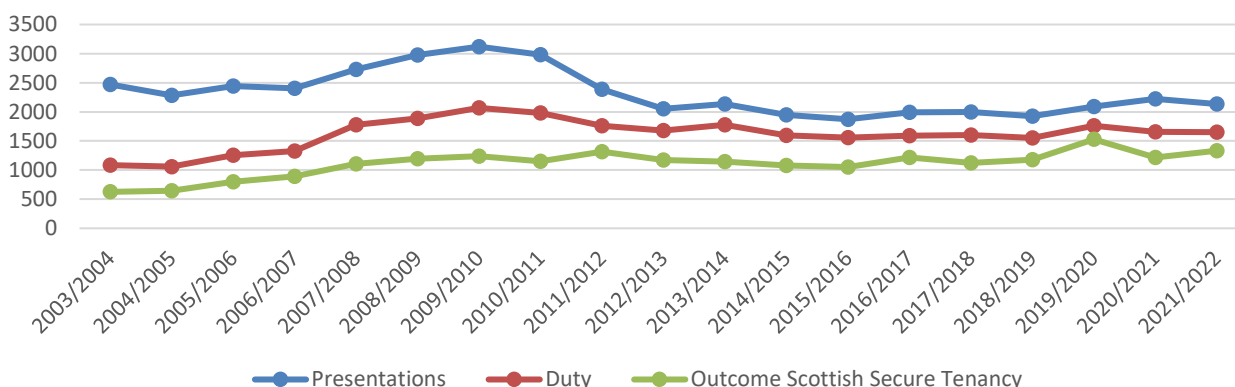
The Local Housing Strategy is supported by a range of evidence, built up over time, covering key trends and projections. This section covers the following areas:

Homelessness	<ul style="list-style-type: none"> <li>Trends in homeless presentations and assessed duty to house</li> <li>Patterns in homeless presentations – household, tenure and reasons</li> <li>The percentage of homeless cases provided with Scottish Secure Tenancy housing</li> </ul>
Temporary Accommodation	<ul style="list-style-type: none"> <li>The number of people housed and average length of times</li> <li>The number of children housed</li> </ul>
Support Needs	<ul style="list-style-type: none"> <li>The number of homeless people with an identified medium or high support need</li> </ul>

### Homelessness Presentations, Duty and Outcomes

As part of its statutory duties, the council continues to assess and support those who present as homelessness within South Lanarkshire.

#### Homelessness Presentations, Duty, and Outcomes 2003-2022



Following a slight increase in homelessness presentations during the Covid-19 pandemic, the number of households seeking assistance reduced again in 2021/22, continuing the relatively stable rate observed over the past 10 years in South Lanarkshire.

Over the duration of the last LHS, an average of 80% of households who presented as homeless were found to be homeless with the council providing a duty to secure settled accommodation. This outcome is slightly higher than the Scottish national figure of 78%.

### Repeat Homelessness

Over the period 2017-22, the percentage of households re-assessed as homeless within 12 months, termed “repeat homelessness”, has remained steady at 5% in four of the five years, in line with national proportions of repeat homelessness.

Repeat Homelessness	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22
South Lanarkshire	6%	5%	4%	4%	6%	5%	5%	5%	5%
Scotland	6%	7%	6%	6%	6%	5%	5%	5%	5%

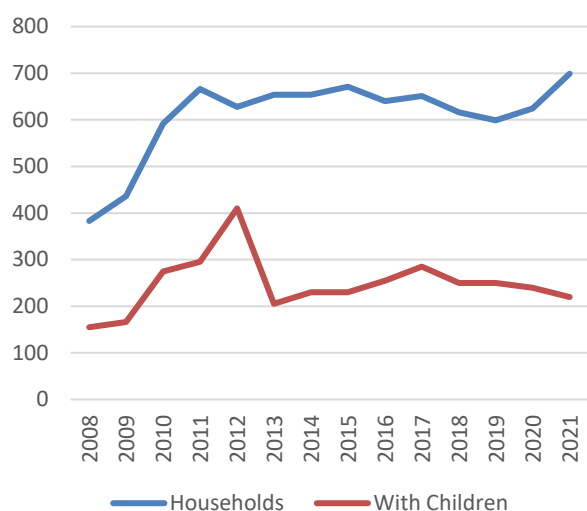
### Reasons for homelessness

Being asked to leave current accommodation continues to be the most common reason for presenting as homeless in South Lanarkshire accounting for over 27% of presentations within 2021/22. Fleeing non-domestic violence and a dispute with a violent partner are also identified as key reasons. This continues to be monitored and reported through the South Lanarkshire RRTP.

### Temporary Accommodation

Local authorities have a duty to provide suitable temporary accommodation whilst assessing homelessness duty and until that duty is discharged. South Lanarkshire Council has a range of accommodation to meet the needs of homeless households, including direct rapid access ‘First Stop’ accommodation to meet immediate and out-of-hours needs, temporary furnished accommodation, and supported accommodation.

The extended Unsuitable Accommodation Order places additional duties on local authorities to ensure suitable offers of temporary accommodation to all homeless households, with more than 7 days spent in unsuitable accommodation being a breach of the legal Order.



- Demand for temporary accommodation increased by over 80% since 2008
- On average over the past five years, around 638 households were in temporary accommodation at any given point.
- On average over the past five years, 39% of households in temporary accommodation included children.
- On average over the past five years, over 460 children were in temporary accommodation.
- For 2017-21, the average length of stay in temporary accommodation was 6.4 months (195 days)
- There have been positive trends in relation to the numbers of households with children in temporary accommodation, reducing from 285 households to 220 households between 2017 and 2021

To support the future planning for temporary accommodation in South Lanarkshire, a strategic review was undertaken to assess the effectiveness of the current model in delivering successful outcomes, and the impacts of achieving RRTP targets on future temporary accommodation supply. The review highlighted compliance with the national policy framework, areas for improvement, and led to the development of a temporary accommodation plan for South Lanarkshire, allowing informed decisions to be made about reshaping the balance of temporary accommodation options.

## Support Needs

As a requirement of the Housing (Scotland) Act 2010, all homeless households must be provided with a housing support needs assessment. On average, over the duration of the last LHS, 26% were assessed as having at least one support need.

	2016-17	2017-18	2018-19	2019-20	2020-21	Average
<b>No support needs</b>	1,626	1,492	1,383	1,371	1,616	<b>1,498</b>
<b>1 support need</b>	278	356	344	475	376	<b>366</b>
<b>2 support needs</b>	66	119	161	176	121	<b>129</b>
<b>3+ support needs</b>	20	34	48	47	29	<b>36</b>
<b>ALL</b>	<b>1,990</b>	<b>2,001</b>	<b>1,936</b>	<b>2,069</b>	<b>2,142</b>	<b>2,028</b>

Some people are assessed as having significant support needs that require multi-agency involvement to address. For this group of people, it is important for partners across housing, health and social care services to work together to identify the specific and complex requirements, which may necessitate alternative models of service delivery. This includes a key commitment between the Council and the Health and Social Care Partnership to prioritise access to general medical and universal health screening for homeless people, including those currently engaging with Housing First.

## Housing Outcomes

Tenancy sustainment continues to improve in South Lanarkshire, with 92% of homeless households sustaining their tenancy for over 12 months in 2021/22, compared with 91% in 2020/21.

## Preventative actions

Over the duration of the previous LHS, and through the implementation of the RRTP, there has been a significant focus on the development of prevention services over recent years, including during the period of the pandemic in preparation for an anticipated increased demand on this important first response to emerging housing need and risks. Ongoing work with partners to deliver the Private Sector Access and Sustainment Service and ensure the provision of independent advice also contribute to the prevention of homelessness.

In the four-year period between 2018/19 and 2021/22, the number of approaches for advice and assistance to the council's Housing Options services increased by 25%, from 912 to 1137, the increase in approaches can be attributed at least in part, to increased awareness of the services provided by the Integrated Housing Options Team

Positively, the increase in the number of housing option cases has also been accompanied by an increase in the proportion of cases where homelessness has been prevented from 731 in 2020/21 to 817 cases in 2021/22. This underlines the positive difference the Housing Options approach continues to have on preventing homelessness in South Lanarkshire.

## Outcomes

The LHS outcomes proposed for 'Addressing Homelessness' in South Lanarkshire are as follows:

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.

## Key Issues and Priorities

The following are key issues and priorities for taking forward appropriate actions to achieve the outcome above:

### Deliver and Review the Rapid Rehousing Transition Plan 2019-24

South Lanarkshire's Rapid Rehousing Transition Plan 2019-24 (RRTP) was developed in conjunction with a wide range of housing, health and homelessness partners and submitted to the Scottish Government in December 2018. The RRTP builds upon a well-established partnership framework in South Lanarkshire – including through the LHS - and aims to act upon the opportunity to achieve a step change in preventing and reducing homelessness.

The vision set out in South Lanarkshire's RRTP is to ensure *"Homelessness in South Lanarkshire is significantly reduced, with homeless households moving to a settled home as quickly as possible"*

The RRTP is supported by a well-established and robust annual review process through which priorities are adjusted to meet changing circumstances. In addition, a regular update on progress from the Homelessness Strategy Group, who oversee the RRTP, will be provided to the LHS Steering Group and other key partnership groups such as the Integration Joint Board and Community Planning Partnership.

## **Prevention**

Prevention of homelessness is a key priority for all services and partners involved. The LHS will continue to ensure the strong partnership approach to preventing homelessness is maintained across all housing tenures.

Housing Options provides an important pathway for people seeking advice and information to make informed choices about their housing circumstances. Anyone who is at risk of homelessness is made fully aware of their rights and is supported to make a homeless presentation if they choose to do so. Housing Options is a person-centred approach which can be extended and tailored to provide support to a wide range of people seeking advice and assistance.

In addition, the LHS will ensure:

- Tailored services and support to victims of domestic abuse, care experienced young people, and people leaving prison, with the aim of preventing homelessness.
- Services prepare for and implement the new homelessness prevention duties for public bodies.
- The development and implementation of the Homelessness Directions contained within the Strategic Commissioning Plan 2022-25, with a focus on routine enquiry across NHS Lanarkshire services to enable early identification of housing issues and requirements that can be addressed to avoid a risk of homelessness.

## **Provision of suitable temporary and supported accommodation**

Where homelessness cannot be prevented, a key priority of the LHS will be to ensure that suitable temporary accommodation can be provided to the homeless household. A review of temporary accommodation within South Lanarkshire was completed during 2021/22 in partnership with a range of services and elected members, with the aim of:

- assessing the effectiveness of the current model in delivering successful outcomes,
- supporting continued provision of the right level of good quality temporary accommodation,
- informing the actions required to achieve RRTP targets to reduce supply of temporary accommodation when it was appropriate to do so.

This has informed the ongoing development of a new Temporary Accommodation Strategic Plan which the LHS will ensure is delivered.

## **Children and homelessness**

South Lanarkshire's Local Child Poverty Action Report recognises the importance of reducing homelessness across the authority, particularly for households with children.

The plan for 2021/22 commits to prioritising the allocation of social housing tenancies to homeless families with children, greater homelessness prevention awareness, and sustained tenancy support for vulnerable families. The LHS will align with this approach, ensuring partners work together with the aim of reducing the number of homeless households with children in South Lanarkshire.

## **Vulnerable people with multiple complex needs**

For the small but significant proportion of people whose experience of homelessness is made harder by additional experiences of trauma, mental ill health and addictions, partnership working, and sustainable solutions are required to end their experience of homelessness. South Lanarkshire continues to maintain a well-trained workforce and is implementing Trauma Informed Practice across services.

The Housing First approach combines settled housing options with person-centred, strength-based, flexible, and open-ended support and is the best evidenced solution for ending homelessness for people experiencing this range of challenges.

Housing First is central to South Lanarkshire's Rapid Rehousing Transition Plan and, to date, 33 households have moved into their own secure tenancy with the support they need to sustain it. The LHS will continue to ensure housing and homelessness services can effectively deliver a housing first approach and other trauma informed intensive support services within South Lanarkshire.

### **Institutions and homelessness**

Since 2016/17 an average of 73 applicants per year present as homeless after leaving an institution such as prison, hospital, or care. This equates to approximately 3% of homelessness presentations and is down from an average of 100 households per year in the previous 5 years.

South Lanarkshire Council is committed to the successful implementation of the Sustainable Housing on Release Standards (SHORE) which aim to ensure that the housing needs of individuals in prison are handled at an early stage, and that everyone should have suitable accommodation to go to on the day they are released from custody. A specialist post has been created to deliver a Personal Housing Planning approach for vulnerable groups, which will contribute to the prevention of homelessness on release from prison and contribute to a reduction in re-offending.

The council is also ensuring the necessary partnerships and protocols are in place to plan for addressing the housing needs of people leaving institutions, including those subject to Multi-Agency Public Protection Arrangements (MAPPA) to reduce the risk and incidence of homelessness.

The LHS will continue to align with the RRTP and ensure successful delivery of these approaches.

## 5. Sustainable Places

Good quality housing is a key feature of sustainable places where people want to live. This section covers area-based partnership plans, programmes and projects, to which housing makes and will make a significant contribution.

### Key Information

The LHS is supported by a range of evidence, built up over time, including key trends and projections.

Housing Sustainability Analysis	<ul style="list-style-type: none"> <li>Scottish Index of Multiple Deprivation 2016</li> <li>Housing-led Regeneration Programmes</li> <li>Pressure Analysis Toolkit for Housing</li> <li>Clydesdale rural housing settlements</li> </ul>
Community planning and area-based priorities	<ul style="list-style-type: none"> <li>Town Centre Action Planning</li> <li>Active Travel</li> <li>Electric Vehicle Charging</li> </ul>

### Scottish Index of Multiple Deprivation (SIMD) 2020

The SIMD 2020 is a model which compares different datazone areas, which are defined areas with between 500-1,000 households. There are 431 datazone areas in South Lanarkshire. The model is based on scores across different domains. 'Housing' related factors account for less than 2% of the overall score, which is mostly influenced by employment and income factors.

SIMD Datazones	All Housing Tenures (households)	Council (households)	RSL (households)	Privately owned (households)	Privately Rented (households)
<b>15% most deprived (60)</b>	22,835	8,233	2,091	10,427	2,084
<b>As %, All</b>	100%	36.1%	9.2%	45.7%	9.1%
<b>All (431)</b>	159,196	27,513	5,567	111,318	14,410
<b>As %, All</b>	100%	17.3%	3.5%	69.9%	9.1%

There is a correlation between areas identified as in the top 15% SIMD 2020 and the proportion of housing that is social rent in an area, though 'Housing' is not a key component in the SIMD 2020 model. The SIMD 2016 is a useful starting point for identifying areas which may experience worse outcomes and therefore benefit from additional targeted support.

### Housing regeneration programmes

As part of the local authority's long-term commitments to improving neighbourhoods and developing sustainable places, South Lanarkshire Council developed ambitious housing-led regeneration programmes in Cambuslang, Rutherglen, Hamilton and Larkhall. Earlier iterations of the SIMD (2009, 2012 and 2016) informed the partnership approach of the previous three South



Lanarkshire Local Housing Strategies. SIMD evidence was added to analysis of local management information about conditions, popularity and long-term sustainability of housing.

A common feature of the housing-led regeneration approach was to identify areas with concentrations of unpopular flatted properties, with low occupancy rates, high turnover and multiple asset condition issues, and to plan for a programme of phased clearance and replacement with high quality, accessible, energy efficient low rise housing. This was delivered in partnership with Registered Social Landlords and contributed not only to transforming the quality and sustainability of housing but also of neighbourhood amenities and environment.

### Pressure Analysis Toolkit for Housing (PATH)

As part of a longer-term approach to understanding and assessing housing need and demand, the council has developed a framework for analysing sustainability factors for all council housing areas across South Lanarkshire.

	Clydesdale	East Kilbride	Hamilton, Larkhall and Blantyre	Rutherglen and Cambuslang	All Areas
<b>Letting Areas</b>	46	12	77	19	154
<b>Properties</b>	4,788	5,434	9,829	5,181	25,222

There are 154 letting areas which include 10 or more council housing properties, across four broad housing divisions. The framework includes long-term housing management and demand trends information, which enables areas with higher and lower housing pressure and sustainability to be identified and compared, and to help inform planning and aid decision making around investment and future housing supply.

### Clydesdale rural housing settlements

Significant long-term challenges continue to affect certain rural settlements. A change in the mix of the demographic profile of some settlements with a reduction in families with children and an increasing aging population, is linked to economic changes with the loss of industry and commerce which provided local employment opportunities. For social housing providers, there is a key challenge in terms of ensuring the housing supply is fit for purpose to meet the needs of current and future residents.

One of the means of measuring and tracking sustainability is through “low demand” housing stock assessment. “Low demand” is a technical definition applied to housing stock where there is evidence of three or more lets of the same property in a year, or a small or non-existent waiting list of applicants. It is usually measured on an annual basis

### Low Demand Housing by Settlement, South Lanarkshire Council, 2022

Council housing	All Housing	Low Demand	% of All Housing
<b>Clydesdale</b>	4,778	1,029	21.5%
<b>Urban Settlements</b>	20,444	928	4.5%
<b>All Areas</b>	25,222	1,957	7.8%

Clydesdale has a higher percentage of housing identified as technical “low demand”, which is dispersed across 14 of the 46 main council letting areas.

## Town centre planning

South Lanarkshire's Local Development Plan identifies seven town centres and three strategic centres that support significant economic and social activities, as shown below:

Category	Area	
<b>Strategic Centres</b>	East Kilbride	
	Hamilton	
	Lanark	
<b>Town Centres</b>	Blantyre	Larkhall
	Biggar	Rutherglen
	Cambuslang	Strathaven
	Carluke	

There are various challenges and opportunities facing the 'Strategic Centres' which the local authority will seek to address, as shown in the table below, extracted from the LDP.

Centre	Dominant Roles and Function	Challenges	Actions
<b>East Kilbride</b>	Town centre with retail, civic and community, leisure employment and business use	Competition from other centres	Build on existing catchments and public transport linkages. Review and assessment to improve retail quality/provision
<b>Hamilton</b>	Town centre with retail, civic and community, leisure employment and business use	Competition from retail locations	Promote further urban realm and improve quality of the retail on offer
<b>Lanark</b>	Town centre with civic and community, tourism and culture	Limited rural catchment and accessibility	Enhance role as a market town, improve accessibility

Local Development Plan 'Policy 8 – Strategic and town centres' determines that the Council will allow a mixture of uses compatible with strategic and town centres roles as commercial and community focal points, including: shops, offices, leisure, community, civic, health and residential. The Council will undertake 'Health Checks' for each of the Strategic and Town Centres, which will involve stakeholder consultation.

The Local Development Plan also includes 'Supplementary Guidance 6: Town Centres and Retailing' which sets out how Community and Enterprise Resources lead on promoting a town centre first principle to develop these main locations as vibrant and lived in community places. South Lanarkshire Council has established Town Centre Business Improvement Districts in Hamilton and Carluke.

Through this LHS, the council will ensure housing remains a key aspect of the Local Development Plan policies and supplementary guidance.

## **Active Travel**

Through the Council Plan, Connect, and the Local Development Plan 2, active travel schemes should be encouraged and supported as part of any new developments and opportunities to retrofit to existing areas explored. Comprising of walking, cycling and running, active travel aims to improve health outcomes for individuals, improve air quality within towns and reduce barriers for people looking to reduce their reliance on private vehicles.

## **Electric Vehicle Charging**

Consideration should be given to the installation of individual or communal Electric Vehicle Charging Points with the aim of increasing the number of residents in South Lanarkshire choosing an electric vehicle.

## **Outcomes**

The main LHS outcome proposed for 'Sustainable Places' in South Lanarkshire are as follows:

8. Housing sustainability is improved in priority areas and settlements and people are encouraged to be part of their local community.

## **Key issues and Priorities**

The purpose of this section, 'Sustainable Places', is to ensure priority area-based housing projects are recognised as part of a common framework under which the council and its partners will continue to take forward existing priorities and be able to incorporate developments arising from wider community planning activity.

### **Housing regeneration**

Following the completion of the housing-led Whitlawburn regeneration project, the council will work with RSL's to understand if there are any further housing led regenerations required within their own housing stock and ensure support is provided to engage with residents and other stakeholders to progress plans.

### **Place-making and new housing developments**

The LHS will incorporate inclusive place-making principles into the design and delivery of area-based housing projects and programmes, including 'Community Growth Areas' (CGAs) and new affordable housing projects and programmes.

Within the last LHS, five CGAs were identified which provide land for meeting future housing need and demand arising from projected household growth. These are also key strategic projects for major infrastructure investment to be delivered through the City Deal.

Housing and planning services work together to ensure that in providing new homes and affordable housing supply, these CGA, as well as other development projects delivered through the Strategic Housing Investment Plan (SHIP) process including the council's Homes+ programme, also incorporate place-making principles and new approaches, such as 'locality living', into their design and delivery. This will ensure these new developments are inclusive, connected and sustainable to meet the needs of current and future residents.

### **Electric Vehicle Charging**

As a result of LDP supplementary planning guidance issued in 2022, there will be consideration of the installation of individual or communal Electric Vehicle Charging Points as part of all new site design for social rented properties. In addition, internal procedures to support the installation of charging points to existing council stock are to be introduced, reflecting the increase in electric vehicles. Consideration will also be given to the installation of Electric Vehicle Charging Points in existing communities and working with Registered Social Landlords to increase provision.

## **Community Wealth Building**

Community Wealth Building (CWB) is an alternative approach to traditional economic development, which seeks to develop resilient, inclusive local economies, with more local employment and a larger and more diverse business base. It aims to reorganise local economies to be fairer and aims to reduce wealth flowing out of our communities, towns and cities by helping local investments and assets to generate more and better jobs for local residents and businesses.

The South Lanarkshire Community Wealth Building Strategy was launched in 2021 and covers the five different pillars of community wealth building approach. Of these, housing plays a key role within the 'Land and Property' pillar, with a range of actions agreed to support the aims of the strategy. The pillar seeks to deepen the function and ownership of local assets held by anchor institutions (including the council) so that financial and social gain is harnessed by residents.

The LHS will align with the aims of the strategy, ensuring housing investment activity is progressed with the aim of supporting the local economy.

## **Community Asset Transfer**

Community Asset Transfers are a means of giving the community more control over local, publicly owned places. Through established processes the council already ensures appropriate support and assistance is provided to community groups or services to take ownership of current public space. Through the LHS, internal procedures will be established to ensure any land under current ownership of the Housing Revenue Account (HRA) can also be considered for use through a Community Asset Transfer, whilst ensuring necessary checks and tenant engagement takes place as per the HRA Guidance.

## **Food Growing**

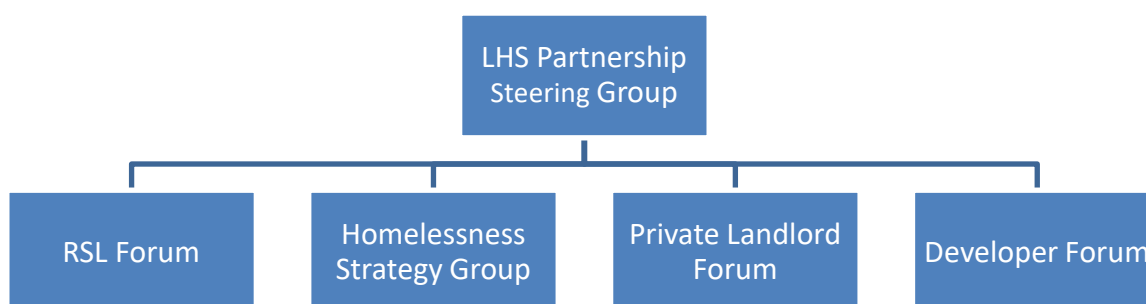
Through the council's community Food Growing Strategy, the LHS will also aim to support local groups in utilising surplus HRA land for food growing activity.

# Delivery and Governance

## Governance

South Lanarkshire Council has statutory responsibility for the strategy. In line with national Guidance, the council's **Executive Committee** and **Scottish Government** approve the Local Housing Strategy on a 5 year cycle. Progress within this time is reported to both as part of the annual review process.

A Local Housing Strategy (LHS) Steering Group', including representatives from RSL partners, Scottish Government, South Lanarkshire Health and Social Care Partnership (HSCP), and Council Services, is responsible for ensuring the strategy is kept up to date, relevant to all partners, and is effectively monitored.



The LHS Partnership Steering Group is the main governance group of the strategy. Comprising of representatives from housing and planning services within the council, alongside RSLs, the HSCP and Scottish Government, the group receives regular updates and discusses progress from across each of the five chapters.

The RSL Forum provides an opportunity to share good practice on housing management and other areas across all social housing providers in South Lanarkshire.

The Homelessness Strategy Group involves a range of partners from housing, health and homelessness background and has a specific remit for progressing the Rapid Rehousing Transition Plan 2019-24 as well as the associated LHS outcomes.

The Developer Forum is open to all developers of social housing and aims to provide a platform to discuss developments, resolve identified issues and share ideas.

The Private Landlord Forum is open to all private landlords across South Lanarkshire, aiming to share information and promote training and support opportunities.

Housing and Technical Resources is responsible for facilitating these key groups and making sure that the LHS is able to join effectively with the wider Community Planning Partnership, including the HSCP Integration Joint Board.

## Partners

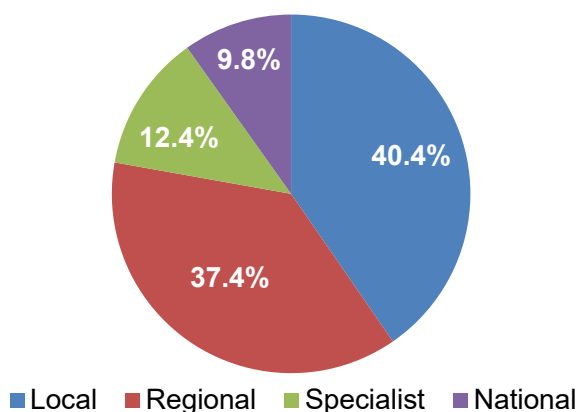
There are a range of partner organisations and key stakeholders that are important for delivering this Local Housing Strategy, which include:

### LHS Partners and Stakeholders

- |  |  |
|--|--|
| • Tenant and customer representatives                        | • The Salvation Army   |
| • Blue Triangle Housing Association                          | • Scottish Government  |
| • Care and Repair South Lanarkshire                          | • Scottish Fire and Rescue Service   |
| • Citizens Advice Bureaux (various across South Lanarkshire) | • Seniors Together   |
| • Community Councils   | • Shelter Scotland   |
| • Community Planning Partnership                             | • South Lanarkshire Health and Social Care Partnership                             |
| • Disability Partnership Housing Sub-Group                   | • South Lanarkshire Private Landlord Forum   |
| • Energy Saving Trust  | • Tenants and Residents Associations and Forums (various across South Lanarkshire) |
| • Landlord Accreditation Scotland                            | • VASLAN   |
| • Police Scotland  | • Military Matters   |
| • Private Housing Developers                                 | • Who Cares Scotland   |
| • Right There (formerly Y People)                            | • Community Justice Partnership  |
|  | • Home Energy Scotland   |

## Social Housing Providers

South Lanarkshire has a diverse mix of RSL providers, including national and specialist alongside regionally and locally focused housing providers (as shown opposite). This diversity is a key asset for the area which we aim to build upon as part of our LHS approach to ensure through working in partnership we are able to meet the full range of affordable housing needs across South Lanarkshire.



### Registered Social Landlords in South Lanarkshire

- |  |   |
|--|---|
| • Blackwood Homes                        | • Key Housing Association                       |
| • Bield Housing Association              | • Lanarkshire Housing Association               |
| • Cairn Housing Association              | • Link Group                                    |
| • Cathkin Braes Tenants Management Co-op | • Loretto Housing Association                   |
| • Clydesdale Housing Association         | • Melville Housing Association                  |
| • Clyde Valley Housing Association       | • Methodist Housing Association                 |
| • Cube Housing Association               | • Rutherglen and Cambuslang Housing Association |
| • East Kilbride Housing Association      | • Sanctuary Scotland Housing Association        |
| • Hanover Housing Association            | • Trust Housing Association                     |
| • Horizon Housing Association            | • West of Scotland Housing Association          |
|  | • West Whitlawburn Housing Cooperative          |

# South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

## Overview

The South Lanarkshire Local Housing Strategy (LHS) 2022-27 Action Plan and Monitoring Framework is prepared following Scottish Government LHS Guidance. Key measures and actions are set out as contributing towards delivering the **eight priority outcomes**. These include a number of statutory requirements and actions which continue from the previous LHS or are carried forward. The Action Plan and Monitoring Framework is a live document and will be updated annually as key actions are progressed and new actions are identified that will contribute towards delivering the priority outcomes.

Chapter	Outcome(s)
Housing Supply, Affordability and Choice	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.
Housing Quality, Energy Efficiency and Decarbonisation	3. Housing quality and energy efficiency are improved, 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.
Specialist Provision and Supporting Independent Living	5. People with particular needs are better supported to live independently within the community in a suitable and sustainable home.
Addressing Homelessness	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.
Sustainable Places	8. Housing sustainability is improved in priority areas and settlements and people are encouraged to be part of their local community

In addition to contributing to each of the chapters listed above, the Outcomes also align to the South Lanarkshire Community Plan ambitions, as detailed on Page 14. These are **People, Progress** and **Planet**.



## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

LHS Chapter		Housing Supply, Affordability and Choice			
LHS Outcome 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.			Links to Community Plan Ambition(s): Progress, People
Ref.	Measures	Baseline	Target	Frequency	Progress
M.1.1	The number of additional affordable homes added to the housing supply, 2022-2027 (cumulative)	0	1,250-1,500	Annual	
M.1.2	The number of new total homes built in South Lanarkshire, 2022-2027 (cumulative)	0	5,000	Annual	
M.1.3	The number of long-term empty properties supported to be brought back into use by the council	0	15	Annual	?
M.1.4	The number of additional affordable homes added to the housing supply through market purchase (council and RSL's)	0	67 (2022/23)	Annual	
Ref.	Actions	Start	Milestone / Target	Lead Partners	Progress / Complete
A.1.1	Develop and deliver the Strategic Local Programme Agreement on an annual basis	2022/23	Annual	HTR, RSL, SG	
A.1.2	Develop and deliver the Strategic Housing Investment Plan	2022/23	Annual	HTR, RSLs	
A.1.3	Establish a Matchmaker Scheme to link long-term empty properties and their owners with interested buyers.	2022/23	2023/24	HTR, FCR, CER	
A.1.4	Consider opportunities to establish empty home grant or loan schemes that seeks to provide financial support for owners to help cover costs associated with bringing the property back into use.	2022/23	2023/24	HTR, CER, FCR	
A.1.5	Support the development of new local guidance for developers to help align standards across housing tenures.	2022/23	2023/24	CER, HTR	
A1.6	Develop and implement a 'Housing Options for Older People' framework	2022/23	2023/24	HTR, HSCP	

## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

A1.7	Ensure five year supply of housing land is maintained within the South Lanarkshire Local Development Plan	2022/23	Annual	CER	
A1.8	Ensure RSL partners and council work collaboratively to ensure adequate provision of affordable housing options through the Common Housing Register	2022/23	Annual	HTR, RSLs	
A.1.9	Publish annual outcomes report detailing full impact of additional social housing supply programme	2022/23	2023/24	HTR, RSLs	
A.1.10	Evaluate need for and potential scope for developers to deliver Build to Rent properties in South Lanarkshire	2023/24	2024/25	HTR, RSLs	
A.1.11	Evaluate need for and potential scope for social housing providers to deliver Mid-market rent properties in South Lanarkshire	2023/24	2024/25	HTR, RSLs	

## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

LHS Chapter		Housing Supply, Affordability and Choice			
LHS Outcome 2		Private landlords and tenants are supported to ensure renting remains a sustainable housing option that meets all required standards.			Links to Community Plan Ambition(s): Progress, People
Ref.	Measures	Baseline	Target	Frequency	Progress
M.2.1	Increase the number of accredited landlord properties	1,057	Increase by 5%	Annual	
M.2.2	The number of homeless and potentially households whose housing needs are met in private rented housing	15	35	Annual	
Ref.	Actions	Start	Milestone / Target	Lead Partners	Progress / Complete
A.2.1	Further develop joint working with Landlord Accreditation Scotland to promote the landlord accreditation scheme	2022/23	Annual	HTR	
A.2.2	Deliver regular engagement activities with private landlords including delivery of at least two Private Landlords Forums per year and publishing and distribution of two sector specific newsletters	2022/23	Annual	HTR	
A.2.3	Review and update Landlord Registration arrangements to reflect requirements of expected Scottish Government guidance	2022/23	2023/24	FCR	
A.2.4	Facilitate joint working between Private Landlords and Home Energy Scotland to promote energy efficiency across the sector	2023/24	2023/24	HTR	
A.2.5	Work with Landlord Accreditation Scotland to design and deliver training for private landlords	2022/23	Annual	HTR/FCR	
A.2.6	Evaluate current council factoring arrangements and identify potential actions to harmonise arrangements across all areas.	2023/24	2024/25	HTR	
A.2.7	Review and update information available on the council's website for private sector tenants in relation to their rights and responsibilities.	2023/24	2023/24	HTR	

## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

A.2.8	Launch private sector specific Good Neighbour programme with the aim of reducing noise and other anti-social behaviour issues within private sector tenancies.	2023/24	2023/24	HTR	
A.2.9	Implement Short Term Let licensing scheme and establish appropriate services to implement across South Lanarkshire.	2022/23	2023/24	FCR	
A.2.10	Evaluate need for and potential scope for introduction of a social lettings agency in South Lanarkshire.	2023/24	2024/25	HTR	
A.2.11	Track progress and implement required actions stemming from revised legislative approach for the Private Rented Sector.	2022/23	As required	HTR, FCR, CER	

LHS Chapter		Housing Quality, Energy Efficiency and Decarbonisation			
LHS Outcome 3		Housing quality and energy efficiency are improved across all tenures, within advice and support provided to building owners and tenants to help them achieve required standards.			<b>Links to Community Plan Ambition(s):</b> People, Planet
Ref.	Measures	Baseline	Target	Frequency	Progress
M.3.1	Average Standard Assessment Procedure (SAP) rating of all homes with an Energy Performance Certificate in South Lanarkshire	65.1	Increase to 70 by 2027	Annual	
M.3.2	Percentage of total properties categorised as 'Extensive Disrepair'	9.9%	Decrease	Annual	
M.3.3	Percentage of socially rented properties achieving the Energy Efficiency Standard for Social Housing 2 (EESH2)	6%	10% (2022/23)	Annual	
M.3.4	The percentage of council housing in South Lanarkshire which meets the Scottish Housing Quality Standard	72.5%	Increase to 90% (2022/23)	Annual	
M.3.5	The number of measures delivered utilising Energy Company Obligation (ECO) funding in South Lanarkshire	0	200	Annual	
M.3.6	The percentage of all South Lanarkshire households estimated to be in fuel poverty (Scottish House Condition Survey)	22%	Decrease	Annual	

## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

Ref.	Actions	Start	Milestone / Target	Lead Partners	Progress / Complete
A.3.1	Maintain the Scottish Housing Quality Standard for all non-exempt social rented housing provided in South Lanarkshire	2022/23	2022/23	HTR, RSL	
A.3.2	Continue to provide advice, information and support for private sector households through the Scheme of Assistance	2022/23	Annual	HTR	
A.3.3	Set out plans covering any housing with abeyances for meeting the Scottish Housing Quality Standard	2022/23	Annual	HTR, RSL	
A.3.4	Complete a review of current council housing properties to inform investment programmes to achieve EESSH2 for as many as practically possible.	2022/23	2023/24	HTR	
A.3.5	Deliver Housing Investment Programmes to ensure as many socially rented properties as practically possible achieve the Energy Efficiency Standard for Social Housing 2 (EESH2)	2022/23	Annual	HTR	
A.3.6	Establish appropriate council services to provide a full ECO scheme in South Lanarkshire to aid energy efficiency improvements in private homes.	2022/23	2023/24	HTR	
A.3.7	Work with partners to promote available energy advice and funding support schemes to minimise fuel costs for households.	2022/23	Annual	HTR, FCR, HSCP, TS	
A.3.8	Explore opportunities to reduce fuel costs for South Lanarkshire Council tenants.	2023/24	2024/25	HTR	

LHS Chapter		Housing Quality, Energy Efficiency and Decarbonisation			
LHS Outcome 4		More homes are heated through decarbonised sources and renewable energy supply opportunities are considered.			Links to Community Plan Ambition(s): Planet
Ref.	Measures	Baseline	Target	Frequency	Progress
M.4.1	Number of decarbonised heating systems installed within council and RSL homes.	0	Increase	Annual	

## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

M.4.2	Number of renewable energy generation systems installed within council homes.	0	Increase	Annual	
M.4.3	Number of new heat networks installed within South Lanarkshire	0	TBC	Annual	
Ref.	Actions	Start	Milestone / Target	Lead Partners	Progress / Complete
A.4.1	Plan and prepare for the introduction of the 'New Build Heat Standard' for social rented housing from 2024	2022/23	2023/24	HTR, FCR	
A.4.2	Explore options for developing district heating systems and low carbon energy supply projects	2022/23	2026/27	HTR, CER	
A.4.3	Assess and take appropriate action to ensure existing district heating and metering systems operated by the council comply with requirements of the Heat Network (Scotland) Act.	2022/23	2024/25	HTR, FCR	
A.4.4	Explore options for enhanced energy efficiency and decarbonised heating measures within new and existing council properties.	2022/23	2026/27	HTR	
A.4.5	Contribute to the Glasgow City Region Home Energy Retrofit study and consider opportunities for homes within South Lanarkshire from the outcomes of this.	2022/23	2026/27	HTR	
A.4.6	Develop and implement South Lanarkshire Local Heat and Energy Efficiency Strategy (LHEES) and associated Delivery Plan	2022/23	2023/24	HTR, FCR, CER, HSCP	

LHS Chapter		Specialist Provision and Supporting Independent Living				
<b>LHS Outcome 5</b>		People with particular needs are better supported to live independently within the community in a suitable and sustainable home.			<b>Links to Community Plan Ambition(s):</b> Progress, People	
Ref.	Measures	Baseline	Target	Frequency	Progress	
M.5.1	The number of homes adapted across all tenures (cumulative 2022-27)	0	Demand Led	Annual		
M.5.2	Number of amenity homes provided by the council	1,603	Increase	Annual		

## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

M.5.3	New build affordable housing suitable to meet particular needs (cumulative 2022-27)	0	TBC	Annual	
M.5.4	Percentage of care experienced young people accessing and sustaining accommodation that meets their needs	96%	100%	Annual	
M.5.5	Proportion of all new build homes that are wheelchair accessible	8%	Achieve 8% or above	Annual	
M.5.6	Proportion of new build council and RSL homes that are wheelchair accessible	10%	Achieve 10% or above	Annual	
M.5.7	Number of people supported to access suitable housing as part of refugee resettlement programmes in South Lanarkshire	n/a	Demand Led	Annual	
M.5.8	Number of people supported to access suitable housing as part of asylum seeker dispersal programmes in South Lanarkshire	n/a	Demand Led	Annual	
M.5.9	Proportion of Gypsy/Traveller site residents who sustain their pitch for 12 months or longer.	100%	100%	Annual	
Ref.	Actions	Start	Milestone / Target	Lead Partners	Progress / Complete
A.5.1	Plan for, allocate appropriate funding and deliver adaptation services to meet projected needs	2022/23	Annual	HTR, HSCP	
A.5.2	Complete a review of the South Lanarkshire Scheme of Assistance to align with updated Housing for Varying Needs standards.	2023/24	2023/24	HTR, HSCP	
A.5.3	Increase the supply of social rented housing suitable for older people or those with particular mobility needs in line with projected need	2022/23	Annual	HTR	
A.5.4	Implement the Chartered Institute of Housing (Scotland) Housing and Dementia Framework across council housing and homelessness services	2023/24	2025/26	HSCP, HTR	
A.5.5	Continue to further explore and develop suitable housing options for adults with Learning Difficulties and Neurodiversity Issues	2023/24	2025/26	HSCP, HTR	

## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

A.5.6	Complete a review of storage facilities within sheltered and amenity properties and progress recommended actions to enable tenants to safely store mobility scooters.	2022/23	2025/26	HTR	
A.5.7	Consider opportunities to improve fire safety within homes of those being assessed as vulnerable through the use of technology	2023/24	2024/25	HTR, HSCP	
A.5.8	Further improve housing access and sustainability for veterans of armed forces within South Lanarkshire.	2023/24	Annual	HTR	
A.5.9	Update and implement actions within the Shawlands Crescent and Springbank Park Gypsy/Traveller Site Masterplans in conjunction with site residents.	2022/23	2026/27	HTR	
A.5.10	Work with stakeholders and community members to deliver an accommodation need and demand assessment for Gypsy/Travellers.	2023/24	2023/24	HTR, EDR, HSCP	
A5.11	Work with the Scottish government and COSLA to deliver appropriate outcomes from the national 'Improving the Lives for Gypsy/Travellers Action Plan'	2022/23	2024/25	HTR, EDR, HSCP	
A5.12	Provide accommodation for households resettled within South Lanarkshire as part of UK Government programmes	2022/23	Annual	HTR, HSCP	
A.5.13	Work with the Strategic Migration Partnership to support accommodation of people seeking asylum who have been dispersed to South Lanarkshire	2022/23	Annual	HTR, HSCP	
A.5.14	Contribute to the delivery of South Lanarkshire's 'Promise'; to Care Experienced young people, supporting their transition to independent living	2022/23	Annual	HTR, HSCP	
A.5.15	Evaluate future housing and care needs of learning or physically disabled adults to support independent living where existing care at home arrangements are no longer viable.	2023/24	2023/24	HSCP, HTR	



## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

LHS Chapter		Addressing Homelessness			
LHS Outcome 6		Prevent homelessness occurring and significantly reduce homelessness.			Links to Community Plan Ambition(s): People
Ref.	Measures	Baseline	Target	Frequency	Progress
M.6.1	Number of homeless presentations	1928	Reduce 10-20%	Annual	
M.6.2	Level of Homeless Households (homelessness caseload at year end)	892	Target set through R RTP annual review	Annual	
M.6.3	Number of people accessing Housing Options (prevention) services	964	Increase 5%	Annual	
Ref.	Actions	Start	Milestone / Target	Lead Partners	Progress / Complete
A.6.1	Implement and complete an annual review of the South Lanarkshire Rapid Rehousing Transition Plan 2019-24	2022/23	2023/24	HTR, RSL, HSCP	
A.6.2	Deliver Housing Options and housing support services and review regularly to ensure they are able to continue to meet demand.	2022/23	Annual	HTR	
A.6.3	Continue to develop and implement approaches to support victims of domestic abuse and prevent homelessness	2022/23	Annual	HTR	
A.6.4	Work collaboratively with partners through the Rapid Rehousing Transition Plan to prepare for and implement homelessness prevention duty.	2022/23	2023/24	HTR, RSL, HSCP, TS	
A.6.5	In line with Homelessness related Directions within the Strategic Commissioning Plan 2022-25, pilot routine enquiry within identified front line homelessness services, and develop plan to support full roll out across health and care services.	2023/24	2023/24	HTR, HSCP, RSL, TS	
A.6.6	Continue to work with Scottish Prison Service and Addiewell prison to deliver SHORE standards for people entering and exiting prison.	2022/23	2026/27	HTR	

## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

LHS Chapter		Addressing Homelessness			
LHS Outcome 7		People who experience homelessness are provided with suitable temporary housing as required and are supported to move to settled accommodation that meets their needs as quickly as possible.			Links to Community Plan Ambition(s): People
Ref.	Measures	Baseline	Target	Frequency	Progress
M.7.1	The percentage of all new tenancies allocated to homeless households by the council in South Lanarkshire	61.20%	TBC*	Annual	*To be agreed as part of 2023/24 Local letting plans
M.7.2	The percentage of homeless households provided with a Scottish Secure Tenancy that maintain their home for more than 12 months	88%	Maintain	Annual	
M.7.3	Average time spent in temporary accommodation	192 days	Reduce	Annual	
M.7.4	Number of homeless households who spend more than 12 months in temporary accommodation	120	Target set through R RTP	Annual	
Ref.	Actions	Start	Milestone / Target	Lead Partners	Progress / Complete
A.7.1	Agree appropriate percentage of target allocations to homeless households with Homefinder partners on an annual basis.	2022/23	Annual	HTR, RSL	
A.7.2	Review number of properties currently used as temporary accommodation in line with demand	2022/23	Annual	HTR	
A.7.3	In line with Homelessness related Directions within the Strategic Commissioning Plan 2022-25, pilot the prioritisation of health service access for homeless households and develop proposals for roll out across mainstream services	2022/23	2024/25	HSCP, HTR	
A.7.4	Program appropriate conversion of temporary accommodation to a Scottish Secure Tenancy where the property meets the needs of the household and housing stock can be replaced	2022/23	2023/24	HTR	

## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

A.7.5	Work with relevant services and partners to ensure children and young people affected by homelessness are supported	2022/23	2026/27	HTR	
A.7.6	Promote digital inclusion for households who are homeless	2022/23	Annual	HTR	
A.7.7	Implement Temporary Accommodation Strategic Plan and review annually	2023/24	2024/25	HTR	

LHS Chapter		Sustainable Places			
LHS Outcome 8		Housing sustainability is improved in priority areas and settlements and people are encouraged to be part of their local community			Links to Community Plan Ambition(s): Progress, People, Planet
Ref.	Measures	Baseline	Target	Frequency	Progress
M.8.1	The percentage of low demand social rented properties	7.8%	Decrease	Annual	
M.8.2	The financial value of community benefits delivered as a result of the Affordable Housing Supply Programme	To be established 2023/24	In line with AHSP	Annual	
M.8.3	The number of new Electric Vehicle Charging points installed as part of new housing developments the council across South Lanarkshire	0	TBC	Annual	
M.8.4	Number of community led projects utilising land currently owned by the Housing Revenue Account	0	Demand led	Annual	
Ref.	Actions	Start	Milestone / Target	Lead Partners	Progress / Complete
A.8.1	Work with rural communities to review rural housing action plans every two years.	2023/24	Bi-annual	HTR	
A.8.2	Work with RSL's and other partners to progress housing led regeneration projects across identified areas.	2022/23	2026/27	RSL, HTR, CER	
A.8.3	Work with community planning partners to support delivery of the South Lanarkshire Community Plan and local neighbourhood plans, including housing and homelessness related actions.	2022/23	Annual	HTR, RSL	

## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

A.8.4	Work with services and partners to contribute to the South Lanarkshire Community Wealth Building Strategy, including housing and homelessness related actions	2022/23	Annual	HTR	
A.8.5	Implement investment programmes to improve digital connectivity amongst particular customer groups, including Sheltered Housing tenants and Gypsy/Travellers	2023/24	2026/27	HTR	
A.8.6	Consider opportunities for promoting active travel within new and existing housing developments, including the provision of secure on-street bicycle parking	2023/24	2026/27	HTR, CER	
A.8.7	Develop process to ensure tenant involvement with Community Asset Transfer applications involving land currently owned by the Housing Revenue Account.	2022/23	2023/24	HTR, FCR	
A.8.8	Work with developers and partners to ensure the appropriate provision of green space and planting of native trees within new council housing developments	2023/24	Annually	HTR, CER	

## South Lanarkshire Local Housing Strategy 2022-27: Action Plan and Monitoring Framework

### Key

To keep the plan concise, abbreviations are used for organisations leading on particular actions, which are set out in the table below:

Abbreviation	Organisation
CER	Community and Enterprise Resources (South Lanarkshire Council)
ER	Education Resources (South Lanarkshire Council)
TS	Third Sector Partners
FCR	Finance and Corporate Resources (South Lanarkshire Council)
HTR	Housing and Technical Resources (South Lanarkshire Council)
HSCP	South Lanarkshire Health and Social Care Partnership
RSL	Registered Social Landlords
SGV	Scottish Government ('More Homes Scotland' Housing Investment Division)
SWR	Social Work Resources (South Lanarkshire Council)