

West Dunbartonshire Council**Report by Chief Officer Housing and Employability****Housing and Communities Committee: 22 November 2023**

Subject: West Dunbartonshire Local Housing Strategy 2022-27- Annual Progress Report

1. Purpose

- 1.1** This report provides committee with a progress report on the More Homes Better Homes West Dunbartonshire Local Housing Strategy 2022 – 2027.

2. Recommendations

- 2.1** It is recommended that the Committee:-

- i) Acknowledges the progress made in meeting the aims and objectives of The More Homes Better Homes West Dunbartonshire Local Housing Strategy 2022 - 2027 and notes the contents of the Local Housing Strategy Progress Report – October 2023 (appendix 1).

3. Background

- 3.1** Under the Housing (Scotland) Act 2001 Local Authorities are required to carry out a comprehensive assessment of housing needs and conditions and to produce a Local Housing Strategy (LHS) to address the issues identified.
- 3.2** The West Dunbartonshire LHS was approved by Housing and Communities Committee and submitted to the Scottish Government in November 2021. This LHS covers the period 2022 – 2027.

4. Main Issues

- 4.1** This annual Progress Report provides an update on progress on the five key themes contained in the Local Housing Strategy, namely:
- Housing Need and Demand;
 - Promoting Good Quality Housing;
 - Homelessness and Housing Options;
 - Sustainable and Supportive Communities; and
 - Supported, Specialist and Particular Housing Needs.

- 4.2** The Scottish Government's Housing to 2040 strategy provides the backdrop to the much of the policy contained in the LHS.
- 4.3** The Scottish Government carried out a review of the LHS and provided feedback highlighting areas of strengths as well as areas for improvement.
- 4.4** The performance management report has been drawn up to monitor progress on the delivery of the key actions arising from the LHS and seeks to address areas recommended for improvement. The performance management report is attached here as Appendix 1: LHS 2022-2027 Progress Report October 2023. Progress on the key actions of the report are described below.

5. Housing Need and Demand

- 5.1** The LHS is required to be guided by a Housing Needs and Demand Analysis (HNDA). West Dunbartonshire Council is part of the Glasgow City Region Housing Market Partnership (HMP) responsible for the preparation of the HNDA. Scottish Government feedback was critical of our use of outdated HNDA2 data. The HMP has recently published its third Glasgow and the Clyde Valley Housing Need and Demand Assessment (HNDA3) covering the period to 2040. HNDA3 replaces HNDA2 which was published in 2015. As soon as HNDA3 is signed off by the Scottish Government, we will be in a position to use its up-to-date information in any subsequent LHS updates.
- 5.2** A key aim of the LHS is to maximise the delivery of new affordable housing in West Dunbartonshire, including by increasing the Council's own new build programme. The LHS sets an annual Housing Supply Target of 230 new houses across all tenures, with a minimum 80 being for social rent. However, positively the 2022 Housing Land Audit recorded 383 housing completions of which 340 were social rent. In terms of delivering new social housing West Dunbartonshire was the sixth highest landlord in terms of delivery of new social housing in 2021/22.
- 5.3** It should be noted that these outcomes vary greatly year on year and gathering trend information is a reliable means of gauging output and ensuring flexibility to meet current demand and market conditions.
- 5.4** The Strategic Housing Investment Plan has been updated and the latest version is being submitted for approval to the November 2023 Housing and Communities Committee.
- 5.5** We are carrying out work to better understand the housing demands of older people and what form provision should take and this will be reported to a future Housing and Communities Committee.
- 5.6** We are considering on how best to signpost to Scottish Government guidance for those interested in self-building their own home.

6. Promoting Quality Homes

- 6.1** We continue to provide energy advice to households using various channels such as social media, drop in sessions at libraries and housing news. The increasing cost of energy has seen increased demand for advice.
- 6.2** A number of retrofit energy efficiency schemes are underway including installing ASHP, trialing internal wall insulation and we will continue to monitor and evaluate.
- 6.3** On their completion, our energy efficient new build projects will be evaluated with a view to better understanding best practice. The 2023 review of the WDC Design Standard proposes further improvements to the energy efficiency of affordable homes provided through the SHIP.
- 6.4** We continue to carry out energy improvement projects both HRA and Private Sector via the HRA capital programme and grant funding opportunities respectively.
- 6.5** A review of the Design Standard has been carried and will go to the November 2023 Housing and Communities Committee for approval.

7. Homelessness and Housing Options

- 7.1** The Council's homeless prevention protocols have been reviewed and updated. A review of the implementation of our Domestic Abuse Policy will undertaken.
- 7.2** The Scottish Government intends to draft a New Housing Bill which will include a new Homelessness Prevention Duty, this will have a significant impact on service delivery for all local authorities including West Dunbartonshire Council and a service redesign is currently being developed to reflect these additional requirements.
- 7.3** All the actions for year 4 of the Rapid Rehousing Transition Plan-RRTP 2019 – 2024 (RRTP) have been delivered against the most demanding and challenging circumstances.
- 7.4** RRTP funding continues to be prioritized for supported tenancies including Housing First.

8. Places and Community

- 8.1** Planning has developed a tool that allows us to analyse neighbourhoods and their access to amenities and which can help inform decision making in respect of these areas.
- 8.2** The performance report records progress on the eleven regeneration

areas highlighted in the LHS. A number of the areas have or will benefit from new development meanwhile others will benefit from existing asset strategies such as the enhanced multi storey strategy or focused capital investment such as External Wall Insulation (EWI).

8.3 During the period of the LHS we report that 33 homes have been brought back into use through our Empty Homes Strategy.

8.4 During the period of the LHS we report that 38 homes have been brought back into use through our buy back policy.

8.5 We have carried out a review of the consultation information relating to the New Deal for Tenants Act.

9. Supported, Specialist and Particular Needs Housing

9.1 Some work has been done in conjunction with the HSCP to better understand the housing needs of older people and how this should be reflected in our future housing strategies.

9.2 We are in discussion with the HSCP to consider opportunities to use new technologies to support people in their homes. We recognise that more work is required in this area.

9.3 A review of the Scottish Government's new guidance on home adaptations has been carried out.

9.4 We have not yet reviewed the modules on I-learn due to resource limitations but we plan to take this forward during 2023/2024.

9.5 Due to time and resource limitations, we have not yet formalised a 6-monthly liaison meeting between Housing and the HSCP.

9.6 We are now meeting regularly with residents of the Dennystoun Forge gypsy/traveller community. Significant progress has been made in understanding their needs and we are advancing plans for large scale improvement works.

9.7 We have enabled the Dennystoun Forge community to engage with Planning over the preparation of the forthcoming Local Development Plan including any possible need for transit sites.

10. People Implications

10.1 There are no direct implications associated with this report.

11. Financial Implications

11.1 There are no direct financial implications in relation to this report, although the

delivery of the LHS will require the bringing together of a number of resource streams from the Council and partner organisations.

12. Risk Analysis

12.1 Ongoing economic uncertainties remains a concern for the delivery of a number of the LHS work streams.

13.3 Inflationary pressure and Brexit related labour issues continue to be features of the economy, not least in the building sector.

13. Equalities Impact Assessment (EIA)

13.1 An Equalities, Health and Human Rights Impact Assessment was carried out on the Local Housing Strategy and found no substantive negative impacts. The current assessment is available on the Council's website.

14. Consultation

14.1 The West Dunbartonshire Local Housing Strategy 2022 – 2027 was the subject of a widespread consultation exercise which is summarised in a report on the Council's website.

15. Strategic Assessment

15.1 The ongoing implementation of the West Dunbartonshire Local Housing Strategy contributes greatly to all the Council's strategic priorities.

Peter Barry, Chief Officer, Housing and Employability

Date: 8 November 2023

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Appendix:	Appendix 1-West Dunbartonshire Local Housing Strategy 2022–2027 Annual Progress Report, October 2023.
Background Papers:	West Dunbartonshire Local Housing Strategy 2022–2027 and EIA
Wards Affected:	All
