

Agenda



Housing and Communities Committee

Date: Wednesday, 6 February 2019

Time: 10:00

Venue: Civic Space, Council Offices, 16 Church Street, Dumbarton

Contact: Nuala Quinn-Ross, Committee Officer
Tel: 01389 737210 nuala.quinn-ross@west-dunbarton.gov.uk

Dear Member

ITEMS TO FOLLOW

I refer to the agenda for the above meeting which was issued on 24 January 2019 and enclose copies of the undernoted reports which were not available for issue at that time.

Yours faithfully

JOYCE WHITE

Chief Executive

Note referred to:-

6 WEST DUNBARTONSHIRE RAPID RE-HOUSING TRANSITION PLAN – HOME AT THE HEART 41 - 86

Submit report by the Strategic Lead, Housing and Employability seeking approval for the initial Rapid Re-housing Transition Plan (RRTP) for the period 2019/20 – 2023/24 entitled 'Home at the Heart', as detailed within Appendix 1 to the report.

7 REVIEW OF WEST DUNBARTONSHIRE AFFORDABLE HOUSING DESIGN STANDARD 87 - 110

Submit report by the Strategic Lead, Housing and Employability:-

- (a) advising on the outcome of the review of the West Dunbartonshire Design Standard for Housing Supported by the Affordable Housing Supply Programme; and
- (b) seeking approval of the revised West Dunbartonshire Design Standard 2019, as detailed within Appendix 1 to the report.

8 MORE HOMES WEST DUNBARTONSHIRE – WEST DUNBARTONSHIRE COUNCIL HOUSE NEW SUPPLY PROGRAMME 111 - 121

Submit report by the Strategic Lead, Housing and Employability providing an update on progress with West Dunbartonshire's Council House New Supply Programme.

Distribution:-

Councillor Diane Docherty (Chair)
Councillor Caroline McAllister (Vice Chair)
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor David McBride
Councillor Iain McLaren
Councillor Marie McNair
Councillor John Millar
Councillor John Mooney
Councillor Sally Page

All other Councillors for information

Chief Executive
Strategic Director, Regeneration, Environment & Growth
Strategic Lead, Housing & Employability
Strategic Lead, Regeneration

Date issued: 25 January 2019

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead, Housing and Employability

Housing and Communities Committee: 6 February 2019

Subject: West Dunbartonshire Rapid Re-housing Transition Plan – Home at the Heart

1. Purpose

- 1.1** The purpose of this report is to seek approval for our initial Rapid Re-housing Transition Plan (RRTP) for the period 2019/20 – 2023/24 entitled 'Home at the Heart'. The RRTP has been developed in collaboration with stakeholders across West Dunbartonshire and a draft was required to be submitted to the Scottish Government by 31st December 2018.

2. Recommendations

- 2.1** It is recommended that the Housing and Communities Committee:

- (i) Note the contents of this report and recognise the partnership working has been employed to develop our initial RRTP;
- (ii) Approve West Dunbartonshire Council's Rapid Re-housing Transition Plan 2019/20 – 2023/24 attached as Appendix 1 to this report;
- (iii) Approve the use of the initial allocation of Scottish Government funding to extend the temporary post within the Housing Development Team to ensure the effective implementation of our RRTP as outlined at 4.15 of this report;
- (iv) Approve the use of any future allocation of funding from the Scottish Government to meet the objectives of the West Dunbartonshire Rapid Rehousing Transition Plan as outlined in 4.10 of the report;
- (v) Note that if the Council's funding assumptions are not awarded in full by the Scottish Government, our plan will be reviewed to reflect this; and
- (vi) Note that an annual update and progress report will be provided to the Housing and Communities Committee.

3. Background

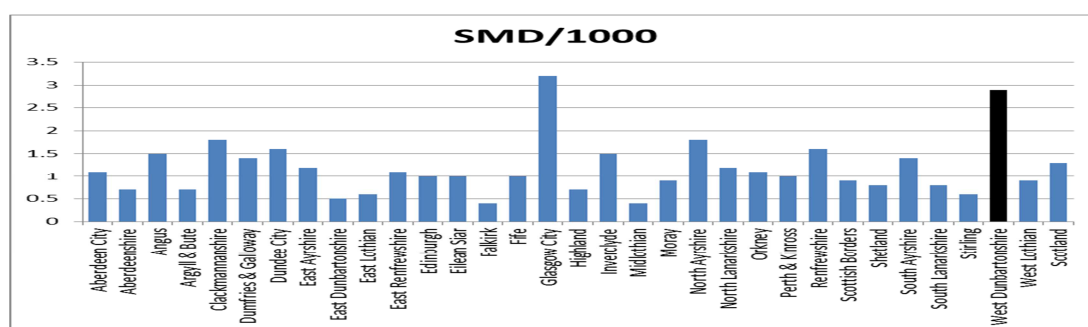
- 3.1** The Homelessness and Rough Sleeping Action Group (HARSAG) was set up by the Scottish Government in October 2017 to produce short and long-term solutions to alleviate homelessness and rough sleeping across Scotland.
- 3.2** HARSAG have produced 4 sets of recommendations, all of which the Scottish Government have accepted in principle, and these have informed the joint COALA/Scottish Government publication of Ending Homelessness Together – A High Level Action Plan in November 2018.

- 3.3** A cornerstone of the recommendations and the action plan is a transition to a Rapid Re-housing approach for homeless households and the Scottish Government requested that all Local Authorities submit a 5-year Rapid Rehousing Transition Plan by 31st December 2018 for the period 2019/20 – 2023/24.
- 3.4** A report to the Housing and Communities Committee in November 2018 outlined the approach being taken to develop our RRTP and that the Strategic Lead, Housing Employability in consultation with the Convenor would ensure that our RRTP was submitted to the Scottish Government by the 31st December 2018 deadline, this deadline was duly achieved within those timescales.

4. Main Issues

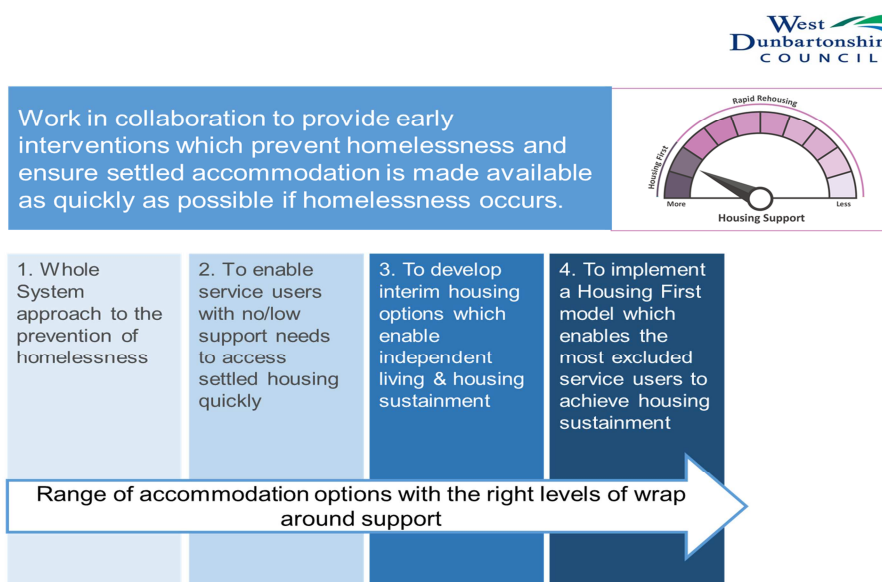
- 4.1** Each Local Authority was required to submit a planned and costed 5 year RRTP by 31 December 2018. The Scottish Government will use these to inform the allocation of resources, as well as to assess progress towards the 5-year vision of a transition to rapid rehousing. The Scottish Government have established a £50m Ending Homelessness Together Fund of which £21m has been set aside to deliver all Scottish local authorities Rapid Rehousing Transition Plans
- 4.2** It is expected that RRTP's will become an integral part of the Strategic Housing Investment Plan (SHIP) and be reviewed and updated on an annual basis.
- 4.3** Our RRTP highlights the good progress that has been made across West Dunbartonshire in recent years through the implementation of our homelessness strategic approach 'More Than a Roof' including:
- reducing the overall incidences of homelessness;
 - ensuring that homeless households are assessed quickly; and
 - improving the tenancy sustainment rates of homeless households.
- 4.4** The RRTP also confirms that rough sleeping is not a widespread issue within West Dunbartonshire and that the rehousing outcomes being achieved for homeless households are largely positive.
- 4.5** However, challenges exist, with the overall levels of homelessness remaining high, youth homelessness the highest in the country and a high number of households losing contact with the service remaining a cause for concern.
- 4.6** As part of our "More than a Roof" approach, our temporary accommodation modelling exercise provides an in-depth understanding of the support needs of homeless households and the temporary accommodation options that are required.
- 4.7** In addition to West Dunbartonshire having the second highest prevalence of severe and multiple disadvantage (SMD) in Scotland, this exercise highlights

the high proportion of homeless households across West Dunbartonshire with multiple and complex support needs.



4.8 Our RRTP takes account of this unique challenge faced in West Dunbartonshire and outlines the following four key outcomes:

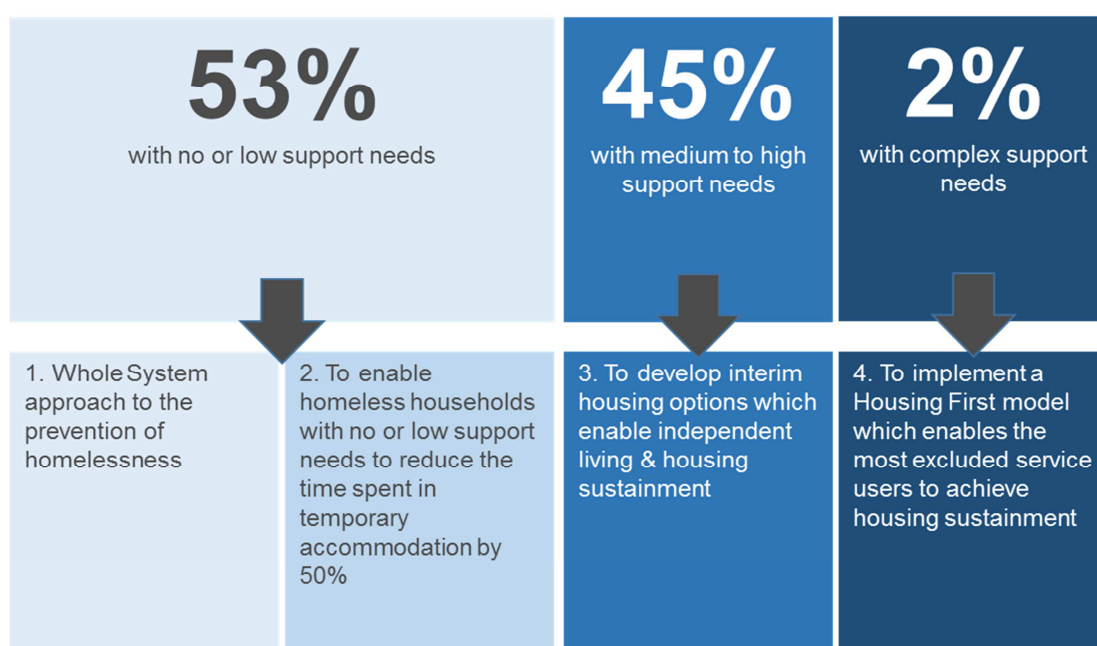
- Deliver a Whole Systems approach to the prevention of homelessness;
- Enable service users with low or no support needs to access settled housing quickly;
- To develop interim housing options which enable independent living and housing sustainment; and
- Implement a Housing First model which enables the most excluded service users to achieve housing sustainment.



4.9 Our RRTP outlines a detailed action plan and the resources required in order to deliver these 4 outcomes. It proposes appropriate Accommodation and Support Pathways which work for homeless households which will result in:

- A reduction in the overall level of homelessness across West Dunbartonshire;

- Homeless households with no or low support need being housed in mainstream housing much more quickly;
- A reduced need for emergency, temporary accommodation;
- The provision of a more comprehensive and enhanced Housing Support Service, with wrap around support provided in mainstream housing;
- The introduction and delivery of our Housing First approach; and
- Extending the option of converting temporary accommodation to a secure tenancy where this is deemed the most appropriate option.



4.10 The funding being requested from the Scottish Government to deliver our 5-year vision is set out below.

Rapid Rehousing Costs	Year 1	Year 2	Year 3	Year 4	Year 5	
Housing First West Dunbartonshire	170,000	296,833	436,333	584,067	677,100	£2,164,333
Additional Housing Support Service		33,250	183,750	175,000	157,500	£549,500
Additional Resettlement Support Service	35,000	35,000	35,000	70,000	70,000	£245,000
Additional proactive Homelessness Prevention Service	35,000	35,000	35,000	35,000	35,000	£175,000
Conversion programme	200,000	250,000	300,000	350,000	400,000	£1,500,000
	£440,000	£650,083	£990,083	£1,214,067	£1,339,600	£4,633,833

4.11 The funding provided by the Scottish Government based on our funding request highlighted in 4.10 will determine how well our vision will be delivered and an annual update outlining the progress being made will be reported to the Scottish Government, the Council's Housing and Communities Committee and the Health and Social Partnership Integrated Joint Board.

4.12 Responsibility for the implementation of the RRTP will rest with the Homelessness and Homeless Prevention Strategic Implementation Group which is chaired by the Housing and Communities Committee Convener.

- 4.13** The Scottish Government set aside £21m to implement Rapid Rehousing and Housing First across Scotland with the initial tranche of funding (£2m) set aside to assist with the development of Rapid Rehousing Transition Plans. From this initial tranche West Dunbartonshire Council were awarded £63,000 to assist with the development of our RRTP.
- 4.14** An element of this award has been committed to develop and refresh our Temporary Accommodation Modelling Tool to ensure that it aligns clearly with the Rapid Rehousing Transition Tool provided by the Scottish Government.
- 4.15** It is further recommended that the initial funding allocation to West Dunbartonshire should be used to extend the temporary post to lead on the development of the West Dunbartonshire Rapid Rehousing Transition Plan on a fixed term basis until December 2020.

5. People Implications

- 5.2** The review and implementation of the RRTP requires a dedicated resource. As outlined at 4.15, it is proposed to extend this role until December 2020 and fund the post from the initial funding allocation received from the Scottish Government to develop an RRTP.

6. Financial and Procurement Implications

- 6.1** The plan has been fully costed as per the Scottish Government guidance issued, the West Dunbartonshire plan has identified that an additional £4,633,833 is required in order to facilitate a transition to rapid rehousing over next 5 year period.
- 6.2** If this is not awarded in full by the Scottish Government, our plan will need to be reviewed to reflect this or alternatively the additional funding identified from other sources.

7. Risk Analysis

- 7.1** There are financial and regulatory risks associated with delivering the Rapid Rehousing Plan and in Housing First approaches, which require to be managed during implementation.
- 7.2** Specifically, there is significant risk that the Scottish Government will not provide the funding requested by our RRTP either in part or in full. This would lead to West Dunbartonshire Council being unable to provide the level of service identified to provide a transition to rapid rehousing for homeless households in West Dunbartonshire within the 5 year target timescales.

8. Equalities Impact Assessment (EIA)

- 8.1** Preventing and responding to homelessness has a significant impact on individuals and communities. Our overall strategy 'More Than a Roof' for homelessness aims to tackle current health and other inequalities. Through an initial screening within the RRTP we have highlighted some key groups where

homelessness and housing challenges exist and a full Equality Impact Assessment is being undertaken and will be submitted to the Scottish Government with this plan.

9. Consultation

- 9.1** Our RRTP was developed in collaboration with key partners, including the Health and Social Care Partnership, local Registered Social Landlords and third sector organisations, via a series of well attended stakeholder events held in November and December 2018.
- 9.2** Further consultation and communication is planned and will be co-ordinated by the Homelessness and Homelessness Prevention Strategic Implementation Group. This will include further engagement with other local landlords via the Strategic Housing Providers Forum, further engagement with the Health and Social Care Partnership and also a dialogue with the WDTRO.

10. Strategic Assessment

- 10.1** Having considered the Council's strategic priorities, this report contributes significantly to all strategic priorities.

Peter Barry
Strategic Lead, Housing and Employability

Date: 24 January 2019

Person to Contact:	John Kerr – Housing Development and Homelessness Manager, Housing Development and Homelessness Team, Housing and Employability, Church Street, Dumbarton, G82 1QL, telephone: 01389 737889, email: john.kerr@west-dunbarton.gov.uk
Appendices:	Appendix 1 West Dunbartonshire Council's Draft Rapid Rehousing Transition Plan
Background Papers:	West Dunbartonshire Homelessness Strategy More Than a Roof 2017-2021 More Than A Roof Housing and Communities Committee Report 7 th November 2018 "Rapid Rehousing Transition Paper position paper" West Dunbartonshire Rapid Rehousing Transition Tool, December 2018 Ending Homelessness Together – High Level Action Plan; Scottish Government/COSLA December 2018 https://www.gov.scot/binaries/content/documents/govs-cot/publications/publication/2018/11/ending-homelessness-together-high-level-action-

[plan/documents/00543359-pdf/00543359-pdf/govscot%3Adocument](#)

Wards Affected: All

Home at the Heart

West Dunbartonshire Council's Rapid Rehousing Transition Plan 2019/20 – 2023/24



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Home at the Heart – West Dunbartonshire Council’s Rapid Rehousing Transition Plan

Executive Summary

Home at the Heart is West Dunbartonshire Council’s first Rapid Rehousing Transition Plan for the period 2019/20-2023/24. The plan was developed in partnership with key stakeholders including the West Dunbartonshire Health and Social Care Partnership and local Registered Social Landlords. It is scheduled to be approved by the Council’s Housing and Communities Committee in February 2019.

The plan highlights the good progress that has been made across West Dunbartonshire in recent years through the implementation of our homelessness strategic approach ‘More Than a Roof’ including:

- reducing the overall incidences of homelessness;
- ensuring that homeless households are assessed quickly; and
- improving the tenancy sustainment rates of homeless households.

The plan also confirms that rough sleeping is not a widespread issue within West Dunbartonshire and that the rehousing outcomes being achieved for homeless households are largely positive.

However, challenges exist, with the levels of overall homelessness and youth homelessness which remain the highest in the country, the proportion of homeless households with multiple and complex needs increasing and the number of households that lose contact with the service being a cause for concern.

Our approach to tackle these challenges is outlined in our homelessness strategy “More than a Roof”, which includes a number of actions aimed at ensuring that temporary accommodation provision meets the needs of homeless households and contributes positively to sustainable housing outcomes.

As part of our “More than a Roof” approach, West Dunbartonshire Council has been carrying out a temporary accommodation modelling exercise which provides an in-depth understanding of the support needs of homeless households and the temporary accommodation options that are required. Within this context, West Dunbartonshire Council has been well prepared to respond positively to the requirement from the Scottish Government to develop ‘Home at the Heart’ our Rapid Rehousing Transition Plan which outlines how we can ensure that where homelessness cannot be prevented, homeless households are settled in a mainstream housing outcome as quickly as possible and that time spent in temporary accommodation is reduced to a minimum.

Our plan acknowledges the challenges faced in terms of developing appropriate Accommodation and Support Pathways which work for homeless households and has the following four key outcomes:

- Deliver a Whole Systems approach to the prevention of homelessness;
- Enable service users with low or no support needs to access settled housing quickly;
- To develop interim housing options which enable independent living and housing sustainment; and

- Implement a Housing First model which enables the most excluded service users to achieve housing sustainment.

Resources will be required in order to deliver our 5 year vision, including the provision of a more comprehensive and enhanced Housing Support Service, the delivery of our Housing First approach and extending the option of converting interim/temporary accommodation to a secure tenancy where this is deemed the most appropriate option.

The funding provided by the Scottish Government will determine how well our vision will be delivered and an annual update outlining the progress being made will be reported to the Scottish Government, the Council's Housing and Communities Committee and the Health and Social Partnership Integrated Joint Board.

Introduction

Home at the Heart – West Dunbartonshire Council's Rapid Rehousing Transition Plan

The Homelessness & Rough Sleeping Action Group (HARSAG) was set up by Scottish Government in October 2017 to produce short and long-term solutions to end homelessness and rough sleeping. HARSAG concluded their group in June 2018 after producing 4 papers with a total of 70 recommendations being made, all of which have been accepted in principle by the Scottish Government.

Led by best evidence, the cornerstone of the recommendations is a transition to a Rapid Rehousing approach, of which Housing First forms a smaller yet significant component.

Rapid Rehousing is about taking a housing led approach for people that have experienced homelessness, making sure they reach a settled housing option as quickly as possible rather than staying in temporary accommodation for too long.

Where homelessness cannot be prevented, Rapid Rehousing means:

- A settled, mainstream housing outcome as quickly as possible;
- Time spent in any form of temporary accommodation reduced to a minimum, with the fewer transitions the better; and
- When temporary accommodation is needed, the optimum type is mainstream, furnished and within a community.

And for people with multiple needs beyond housing:

- Housing First is the first response for people with complex needs and facing multiple disadvantages; and
- Highly specialist provision within small, shared, supported and trauma informed environments if mainstream housing, including Housing First, is not possible or preferable.

Each Local Authority has been asked to develop their plans in collaboration over a planned and costed phase of 5 years (2019/20 to 2023/24) by 31 December 2018.

Rapid Rehousing Transition Plans will then become an integral part of the Strategic Housing Investment Plan (SHIP) and will be reviewed annually as part of the SHIP process.

The Rapid Rehousing Transition Plan is designed to be a working tool which:

- Sets out the local housing market and homelessness context in West Dunbartonshire;
- Provides the baseline position of temporary accommodation supply;
- Identifies support needs to enable rapid rehousing;
- Sets out West Dunbartonshire Council and partners' 5-year vision for temporary accommodation supply;
- Details the actions required to achieve our vision for temporary accommodation supply and settled housing options for homeless households; and
- Provides a rapid rehousing resource plan required to deliver the plan

This plan sets out West Dunbartonshire Council's **initial** approach to that 5 year transition ahead of implementation expected from April 2019.

Section 1 - Housing Market and Homelessness Context

Housing market in West Dunbartonshire

West Dunbartonshire is situated west of Glasgow, north of the River Clyde and is one of the smallest Scottish councils in terms of area (31st out of 32) and population (25th)¹. Across the three main areas of Clydebank, Dumbarton and the Vale of Leven there is great diversity, ranging from the densely populated urban centre of Clydebank to the more rural setting of the Loch Lomond and Trossachs National Park. The area faces a number of challenges including a reducing population, high levels of economic deprivation and relatively poor health outcomes.

Some parts of West Dunbartonshire are prosperous, but significant inequalities exist between communities. Forty-eight of the 121 data zones (population units) across West Dunbartonshire are among the 20% most deprived data zones in Scotland.² West Dunbartonshire has seen relatively large increases in its share of the most deprived areas showing the biggest increase in Scotland in relative deprivation from 2012. Between October 2016 and September 2017, unemployment in West Dunbartonshire was 5.2% compared to the Scottish average of 4.3%.³

According to Audit Scotland⁴ West Dunbartonshire has a population of 89,590. By 2039 the population of West Dunbartonshire is projected to decrease by 6.7% whereas the population of Scotland overall is projected to increase by 7.5%.

Furthermore, in West Dunbartonshire by 2039:

- the number of people aged 75 and over is projected to increase by 71% (to approximately 12,000) – increasing the demand for health and social care services for older people as well as the type and design of properties required to house them;
- the number of people of working age is projected to fall by 20% (to 46,500) – and a lack of local workforce could potentially make the area less attractive to some businesses;
- the number of children and young people aged 0-15 years is forecast to fall by 12.1% (to 13,700) – affecting services such as schooling and education; and
- the number of single person households is also expected to increase by 23% over the period 2012 to 2037⁵

The estimated number of dwellings within West Dunbartonshire is 44,734. Over half of the stock is owner occupied and over a third is social housing. West Dunbartonshire is mirroring Scotland with its growth in private rented properties and a breakdown of its stock by tenure is outlined in Table 1 below⁶.

¹ Best Value Assurance Report West Dunbartonshire Council, Audit Scotland, June 2018

² SIMD16 council area profile and analysis: West Dunbartonshire, Scottish Government, November 2016

³ Scotland's Labour Market, Table and Charts, Scottish Government, February 2018

⁴ Best Value Assurance Report West Dunbartonshire Council, Audit Scotland, June 2018

⁵ Local Housing Strategy 2017-2022, West Dunbartonshire Council

⁶ Local Housing Strategy 2017-2022, West Dunbartonshire Council

Table 1 – Housing Tenure in West Dunbartonshire		
Tenure	Total Number	%
Council Housing	10,759	24%
Registered Social Landlords	5,856	13%
Private Rented Sector	3050	7%
Owner Occupation	25,069	56%
Total	44,734	100%

There is a total of 16,615 social rented properties in West Dunbartonshire, this is a combination of Council owned properties and those of Registered Social Landlords. As is the trend across Scotland, social rented properties remain in high demand in West Dunbartonshire and as such there is an ambitious Strategic Housing Investment Plan to increase the number of affordable homes in the area.

In addition, recent years have seen strong growth in the numbers of Private Rented Sector properties in West Dunbartonshire. The graph below illustrates that the PRS numbers have more than doubled since 2008/09. This growth, together with current national discussions over improved security for private tenants, of rent controls, and on a “Common Housing Standard” across all tenures, suggests that the PRS will become an area for increasing scrutiny.

Growth in PRS in West Dunbartonshire since 2008/09⁷

PRS Numbers

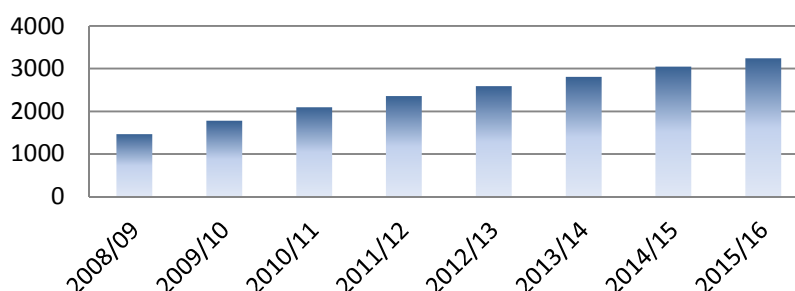


Table 2 below highlights the average Private Rented Sector rents for West Dunbartonshire in 2017 and shows there is a clear misalignment between private sector rents and the Local Housing Allowance in West Dunbartonshire. The table also shows that the gap between private sector and the local housing allowance rents in West Dunbartonshire increases along with the property size.

Table 2 – Private Rented Sector Rents					
Property Size	1 bed	2 bed	3 bed	4 bed	1 bed shared
PRS – Average Monthly Rent ⁸	£399	£496	£604	£886	£311
Monthly Local Housing Allowance ⁹	£373.97	£448.76	£493.65	£735.32	£274.26
Monthly Difference	£25.03	£47.24	£110.35	£150.68	£36.74

⁷ WDC Environmental Health data

⁸ <https://www.gov.scot/publications/private-sector-rent-statistics-scotland-2010-2017/>

⁹ [https://lha-](https://lha-direct.voa.gov.uk/SearchResults.aspx?Postcode=g82&LHACategory=999&Month=11&Year=2018&SearchPageParameters=true)

[direct.voa.gov.uk/SearchResults.aspx?Postcode=g82&LHACategory=999&Month=11&Year=2018&SearchPageParameters=true](https://lha-direct.voa.gov.uk/SearchResults.aspx?Postcode=g82&LHACategory=999&Month=11&Year=2018&SearchPageParameters=true)

In Scotland, the number of lone adult households is projected to increase by 35% over the 25 year period between 2012 and 2037. In West Dunbartonshire, the number of lone adult households is projected to increase by only 23% in the same period. The number of larger households in West Dunbartonshire is projected to fall, with the number of households of 2 or more adults with children decreasing by 34% over the 25 year period. The average household size is projected to decrease from 2.13 in 2012 to 1.93 in 2037.¹⁰

The Council plays a leading role in the West Dunbartonshire Community Planning Partnership, known as Community Planning West Dunbartonshire (CPWD). The partnership includes representatives from the Council, health board, police and fire services and local charities and voluntary organisations. The Community Empowerment (Scotland) Act 2015 requires community partnerships to produce a Local Outcomes Improvement Plan (LOIP) for its area. CPWD's LOIP was approved in October 2017.

Aligned to this is the Council's Local Housing Strategy, which sets out the vision for Housing across West Dunbartonshire for the period 2017/22 and identifies the following 5 key objectives:

- Ensuring people have access to affordable housing, which is in the right location and is suitable for their needs;
- Ensuring that all residents live in good quality housing regardless of tenures;
- Ensuring that homelessness is minimised through prevention and early intervention measures;
- Providing good quality neighbourhoods and housing services where all people feel safe and secure; and
- Ensuring people with particular needs have access to suitable housing with any necessary support, to optimise their independence and well-being.

Housing Supply Target and Investment

West Dunbartonshire Council have set the following Housing Supply Targets:

Table 3 – Housing Supply Targets		
	2012-2024 total	Per annum
Private	1,800	150
SR/BMR	960	80
Total	2,760	230

Source: Schedule 7 SDP

Over the 5 year period leading to 2023/24, there are 1317 projected completions of affordable new supply housing to be developed by social rented landlords within the area. This includes the provision of 54 shared ownership properties.

Therefore, the number of social rented dwellings within West Dunbartonshire is set to increase by around 8% which will impact positively on access to housing for homeless households due to our commitment of ensuring our lettings target for homelessness also applies to new supply.

The demographic profile in West Dunbartonshire also presents challenges in that it is predicted to both age and decline faster than the Scottish average. The household composition is also changing, with a decrease in larger families and less demand for larger flatted accommodation in the area and more single person households anticipated. This,

¹⁰ Local Housing Strategy 2017-2022, West Dunbartonshire Council

Table 5 - Youth Homelessness Rates in Scotland	
LA	Rate of Youth Homelessness per 1000
Inverclyde	2.8
East Renfrewshire	4.9
East Dunbartonshire	5.5
Eilean Siar	7.7
Stirling	8.0
Glasgow City	8.4
Renfrewshire	8.6
Highland	9.0
Edinburgh	9.7
East Ayrshire	10.4
Aberdeenshire	11.3
Dundee City	11.7
Scotland	11.7
Shetland	12.1
Moray	12.3
Dumfries & Galloway	12.3
North Lanarkshire	12.5
South Lanarkshire	12.7
North Ayrshire	12.9
Fife	13.0
Falkirk	13.3
Aberdeen City	13.6
Scottish Borders	13.9
Argyll & Bute	14.2
Orkney	14.3
South Ayrshire	14.6
Perth & Kinross	15.3
East Lothian	15.7
Midlothian	16.2
Angus	18.1
West Lothian	19.2
West Dunbartonshire	22.4
Clackmannanshire	22.9

Source: Scottish Government - West Dunbartonshire HL1 figures

Whilst the overall number of presentations and assessments within West Dunbartonshire has decreased, the percentage of assessments made where the Council has a duty to rehouse has increased as shown in Table 6.

Table 6 – Homeless Presentations and Assessments in West Dunbartonshire						
Year	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Total assessment	1347	1345	1297	1104	1151	1053
Duty to Rehouse	911	959	991	820	916	839
% with duty to house	67.6%	71.3%	76.4%	74.3%	79.6%	79.7%

Source: Scottish Government - West Dunbartonshire HL1 figures

Table 7 details the reasons for homeless applications for the past 6 years. It can be seen from this table that consistently core reasons for homelessness in West Dunbartonshire are households being asked to leave their current accommodation and disputes within a household (both violent and non-violent).

Table 7 - Year/ Reason for Application	2012/2013		2013/2014		2014/2015		2015/2016		2016/2017		2017/2018	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
Termination of tenancy / mortgage due to rent arrears / default on payments	56	4.1	56	4.1	45	3.6	34	3.0	36	3.2	47	4.5
Other action by landlord resulting in the termination of the tenancy	78	5.7	72	5.3	75	6.0	84	7.5	68	6.0	91	8.7
Applicant terminated secure accommodation	41	3.0	32	2.3	22	1.8	17	1.5	32	2.8	19	1.8
Loss of service / tied accommodation	11	0.8	4	0.3	3	0.2	3	0.3	4	0.4	3	0.3
Discharge from prison / hospital / care / other institution	112	8.2	92	6.7	83	6.6	48	4.3	43	3.8	41	3.9
Emergency (fire, flood, storm, closing order from Environmental Health etc.)	5	0.4	16	1.2	15	1.2	8	0.7	21	1.9	9	0.9
Forced division and sale of matrimonial home	5	0.4	10	0.7	7	0.6	5	0.4	5	0.4	7	0.7
Other reason for loss of accommodation	13	1.0	20	1.5	37	3.0	35	3.1	24	2.1	18	1.7
Dispute within household: violent or abusive	229	16.8	246	18.0	229	18.3	203	18.1	223	19.6	186	17.7
Dispute within household / relationship breakdown: non-violent	207	15.2	215	15.7	224	17.9	168	14.9	202	17.8	188	17.9
Fleeing non-domestic violence	22	1.6	45	3.3	58	4.6	62	5.5	49	4.3	43	4.1
Harassment	33	2.4	30	2.2	17	1.4	10	0.9	8	0.7	4	0.4
Overcrowding	6	0.4	3	0.2	4	0.3	8	0.7	6	0.5	2	0.2
Asked to leave	439	32.2	410	30.0	330	26.4	339	30.2	305	26.9	262	25.0
Other reason for leaving accommodation / household	107	7.8	117	8.6	100	8.0	100	8.9	109	9.6	128	12.2
All	1364	100	1368	100	1249	100	1124	100	1135	100	1048	100

Source: Scottish Government - West Dunbartonshire HL1 figures

The average case duration during 2017/18 was 23.8 weeks (167 days), with only eight households stating that they had slept rough in the 3 months prior to approaching the local authority for assistance.¹¹

As can be seen from Table 8, West Dunbartonshire Council performs very well in relation to the benchmark set by the Code of Guidance on Homelessness 2005 and is largely meeting its requirements to assess homeless applications within 28 days. Only 3 applications were assessed out-with this timescales in 2017/18. In addition, more than half of the applications received were assessed in less than 14 days.

Table 8 - Length of time to assess application	2016/2017		2017/2018	
Same day	71	6.2%	90	8.5%
1-6 days	244	21.2%	271	25.7%
7-13 days	237	20.6%	209	19.8%
14-28 days	584	50.7%	480	45.6%
28-55 days	14	1.2%	3	0.3%
56+ days	1	0.1%	0	0%
All applications	1151	100%	1053	100%

Source: Scottish Government - West Dunbartonshire HL1 figures

There has also been improvement in the rate tenancy sustainment for homeless households, increasing from 77% in 2013/14 to 85% in 2017/18.¹²

Table 9 - Tenancy sustainment (homeless lets)	2013/14	2017/18
West Dunbartonshire Council	77%	85%
Scottish Average	86%	88%

Source: Scottish Housing Regulator

At 31st March 2018 West Dunbartonshire had 462 open homeless cases with a duty to rehouse in 359 of these cases (some had not yet had an assessment decision on this date).

Temporary accommodation

There were 258 households in temporary accommodation on 31 March 2018 and the average time spent in temporary accommodation in days for the past 5 years is outlined in Table 10.

Table 10 - Type of temporary accommodation	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
LA ordinary dwelling	87.3	91.9	96.9	97.1	94.8
Housing association/RSL dwelling	117.9	0	0	0	0
Hostel - local authority owned	59.9	51.2	51.1	47.7	55.4
Hostel – RSL	162	59.2	113.8	98.1	117.3
Hostel – other	156.7	114.4	122.6	91.2	92.4
Bed and breakfast	26.8	13	0	6	0
Women's refuge	124.5	135.6	135.8	86	256.5
Private sector lease	0	0	0	0	0
Other placed by authority	74.8	46.3	77.2	55.2	65.8
Total (ALL)	84.3	87.5	97.7	91.5	94.2

Source: Scottish Government - West Dunbartonshire HL3 figures

¹¹ Rapid Rehousing Transition Plan Toolkit

¹² West Dunbartonshire Council own data

West Dunbartonshire Council has largely managed to avoid using bed and breakfast type accommodation (with only 3 households using this in an emergency in 2016/17 for a combined total of 18 days). However, some accommodation options have been used in recent years for households with complex needs assessed as being “not tenancy ready”, which is included in our baseline data. We have not modelled any future use of these accommodation options (which are not operated by the Council). We anticipate that as more appropriate accommodation and support pathways are developed, then the number of transitions will reduce.

Section 2 - Baseline position of Temporary Accommodation supply and use in West Dunbartonshire

Current temporary accommodation provision

West Dunbartonshire's temporary accommodation mainly comprises of temporary furnished flats and hostel provision. The temporary furnished flats are mainstream properties from the local authorities own stock and dispersed within the community. There are currently 5 hostels used as interim accommodation, one operated directly by the Council, one operated by Action for Children and three operated by Blue Triangle Housing Association. All are registered with the Care Inspectorate.

As of 31st March 2017, the Council's Homelessness Service operated 208 furnished flats and had hostel capacity for 49 households (this was expanded to 63 households during 2017/18 when Ashton View expanded provision from 8 spaces to 22 spaces).

Table 11 – Type of provision	Provider	Capacity 31 March 2017	Capacity 31 March 2018
Temporary furnished flats	WDC	208	219
Hostel (Interim)	WDC	8	22
Hostel (Interim)	Blue Triangle	31	31
Hostel (Interim)	Action for Children	10	10

The Homelessness Service also makes use of accommodation not specifically for homeless people where this is appropriate, for example women's refuges.

Temporary furnished flats

At present, the temporary furnished flats provided are all self-contained properties with no shared facilities. They cater for mixed households and for households with a variety of support needs.

Ashton View Supported Housing Project

Ashton View Homeless Persons' Unit is registered to provide a housing support service to people over 21 years old who are homeless. Accommodation within the unit is provided in shared flats with private bedrooms and shared communal facilities.

The service provides accommodation and support to individuals based on an agreed support plan and a structured plan of group work activities. The service aims to provide accommodation and support to people for over 12 weeks and then support them to move on to either permanent or longer term temporary accommodation. The service also provides some short term resettlement support to enable the people who move on from the service to be secure and confident in their new accommodation, thus supporting successful tenancy sustainment.

Blue Triangle (Clydebank)

The Blue Triangle Project in Clydebank can accommodate up to 13 service users aged 16 years and over, who are affected by homelessness.

The service aims to provide safe, secure, supported accommodation for people who are experiencing homelessness, provide a programme of support suited to the person's needs and assist the resettlement process.

The service also states that, *"Each person will receive an appropriate level of support to meet their needs. A key worker will be allocated to each person and support will be available in areas such as, budgeting, health, benefits and cooking"*.

Blue Triangle (Alexandria) and Blue Triangle (Bonhill)

The service provided by the Blue Triangle projects in Alexandria and Bonhill was renamed 'Lomondside Services' when it merged the two services under one project manager with assistant project managers in each of the two locations.

The service has places for a total of 18 adults aged sixteen and over. Eight people can be accommodated at the Bonhill Project in Dumbarton and ten people can be accommodated in the Alexandria Project.

Lomondside Services is a Housing Support Service which provides accommodation and support to service users. Blue Triangle's Mission Statement is *"Blue Triangle exists to support, accommodate and assist vulnerable people to achieve better lives."*

The Blue Triangle Business Plan (2015) states *"Our services are there to ensure that people become engaged in a real future for themselves and we prevent people ending up in cycles that are destructive and hopeless and that create a burden on statutory services such as social work, prisons and health services."*

Action for Children

Action for Children (Preparation for Life Project) is a Housing Support Service for young people aged 16 -21 years who are homeless or threatened with homelessness. The service operates from a purpose-built property in Alexandria, West Dunbartonshire.

The service comprises both communal and private accommodation. There is shared space within the property, in which young people can dine, socialise together or meet privately. Individual living accommodation provides for privacy and dignity of service users.

Current temporary accommodation use

Table 12 shows the number of households accommodated in temporary accommodation during 2017/18, the average length of time spent in each type of accommodation alongside, the level of support provided and the average weekly rent charged.

Table 12 – Temporary Accommodation Analysis							
Type of provision	Capacity 31 Mar 2017	Households living in at 31 Mar 2017	Households in between 1 Apr 17 and 31 Mar 18	Occupancy (households)	Ave. length of stay (days)	Level of support	Average weekly rent
WDC Temporary furnished flats	208	684	666	867	95	no/low	£346.00
Ashton View Project	8	8	51	59	30	med/high	£367.00
Blue Triangle Clydebank	13	13	33	46	225	med/high	£369.59
Blue Triangle Alexandria	10	10	18	28	102	med/high	£358.24
Blue Triangle Bonhill	8	6	31	37	83	med/high	£369.59
Preparation for Life Project	10	9	24	33	145	med/high	£420.47

The average length of stay, outlined in Table 12, is taken from the Council's ARC submission and is used to populate the baseline position in the Transition Tool. However, this data refers to average stays for property types and not for households. It does not recognise when a household spends periods of time in different accommodation options (as is often the case in the traditional housing ready approach). Data available as part of the HL3 submission shows that for Quarter 2 2018, the average time homeless households spent in temporary accommodation in West Dunbartonshire was 173.7 days.

The average length of time is also skewed because for various reasons some households spend a relatively short period of time in accommodation, bringing the overall figure down. It is expected that as more appropriate accommodation and support pathways are developed and these are identified "right first time", then the number of transitions will reduce and the average time spent in temporary accommodation by homeless households will also reduce.

Rehousing Outcomes for homeless households

In the year 2017/18, West Dunbartonshire Council rehoused 660 homeless households into social rented accommodation and 18 homeless households into the private rented sector. This represents 49% of all local authority lets being made to homeless households and 38% of all RSL lets being made to homeless households (including transfer lets). This is reflective of good partnership working around a model Section 5 protocol ensuring that fair access to housing for homeless households is achieved.

Table 13 - Outcome of homeless application	2017/18	
Scottish Secure Tenancy	660	60%
Private Rented Tenancy	18	2%
Hostel	0	0%
Bed & Breakfast	0	0%
Returned to previous/ friends/ vol org.	61	6%
Women's Refuge	0	0%
Residential care/nursing home/shared supported	0	0%
Other – Known	32	3%
Other - Not Known	19	2%
No duty owed to applicant	139	13%
Contact lost before duty discharge	172	16%
All	1101	100%

Source: Scottish Government - West Dunbartonshire HL1 figures

When using the calculations within the Transition Tool these 678 lets to homeless households represent 81% of new demand in the year, showing a gap of only 25 in the total lets required for the year. However, this calculation removes the 191 households which lost contact and the 36 occasions where our duty to rehouse was discharged with an offer of housing being refused. We have recognised that the high level of households losing contact needs to be addressed and we aim to reduce this by 50% over the 5 year period within an ongoing service redesign of our homelessness services. This will have an impact on the demand for temporary accommodation, as well as on the permanent lets required for homeless households.

Section 3 – Support Needs and Rapid Re-housing

Health, multiple disadvantage and support needs of homeless population

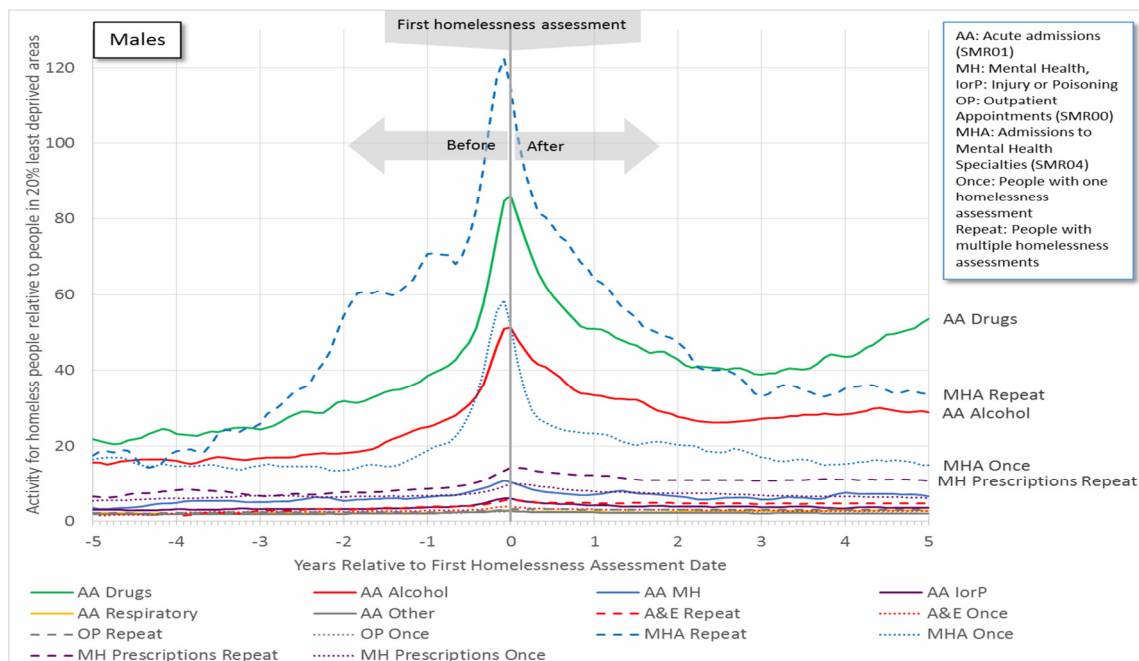
Health and Homelessness

A study, published by the Scottish Government in June 2018, looks at how health inequalities across Scotland are linked to homelessness. The study considered 435,853 people who had been in households assessed as homeless or threatened with homelessness between June 2001 and November 2016.

The key findings of the study are outlined below:

- At least 8% of the Scottish population (as at 30 June 2015) had experienced homelessness at some point in their lives.
- Of those who had experienced homelessness at some point:
 - Around 49% had evidence of health conditions relating to drugs, alcohol or mental health (much higher than the general population).
 - Around 30% had evidence of a mental health problem at some point during the study period (with no evidence of drug or alcohol-related conditions at any point) (again much higher than the general population)
 - There was evidence of drug and/or alcohol-related interactions for the remaining fifth of people (again higher than in the general population). Of these, the vast majority (94%) also had evidence of mental health issues.
 - Around 6% of people experiencing homelessness had evidence of all three of the following conditions – a mental health condition, a drug-related condition and an alcohol-related condition – although not necessarily at the same time. This was much higher than in the general population. The figure was markedly higher for those experiencing repeat homelessness (11.4%).
- Increased interactions with health services preceded people becoming homeless.
- A peak in interactions with health services was seen around the time of the first homelessness assessment.

The study showed increased interactions with health services preceded people becoming homeless and that a peak in interactions was seen around the time of the first homelessness assessment. The illustration below outlines one aspect of this and shows (for males) that some activity remains higher after the first homelessness assessment date.



For those who had been homeless on only one occasion health activity eventually returned to the (albeit higher) pre-homelessness levels. However, for people who were homeless on multiple occasions, levels of health activity remained high.

Homeless people are more likely to come from deprived areas, based on their last settled address. The distribution of homeless people across the area-based deprivation spectrum (as measured by the Scottish Index of Multiple Deprivation) closely follows the distribution of income and employment deprived people.

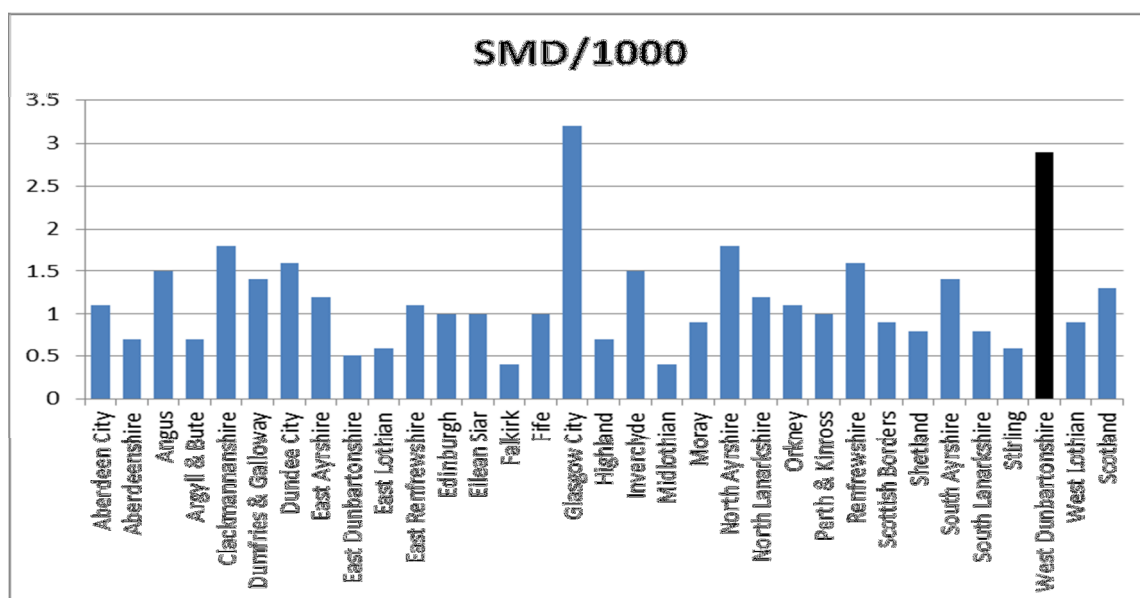
This report therefore provides evidence outlining the impact of health and homelessness and how these are closely linked. The report reinforces the need for West Dunbartonshire Council to continue to develop its homelessness prevention agenda as outlined in our homelessness strategy “More than a Roof” and ensure that our transition to Rapid Rehousing supports early housing interventions and reduces the demand on health services.

Severe and Multiple Disadvantage in West Dunbartonshire

The prevalence of the homeless population with severe and multiple disadvantage (SMD), was described in a table from Mandy Littlewood, Heriot-Watt University: *Developing a Profile of Severe and Multiple Disadvantage in Scotland – Working Paper: Homelessness data Sources (draft v.2, 17 April 2018)* and highlighted in Rapid Rehousing Transition Plan Guidance.

SMD is used in this study to signify the issues faced by adults in the homelessness system and substance misuse and criminal justice systems. It finds that poverty is almost a universal complicating factor and that mental ill-health is a common complicating factor. The study outlines that West Dunbartonshire has the 2nd highest prevalence of SMD per 100 of adult population in Scotland (2.9 per 1000) and is illustrated in the graph below.¹³

¹³ Scotland’s transition to rapid rehousing, Rapid Rehousing Transition Plans: Guidance for Local Authorities and Partners, Version 1.1: June 2018, Indigo House



Identifying Support Needs

Of the 839 homeless assessments in 2017/18 where there was a duty to house, West Dunbartonshire Council identified 549 households, over 65% of cases, as requiring support. Of these cases, 274 or 50% had multiple support needs.¹⁴

When this is compared to 2012/13, we see a slight drop in the overall number of cases assessed in the year with a duty to house, whilst at the same time a significant increase in the proportion of households requiring some form of support (up from 35% to 65%), and a significant increase in the number of households with multiple support needs (up from 12% to 33%).

Table 14 – Homeless Support Assessments in West Dunbartonshire	2012/13	2017/18
Assessments made where a duty to house exists	911	839
Number of households where support is required	320	549
% of households requiring support	35%	65%
Number of households with multiple support needs	110	274
% of households multiple support needs	12%	33%

As part of our wider approach to homelessness, outlined in “More than a Roof”, West Dunbartonshire Council has recognised the limitations of our current provision of temporary accommodation and the need to better assess and quantify the level and type of support needs of homeless households and develop the most appropriate accommodation pathway suitable to each and every household.

A comprehensive temporary accommodation modelling exercise has therefore been carried out internally which informs our vision of moving to rapid rehousing within the local context outlined above. This exercise looked at the support needs of 1074 individual households and assessed whether support was required. It also looked at the level of complexity of these support needs. The exercise highlighted that it is the level of needs that is the key factor in terms of identifying the ideal accommodation pathway and that these high levels of need are not transparent in our HL1 data.

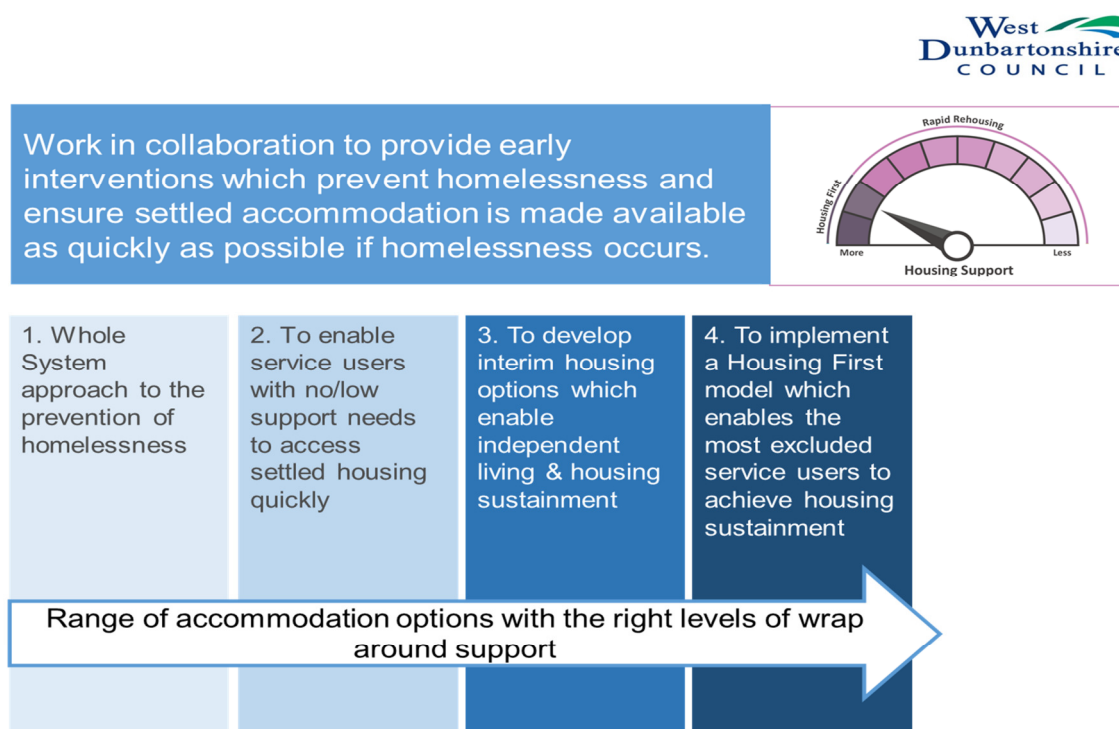
¹⁴ West Dunbartonshire HL1 figures

Section 4 – Rapid Rehousing 5 Year Vision and projections for temporary accommodation

Our vision for the change in temporary accommodation supply and use over the next 5 years is informed by:

- the limitations of our current temporary accommodation provision and how it is used;
- the comprehensive temporary accommodation modelling exercise that has been carried out referred to in Section 3; and
- Scotland's wider vision for Rapid Re-housing.

The 4 key aspects of our vision are illustrated below:

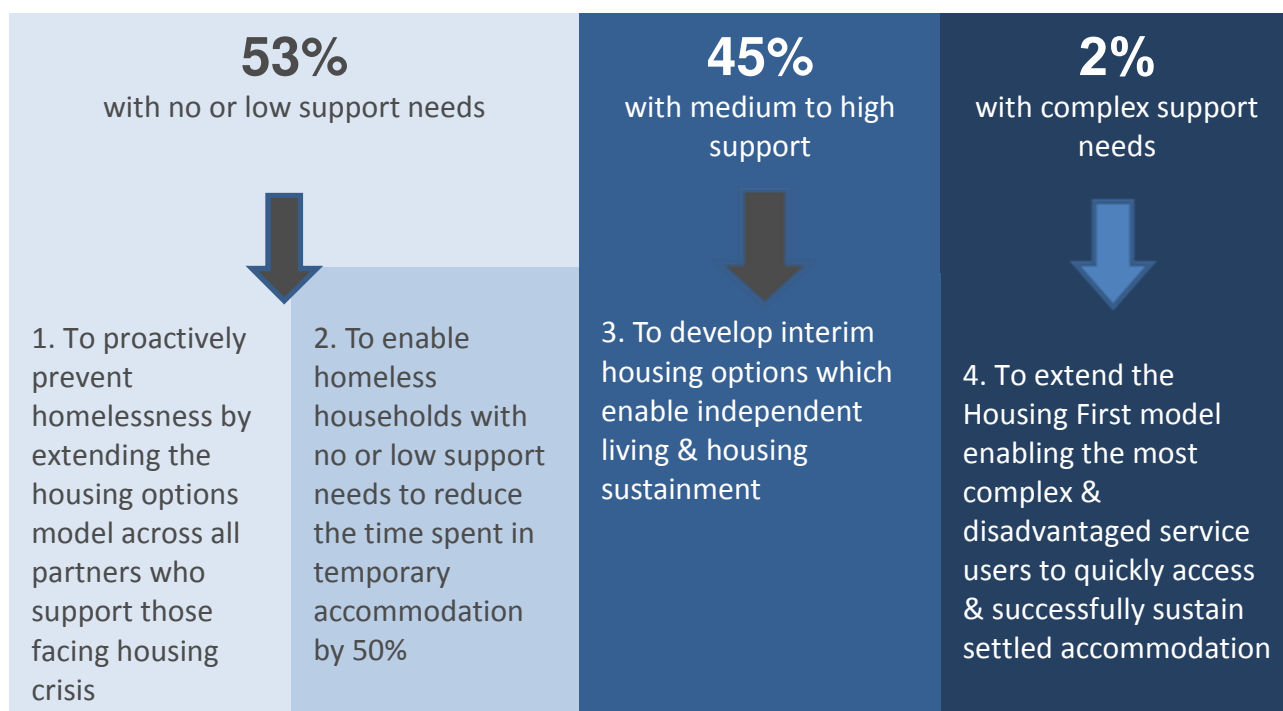


Whole System approach to the prevention of homelessness

Our approach to the prevention of homelessness is outlined in our current homelessness strategy “More than a Roof” which includes the following key objectives:

- People at risk of losing their homes get advice on preventing homelessness;
- People looking for housing get information that helps them make informed choices and about the range of housing options available to them.

At present, around 20% of households presenting as homeless are assessed and have no need for any form of accommodation. It is expected that as we extend our Housing Options model to a Whole System approach aimed at reducing the crisis of homelessness and ensuring that suitable and sustainable outcomes are achieved by addressing the needs of individual households, then this number will reduce.



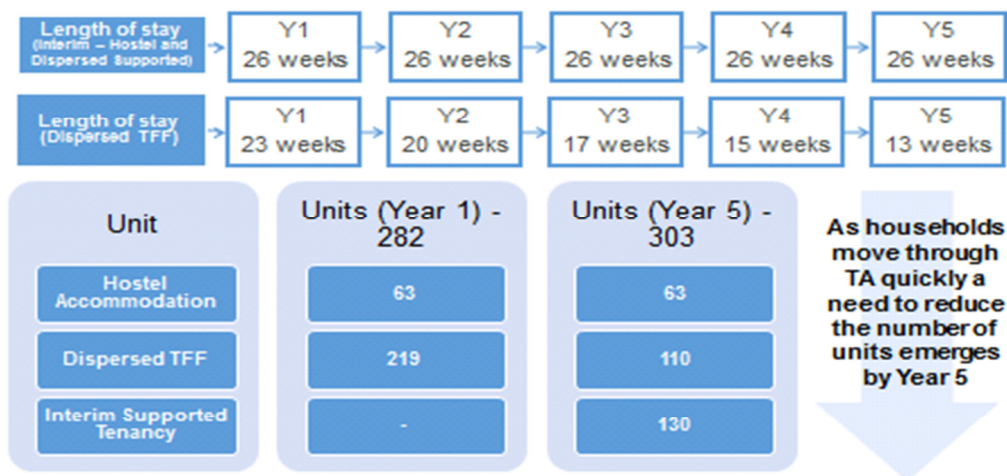
Enable service users with no/low support needs to access settled housing quickly

Our temporary accommodation modelling exercise suggests that 53% of the households currently presenting as homeless have no or low support needs and our aim is to progress these households into settled accommodation quickly.

Our baseline data provides information about the average length of time households spend in various types of temporary accommodation but this does not account for differing levels of support needs and does not provide any insight into the overall length of time a household may spend in (sometimes various) temporary accommodation settings.

Again, our modelling exercise suggests that at present households with no and low support needs spend on average 23 weeks in temporary accommodation and it is our aim to reduce this over the course of 5 years to only 13 weeks. The impact of this will be to reduce the current provision of temporary furnished flats for this purpose from the current 219 units to 110 units in 2023/24. Successfully delivering this objective will also ensure fewer transitions between different accommodation options will be required.

Model inputs: Journey through temporary accommodation.



Develop interim housing options which enable independent living and tenancy sustainment

Our modelling exercise also highlights a need for a more intensive support provision for 45% of the households presenting as homeless with medium to high support needs. Of these, it is predicted that 66% will be supported in mainstream housing with a wrap-around housing support service and the rest requiring supported hostel type accommodation. Our vision is that these households will receive intensive support for a period of 26 weeks in each accommodation setting.

Table 15 – Type of provision	Capacity 31 March 2017	Households living in at 31 Mar Year 4	Households projected to enter between 1 Apr and 31 Mar Year 5	Occupancy (households)	Ave. length of stay (days)	Level of support	Average weekly rent
WDC Dispersed TFF	30	30	90	120	90	no/low	£101
WDC Dispersed TFF (Refuge)	80	80	80	160	90	low	£346
Interim Supported Tenancy	80	80	80	160	180	med/high	£101
Interim Supported Tenancy (Refuge)	50	50	50	100	180	med/high	£346
Ashton View Project	22	22	22	44	180	med/high	£475
Blue Triangle Clydebank	13	13	33	66	180	med/high	£475
Blue Triangle Alexandria	10	10	10	20	180	med/high	£475
Blue Triangle Bonhill	8	8	8	16	180	med/high	£475
Preparation for Life Project	10	10	10	20	180	med/high	£475

To support our vision we will review and update existing practises to ensure clear accommodation and support pathways exist for specific groups over represented in the homelessness population and that the most appropriate pathway is identified “Right First Time” in order to reduce transitions between various accommodation options.

Care Leavers

The Council has implemented an award winning Leaving Care Housing Protocol. This protocol promotes the principle that care leavers will be provided with the securest form of tenancy available to them and works in conjunction with the mainstream Housing Allocations Policy to ensure that homelessness is prevented. The protocol also ensures that young care leavers have the dedicated wrap around support needed and provides a named key worker, in order to achieve independence and stability within the community.

Prison Leavers

The link between housing instability and reoffending is well known and well documented; we are therefore supportive of SHORE (Sustainable Housing on Release for Everyone) recommendations to implement service standards directed at prison leavers at a local and national level. We currently have a dedicated resettlement officer for prison leavers and plan to develop this service further to include a Prison Leavers Protocol in line with SHORE standards ensuring prison leavers achieve the best possible housing outcomes upon release and are supported through the housing process enabling them to successfully integrate back into the community and reduce the likelihood of reoffending.

Hospital Discharge

It is often the case that people are unable to be discharged from hospital as they do not have suitable accommodation to go to, or are discharged from hospital to return to accommodation that is no longer suitable. We will therefore work in partnership with the West Dunbartonshire HSCP to review and build on current arrangements relating to those being discharged from hospital to ensure that the most suitable accommodation and support pathway is delivered quickly.

Armed Forces

We will also create appropriate pathways for those applicants leaving the armed forces ensuring that they are provided with secure tenancies promptly and not routinely provided with temporary homeless accommodation. We will also ensure that those previously in the armed forces and find themselves at risk of homelessness are supported where necessary to ensure a sustainable housing solution.

Domestic Abuse

West Dunbartonshire Council was the first local authority to sign up to the Make a Stand scheme, a national initiative run by the Chartered Institute of Housing (CIH), Women’s Aid and the Domestic Abuse Housing Alliance. During 2018 we also launched our ‘No Home for Domestic Abuse’ approach which takes a zero tolerance approach to domestic abuse, with victims being supported to pursue their most appropriate housing option. These pathways will have close links with partner agencies such as Women’s Aid and WDHSCP and provide a holistic support service tailored to the needs of the household.

LGBT+

In addition, we will also provide pathways to those from our LGBT+ communities. It is recognised that young people who identify as LGBT are grossly over-represented within youth homelessness populations and are at a significantly higher risk of exposure to a range of experiences that are associated with becoming homeless, most notably parental rejection, familial physical, sexual and emotional abuse, and familial violence and domestic abuse from partners. Pathways for LGBT+ communities will also link with our pathways for young care leavers and victims of domestic abuse where appropriate.

Autism

Developing pathways for clients with autism can be challenging. We aim to provide a route to safe and secure housing that meets the needs of those with autism, this will include residential care in small group settings, individual housing tenancies, shared housing tenancies and support for individuals to manage their own home and tenancies. In order to achieve a successful pathway for this client group we will work closely with HCSP and third sector groups to ensure the support provided is both appropriate and adequate for this client group. Developing skills for independent living means working with individuals to maximise their potential, personalise their support, promote and encourage their self-determination and explore their aspirations.

Implement a Housing First model which enables the most excluded service users to access and sustain a tenancy

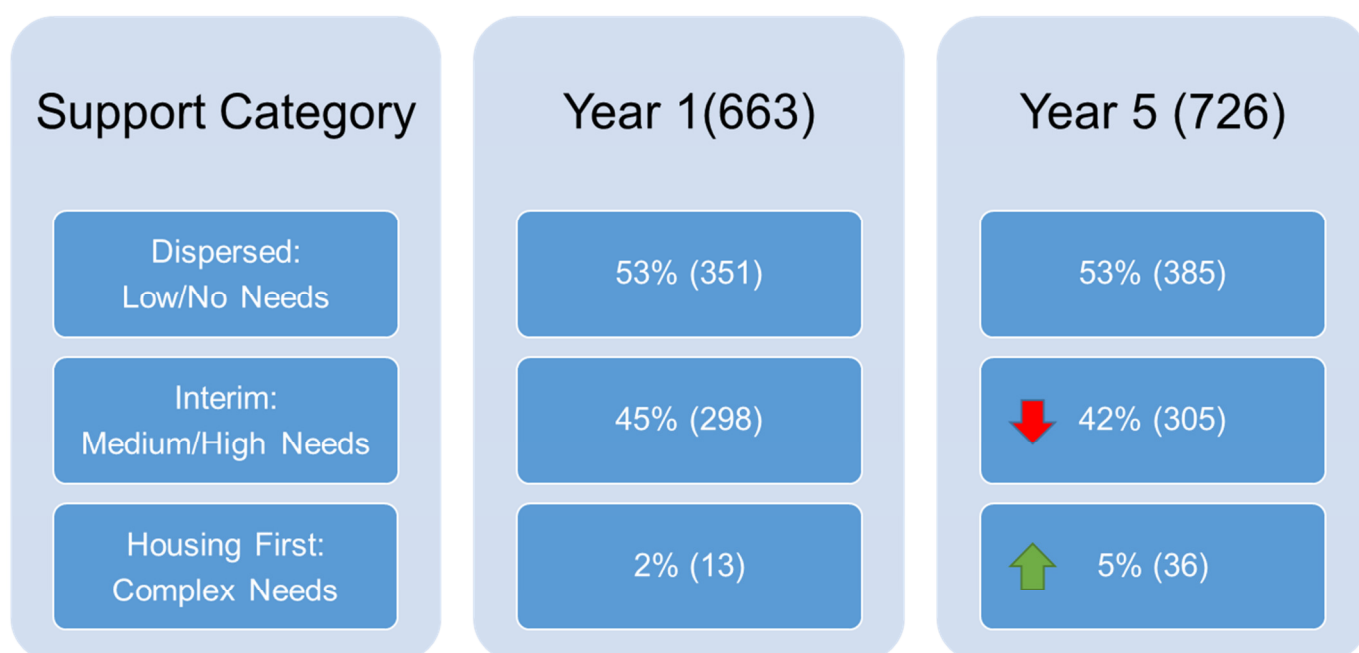
Throughout 2018 the Council has been developing a Housing First project and have agreed the following key objectives to guide our approach:

- To achieve sustainable tenancies for those with multiple and complex support needs;
- To reduce repeat homelessness among this client group;
- To address the housing support, addiction issues and criminal justice issues to enable service users to make positive life changes;
- To provide a person centred service and be creative and flexible when supporting service users;
- To respect and listen to service users and involve and encourage them to make decisions about the service they want; and
- To provide an a non-judgemental service

Our Housing First approach targets those with a history of issues such as repeat homelessness, multiple and complex support needs and previous contact with support services which have not led to successful and/or sustainable outcomes.

Model inputs: Newly arising need

Profile of need starts to change as Housing First meets the complex housing needs and reduces repeat homelessness



Our temporary accommodation modelling exercise suggests that 2% of households currently presenting as homeless would meet this profile as part of our wider Rapid Rehousing approach. We expect that this will equate to 13 households in Year 1, increasing to 36 households by Year 5.

A key aspect of our vision is to reduce the high number of homeless households who currently lose contact with the service by 50% over the course of the 5 year plan. However, successfully achieving this will increase both demand for temporary accommodation and for the number of secure tenancies required for homeless households. Therefore, there will be a significant drop in demand for dispersed temporary furnished flats. We project a need for 110 supported tenancies and 63 hostel places in Year 5 (there will be a full review of hostel provision in Year 3 of our action plan outlined in Section 5).

Table 16 – Type of provision	Capacity 31 Mar 2017 (toolkit baseline)	Capacity 31 Mar 2018	Capacity (5 years)
WDC Dispersed TFF	208	219	110
Interim Supported Tenancy	0	0	130
Interim Supported Hostel	49	63	63

Conversion Programme

Our vision includes a conversion programme of temporary accommodation to Scottish Secure Tenancies. This has been a highly popular and successful option when available in the past, with tenancy sustainment rates of 100% being achieved. The case study below outlines a common example where this approach was key to securing a sustainable outcome for a household with complex needs.

Conversion Case Study

A single 51 year old male presented as homeless in April 2016.

This applicant had made three previous homeless presentations between October 2015 and April 2016. He had various health issues and was considered to be particularly vulnerable.

He had previously given up a secure tenancy with a housing association in the area due to a neighbour dispute and whilst he was keen on securing another tenancy and had the necessary support to do so, he also had concerns about being able to settle in a new location.

As he had nowhere to go he had accepted an offer of temporary accommodation. Unfortunately he had to be moved to alternative accommodation due to a further neighbour dispute. The applicant went on to settle well into the new temporary accommodation.

When a permanent offer of housing was being sought, the option of converting the temporary accommodation arose. Given previous difficulties, this was discussed with the applicant who was very keen for this to happen, especially as he now knew his neighbours and would benefit from inheriting the furnishings in the flat.

It was therefore agreed to convert the temporary accommodation to a Scottish Secure Tenancy and for the applicant to remain in his settled accommodation. At the time of writing he remains in his home and has had no further risk of homelessness.

Resettlement Support Service

It is acknowledged that a tenancy within Council stock is not the preferred housing outcome for all homeless households and that some households will access RSL stock or the private rented sector through choice. We aim to provide homeless households with a more structured Resettlement Support Service whatever tenure is accessed for the first 8 weeks of their new tenancy.

Homelessness Prevention Service

We also plan to introduce an additional Homelessness Prevention Service, specifically aimed at tenancies which are at risk and where the landlord is considering actions to end the tenancy. At present advice and assistance is provided when a household makes an approach, however it is envisioned to provide a more proactive service which initiates this contact and improves the likelihood of preventing homelessness.

Rehousing projections for homeless households

To deliver our vision of Rapid Rehousing across West Dunbartonshire, the number of lets for homeless households currently projected over the next 5 years is outlined below. This will be reviewed and updated on an annual basis in partnership with our RSL partners. We are also keen to provide a great consistency across social housing allocations and provide greater clarity to those seeking housing.



Model outcomes: % lets to homeless households

	Year 1	Year 2	Year 3	Year 4	Year 5
Lets Required	648	701	810	872	898
Lets PRS	18	18	18	18	18
Tenancies Less PRS	630	683	792	854	880
Turnover Available					
LA Allocation Required	44%	47%	41%	49%	55%
RSL Allocation Required	38%	40%	35%	42%	48%

Average annual lets to homeless to achieve RRTP:
47% (LA), 41% (RSL)

Section 5 – Rapid Rehousing Plan

As outlined in Section 4 of this report, in order to realise our vision of Rapid Rehousing four key objectives have been identified. These objectives were developed following a series of stakeholder events held in West Dunbartonshire led by the Homelessness and Homelessness Prevention Strategic Implementation Group and involving key partners, including the West Dunbartonshire HSCP, local Registered Social Landlords, other key front line Council services, third sector partners and Elected Members.

Our Rapid Rehousing Transition Plan aligns closely with our wider Local Outcome Improvement Plans, Local Housing Strategy and our homelessness strategy “More than a Roof”. All partners are committed to a collaborative approach to deliver the objectives outlined in this plan and ensure positive and sustainable outcomes for homeless households.

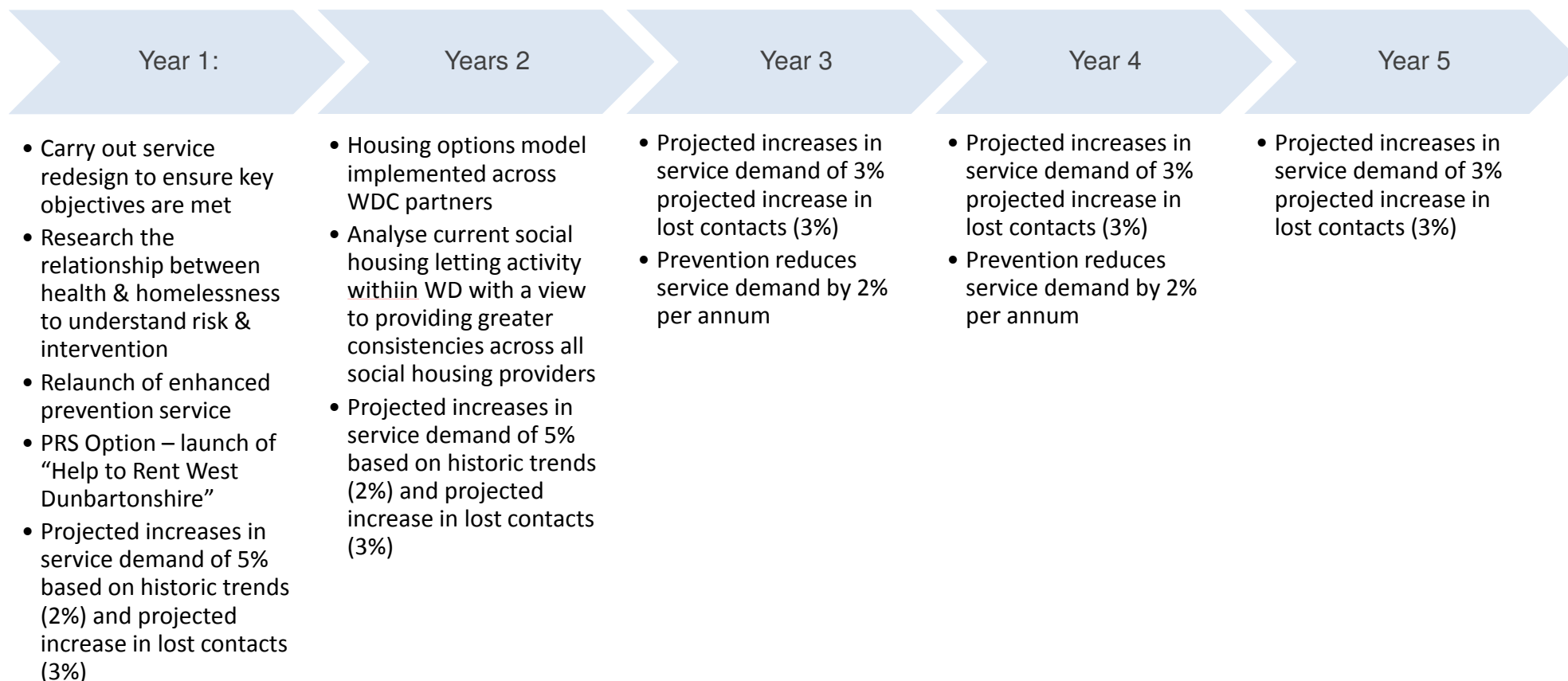
Our 5 year plan is ambitious and is based on our current assessment of homelessness, rehousing requirement and supply of social housing. In addition to requiring partnership working in its development, delivering the plan will require the support and skills of frontline workers across a range of service areas and it is expected that new ideas in terms of service delivery innovation will feed into the review process.

The Homelessness and Homelessness Prevention Strategic Implementation Group meets bi-monthly and will be responsible for monitoring the implementation of our Rapid Rehousing Transition Plan and ensuring that the plan is reviewed and updated on an annual basis.

Each objective along with associated actions is outlined in the next page.

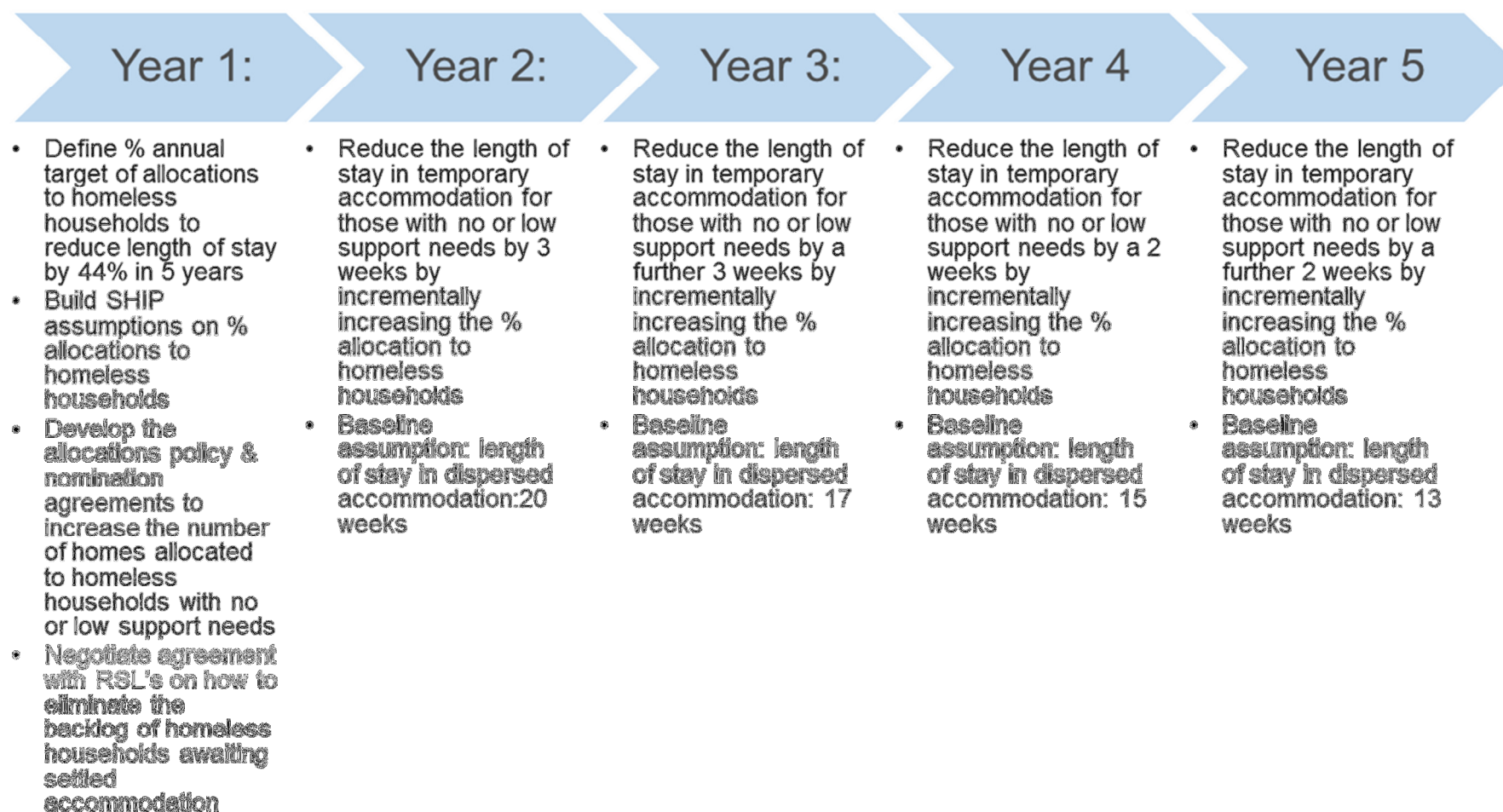
RRTP Objective 1:

1. Whole System approach to the prevention of homelessness



RRTP Objective 2

2. To enable service users with no/low support needs to access settled housing quickly



RRTP Objective 3:

3. To develop interim housing options which enable housing sustainment & independent living

Year 1:

- Develop a Supported Accommodation Service
- Create defined Pathways for the following groups:
 - Prison Leavers
 - Leaving Care
 - Armed Forces
 - Hospital Discharge
 - Domestic Abuse
 - LGBT+
 - Autism
- Provide ongoing support to Pathway groups
- Develop Conversion Programme
- Provide Refuge Accommodation

Year 2:

- Contribute to Research into Youth Homelessness
- Develop targeted Youth Homelessness Service
- Review the use of Hostel Accommodation
- Implement Conversion Programme

Year 3

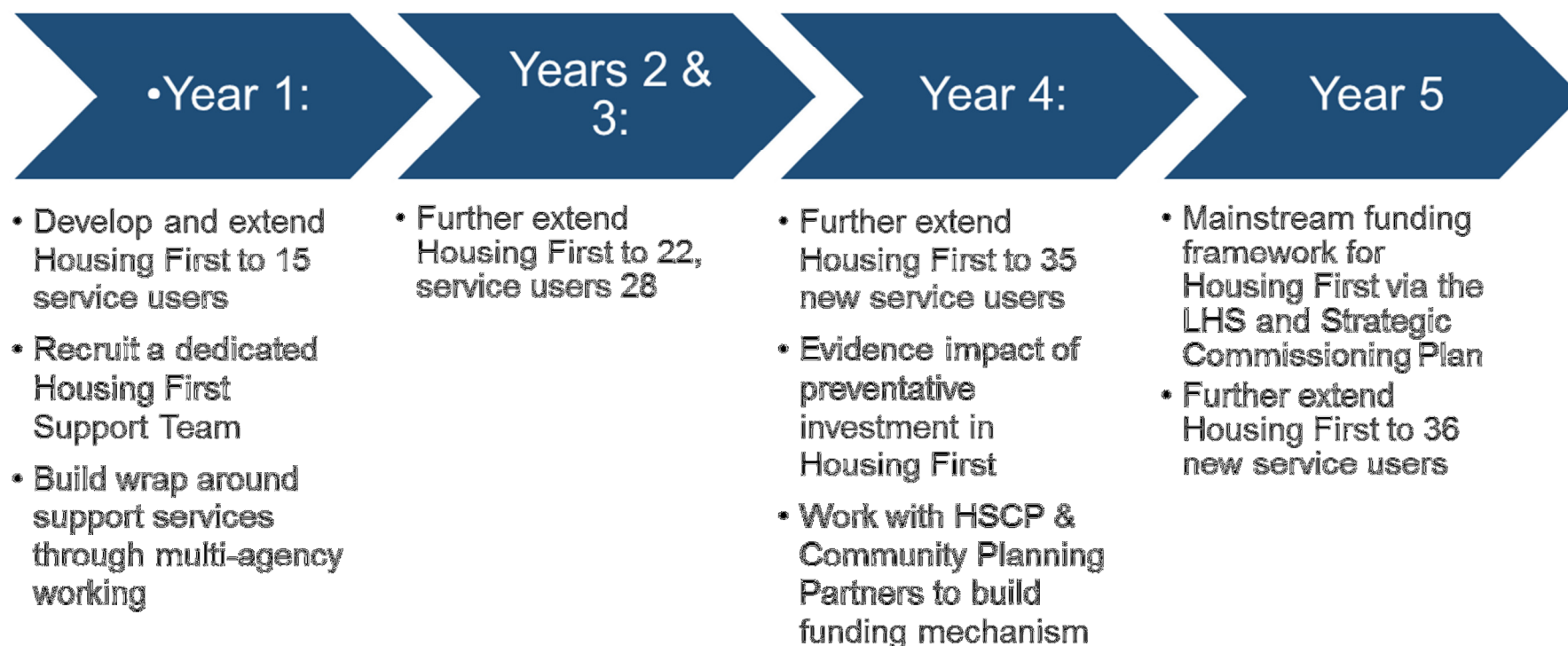
- Ongoing Review including review of hostel provision
- Review and continue Conversion programme

Year 4 & 5

- Extend use of Supported Tenancies
- Minimise use of and time spent in Temporary Accommodation
- Review and continue Conversion programme

RRTP Objective 4

4. To extend the Housing First model enabling the most complex & disadvantaged service users to quickly access & successfully sustain settled accommodation



Section 6 – Rapid Rehousing Resource Plan

In order to deliver our vision of Rapid Rehousing across West Dunbartonshire, the comprehensive action plan outlined in Section 5 will need to be fully implemented. This plan includes a commitment to redesigning the way services are delivered, extending our Housing Options approach, Homelessness Prevention activities and Housing Support services and ensuring that homeless households get access to the accommodation and support they require quickly and “Right First Time”.

To meet the existing backlog and new demand over the 5 years, this transition to Rapid Rehousing will also include annual rehousing targets for homeless households for both the Council and RSL sectors and the relaunch of the Council’s Help-to-Rent scheme to assist households access the private rented sector. A crucial element is a commitment that homeless households get equitable access to all new supply social housing in West Dunbartonshire.

Housing First

As outlined in Section 4, our plan includes the introduction of a Housing First initiative in West Dunbartonshire. The projected demand for this service is illustrated below and includes initial tenancy set-up costs of £5,000 and staffing costs to deliver the service over the 5 year period.

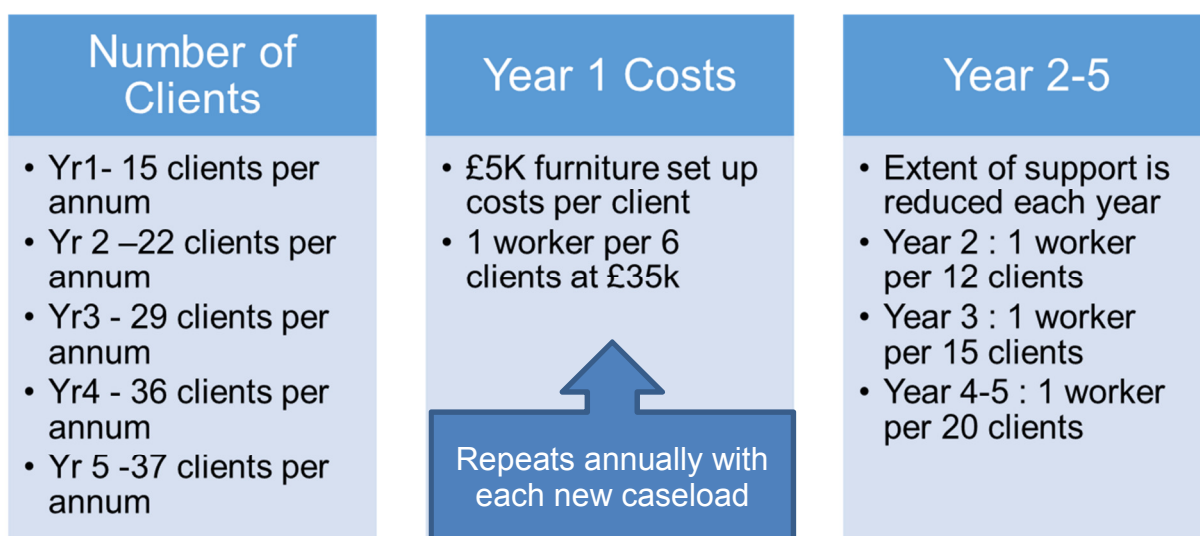


Table 17 - Delivering Housing First	Year 1	Year 2	Year 3	Year 4	Year 5
Housing First Resources	170,000.00	296,833.33	436,333.33	584,066.67	677,100.00

Interim Supported Tenancies

As outlined in Section 4, a key element of our vision is the reduction in temporary furnished flats and introduction of an enhanced Housing Support Service for those households with medium / high support needs. Our modelling suggests a need for an additional 5 support workers by the end of year 5 in order to deliver the cost of this service and the costs are illustrated in Table 18.

Table 18 - Delivering Supported Tenancies					
	Current costs of support	Year 2	Year 3	Year 4	Year 5
No/Low needs - client per worker		20	20	20	20
Medium/High needs - clients per worker		10	10	10	10
Cost per worker	35,000	35,000	35,000	35,000	35,000
No/Low needs - cost of support needs		243,250	218,750	210,000	192,500
Medium/High needs - cost of support needs		280,000	455,000	455,000	455,000
Total cost	490,000	523,250	673,750	665,000	647,500
Support Staff	14	15	19	19	19
Additional Cost		33,250	183,750	175,000	157,500

Resettlement and Prevention Support Service

It is acknowledged that a tenancy within Council stock is not the preferred housing outcome for all homeless households and that some households will access RSL stock or the private rented sector through choice. We aim to provide homeless households with a Resettlement Support Service whatever tenure is accessed.

We plan to introduce an additional, more proactive Homelessness Prevention Service, specifically aimed at tenancies which are at risk and where the landlord is considering actions to end the tenancy. This proactive service will initiate contact and improve the likelihood of preventing homelessness.

The funding requirements for these additional services are outlined below in Table 19.

Table 19 - Delivering Resettlement and Prevention Support					
	Year 1	Year 2	Year 3	Year 4	Year 5
New lets requiring Resettlement Support	163	316	390	402	402
1 hour of support per week over the first 8 weeks in settled accommodation	1,308	2,529	3,122	3,218	3,218
Support worker to support resettlement periods	1.0	1.0	1.0	2.0	2.0
Additional staff costs based on £35k per worker, p.a	35,000	35,000	35,000	70,000	70,000
Support worker to provide Homelessness Prevention	1.0	1.0	1.0	1.0	1.0
Additional staff costs based on £35k per worker, p.a	35,000	35,000	35,000	35,000	35,000

Conversion Programme

Converting temporary furnished flats to secure tenancies has proved to be a successful and highly popular option across West Dunbartonshire when this has been available. Our vision and plan identifies a funding requirement to support a conversion programme of temporary accommodation to Scottish Secure Tenancies and the costs are outlined in Table 20 below.

Table 20 - Delivering Conversion Programme					
Conversion Programme	Year 1	Year 2	Year 3	Year 4	Year 5
Number of Conversions	40	50	60	70	80
Cost per Conversion	5,000	5,000	5,000	5,000	5,000
Cost per Conversion	200,000	250,000	300,000	350,000	400,000
Total Cost of Programme					1,500,000

Total cost for transition to Rapid Rehousing within West Dunbartonshire

Table 21 notes the budgetary shortfall identified in order to fund additional support staff, resettlement staff and Housing First over the 5 year period of the transition to Rapid Rehousing.

Table 21 - Total Cost for transition to Rapid Rehousing in WDC						
Rapid Rehousing Costs	Year 1	Year 2	Year 3	Year 4	Year 5	
Housing First West Dunbartonshire	170,000	296,833	436,333	584,067	677,100	£2,164,333
Additional Housing Support Service		33,250	183,750	175,000	157,500	£549,500
Additional Resettlement Support Service	35,000	35,000	35,000	70,000	70,000	£245,000
Additional proactive Homelessness Prevention Service	35,000	35,000	35,000	35,000	35,000	£175,000
Conversion programme	200,000	250,000	300,000	350,000	400,000	£1,500,000
	£440,000	£650,083	£990,083	£1,214,067	£1,339,600	£4,633,833

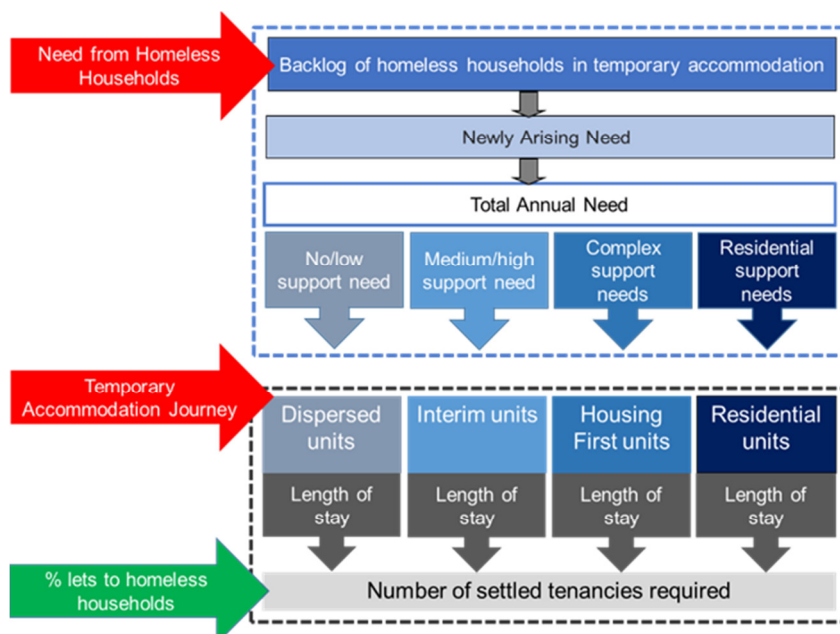
Appendix 1

Notes relating to WDC Temp Modelling Tool & Rapid Rehousing Transition Tool

We have prepared the Rapid Rehousing Transition Tool provided by the Scottish Government to establish the baseline of temporary accommodation in West Dunbartonshire and outline the projected position in 5 years. However, prior to starting this process West Dunbartonshire Council had already established a Temporary Accommodation Modelling exercise to inform future service provision.

The structure of the rapid rehousing modelling tool is set out as follows:

1. the annual need from homeless households is calculated (including a proportion of the backlog of households in temporary accommodation and the annual flow of households who present for assistance), profiled to reflect the support needs of the homeless population locally;
2. temporary accommodation journeys are projected as homeless households are matched to each category of provision and remain in temporary accommodation according to a target length of stay;
3. percentage of lets to homeless households are calculated based on the number of tenancies required per category to enable the target length of stay to be delivered; and
4. assessment of the complexity of support needs (and not the number of support needs), in order to match the homeless applicant to the most appropriate temporary accommodation and ensure they are supported adequately throughout their rehousing journey.



We have therefore been able to take information, not included in the Transition Tool, into consideration when preparing our Rapid Rehousing Transition Plan. Our objective is to build a 5-year projection model that will allow us to test data inputs and assumptions year on year and model changes in:

- demand from homeless households (for example, reductions in demand through prevention initiatives or increases in demand due to successfully reducing households that lose contact);
- the profile of the support needs of the homeless population, as Housing First proactively manages the needs of the most complex and disadvantaged service users;
- the number of units required in each category of temporary accommodation as target reductions in the length of stay are implemented annually; and
- the supply of social rented housing as the Strategic Housing Investment Programme is implemented (both in terms of new build development and demolitions).

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead, Housing and Employability

Housing and Communities Committee: 6 February 2019

Subject: Review of West Dunbartonshire Affordable Housing Design Standard

1. Purpose

- 1.1** This purpose of this report is to advise the Housing and Communities Committee of the outcome of the review of the *West Dunbartonshire Design Standard for Housing Supported by the Affordable Housing Supply Programme* as reported to the last meeting of the Committee on 7th November 2018 and to recommend the revised Design Standard for approval.

2. Recommendations

- 2.1** It is recommended that the Housing and Communities Committee:
- (i) Note the content of this report outlining the progress in developing the revised Design Standard
 - (ii) Agree in principle the revised West Dunbartonshire Design Standard 2019 as appended to this report and
 - (iii) Note the More Homes Project Board will consider any proposed variations to the Design Standard and report back to the Housing and Communities Committee.

3. Background

- 3.1** In November 2015, West Dunbartonshire Council introduced a Design Standard for Housing Supported by the Affordable Housing Supply Programme requiring new homes to meet higher standards, notably in respect of floor space, home accessibility and energy efficiency. The Standard applied both to Council and Housing Association new build homes.
- 3.2** Housing and Communities Committee on 7th November 2018 noted a report advising of a review of the Standard and detailing the consultation exercise being undertaken. The Committee agreed that a further report be brought to the Committee in February 2019 with a view to approving a revised Design Standard.

4. Main Issues

4.1 This report follows on from the one made to the November 2018 meeting of the Housing and Communities Committee and seeks approval to the final draft of the Design Standard following its review.

4.1 The key elements of the original Design Standard were:

- Silver Energy Efficiency Standard or higher – the standard makes this a compulsory component. Compliance with this element also requires provision for a home office space
- Energy use monitoring devices fitted
- Improved accessibility (“wheelchair” standard encouraged)
- Kitchens with dining space where possible
- Bathrooms with windows encouraged
- Extra hall space for wheelchair/pram/bike and wider passages generally
- External: Designing Streets principles are encouraged.

4.2 The new Standard proposes improvements such as:

- Stipulating required floor areas to ensure that better space standards are achieved
- A requirement, rather than encouragement, that 10% of all the new housing be wheelchair standard or other specialist unless there are particular circumstances which would prevent this
- Including Dementia Friendly elements which can be “mainstreamed” into all new homes and not just specialist ones
- Future-proofing measures to improve the flexibility of the new homes over the longer term
- Providing additional advice on external areas.

4.3 The full version of the proposed new Design Standard is contained in Appendix 1 of this report.

4.4 The new Standard was the subject of a consultation exercise as detailed below at Section 9 which has resulted in amendments being made to the previous draft. While some comments were made about the generosity of the proposed space standards, the responses were generally very positive.

4.5 As with the previous draft, the Standard as well as listing essential elements contains a list of desirable items which we are asking developers to consider whilst recognising that these may be of an aspirational nature at this stage.

4.6 Notwithstanding our commitment to improve the quality of new affordable housing by means of the Design Standard, there is a recognition that a degree of discretion may have to be applied in certain areas where a project is finding it difficult to meet the full criteria. Decisions on such matters will be the responsibility of the More Homes Board.

5. People Implications

- 5.1** There are no people implications from this report.

6. Financial and Procurement Implications

- 6.1** It is considered that if the principles of an improved Standard are incorporated into the scheme design at an early stage, the costs need not be onerous for developers. Accordingly, there is no proposal at this stage to increase the new build budget as detailed in the current WDC HRA Business Plan as a result of this review.
- 6.2** An improved Standard would deliver homes which were more sustainable over the long term and consequently provide more of a financial asset to the developer's business plan going forward.

- 6.3** There are no known procurement issues associated with the review of the Standard.

7. Risk Analysis

- 7.1** There is a risk some potential housing providers may be discouraged from developing due to concerns over perceived higher costs associated with the Standard. However, there is an argument that the higher quality housing arising from the Standard represents a better longer term asset for the developing housing provider. Also, the case has been made that better design need not be more expensive, especially if designed-in from an early stage. There is no evidence to suggest that the introduction of the Standard in 2015 had an adverse effect on development interest or on the new build programme generally. The situation would be subject to ongoing monitoring to ensure there was no negative impact on the delivery of the AHSP.

8. Equalities Impact Assessment (EIA)

- 8.1** An EIA screening has been carried out as part of the development process and it detailed an improved standard would have an entirely positive equalities impact given that the emphasis would be on improving accessibility, sustainability and flexibility.

9. Consultation

- 9.1** A first consultative draft was circulated around all appropriate WDC service areas, the West Dunbartonshire Health and Social Care Partnership and other key partners involved in delivering the AHSP. This was followed by circulation of the second draft, as appended to this paper.
- 9.2** The Principal external consultees have been the Housing Associations operating in West Dunbartonshire and colleagues in the Scottish Government's More Homes Division. A presentation was made to the West

Dunbartonshire Tenants and Residents Organisation Committee who have been very supportive of the measure.

- 9.3** Consideration was given to the proposal by the West Dunbartonshire Council Place and Design Panel on 20th August 2018 and the comments made have been taken into account progressing in the draft.

10. Strategic Assessment

- 10.1** An improved Design Standard which contributes to improving the quality of the Housing stock in West Dunbartonshire would contribute to all the Council's strategic priorities.

Peter Barry
Strategic Lead, Housing and Employability
Date: 25th January 2019

Person to Contact: John Kerr, Housing Development and Homelessness Manager, Housing Development and Homelessness, Housing and Employability, 16 Church Street, Dumbarton, G82 3PU, telephone: 01389 737366, email: john.kerr@west-dunbarton.gov.uk

Appendices: Appendix 1: West Dunbartonshire Design Standard – Final Consultative Draft January 2019

Appendix 2: Glossary of Terms

Background Papers: Report by Strategic Lead, Housing and Employability to Housing and Communities Committee 07 November 2018 - Review of West Dunbartonshire Affordable Housing Design Standard

West Dunbartonshire Design Standard for Affordable Housing Supported by the Affordable Housing Supply Programme – Agreed November 2015
www.west-dunbarton.gov.uk/media/4309718/wdc-design-standard-adopted-november-2015.pdf

West Dunbartonshire Council's Local Housing Strategy 2017-2022
<http://www.west-dunbarton.gov.uk/media/4311723/housing-strategy-2017-2022-final.pdf>

Local Housing Strategy, Equalities Impact Assessment, November 2016

http://www.west-dunbarton.gov.uk/media/716927/lhs_eia_sept_2011-revised.pdf

Wards Affected:

All

West Dunbartonshire Design Standard – Final Consultative Draft

January 2019

Element	Essential	Desirable	Comments
General			
Buildings to be designed to have a minimum life of at least 60 years.	X		
A minimum of Ten percent of all new housing must be designed to wheelchair accessible standard ¹ .	X		This requirement may be relaxed in exceptional circumstances for example, where the project is being developed for different specialist housing or the topography is particularly difficult.
All new homes must achieve a Standard Assessment Procedure (SAP) rating of at least 80.	X		
All new homes must meet at least the Silver Active standard (all aspects 1-8).	X		
Dual aspect homes should be provided wherever possible.		X	Single aspect properties will never be acceptable in north facing locations or in homes with 3 or more bedrooms.

¹ Wheelchair Standard defined as Housing for Varying Needs Part 1 -wheelchair standard.

Level access should be provided to the principal entrance. Where topography does not allow this, level access must be provided to another entrance. This would only be acceptable in exceptional circumstances.		X	
All floor plans should show a furniture layout to comply with those set out in HfVN and should clearly indicate where the Home Office space is located.	X		
Careful consideration should be given to providing the best orientation for the properties in terms of solar gain or potential cooling advantages.		X	
Main entrance doors should be positioned to take cognisance of the prevailing winds.		X	
We encourage consideration of innovative carbon reduction measures, for example Waste Water Heat Recovery Systems (WWHRS), in new developments.		X	
The layout of adjacent dwellings, as well as of lifts and circulation spaces, must seek to limit the transmission of noise to sound sensitive rooms within dwellings.	X		
Access to a living room through a kitchen dining room in 3-bed+ family units is not acceptable.	X		
A dwelling should have at least one accessible WC and wash hand basin and at least one accessible shower or bath, located on the principal living level of a dwelling.		X	
In 8-person homes, there should be separate utility room with space for a sink and two appliances as a minimum.		X	
A home office space must be included in each property. Where the house is for 4 or more people, consideration should be given to including a further home office space.	X	X	This is a Silver Standard requirement.
Bedrooms			
Double bedrooms must be capable of accommodating twin beds.	X		
The bed space should be located such that the bedhead is not under a window.		X	
Built in wardrobes should be provided to all bedrooms. Wardrobes should have sliding or side hung finished flush doors, a continuous shelf and hanging rail. The internal depth of the	X		See separate section on storage space for

wardrobe should not be less than 600mm.			more detail. Only in exceptional circumstances should these be omitted.
Future provision for direct access from the main bedroom to a bathroom is desirable.		X	
Bathrooms			
Internal bathrooms, ie those without windows, should be avoided wherever possible.		X	
Baths should not be sited under windows.		X	
The preference is for the bathroom door to open outwards while ensuring this does not cause an obstruction in the hall.		X	
Slip resistant floor finish (min R value = 11) and integrated coved skirting to be provided to all wet rooms; bathrooms, shower rooms and WCs. Coving in kitchens is preferred but optional.	X		
Kitchens			
Kitchen designs should include a dining space suitable for the size of the household. Only in exceptional circumstances should this be omitted.	X		
Floor spaces within the kitchen (minimum 625mm clear width) must be allocated for a cooker, a full height fridge/freezer, and a washing machine. dishwasher. For larger 5, 6+ dwellings, also provide a space for a tumble drier with vent and a dishwasher.	X		
Slip resistant floor finish (min R value = 11) and integrated coved skirting to be provided to all kitchens.	X		
Consideration to be given to providing floor finishes to open plan/kitchen/dining areas.		X	
Stairs/Hallways/Circulation Spaces			
Tapered treads must be avoided in the design of stairs.	X		
Ceilings over stairs should be lowered to match the rake of the stairs for ease of maintenance, while maintaining the required minimum 2000mm head room.	X		
Entrance doors to dwellings must have a minimum clear opening of 870mm.	X		

All corridors must have a minimum width of at least 1200mm (+ an increase at a change of direction to allow a 1.5m turning circle).	X																																										
Internal Door Widths must be a minimum 800mm clear width.	X																																										
Minimum Space Standards																																											
Minimum net internal floor areas and storage (m2) All developments should meet the following minimum space standards. Note:- Dwellings that exceed these minimum space standards are to be encouraged.	X																																										
<table border="1"> <thead> <tr> <th></th><th colspan="3">Minimum Net Floor Area</th></tr> <tr> <th>Number of bedrooms/people</th><th>One-storey dwellings (m2)</th><th>Two-storey dwellings (m2)</th><th>Three-storey dwellings (m2)</th></tr> </thead> <tbody> <tr> <td>1 bedroom (1 person)</td><td>33.0</td><td></td><td></td></tr> <tr> <td>1 bedroom (2 person)</td><td>50.5</td><td></td><td></td></tr> <tr> <td>3 person</td><td>61.0</td><td>68.0</td><td></td></tr> <tr> <td>4 person</td><td>73.5</td><td>79.0</td><td></td></tr> <tr> <td>5 person</td><td>82.5</td><td>89.5</td><td>98.5</td></tr> <tr> <td>6 person</td><td>90.0</td><td>97.0</td><td>102.5</td></tr> <tr> <td>7 person</td><td>111.5</td><td>114.5</td><td>118.5</td></tr> <tr> <td>8 person</td><td>120.5</td><td>123.5</td><td>127.5</td></tr> </tbody> </table>		Minimum Net Floor Area			Number of bedrooms/people	One-storey dwellings (m2)	Two-storey dwellings (m2)	Three-storey dwellings (m2)	1 bedroom (1 person)	33.0			1 bedroom (2 person)	50.5			3 person	61.0	68.0		4 person	73.5	79.0		5 person	82.5	89.5	98.5	6 person	90.0	97.0	102.5	7 person	111.5	114.5	118.5	8 person	120.5	123.5	127.5			
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8 person	120.5	123.5	127.5																																								

9 person	129.0	132.0	136.0			
	Minimum Net Floor Areas for Wheelchair Adaptable					
1 bedroom (1 person)	43.0					
1 bedroom (2 person)	58.5					
3 person	75.0	82.0				
4 person	87.5	93.0				
5 person	100.5	107.5	116.5			
6 person	108.0	115.0	120.5			
7 person	122.5	136.5	140.5			
8 person	133.0	151.0	155.0			
9 person	147.5	161.5	165.5			

<p>The above areas are based on Net Floor Areas, defined as:</p> <ul style="list-style-type: none"> • Living rooms, dining rooms, bedrooms, kitchens, bathrooms, shower rooms etc • General storage space including areas occupied by fitted cupboards • Halls and staircases. <p>It excludes:</p> <ul style="list-style-type: none"> • Common corridors, landings stairwells and areas of a shared nature • Areas where the headroom is less than 1.5m • Common utility rooms. 			
The maximum depth of a storage cupboard should be 1m. They should be free of hot water cylinders, boilers, heat exchangers, washing machines and the like and all parts of the cupboard should be a minimum of 2m high internally.		X	
Internal ceiling heights must be a minimum of 2.4m in all habitable rooms, measured from finished floor level.	X		
<p>Single Bedrooms</p> <p>The minimum floor area for a single bedroom, exclusive of built-in wardrobes, is 8 m2 and should be a minimum of 2150mm wide.</p> <p>Single bedrooms should have a wardrobe min 600m x 600mm.</p>	X	X	
<p>Double Bedrooms</p> <p>The minimum floor area for a double/twin bedroom, exclusive of built-in wardrobes, is 12.5 m2.</p>	X		

A double or twin bedroom (one double or twin bedroom) should be at least 2750mm wide and every other double or twin bedroom is at least 2600mm wide.		X	
Double/twin bedrooms should have a wardrobe min 1200 x 600mm.		X	
Disabled Access Requirements			
75% of all G/F houses must be provided with a walk-in shower unless there are especially difficult site constraints. Where a bath is fitted in a G/F, a wet floor should be provided.	X		
Consideration to be given to using contrasting colours and finishes around the doors to aid recognition for sight impairment.		X	
For the benefit of people with sight impairment, floor surfaces mustn't be heavily patterned or of a gloss finish as this causes glare.	X		
Door numbers and external door bells must be clearly visible against their background to assist people with a sight impairment.	X		
Letter boxes should have cages to collect mail.		X	
The minimum floor area for a single bedroom is 10 m2 for wheelchair housing.	X		
The minimum floor area for a double/twin bedroom is 15.5 m2 for wheelchair housing.	X		
Sustainability			
Measures which support the aim of decarbonising the grid, including provision of district heating systems, are encouraged.		X	We are in a transitional period in terms of the development of DHS but this will be an area for development in future versions of the Standard.
LED lighting is preferred for communal areas.		X	
Consideration should be given to the inclusion of smart meters when second generation		X	

models, not tied to particular energy suppliers, when available.			
Consideration should be given to incorporating mobile phone app based technology for managing home energy and security.		X	
Boilers must achieve at least an A efficiency rating.	X		
Internet Ready			
The Design Standard requires the provision of a home office space. Particular attention is drawn to AHSP Process and Procedures MHDGN 2018/01 Annex A: Future –Proofing Access to Internet and Broadband Services.	X		
Provision of a communal satellite & Freeview television system must be specified for flatted properties in developments. Consideration should be made for additional points in the bedroom. A dual satellite dish such as Freebird should be considered to allow wider access to international channels.	X		
Provision must be allowed for ‘fibre to the premise’ so that any ISP can be utilised by the occupier	X		
Inclusion of a cheap high speed fibre internet package through a particular provider should be considered.		X	

Assisting People with Dementia

WDC supports the view that housing will play an increasingly important role in improving the conditions for people with dementia. We may wish to consider designating particular houses or projects as being “Dementia Friendly”. For these houses a full range of assistive design measures may be employed. WD HSCP has provided advice on design measures which would assist people with dementia and those with learning difficulties. There may be value in considering incorporating some of these elements as a matter course as a future-proofing measure in mainstream housing, particularly in ground floors. The principles outlined in this section apply also to other people who would benefit from assistive measures including those with physical disability issues.

Dementia Friendly Elements ²			
General. <ul style="list-style-type: none"> Flooring should be of a consistent tone Noise pollution should be minimised where possible Allow for easy installation of future telecare items In appropriate locations, consideration to be given to wall/ceiling structures capable of future installation hoist and track systems Care should be taken in selecting windows handles. Difficult to open handles or ones in contrasting colours may be appropriate Two electric double sockets must be made available next to the telephone socket to allow for future telecare items Spy holes should be provided to external doors (one at standing level, the other for wheelchair users) Consideration to be given to provision of power switches which are in contrasting colours to the wall 	X	X X X X X X X	
Lighting. Good lighting is particularly important for people with Dementia. Where possible, seek to maximise lighting especially at key areas such as sinks, worktops, bathrooms and external pathways. <ul style="list-style-type: none"> Consider night time lighting pathways to bathrooms Light switches should be in a contrasting colour For some client groups dimmer lights in living room and bedrooms are beneficial 		 X X X	
Kitchens.			

² The Dementia Centre at Stirling University provides useful information and advice. Developers should have regard to the principles contained here: Improving the design of housing to assist people with dementia. DSDC, CIH, Stirling University ,JIT.
<http://www.cih.org/resources/PDF/Scotland%20general/Improving%20the%20design%20of%20housing%20to%20assist%20people%20with%20dementia%20-%20FINAL.pdf>

<ul style="list-style-type: none"> • There should be a continuous worktop between oven and sink • At least some cupboards should have glazed doors(or shatterproof clear material) • Cupboard door handles should be of contrasting colours • Taps should be lever, not mixer, and marked “H” and “C” in red and blue • Worktops should be of a solid colour, not patterned, and should be of a matte finish • Sinks should be of generous dimensions • Install non-slip flooring 	X	X X X X X	
Bathrooms. <ul style="list-style-type: none"> • Taps should be lever, not mixer, and marked “H” and “C” in red and blue • WC should have traditional handle flush levers or raised buttons • Consideration to be given to painting bathroom doors in strong contrasting colour • Provide large wash hand basins • Install non-slip flooring • Glare from tiles/wet boards should be minimised. Use a matte finish. • In wet rooms, which will have coved skirting, a contrasting capping strip should be included to make it clear where the floor ends and the wall begins. • Showers should have an automatic timed switch off/maximum temperature control 	X X	X X X X X X	
Externals. <ul style="list-style-type: none"> • Non-slip paving must be employed 	X		
<ul style="list-style-type: none"> • Pathways must be well lit 	X		
<ul style="list-style-type: none"> • Extra care should be taken creating short and clear access routes to bin stores and drying areas 		X	
<ul style="list-style-type: none"> • Consideration should be given to providing raised planters in gardens 		X	
<ul style="list-style-type: none"> • Planting of scented varieties is encouraged, especially near paths and 		X	

doorways			
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General External Items

The WDC Local Development Plan advocates sustainability principles and high open space standards in a design-led approach to new housing³. *Creating Places*⁴ details the Scottish Government's vision to protect and enhance the built environment while their policy document *Designing Streets*⁵ promotes an approach to street design which challenges the primacy of motorised vehicles in neighbourhoods. New affordable housing should support the principles contained in these documents.

Developers should also take note of WDC Planning guidance Residential Development: Principles for Good Design, 2014 and Our Green Network, 2015 which are due to be updated along with the current local development plan.

Element			
Sustainability	Essential	Desirable	Comments
Building Standards require the provision of an accessible space to allow for the safe, convenient and sustainable drying of washing (3.11.6). Drying space must be integrated into the design of external spaces. Such provision may be shared, provided the arrangement is practical.	X		
Source Control Drainage shall be employed to minimise SUDS requirements and to provide a natural solution to rainwater runoff. This shall include maximising permeable elements in hard landscape areas subject to discussion with WDC Roads.	X		
Projects must seek to achieve environmentally sustainable parking levels, taking			

³ <https://www.west-dunbarton.gov.uk/media/4312635/residential-development-principles-for-good-design-local-development-plan-proposed-plan-planning-guidance-april-2014.pdf>

⁴ <http://www.gov.scot/Publications/2013/06/9811>

⁵ <http://www.gov.scot/Publications/2010/03/22120652/0>

account of the type, tenure mix and location of the housing.			
External lighting units will be subject to consultation with WDC Roads but must not distribute light above the horizontal plane.	X		
Provision for Electric vehicles should be considered (charging points and ducting for future provision of the points).		X	
External Areas			
Public footpaths and paths to houses must be a minimum 1200mm wide and should have a 1:100 crossfall.	X		
Planting should include edible fruit species.		X	
Front garden areas should contain hedges/taller shrubs to give a sense of privacy. Appropriate tree planting is also encouraged where space permits.		X	
Where timber board fencing is used to define rear/side boundaries, self-clinging/climbing plants or specimen shrubs should be used to break up the monotony.		X	
A minimum useable garden space of 50m ² should be provided for each house. For flats, a minimum of 10m ² should be allowed per unit.		X	It is recognised that a balance requires to be struck between the amenity provided by the garden and the maintenance burden it may place on the tenant or housing developer.
Timber boundary fencing of gardens should not back directly onto public spaces, including paths. Consideration should be given to running a hedge/planting strip behind the boundary.		X	
Any areas of grass should be of a size, shape and accessibility which facilitate ease of mowing.	X		Every effort should be made to avoid any “left-over space” which would give maintenance difficulties.
Developers should engage at an early stage with the Roads Authority to agree upon an environmentally sustainable solution which seeks to minimise car parking spaces.		X	

Normally, car parking should be provided at a level 1-step-down from mainstream developments: i.e. 1.5 spaces per dwelling with 3 or fewer bedrooms and 2 spaces per dwelling with 4 or more bedrooms. An acceptable design can include areas of landscaping showing a superimposed parking layout to the levels agreed with the Roads Authority, conforming to NRDG dimensions.	X		
Areas of car parking should be designed to encourage other uses, such as play. A <i>Designing Streets</i> approach should be considered.		X	
Cycle parking should be provided for flatted developments at the rate of 1 space per dwelling, in line with Cycling By Design 2010. This should be located at ground level and be in a secure, covered environment (e.g. part of the building or a lockable compound)		X	
Road layout must demonstrate compliance with current standards / guidance as advised by Roads Service (e.g. NRDG and Designing Streets).	X		

West Dunbartonshire Design Standard 2019

Glossary

Affordable Housing Supply Programme (AHSP)	The principal Scottish Government grant funding for Council and housing association new build.
Dual Aspect	A property with windows on two or more walls.
Energy Efficiency Standard for Social Housing (EESH)	A measure introduced by the Scottish Government to improve energy efficiency and reduce fuel poverty. The standard established a first milestone for social landlords to reach by 31 December 2020.
Fuel Poverty	A household is deemed to be in fuel poverty if more than 10% of its income is spent on fuel use.
Green Network	Connected areas of natural, semi natural and created greenspace, active travel and recreational routes, watercourses, woodland and other habitats that together form an integrated and multi-functional network.
Greener Standard	See Silver Standard below
Housing for Varying Needs (HfVN)	<i>Housing for Varying Needs</i> : a design standard which requires new dwellings to be designed to be barrier free internally to ensure that a wide range of needs can be met. All homes funded through the AHSP must at least meet this standard.
Local Development Plan (LDP)	<i>The Local Development Plan</i> : the statutory land use planning framework for West Dunbartonshire. The plan covers the whole of West Dunbartonshire with the exception of the area within the Loch Lomond and the Trossachs National Park. The current plan is the <i>West Dunbartonshire LDP2 Proposed Plan</i> dated September 2018.
Local Housing Strategy (LHS)	<i>The Local Housing Strategy</i> : the statutory document setting out the strategic housing priorities over a rolling 5-year period. The current version is the <i>More Homes Better Homes West Dunbartonshire Local Housing Strategy 2017 – 2022</i> .

National Roads Development Guide (NRDG)	The <i>National Roads Development Guide</i> is Scotland's principal guidance on this roads, produced by the Society for Chief Officers of Transport in Scotland
Open Space	Includes all green spaces which contribute to the amenity of an area.
Place and Design Panel	A forum convened by West Dunbartonshire Planning which works collaboratively with developers, architects and the likes to provide advice and assistance in pre-application proposals to help ensure projects contribute to a culture of design excellence.
Standard Assessment Procedure (SAP)	<i>Standard Assessment Procedure</i> : a government energy rating for homes.
Scottish Environmental Protection Agency (SEPA)	<i>Scottish Environmental Protection Agency</i> : the government body responsible for environmental regulation.
Strategic Housing Investment Plan (SHIP)	<i>Strategic Housing Investment Plan</i> : the annual document which sets out the funding priorities for affordable housing in West Dunbartonshire for the next five years.
Silver Standard	A sustainability level detailed in the Scottish Government's Building Standards Part 1: Technical Handbook – Domestic (Part 7.1 Statement of Sustainability). Sometimes referred to as <i>Greener standard</i> .
Silver Active Level	The sustainability level above Silver, which requires the inclusion of use of a low and zero carbon generating technology (LZCGT), usually meaning the inclusion of wind turbines, photo voltaic cells, combined heat and power units (fired by low emission sources) or some such items.
Sustainable Drainage System (SuDS)	A <i>Sustainable Drainage System</i> manages the impact of new developments on surface water drainage discharges. It may involve elements such as water retention basins and permeable surfaces.
Telecare	The range of equipment and services available to assist a person to remain safely in their own home. It includes things like movement and fall detectors, panic buttons and automatic medication management.
Waste Water Heat Recovery Systems	<i>Waste Water Heat Recovery Systems</i> are energy saving devices which recover

(WWHRS)	heat/energy from waste water and use it for other purposes.
West Dunbartonshire Health and Social Care Partnership (HSCP)	The health and social care integration body with delegated authority from the NHS Greater Glasgow Health and West Dunbartonshire Council.
Wheelchair Accessible Standard	An accessibility standard requiring more than HfVN. These are homes with significantly increased floor areas. Elements might include, for example, particular features in kitchens and bathrooms, hoist systems linking bedrooms to bathrooms and storage space for 2 wheelchairs. As defined under Housing for Varying Needs Part 1 - wheelchair standard.

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead, Housing and Employability

Housing and Communities Committee: 6 February 2019

Subject: More Homes West Dunbartonshire – West Dunbartonshire Council House New Supply Programme

1. Purpose

- 1.1** This purpose of this report is to provide the Housing and Communities Committee an update on progress with West Dunbartonshire's Council House New Supply Programme.

2. Recommendations

- 2.1** It is recommended that the Housing and Communities Committee:
- (i) Note the content of the report and the progress made to date in the delivery of the Council's More Homes West Dunbartonshire approach;
 - (ii) Approve the addition of Queens Quay Site C into the West Dunbartonshire Council House New Supply Programme and instruct the Strategic Lead, Housing and Employability to develop a viable housing proposal and provide an update to the next Housing and Communities Committee;
 - (iii) Note the increased planned expenditure to deliver the Council's new build housing programme which will result from the increase in target unit costs and an abnormal allowance to be included as outlined in Section 6 of this report, this increased expenditure will be reported to the Council as part of the HRA Estimates and Rent Setting report in February 2019; and
 - (iv) Note that the report and the delivery of the Council's ambitious plans to deliver new homes to meet housing need will include significant member involvement in its delivery and as such a regular update report will be provided to each Housing and Communities Committee

3. Background

- 3.1** In West Dunbartonshire the AHSP is delivered through the More Homes West Dunbartonshire strategic approach which was initially tasked with delivering over 1000 new affordable homes in West Dunbartonshire by 2021 and includes the Council's ambitious New House Building Programme.
- 3.2** As part of the Council's More Homes West Dunbartonshire programme a target has been set for 1000 new affordable homes to be built within a 5 year period up to March 2021 between the Council and developing partner

Housing Associations. To assist in meeting this target, the Council has ambitious plans which were approved by Council in February 2018 to build around 400 new homes for social rent from 2018–2021, the first of which were delivered in Spring 2018 in Second Avenue, Clydebank.

- 3.3** The Council's latest development of 40 new homes in Second Avenue/Singer Street, Clydebank is in addition to the 121 new Council homes delivered prior to the More Homes West Dunbartonshire approach outlined in the table below.

Table 1:

Project	No. of Units	Completion Date
Granville Street (Phase 1), Clydebank	24	July 2013
Miller Road, Alexandria	15	October 2013
Granville Street (Phase 2), Clydebank	9	February 2014
Central Bellsmyre, Dumbarton	36	December 2014
Hillstreet Square, Dumbarton	37	August 2015
Second Avenue, Clydebank	40	April 2018
Totals	161	

- 3.4** The Strategic Housing Investment Plan (SHIP) 2018-2023, outlining West Dunbartonshire's Affordable Housing Supply Programme through the More Homes West Dunbartonshire approach was approved by the Housing and Communities Committee in November 2018.
- 3.5** The More Homes Delivery Team continues to prioritise the new build projects in order to ensure that West Dunbartonshire Council delivers the new Council homes within the agreed budget and timescales.
- 3.6** As part of the Council's More Homes West Dunbartonshire programme a target has been set for 1000 new affordable homes to be built up to March 2021 in West Dunbartonshire between the Council and developing partner Housing Associations. To assist in meeting this target, the Council has ambitious plans which were approved by the Housing and Communities Committee in February 2017 and March 2018 to develop around 400 new council homes for rent (this figure is inclusive of buyback properties). Partner Housing Associations have a combined target of over 800.
- 3.7** The Council's Tendering Committee approved the appointment of a Strategic Delivery Partner on 29 August 2018. The reaching of this key milestone will see CCG Scotland Ltd work with the Council to deliver five of our new build development inclusive of enabling and construction works.

4. Main Issues

- 4.1** The Scottish Government has a key national target to deliver a minimum of 50,000 new supply affordable homes in Scotland by March 2021 supported by over £3bn of investment. All local authorities have a significant role in terms of the delivery of Strategic Housing Investment Plans (SHIPs) to assist in meeting the 50,000 target. In West Dunbartonshire, our More Homes Better

Homes West Dunbartonshire approach outlines the local target for a minimum 1000 new affordable homes to be built by 2021 in West Dunbartonshire between the Council and developing strategic partnering Housing Associations.

- 4.2** On February 19th 2018, the Minister for Local Government and Housing wrote to all Scottish Local Authorities reminding them of their responsibilities to accelerate and ensure the delivery of the Affordable Housing Supply Programme; the Council's More Homes West Dunbartonshire approach strongly supports such an aim. This has been strengthened through the formation of a More Homes West Dunbartonshire Project Board chaired by the Strategic Lead for Housing and Employability which will provide strong governance and leadership to ensure the ambitions are achieved.
- 4.3** The HRA Capital Plan and SHIP both approved in 2018 outlined the plans the Council have for meeting their targets and these revised targets for Council new build are outlined below:

Table 2: Council New Build

Site/Developer	Number of Units
St Andrews High School, Clydebank	68 (within 126 unit development)
Dumbarton Harbour	45
Creveul Court, Alexandria	20
Haldane Primary School	64
Aitkenbar Primary, Bellsmyre	52
Clydebank East ex MSF site	54
Queens Quay, Site B, Clydebank	29
332 units	

- 4.4** In addition to table 2, and following discussions with Wheatley Group who had previously been noted to take forward Queen Quay Site C within the SHIP, it is recommended that the Council work towards looking to develop a new housing proposal for Site C and its future inclusion within the Council House New Supply Programme. This will increase the Council's projected new build programme to an estimated 362 units as it is proposed that this site would provide family housing of around 25-30 units to complement the flatted accommodation planned for Sites A and B (Queens Quay).
- 4.5** It should be noted that this site would not necessarily contribute to the 2021 target; rather it may be included as a future development site post 2021 and consistent with the Council's stated intention to develop beyond 2021. The site would only be taken forward if a financially viable project that meets housing need can be developed, however to assess this would require some initial spend to develop these proposals fully within the existing HRA Capital Programme.
- 4.6** The More Homes, Better Homes West Dunbartonshire programme would see an estimated investment of over £70m in council house building to deliver the

current programme; this would be supported through initial estimated grant funding of around £25m (table 3, 6.3 below).

- 4.7** All the new build Council Programme is managed and delivered by our Housing Development Team supported by Consultancy Services, this includes the design which is undertaken by our own architectural officers, with the exception of Dumbarton Harbour, Creveul Court and Clydebank East which is being developed through a design and build arrangement, with the design arrangements in accordance with WDC requirements.
- 4.8** Progress on each of the Council new build projects is outlined below:-

St Andrews School Update

This development will provide 126 units in total. The Council will lead this development and is in discussion with the Wheatley Group, through Cube Housing Association, with a view to delivering a joint project of 68 Council and 58 Cube HA units. The Council is managing the delivery of this project. The development also includes the delivery of an assisted living unit within the development strengthening the partnership with West Dunbartonshire Health and Social Care Partnership.

A PAN pre-planning public consultation event was held on Tuesday 13th June 2018 in Clydebank Town Hall and evidenced strong support for the proposed development. Planning Consent was granted by the Planning Committee in November 2018.

Works are ongoing to prepare the site. Demolition of the former Janitors house and the removal of a number of trees has been carried out. A ground remediation strategy is in preparation which will inform the proposed site start expected to be May 2019, with completion anticipated around March 2021.

Dumbarton Harbour

The Housing Development Team are engaged with Turner Townsend and have agreed the design specification, and are currently in the process of developing a construction programme for the delivery of the 45 units. An element of enabling works has already commenced and with full planning permission already secured we anticipate being on site with a construction by early 2019 and complete by Autumn 2020.

Alexandria Town Centre

A design brief is being developed which will see this development deliver around 20 new homes for social rent. A key principle for the design is to build on the housing need already satisfied through the adjacent Caledonia/Dunbritton Housing Association's Kippen Dairy development and meet any unmet need particularly in relation to older persons accommodation. This project will be discussed at the Council's Design Panel in January 2019.

The site is currently being prepared in terms of the demolition of the existing Creveul Court building. Work is ongoing to carry out surveys, remove meters

etc. The demolition is programmed to take place during Spring 2019 and it is hoped that an on-site start before the end of 2019 will be achieved.

Haldane Development

An outline design has been developed for this affordable housing project which would see the delivery of 64 new homes, this development would also incorporate design of new homes which would meet the needs of our Health and Social Care Partnership including units to meet particular needs. We anticipate a site start within 2019/20. This may be accelerated depending on the demolition of the former school and practical transfer to the Housing Revenue Account.

A PAN consultation event took place on 3 October 2018 at Mill Park. Draft plans were on display for residents to come along and help influence the design before a planning application is made. Members of staff from Consultancy Services, Housing Development and Housing Operations were in attendance to answer questions. The event was well attended and received positive feedback to the initial plans.

Bellsmyre Regeneration (Aitkenbar)

A Planning Application for 52 properties has been made in December 2018. A PAN consultation event took place on 18 September 2018 at the Cutty Sark Centre. Draft plans were on display for residents to come along and help influence the design before a planning application is made. Members of staff from Consultancy Services, Housing Development and Housing Operations were in attendance to answer questions. The event was well attended and received positive feedback to the initial plans.

In advance of the site start the demolition of the site will conclude to allow the site to be fully transferred to the Housing Revenue Account. The Council has served notice on the existing community groups who are still utilising the Longcrags facility and are supporting them to investigate alternative accommodation solutions.

A site start has been programmed for Summer 2019 with completion towards early Autumn 2020.

Clydebank East

A design brief is being developed which will see this development deliver around 50/60 new homes for social rent, as part of a wider regeneration masterplanning approach being considered for this site.

Work to prepare for the demolition of the properties on this site is underway. Due to the volume and type of properties the demolition is complex and regular progress reports will be provided to the Housing and Communities Committee.

Queens Quay, Site B, Clydebank

A Planning Application for Site A and B comprising of a total of 149 flatted units was made in December 2018 following a positive elected members

seminar which detailed the development. As highlighted in 4.4 of this report it is proposed that the Council develop a new scheme for Site C within the Queens Quay development which would seek to provide more family type homes to complement the housing mix within Site A and Site B.

- 4.9** The provision of new housing that is the right type and size and that which is needed in accordance with our housing demand lists has contributed to positively regenerating these areas. In addition, the provision of new council housing for rent, along with other housing service led initiatives through our Better Homes West Dunbartonshire approach, such as the implementation of the Housing Asset Management Strategy, housing management initiatives and the HRA Capital Programme carrying out significant works on existing stock have all contributed positively to the overall regeneration of these priority areas.
- 4.10** As part of our strategic housing approach, tenant satisfaction levels and other contributing indicators to analyse the impact of housing regeneration activities will continue to be tracked and be reported to the Housing and Communities Committee. It will be closely monitored through the Housing Improvement Board, as part of the Housing Services Performance Management Framework.
- 4.11** In addition to its direct role as a developer of new housing, the Council's Housing Development Team plays a key enabler role through its statutory position as the Strategic Housing Authority.

5. People Implications

- 5.1** There are no people implications from this report.

6. Financial and Procurement Implications

Financial

- 6.1** In order to estimate spend on the Council's New Build Programme, a cost per unit figure is established. The exercise to do this last took place during 2015. Since this time inflation and significant market influences have changed. There is exceptional demand on construction materials due to the 2021 target. In addition, the Council are predominantly building larger family homes to meet the needs of the housing list; these properties have higher build costs. The cost per unit figure of £150,000 is no longer appropriate and the target cost has been increased to £160,000 and additional allowances for abnormal cost is also allowed for to cover any unknown ground conditions that have to be resolved. These measures were approved by the More Homes Project Board in December 2018. It should be noted that should there be no abnormal costs; those allowances will be categorised as underspend within the overall HRA Capital Programme.
- 6.2** The impacts and ambition of the Council's New Build Programme has been reviewed and assessed together with the revised target cost, increased

abnormal element and inclusion of the development of Queens Quay Site C highlighted within this report (Sections 6.1 and 4.4 respectively) through the Council's HRA Business Plan Model and is affordable with no negative impact to the future viability of the HRA.

- 6.3** Taking into consideration the increased costs and more refined unit numbers as designs become more developed the spend and minimum grant requirements have been revised in table 3 below:

Table 3: Council New Build Spend

Project	No. of New Houses	Total Cost Est	Abnormal Allowance	Grant Required
St Andrews School, Clydebank	126 (68 WDC/Cube HA 58)	£20.16m	£500k	£8.188m
Dumbarton Harbour	45	£6.235m	£0k	£2.655m
Alexandria Town Centre, Alexandria	20*	£3.2m	£400k	£1.18m
Bellsmyle Regeneration (Aitkenbar), Dumbarton	52*	£8.32m	£1.8m	£3.068m
Haldane PS, Alexandria	64*	£10.24m	£1m	£3.78m
Clydebank East, Clydebank	54*	£8.64m	£750k	£3.186m
Queens Quay Site B	29*	£4.64m	£750k	£1.711m
Queens Quay Site C	30*	£4.8m	£750k	£1.77m
TOTALS	420	£66.235m	£5.95m	£25.538m

*figures are subject to change

- 6.4** In March 2018 Council approved the Housing Capital Programme 2018-2023 which has net profile spend of £52.145m on council new build housing over that 5 year period year period. The increased unit costs and increased programme have been worked into the Housing Capital Programme and will be reported to Council at its February 2019 meeting, however Committee is recommend to note the increase in average target unit costs and note overall projected increased expenditure.
- 6.5** The introduction of the West Dunbartonshire Affordable Housing Design Standard approved by the Housing and Communities Committee in November 2015 will ensure all new affordable housing developments in West Dunbartonshire will be eligible for the higher 'greener' subsidy levels of £72k (RSL) and £59k (Council). This enables the leverage of an additional £2k of grant funding per unit of affordable housing in West Dunbartonshire. The Design Standard is currently being reviewed and will be subject to a report to the Housing and Communities Committee in February 2019.

- 6.6** In addition, to the current benchmark grant levels highlighted in 6.5, the Council has commenced discussions with the Scottish Government seeking additional grant where a strong justification merits this e.g.; larger/specialist housing provision. The success and outcome of this approach will be highlighted to future Housing and Communities Committees.
- 6.7** The future Council new build plan outlined at Table 3 will see over £66million of investment to deliver the Affordable Housing Supply Programme with a minimum of £25m of this being Affordable Housing Supply Funding from the Scottish Government.
- 6.8** From the current point in time until the end of the financial year (31 March 2019) there is projected spend on the Councils 6 new build projects of £3.288m. This is broken down by project in table 4 below

Table 4: Spend to Year End

Project	Spend to 31 March 2019
St Andrews School, Clydebank	£503,758*
Dumbarton Harbour	£650,000
Alexandria Town Centre, Alexandria	£391,588*
Bellsmyle Regeneration (Aitkenbar), Dumbarton	£260,875*
Haldane PS, Alexandria	£416,716*
Clydebank East, Clydebank	£1,064,939*

*figures subject to change

Procurement

- 6.9** As highlighted in section 3.7 of this report, a robust contract strategy resulted in the appointment of CCG Scotland Ltd to deliver five of our new build development sites inclusive of enabling and construction works.
- 6.10** Further opportunities to maximise the positive social, economic and environmental impact for the Council through this contract will also be explored.

7. Risk Analysis

- 7.1** All Council new build projects have their own Risk Register which highlights the risk within and out-with the project team's control. These are maintained and adjusted on an on-going basis.
- 7.2** With any new build project there is a risk that as the projects develop the cost increases beyond the estimated contract cost. Any additional borrowing

requirements, or conversely, cost savings will be reported to future meetings of the Housing and Communities Committee. However, this is mitigated through a target cost model approach.

8. Equalities Impact Assessment (EIA)

- 8.1** The proposal does not alter any existing policy or pattern of service delivery and so is not considered to require an equalities impact assessment.

9. Consultation

- 9.1** As part of our rent consultation exercise, 92% of respondents indicated their support for the Council's ambitious plans to deliver the Housing Revenue Account (HRA) new council house build programme.
- 9.2** Regular updates on new build development are provided to the West Dunbartonshire Tenants and Residents Organisation at the bi-monthly liaison meetings.

10. Strategic Assessment

- 10.1** The Local Housing Strategy is the overarching document setting out the strategic direction for housing across all tenures and informs the future investment in housing and related services across West Dunbartonshire.
- 10.2** Having considered all the Council's strategic priorities, this report and the provision of new supply social housing for rent contributes greatly to all five strategic priorities.

Peter Barry
Strategic Lead, Housing and Employability
Date: 24 January 2019

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Appendices: 1. Appendix 1 – Queens Quay, Site C Plan

Background Papers: West Dunbartonshire Council's Local Housing Strategy 2017-2022
<http://www.west-dunbarton.gov.uk/media/4311723/housing-strategy-2017-2022-final.pdf>

Local Housing Strategy, Equalities Impact Assessment, November 2016

http://www.west-dunbarton.gov.uk/media/716927/lhs_eia_sept_2011-revised.pdf

More Homes, Better Homes West Dunbartonshire
Strategic Housing Investment Plan, Housing
Development, November 2017

Affordable Housing in West Dunbartonshire, Housing
Strategy and Development, July 2015

<http://www.west-dunbarton.gov.uk/media/4308583/brochure-final-website-version.pdf>

Wards Affected:

All



LAND REGISTER OF SCOTLAND



ORDNANCE SURVEY NATIONAL GRID REFERENCE

NS4970SW NS4970SE NS47SE

Scale
1/1250

Survey Scale
1/1250

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