

Local Context

We want to develop communities in which people feel safe to live, work and enjoy their leisure time and where people of all ages demonstrate respect for each other and their environment. Our communities face challenges similar to other areas in Scotland dealing with high levels of multiple deprivation.

West Dunbartonshire has a well-established spectrum of organisations committed to developing stronger and safer communities. It also benefits from strong community-based action and involvement and local agencies dedicated to partnership working.

Good quality housing in the right location supports social justice, economic competitiveness and sustainable development. Our aims are to provide well-located, high quality new housing, which makes efficient use of resources, identify opportunities for a choice of private housing in appropriate locations, support the provision of social rented housing and ensure that existing residential areas are protected from inappropriate development. In the past local authority rented housing formed the largest part of the total housing stock. Over the years this has changed; the national trend in the growth of owner-occupation is likely to continue as long as people prefer to own rather than rent their homes and they can afford to buy. Since 1996, 3,000 new homes have been built in West Dunbartonshire, an average of 330 per annum. Almost seventy percent of these completions were in the private sector, and 85% were on brownfield sites. Currently there are significant development proposals being pursued by the private sector particularly along the riverside in Dumbarton and Clydebank.

Our studies have identified that whilst there is an overall surplus of housing stock over projected households by 2009, much of this stock is in areas of low demand or not of a type or size that households are looking for. We have a statutory duty to ensure our own stock meets the Scottish Housing Quality Standard by 2015. We are currently evaluating options for doing this – including revising the Local Housing Strategy and reviewing the options for a community ownership programme through a new Standard Delivery Plan - to enable the houses to meet the standards without significant rent increases and to reduce the number of unsuitable and un-let properties.

Over a quarter of the area's housing stock is owned by the council and a significant proportion of our urban area comprises council housing or houses previously owned by the council. In total there are 43,889 dwellings in West Dunbartonshire. Owner-occupation now accounts for 25,007 dwellings or 57% of the housing stock in the West Dunbartonshire Council (WDC) area and social rented housing from WDC accounts for 11,670 dwellings or 27% of the total stock. Social rented housing from a housing association accounts for 5961 dwellings or 14% and the remaining 1251 or 3% is taken up by the private rented sector. We recognise that the appearance of these estates the empty properties and the repairs service all need resources and further improvement. We appreciate that tenants can be unhappy at the behaviour of their neighbours. We have recently refreshed the allocations policy to address this

Homeless applications increased by 6% over the previous year. This was due largely to a change in practice recommended by Communities Scotland. The number of people being housed in permanent accommodation has risen by a further 10%. It is estimated that more than half the increase in presentations resulted in cases that ended in loss of contact prior to the decision. There was no significant change in the number of households placed in temporary furnished accommodation in 2006/7. The number of people presenting as homeless in 2006/7 in the three settlements were Clydebank - 1250, Dumbarton 631 and Vale of Leven 525. :

The Scottish Household Survey asks people to rate their neighbourhoods as a place to live. In West Dunbartonshire 42% of people rate their neighbourhoods as very good which is 10% lower than the Scottish average figure. However when people who live in the 20% most deprived communities are asked the same question, satisfaction with their neighbourhood levels drop to 25%. When asked about satisfaction levels of how local agencies are dealing with anti-social behaviour people in West Dunbartonshire say that 10% are very satisfied which is 1% ahead of the Scottish figure and 35% are fairly satisfied which is 5% higher than the Scottish figure.

<u>Local outcomes</u>	Relevant Indicators	Frequency	Data Source	Baseline (2006/07)	Local Targets & Timescales
Increase percentage of adults who rate their neighbourhood as a good place to live <i>(National Indicator 28)</i>	Percentage of residents rating neighbourhood as a 'very good' place to live	Bi-Annual	Scottish Household Survey	42% (05/06)	
Improve the mix, quantity, location and affordability of housing in West Dunbartonshire <i>(Corporate Objective)</i>	Rate of new house building (CPI)	Annual	Scottish Government Statistics	To get data	
	Number of Affordable homes		Housing Statistics for Scotland	To get data	
Improve the quality of council housing <i>(Corporate Objective)</i>	The total percentage of the council's housing stock meeting the Scottish Quality Standard (CPI, SPI)	Annual	Audit Scotland SPI	11%	80% (2011/12)
Improve homelessness services <i>(relates to National Indicator 22)</i>	Number of unintentionally homeless households in settled accommodation	Annual	HL1 Homelessness returns		
	Percentage of Kerbcraft potentially homeless who do not go on to become homeless	Annual	HL1 Homelessness returns		
	Number of private rented and social rented tenants who become homeless	Annual	HL1 Homelessness returns		
	% of Citizens Panel members who have undertaken unpaid volunteer work in the last 3 months (CPI)	Bi-Annual	CP survey Apr 2007	Baseline 33%	40% (2011/12)

National Outcome NO-11 Create strong, resilient and supportive communities	Increase community volunteering and involvement <i>(Corporate Objective)</i>	% of Citizens Panel members who attend local community or representative groups (CPI)	Bi-Annual	CP survey Nov 2006	Baseline 18%	23% (2011/12)
	Required Actions/Commitment by local partners for these outcomes	Develop, agree & implement Standard Delivery Plan for Council Housing				
	Scottish Government required action/commitment to support delivery of local outcome					