



**West Dunbartonshire  
Local Housing Strategy 2011 – 2016**

**Consultative Draft  
October 2011**

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## 1. Introduction

**1.1** Welcome to the consultative draft of the West Dunbartonshire Local Housing Strategy 2011 -2016.

The Local Housing Strategy (LHS) sets out our understanding of the housing issues over the coming five year period and indicates how the Council and its partners address them.

The LHS provides the strategic direction for housing across all tenures and informs the future investment in housing and related services across West Dunbartonshire. This strategy replaces the previous Local Housing Strategy 2004 -2009.

**1.2** The LHS is a key corporate planning activity for local authorities and is the overarching strategic document on:

- Housing;
- Homelessness;
- housing support services; and
- fuel poverty.

Relevant staff from across all appropriate Council Departments and partner agencies have contributed to the development of the draft.

**1.3** The development of the strategy has been underpinned by West Dunbartonshire Council's commitment to promoting and sustaining equality and inclusion, and equality and diversity principles.

**1.4** A Strategic Environmental Assessment (SEA) screening report has been carried out in respect of this Strategy. The Council has determined that a SEA is not required in this instance. The SEA Screening Report can be found here:

<http://www.west-dunbarton.gov.uk/housing/local-housing-strategy/strategic-environmental-assessment-screening/>

**1.5** The Strategy contains an action plan which outlines the projects/activities to be implemented to achieve the aims of the Local Housing Strategy for the period 2011 - 2016. The LHS will be augmented with an annual Strategic Housing Investment Plan (SHIP) detailing how the housing investment priorities will be delivered.

## Please Send Us Your Comments

The comments and contributions made during the first stage of the consultation process have been invaluable in preparing this paper. We hope that as many people as possible take this further opportunity to comment on the direction we propose for the future direction of housing in West Dunbartonshire.

We would welcome any comments on this consultative draft strategy. The consultation period ends on **25<sup>th</sup> November 2011**. You can do this by contacting the Housing Strategy Team at:

- Email: [Jamie.Dockery@west-dunbarton.gov.uk](mailto:Jamie.Dockery@west-dunbarton.gov.uk)
- In Writing: West Dunbartonshire Council  
Housing, Environmental and Economic Development  
Policy Strategy and Continuous Improvement  
Garshake Road  
Dumbarton, G82 3PU
- By Phone: Jamie Dockery, 01389 737366

## 2. National and Local Context

**2.1** Under the terms of the Housing (Scotland) Act 2001, Local Authorities are charged with preparing a Local Housing Strategy which undertakes a comprehensive assessment of housing needs and conditions and produces strategies to address the issues identified.

**2.2** The Local Housing Strategy is set within the wider context of the West Dunbartonshire Single Outcome Agreement (SOA) and the Council's Corporate Plan. The SOA recognises that good affordable and sustainable housing is a key element in the strength and resilience of our communities.

### **2.3 West Dunbartonshire Community Planning**

The aim of the West Dunbartonshire Community Planning Partnership (CPP) is to promote partnership working that delivers public sector reform and improvement leading to better quality of life for the residents and communities of West Dunbartonshire.

**2.3.1** In June 2011 West Dunbartonshire Community Planning Partnership (CPP) approved the following three new priorities to inform its new SOA 2011-2014:

- Work and Benefits;
- Safe, Strong and Involved Communities; and
- Supporting Children and Families.<sup>1</sup>

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<sup>1</sup> Report to West Dunbartonshire Council 29 June 2011 West Dunbartonshire Single Outcome Agreement 2011 - 2014

**2.3.2** The LHS will be employed by the CPP to guide their activities towards reaching a vision for housing set by local communities and is a key component of the supporting framework through which the CPP can achieve its aims. It underpins the delivery of the agreed SOA outcomes, especially in relation to the *Safe, Strong and Involved Communities* priority.<sup>2</sup>

**2.3.3** Under the *Safe, Strong and Involved Communities* priority the SOA lists a series of local outcomes:

- Reduced violent crime;
- Enhanced safety of women and children;
- Reduced anti-social behaviour and disorder;
- Improved home, transport and fire safety;
- Reduced impact of alcohol and drug misuse on communities;
- Preventing people from becoming homeless;
- Improved quality and availability of affordable housing;
- Stronger, confident and more involved communities; and
- Reduced greenhouse gas emissions.

The LHS has a role to play in addressing all of these issues.

**2.3.4** In turn, these local outcomes are aligned to the following National Outcomes:

- NO-06 We live our lives safe from crime, disorder and danger;
- NO-07 We have tackled the significant inequalities in Scottish society;
- NO-09 We live our lives safe from crime, disorder and danger;
- NO-10 We live in well designed, sustainable places where we are able to access the amenities and services we need;
- NO-11 We have strong, resilient and supportive communities where people take responsibility for their own action and how they affect others;
- NO-12 We value and enjoy our built and natural environment and protect it and enhance it for future generations;
- NO-13 Take pride in a strong, fair and inclusive West Dunbartonshire identity;
- NO-14 We reduce the local and global environmental impact of our consumption and production; and
- NO-15 Our public services are high quality, continually improving, efficient and responsive to local people's needs.

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<sup>2</sup> West Dunbartonshire CPP Single Outcome Agreement 2011 -2014 June 2011

## **2.4 National and Financial Context**

The LHS has been informed by the Scottish Government's housing policy paper *Homes Fit for the 21<sup>st</sup> Century*<sup>3</sup> and the accompanying *Proposals for the Innovation and Investment Fund*<sup>4</sup> which present the Government's housing vision for the coming decade. These papers emphasise the Scottish Government's continuing commitment to increasing the supply of social housing with a strong drive towards finding new ways of financing house building with an increased emphasis on leveraging far more resources from outside the public sector.

**2.5** It is clear that the previous business models for the provision of social housing are no longer applicable and that the Government sees the way forward being dependent upon cross subsidy arrangements with shared equity and mid-market products. This view is reflected in the promotion of new funding mechanisms such as the National Housing Trust (NHT) and the Innovation and Investment Fund (IIF).<sup>5</sup>

**2.6** To put the changed funding arrangements into a local context, over the five years 2006/07 – 2010/11, RSLs in West Dunbartonshire were in receipt of an average of around £9M per annum Housing Association Grant (HAG). This is predicted to fall to £6.128M in 2011/12. No RSL HAG funding has been secured beyond 2011/12.<sup>6</sup>

**2.7** While the September 2011 Spending Review found an extra £55M for the IIF, the total of just over £110M remains significantly lower than that available in recent years for support for affordable housing. The Spending Review and Draft Budget 2012/13 show a decline in the total Housing and Regeneration funding from £389.6M in 2011/12 to £272.7M in 2014/15. This represents a capital spend reduction of 36.7% in real terms.<sup>7</sup>

## **2.8 Standard Delivery Plan/ Housing Stock Transfer**

To meet its Scottish Housing Quality Standard (SHQS) obligations by 2015, the Council approved a Standard Delivery Plan for its housing stock in October 2008 which proposed a transfer of 45% of the stock to another landlord(s). The Scottish Government has indicated that the Council's strategy for meeting the SHQS was achievable, although not without risks. The Council agreed a detailed stock transfer strategy in May 2010 and decided on the preferred stock transfer packages in October 2010. It is planned that a tenant ballot on the transfer proposal will take place in September 2012.

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<sup>3</sup> Homes Fit for the 21<sup>st</sup> Century The Scottish Government's Strategy and Action Plan for Housing in the Next Decade: 2011 – 2020.

<sup>4</sup> Outline Proposals for the Innovation and Investment Fund SG Housing and Commonwealth Games February 2011.

<sup>5</sup> The Scottish Government National Housing Trust <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/supply-demand/nht>

<sup>6</sup> SG IIF Announcement 15/09/11 <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/investment/innovationfund>

<sup>7</sup> <http://www.scotland.gov.uk/Publications/2011/09/26110945/19>

## **2.9 West Dunbartonshire Economic Development Strategy 2011- 2016**

The West Dunbartonshire Council Economic Development Strategy 2011 - 2016<sup>8</sup>, provides a vision for the local authority area and an economic strategy for West Dunbartonshire Council and its key stakeholders. The strategy is based on a detailed analysis of the economic characteristics and priorities of West Dunbartonshire and highlights the importance of West Dunbartonshire as a contributor to the economic growth of Scotland as a whole. The regeneration of the existing housing stock is seen as one of the principal challenges facing West Dunbartonshire and improving the quality and quantity of housing one of the key objectives. This will be achieved by:

- Working with Registered Social Landlord's (RSL's) to ensure the delivery of a better quality existing and new housing which will contribute to wider regeneration objectives
- Annually reviewing the private sector housing and land supply to ensure a choice of housing sites in terms of location, type and affordability
- Enabling the delivery of private sector housing development, including Queens Quay, Clydebank.

## **3. The Consultation Process**

**3.1** The consultation over the LHS took place making use of the Council's Consultation Toolkit<sup>9</sup> which aims to ensure that communities, individually and collectively, inform the design and delivery of services.

**3.2** This draft is the result of a consultation process which commenced in May 2011 and concluded in July 2011. A Local Housing Strategy *Housing Issues Paper*<sup>10</sup> was widely circulated and three area based public events took place during June 2011. In addition, separate meetings were held with the West Dunbartonshire Tenants and Residents Organisation (WDTRO) and the Clydebank Community Forum (CCF). A presentation was also made to the West Dunbartonshire Landlords Forum.

**3.3** An on-line survey was available on the Council's website. However this resulted only in a very small number of responses.

**3.4** The West Dunbartonshire Citizens' Panel has proved to be a much more useful consultation tool. An important part of the CPP's strategy for effective community consultation, the Citizens' Panel, was built upon a long standing Panel run by West Dunbartonshire Council. A postal survey approach was adopted for the 2011 Local Development Plan and questionnaires were sent out to Panel members in mid May 2011. By mid June, a final response of 1,072 returns was achieved (72%)<sup>11</sup>. While this survey was principally concerned with the new Local Development Plan, the questions posed were relevant to the LHS and the results noteworthy. The findings are contained elsewhere in this document.

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<sup>8</sup> WDC Economic Development Strategy 2011-2016

<sup>9</sup> WDC Consultation Toolkit Published February 2011

<sup>10</sup> West Dunbartonshire Council Local Housing Strategy Housing Issues Paper Consultative Draft v.3 11  
May 2011

<sup>11</sup> Local Development Plan and Panel Feedback Survey Hexagon Research and Consulting June 2011

**3.5** A smaller number of written responses were made. A fuller analysis of all the responses is contained in the Consultation Responses Summary Report found here: <http://www.west-dunbarton.gov.uk/housing/local-housing-strategy/>

The main points made in the consultation process may be summarised as follows:

- There was very strong support for the provision of more affordable housing. Making better use of existing stock was a recurring theme;
- There was overwhelming support for making regeneration the main focus of housing investment;
- Considerable support was expressed for providing more support in temporary accommodation and more options generally for those facing homelessness;
- A more visible presence by housing and other staff was considered to be good way to way of improve the housing service and reduce anti-social behaviour. More attention should be paid to environmental improvements in housing areas; and
- There was considerable support for the policy of helping people stay in their own homes for as long as possible. Support was also expressed for an increase sheltered and other supported housing models. The issue of the physical accessibility of the housing stock was also raised and the need to have a better coordinated and strategic approach to the provision of aids and adaptations across all housing providers was noted.

The comments made thorough the consultation process have helped to inform this draft of the LHS.

**3.6** A broad range of community organisations took part in the consultation events, and it is hoped that this consultative draft LHS will elicit comments from a wider range of organisations including traditionally harder to reach groups such as those representing young people.

## **4. Regeneration**

**4.1** While there an identified need to build new housing of certain sizes and for particular needs, the evidence noted below in Section 5 Housing Need and Demand suggests that the principal housing concerns are around regeneration and fitness for purpose of the existing stock rather than pressure to provide new supply. This focus on regeneration is a corporate priority and is reflected in all the Council's key strategies such as the LHS and the Economic Development Strategy<sup>12</sup>.

### **4.2 WDC Economic Development Strategy**

The West Dunbartonshire Council Economic Development Strategy 2011-2016, and the accompanying Action Plan, set out West Dunbartonshire Council's key objectives for stimulating the economic prosperity of West Dunbartonshire, and the proposed means of achieving this. It recognises that the economic climate has altered significantly in recent years and the policy context at national and local level has had to adapt in order to address the global economic downturn. Priorities for this strategy which have closest ties to the LHS are the regeneration projects at Queens Quay in Clydebank, Dumbarton Harbour, and Alexandria Town Centre.

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<sup>12</sup> West Dunbartonshire Council Economic Development Strategy 2011-2016 April 2011



### **4.3 Housing Regeneration Areas**

West Dunbartonshire Council has decided that the following ten areas be considered housing regeneration priorities:

1. Bellsmyre\*;
2. Haldane\*;
3. Clydebank East;
4. Central Alexandria\*;
5. Central/Radnor Park;
6. North Mountblow\*;
7. Castlehill \*;
8. Brucehill\*;
9. South Drumry; and
10. Westcliff\*.

\* indicates where Regeneration Masterplan or Feasibility Study has already been carried out.

**4.3.1** While these areas are termed *housing* regeneration areas, the importance of linking proposals here to wider social and economic outcomes is recognised. In recent Strategic Housing Investment Plans<sup>13</sup>, prioritisation has been given to projects targeting these regeneration areas.

**4.3.2** Some housing regeneration areas are considered to have more pressing or wider ranging issues than others and these have been, or will be, the subject of Masterplanning exercises to map out opportunities and proposals. The following areas have been selected for the masterplan approach:

- Bellsmyre;
- Clydebank East;
- Central/Radnor Park; and
- Castlehill/Westcliff.

**4.3.3** A number of more specific feasibility studies have been carried out over particular housing opportunities in these areas. Both the feasibility studies and the masterplans have been drawn up in full consultation with the local communities.

**4.3.4** The focus on regeneration will continue to be reflected in the prioritisation of housing projects developed by the Council and its partners. Bidding landlords in the Stock Transfer process are required to have an understanding of these strategic priorities and to take account of masterplan or other feasibility studies in drawing up their Business Plans.

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<sup>13</sup> WDC Strategic Housing Investment Plan 2011/12 – 2015/16

## 5 Key Themes

In the consultation over the content of this draft, the following five key themes emerged

- Housing Need and Demand;
- Promoting Good Quality Housing;
- Homelessness;
- Sustainable and Supportive Communities; and
- Addressing Particular Housing Needs.

These themes are explored in more detail below.

### 5. Housing Need and Demand

**Key LHS Outcome: Ensuring people have access to affordable housing which is in the right location and is suitable for their needs.**

#### 5.1 Background to the Housing Need and Demand Assessment for West Dunbartonshire

**5.1.1** This section looks at the projected housing need and demand and what this may mean for the development of the housing strategy for the area. The housing need and demand assessment is the principal production for defining the housing supply base for the local housing strategy and the housing land allocation for the strategic and local development plans.

**5.1.2** A Housing Needs and Supply Assessment (HNDA) was undertaken through the Glasgow and Clyde Valley Strategic Development Plan Authority and completed in June 2011 as part of the proposed Strategic Development Plan for the eight local authorities in the Housing Market Partnership area.<sup>14</sup> The HNDA employed a methodology which complies with the Scottish Government LHS Guidance and which reflects the planning modernisation agenda, whereby authorities are encouraged to co-operate regionally and set up housing market partnerships where housing market areas cross local authority boundaries.<sup>15</sup> The HNDA has been confirmed by the Centre for Housing Market Analysis (CHMA) as robust and credible. The HNDA supersedes a Housing Need and Supply Study (HNSS) carried out for West Dunbartonshire Council by a consultant in 2008<sup>16</sup>.

**5.1.3** The HNDA is the first comprehensive assessment of housing need and demand for all tenures carried out across the eight authorities of Glasgow and the Clyde Valley. The HNDA serves a range of purposes. It is a Background Report to the Glasgow and Clyde Valley Strategic Development Plan and it provides an essential evidence base for the LHS and the Local Development Plan.

<sup>14</sup> GCVSDPA Housing Need and Demand Assessment June 2011 - [http://www.gcvsdpa.gov.uk/index.php?option=com\\_content&view=article&id=29&Itemid=25](http://www.gcvsdpa.gov.uk/index.php?option=com_content&view=article&id=29&Itemid=25)

<sup>15</sup> Scottish Government Local Housing Strategy Guidance Paras 40 - 42 25 June 2008

<sup>16</sup> Housing Needs and Supply Study Arneil Johnston for West Dunbartonshire Council July 2008

**5.1.4** The HNDA provides projections within two different geographies. For the private sector, the appropriate geographical framework is the Housing Market Area (HMA) system, which was developed for the 2000 Joint Structure Plan and reaffirmed for the Strategic Development Plan. Dumbarton and the Vale of Leven is a discrete Housing Market Area, within which all demand is considered to be local, and therefore must be met in the same area. In the east, Clydebank falls within the wider Greater Glasgow North and West sub-market area, and an element of demand here can be met over the wider submarket area. For the affordable (predominantly social rented) sector, the relevant geography is local authority level, together with defined LA sub-areas.

**5.1.5** The HNDA is primarily based around housing market areas and local authorities. However, data on much smaller areas, for example on local communities or lettings areas, is often required to formulate local housing strategies. Housing Management system data such as waiting list-to-let ratios can provide invaluable evidence for local interventions. For the purpose of the LHS, the work contained in the HNDA has been augmented by local information on areas such as particular needs housing and sub - area demand analysis with data extracted on a smaller geographical basis.

**5.1.6** The study contains two sets of household projection scenarios, the Planning Scenario (C2) and a Low Migration Scenario (A1). In addition, two affordability assumptions have been applied to the household projections: the high affordability assumption assumes a willingness to spend a higher proportion of income on private rent, which results in a larger private sector, whilst low affordability assumes that households will only spend a lower proportion of their income on private rent.<sup>17</sup>

## **5.2 HNDA Findings**

**5.2.1** As indicated above, the HNDA investigated a number of different scenarios for example in its assumptions about levels of migration and the affordability of tenure change. The LHS reflects the preferred scenario as agreed by the Housing Market Partnership, which provides a high estimate of future housing need and demands. The time periods for which results are provided reflect the requirement of the Local Housing Strategy and the Local Development Plan. The assessment of private sector housing is undertaken within a housing market framework, whilst the more local needs for the affordable sector are assessed within the local authority boundary.

**5.2.2** The HNDA is required to provide a series of Core Outputs, or key findings. For the purpose of the West Dunbartonshire LHS, the key findings may be summarised as follows:

### **5.2.3 Population/Households Estimates:**

Even under the optimistic assessment of migration, West Dunbartonshire's population is projected to drop from 90,940 in 2008 to 89,849 in 2025. The change in population however, is not regular across all age groups or time periods. The table below illustrates the projected population changes by age band:

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<sup>17</sup> The HNDA assumes that 25% of household income can be spent on housing costs. Another scenario using a 33% figure has also been tested.

**Table 5.1 WD Projected Population by Age Band**

	<b>2008</b>	<b>2016</b>	<b>2025</b>
0-15 yrs	16,382	15,600	15,515
16 to 64/59	57,097	55,285	51,554
65/60 to 74	10,649	12,013	13,696
75+	6,812	7,244	9,084
Total	90,940	90,142	89,849

Source HNDA Chapter 3 Annex A Table A5

The loss of population is anticipated to slow after 2016. In terms of age bands, there is a reduction in the number of children and those of working age, and a significant increase in those over retirement age.

However, in the same period the number of households is projected to increase from 42,699 to 47,245 or around 10%.<sup>18</sup> This indicates that while there is a drop in the population, there remains an increase forecast in the number of households brought about by a growth in numbers of people living alone. The proportion of Scottish households containing just one adult is expected to rise from the current 36% to 45% in 2033. The corresponding figures for West Dunbartonshire are 38% and 48%. After Renfrewshire, West Dunbartonshire has the second highest proportion of single households within the Glasgow and Clyde Valley conurbation.<sup>19</sup>

#### **5.2.4 Tenure Balance**

The HNDA broadly indicates a trend whereby the demand for Private Sector Housing is slowing down, the fall in demand for the Social Rented is leveling off and the Private Rented Sector is rising quite steeply. These findings are not surprising in a period when mortgages are difficult to obtain and there is a great deal of uncertainty about the economy.

The projected split of future households (Core Output 3 of the HNDA) using the Planning Scenario (C2 High Affordability) for West Dunbartonshire is as follows:

**Table 5.2 WD Projected Households by Tenure**

	<b>2008</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>
Private	26,322	28,438	29,254	30,149
Social Rented	16,377	16,370	16,664	17,097
Total	42,699	44,808	45,918	47,246

Source TA06 Table 6.3

#### **5.2.5 Estimate of Future Households requiring Market Housing:**

In order to establish if there is any requirement for additional land for private housing, the projected demand from future households is compared with the projected effective stock within the housing market framework. The results for Greater Glasgow North West sub-housing market area, which includes Clydebank, and the Dumbarton and the Vale of Leven discrete Housing Market Area are as follows:

<sup>18</sup>GCVSDPA HNDA June 2011 op cit para 7.75

<sup>19</sup>GCVSDPA HNDA Market Commentary October 2010

**Table 5.3a WD Households Requiring Market Housing (High Affordability) 2020**

	Locally Targeted Demand at 2020	Locally Targeted Supply at 2020	Local Shortfall	Local Surplus
Greater Glasgow North and West	101,150	104,643	0	3,493
Dumbarton and the Vale of Leven	16,391	17,433	0	1,042

**Table 5.3b WD Households Requiring Market Housing (High Affordability) 2025**

	Locally Targeted Demand at 2025	Locally Targeted Supply at 2025	Local Shortfall	Local Surplus
Greater Glasgow North and West	105,814	111,264	0	5,450
Dumbarton and the Vale of Leven	16,892	18,429	0	1,537

The full table of results, which constitute Core Output 7 of the HNDA, is provided in Tables 5.7 and 5.8 of the main document.

There are no projected shortfalls at any stage of the supply and demand comparisons. The HNDA therefore concludes that there is sufficient land available at both 2020 and 2025 to meet the optimistic demand projections for private sector housing in all housing market areas, including those which comprise West Dunbartonshire.

Whilst the appropriate geography to undertake this analysis is the Housing Market Area framework, Scottish Planning Policy requires results also to be set out at a local authority level. Figure 5.13 of the HNDA does this. The new build requirement to meet projected private sector demand for the following periods is as follows:

**Table 5.4 New Build Requirement 2008 -2025**

	2008-2020	2020-2025	2008-2025
Private	3,000	1,200	4,200

These figures inform the Housing Supply Targets set out below at 6.6.

### **5.2.6 Estimate of Future Households that will require Affordable Housing:**

Core Output 6 of the HNDA considers the number of future houses that will require affordable housing.

The report concludes:

*“in addition to already projected changes to social rented stock (for example, as a result of demolitions) and a new build element averaging 120 units per year, there is a shortfall of social rented homes in West Dunbartonshire that would be addressed by the development of an additional 25 houses per year over the next Local Housing Strategy period of 2011-2016. This makes allowance for dealing with identified backlog need, which at 11% of households is higher than the regional average of 9%.*

*The HNDA indicates that any shortfall of affordable housing is concentrated in Clydebank.*<sup>20</sup>

The HNDA indicates that the position is more complex in relation to social rented than the private sector housing and that significantly different results can result from employing a different methodology (see Technical Appendix 06<sup>21</sup>).

### **5.2.7 Housing Land Availability:**

The study finds that there is an adequate supply of housing land available for the plan period. This finding accords with the Council's Housing Land Audit<sup>22</sup>. The HNDA states:

*“With regard solely to physical capacity, there is sufficient land available at both 2020 and 2025 to meet the demand projections for private sector housing. This is the case in both Housing Market Areas: the self-contained Dumbarton and Vale of Leven Housing Market Area, and the Greater Glasgow North and West Housing Market Area, which includes Clydebank. However, with regard to both Housing Market Areas, this depends on development of some difficult sites, for example Queens Quay in Clydebank”*<sup>23</sup>.

**5.2.8** The HNDA notes that new supply is not the only way to meet identified housing need, and that management measures will also have a role to play in tackling concerns such as overcrowding and housing not addressing specific needs.

**5.2.9** While the HNDA findings provide essential information on overall need and demand, there are concerns that the methodology employed does not fully recognise the mismatch between the supply of the housing becoming available, in terms of the size, type and location, and the nature of the demand. There is a likelihood that the changing demographics towards an ageing and more infirm population will only exacerbate this mismatch in the future.

## **5.3 Pressured Area Status**

**5.3.1** Pressured Area Status may offer an opportunity to support the local housing strategy by addressing particular shortages by restricting the Right to Buy in both Council and RSL housing sectors.

**5.3.2** Section 142 of the Housing (Scotland) Act 2010 introduces significant changes in respect of pressured areas designations which make the measure a more attractive proposition for West Dunbartonshire. These new provisions commenced on 30 June 2011.

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<sup>20</sup>GCVSDPA HNDA June 2011op cit para 7.77

<sup>21</sup>GCVSDPA HNDA June 2011op cit Technical Appendix 06 Review of Supply and Demand/Need for Housing -Annex F All Stock All Households Method  
[http://www.gcvsdpa.gov.uk/images/stories/documents/HNDA%20Final%20TA06\\_AnnexF\\_All%20Stock%20All%20Households%20Method.pdf](http://www.gcvsdpa.gov.uk/images/stories/documents/HNDA%20Final%20TA06_AnnexF_All%20Stock%20All%20Households%20Method.pdf)

<sup>22</sup> WDC Housing Land Audit 31<sup>st</sup> March 2011

<sup>23</sup>GCVSDPA HNDA June 2011op cit para 7.76

The principal amendments are:

- Local authorities now have the power to make or amend pressured area designations. Scottish Ministers' role has been removed from the process. Two conditions must be met. Firstly, the housing need must substantially exceed the available supply. Secondly, the exercise of the right to buy (RTB) is likely to worsen the situation. Local authorities only have authority under the Act where they are satisfied that these criteria apply;
- There is now a provision which allows particular house types to be designated as pressured. Previously designations covered all houses in an area; and
- The maximum period for which a pressured area can be designated increases from five to ten years. In common with the previous arrangements, the designation can be extended further at the end of the period following fresh appraisal of the need and demand evidence.<sup>24</sup>

**5.3.3** The LHS consultation exercise indicated a high level of support for the consideration of a PAS designation. Initial discussions with the RSLs and the National Park Authority also show backing for this measure.

**5.3.4** While there does not appear to be sufficient evidence to support a PAS for the whole of West Dunbartonshire, a case could be made for a designation in respect of certain house types or high demand areas. However, the Council is mindful of the evidence requirement that the need for social housing in the area in question is, or is likely to be, substantially in excess of the social rented housing available. The Council and its partners have undertaken to give this matter detailed consideration.

## 5.4 Housing Profile

### 5.4.1 West Dunbartonshire Stock

West Dunbartonshire has just under 44,500 houses which is divided between tenures as follows:

**Table 5.5: WD Stock by Tenure**

Tenure	Total Number	%
Council Housing	11,323	25.5%
Registered Social Landlords	5,679	12.8%
Private Rented Sector	1,799	4.0%
Owner Occupation	25,672	57.7%

The majority of properties were built after 1900 with significant numbers built post First and Second World Wars. There is a considerable number of stock in the area that is of non traditional construction type.

Further detail on West Dunbartonshire's housing stock profile will be provided for the final version of the LHS.

<sup>24</sup><http://www.scotland.gov.uk/Topics/Built-Environment/Housing/16342/rtb/guidance>

**5.5 House Prices** House prices in West Dunbartonshire generally remain below the Scottish average, as do household incomes. Table 5.6 gives an indication of the West Dunbartonshire house prices by type and in comparison with the Scottish equivalents. While generally house prices in West Dunbartonshire have bucked the trend by showing an increase over the last year, they remain the fourth lowest in Scotland.

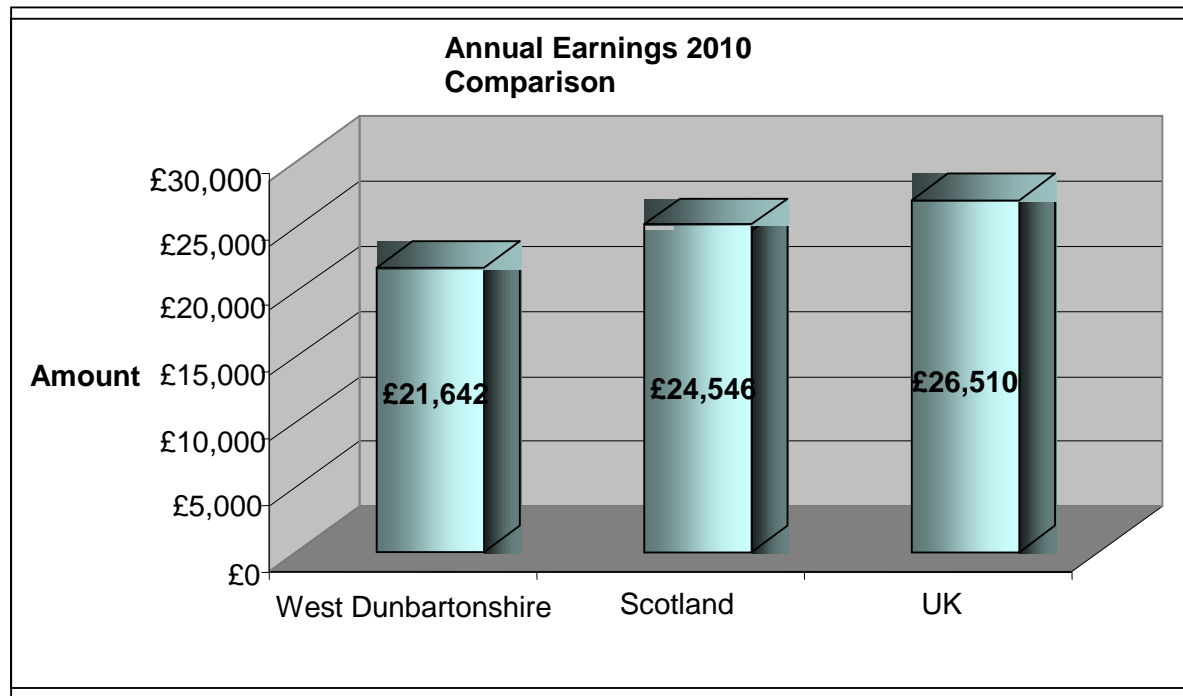
**Table 5.6 Residential Property Prices 2011– Mean Sale Price**

	Average Property Price		Detached		Semi		Terraced		Flat	
	April-June 2011	April-June 2010	April-June 2011	April-June 2010	April-June 2011	April-June 2010	April-June 2011	April-June 2010	April-June 2011	April-June 2010
WD	113,478	103,988	204,262	184,537	141,290	123,202	83,795	98,812	77,223	75,390
Scotland	153,820	153,303	226,145	226,481	141,992	148,262	124,605	127,740	118,020	120,170

Source Registers of Scotland<sup>25</sup>

The volume of house sales over the same period is down by almost 11%, identical to the Scottish figure.

**Figure 5.1 WDC/Scotland/UK Income Comparison** <sup>26</sup>



<sup>25</sup> RoS House Price Statistical Report April –June 2011 Table 7

Published 02 August 2011 [http://www.ros.gov.uk/public/news/quarterly\\_housing\\_market\\_statistics.html](http://www.ros.gov.uk/public/news/quarterly_housing_market_statistics.html)

<sup>26</sup> ONS Annual Survey of Hours & Earnings 2009 table 8.7a

<http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcm%3A77-210656>



## **5.6 Housing Supply Targets**

### **5.6.1 What is a Housing Supply Target?**

The Scottish Government now encourages Councils to set Housing Supply Targets (HST) for the annual delivery of housing in their areas and to ensure that sufficient available land is allocated through the local development plan for the purpose<sup>27</sup>. These targets should cover all tenures. The target should include new housing, replacement housing, empty properties brought back into use and conversions. While the targets are generally for 5 years, guidance suggests that Councils consider setting 15 year targets. Currently the Council sets a performance indicator for annual new build RSL and Private Sector completions.

### **5.6.2 How the Target has been set**

In setting the HST consideration has been given to the HNDA findings and the Council's broad social and economic objectives including that of growing the local economy. The key determinants of the numbers of new houses provided are the funding availability and the market conditions / capacity of the construction industry. As noted elsewhere in this paper, regeneration areas remain the priority for housing provision in West Dunbartonshire and new supply will be promoted in this direction.

**5.6.3** In relation to new Private Sector housing, West Dunbartonshire is facing the same difficulties as virtually every other local authority. Private sector house completions have slowed from 192 units completed in 2007/08 to 100 in 2010/11. There is currently no shortfall of housing sites in either housing market area in West Dunbartonshire.

**5.6.4** The changes to the funding arrangements for affordable housing introduced with the Innovation and Investment Fund (IIF) in 2011<sup>28</sup> make the planning for future provision in this sector difficult, as any award will be subject to an annual bidding process. The Council was successful in all three bids it made to the current year's bidding round.<sup>29</sup> None of the West Dunbartonshire housing associations applied for funding under the RSL stream of the programme. Of the three bids made by local RSLs under the Innovation stream of the budget two were unsuccessful. However, a multiple area bid made by a local RSL is one of three applications receiving further scrutiny from the Scottish Government.<sup>30</sup> If financially viable and considered to be good value for money, this project has the potential to deliver significant numbers of new affordable housing in West Dunbartonshire in future years.

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<sup>27</sup> Scottish Government Local Housing Strategy Guidance 25 June 2008 Para 43

<sup>28</sup> Homes Fit for the 21st Century The Scottish Government's

Strategy and Action Plan for Housing in the Next Decade: 2011-2020

<sup>29</sup>SG innovation and Investment Awards Announcement 22/09/11

<http://www.scotland.gov.uk/Topics/Built-Environment/Housing/investment/innovationfund>

<sup>30</sup> Keith Brown Minister for Housing and Transport - Speech to SFHA Annual Conference 22 September 2011

**Innovation and Investment Fund 2011/12**

It was announced in September 2011 that West Dunbartonshire Council was successful in its three bids for funding under the Council House Build stream in the 2011/2012 bidding round.

The successful bids were:

Miller Road, Haldane	15 units	£450,000
Granville Street, Clydebank	24 units	£720,000
Valeview Terrace, Bellsmyre	36 units	£1,080,000

**5.6.5** In accordance with Scottish Government advice the Housing Supply targets have been set with reference to the HNDA and by taking account of a series of factors. These are summarised below:

- The Capacity of the Construction Industry: The delivery of housing does not rely solely on the allocation of appropriate land in the development plan and Councils are advised to take into consideration the capacity of the building industry and the functioning of the housing market. The slow down in the construction industry is clearly evidenced by the number of “mothballed” sites and the delays to the completion of approved housing schemes. Given the low level of activity, there is no indication that there are any operative or material issues affecting the industry.
- Wider Strategic, Economic, Social and Environmental Policy Objectives: Increasing the number of new affordable houses and attracting capital investment are SOA priorities for West Dunbartonshire.
- Consultation Responses to the HNDA/MIR: There was a general recognition in the responses that the current economic climate was having an impact on the deliverability of new housing. Some respondents considered that there was a generous supply of housing land making further release unnecessary, whilst others questioned the effectiveness of the housing land supply and promoted new locations for housing development.
- Funding Availability: The availability of support funding is the key determinant of the number of new affordable housing being produced. As noted above, the changes to funding arrangements will be a major determinant of the supply of new housing.
- Consultation Responses to the Draft LHS: A number of responses were made on the Housing Issues Paper. There was very strong support for the provision of more affordable housing. Indeed, the provision of more affordable housing was by quite a margin the overall top priority for Citizen’s Panel members.
- Aspirations for Growth: Halting the population decline is a priority outcome for the West Dunbartonshire SOA, with a target of reducing the decline to 0% by 2015. The Council supports the Scottish Government’s goal of increasing housing supply.

**5.6.6** In promoting housing investment, the Council is mindful of its potential to deliver important economic benefits and to provide employment opportunities, particularly for young people. Where possible these projects should be linked to training and skills development initiatives. For example, the More Choices, More Chances Strategy supported by National Training Programmes (Get Ready for Work and Modern Apprenticeships), contracted out by Skills Development Scotland, are key platforms to support young people aged 16-19 years into employment. These are delivered in-part by the Local Authority as well as a range of other training providers. The Council's Economic Development Strategy contains more detail on the key task of equipping people with the right skills to meet the demands of a modern economy.<sup>31</sup>

### 5.6.7 Housing Supply Targets 2011 – 2025

Table 6.6 Housing Supply Targets

Tenure	Average Per Annum 2006-2010	WDC Current Performance Indicator (PA)	Annual Target 2011-2016	Annual Target 2016-2020	Annual Target 2020- 2025
Affordable Housing	79	77	70	70	70
Private Sector Housing	150	125	250	250	250
<b>Total</b>	<b>229</b>	<b>202</b>	<b>320</b>	<b>320</b>	<b>320</b>

**5.6.8 Affordable Housing Target:** The affordable housing target is 70 new build units per year. This comprises a balance between new Council and RSL housing. It is assumed that the Council will continue to be successful in acquiring support funding for further new provision and that the costs are supportable through the Housing Revenue Account. There is a considerable degree of uncertainty about how the Government's new affordable housing funding arrangements will affect the supply of new provision.<sup>32</sup> In the first year's round of IIF funding, no RSL in West Dunbartonshire applied for funding from the national RSL funding stream, while the Council was successful in all three bids it submitted to the LA stream. The nature of the new process, an annual bidding round, seems likely to make the forward planning of affordable housing supply more difficult.

**5.6.9 Private Sector Housing Target:** The private sector target has been set at 250 per annum to 2020. This reflects the requirement in the HNDA, which is based on an optimistic assessment of future demand, and can be accommodated on the existing agreed effective land supply. The private sector target includes an element of intermediate housing.

<sup>31</sup> West Dunbartonshire Council Economic Development Strategy 2011-2016 April 2011

<sup>32</sup> <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/investment/innovationfund>

**5.6.10 Intermediate Housing Target:** It is envisaged that this sector will become a growing proportion of housing supply, particularly in a climate when mortgages are increasingly difficult to come by. A target for the supply of intermediate housing has not been set in this strategy. The Council will assess the most appropriate way to support this tenure in the light of the new models being brought forward through the first round of the Innovation and Investment Fund. The Private Sector housing target noted above contains an element of Intermediate Housing but further work is needed to quantify this.

**5.6.11 National Housing Trust:** West Dunbartonshire Council has not taken part in the National Housing Trust (NHT) initiative. While there may be some value in a scheme such as this, there is little evidence to suggest that there is demand for Mid-Market Rent projects of this nature in West Dunbartonshire. It is likely to be more appropriate for areas which have more waiting list pressure. While the NHT could provide an alternative source of funding for affordable housing in West Dunbartonshire and may take some households off the waiting list, the numbers are likely to be small.

The Council has concerns that rented housing provided through this scheme is available for a temporary period only and that this limits the potential benefits of the scheme. In terms of contributing to meeting the affordable housing needs in West Dunbartonshire it is unclear how valuable this initiative would be.<sup>33</sup> The current appraisal of the NHT being carried out by the Scottish Government may bring forward variations which would be more attractive to the Council or RSLs operating in West Dunbartonshire.

**5.6.12 Monitoring of the Housing Supply Targets:** Improving the mix, quantity, location and affordability of housing in West Dunbartonshire is a key local outcome for the SOA and is linked to the National Outcome Number 10 on Sustainable Places and the related indicator which seeks to increase the rate of new house building. The local housing targets, private sector and RSL, have been established as relevant indicators through the Council's corporate performance management system and will be subject to regular review and annual evaluation.

#### **Key Actions**

- Encourage and support appropriate applications to the SG Innovation and Investment Fund;
- Investigate alternative funding sources to contribute towards the provision of new housing;
- Maintain generous supply of suitable housing land which is 10% in excess of that needed to meet Housing Supply Targets;
- Establish an integrated housing options approach with all partners;
- In consultation with partner RSLs, identify and designate appropriate housing types/areas for Pressured Area Status;
- Carry out further research on the value of mid-market/intermediate tenure options in West Dunbartonshire; and
- Consult on and produce an annual Strategic Housing Investment Plan.

<sup>33</sup> National Housing Trust/ Mid Market Rent WDC HEED Briefing Note 12/09

## 6. Promoting Good Quality Housing

**Key LHS Outcome: All residents live in good quality housing regardless of tenure.**

### 6.1 Introduction

Improving the quality of housing has been a constant focus of consecutive Scottish Governments housing policy. Promoting good quality housing in West Dunbartonshire not only improves the health and well being of residents but it is also a crucial factor in meeting the objectives of a number of other main LHS themes such as creating sustainable and supportive communities and housing need and demand.

**6.2** This section demonstrates how we are currently promoting good quality housing in West Dunbartonshire and how we will continue to do this and improve on this in the future.

### 6.3 Scottish Housing Quality Standard (SHQS)

The Scottish Government has a target that all socially rented housing is to be brought up to the Scottish Housing Quality Standard by 2015. To meet the SHQS all houses should be:

- Compliant with the Tolerable Standard;
- Free from Serious Disrepair;
- Energy Efficient;
- Provided with Modern Facilities and Services; and
- Healthy, Safe and Secure

### 6.4 Current SHQS Performance across the Tenures

**6.4.1 WDC Stock:** During 2011, West Dunbartonshire Council, through consultants completed a 10% Stock Condition Survey and a Structural Survey of council housing stock. As demonstrated above, West Dunbartonshire has a high percentage of non traditional stock and multi storey accommodation which generally has far higher investment needs and therefore expenditure than traditionally built stock.

The 10% Stock Condition Survey grouped similar properties together and used a sample based on this. The results of the survey were then cloned across the groups and the Council's technical staff is currently in the process of verifying this information as well as carrying out surveys on the remaining 90% of the stock with the aim of reaching 100% by 2013/14.

Table 6.1 demonstrates the compliance rates with SHQS that West Dunbartonshire Council has reached with its stock at April 2011:

**Table: 6.1 WDC Stock: Compliance with SHQS**

SHQS Element	Total Number	%
Tolerable Standard	11,323	100%
Free from serious disrepair	9,895	87.4%
Energy Efficient	7,060	62.4%
Modern Facilities & Services	9,896	87.4%
Healthy, Safe & Secure	7,273	64.2%
Total dwellings meeting SHQS	3,637	32.1%

**6.4.2 Private Sector Stock:** A Private Sector Stock Condition Survey was completed by the Council, through Consultants at the beginning of 2011. A sample of 1046 properties across owner occupation, private rented sector and registered social landlords was conducted. Although there is currently no requirement for private sector stock to meet the SHQS, the survey found the following:

**Table: 6.2 Private Sector Stock: Compliance with SHQS**

	Total Number	%
Tolerable Standard	27,975	98.5%
Repair	28,172	99.2%
Amenities	25,421	89.5%
Energy Efficiency	3,699	13.9%
Health/Safe/Security	20,613	72.6%
Total Stock Meeting SHQS	3378	11.9%

Source: Private Sector House Condition Survey, David Adamson & Partners, January 2011

**6.4.3 RSL Stock:** Information from the Scottish Housing Regulator website provides us with details of how West Dunbartonshire's RSL are performing in terms of meeting the SHQS target as laid out in table 6.3:

**Table: 6.3 RSL Stock: Compliance with SHQS**

	Total Number	%
Total RSL Stock in West Dunbartonshire	5647	13%
Total Stock Meeting SHQS	4708	89%

Source: Scottish Housing Regulator Website

## **6.5 Current Conditions in council house tenure - Overview**

In 2005 Savills were appointed by West Dunbartonshire Council to undertake a 15% representative stock condition survey of the Council's housing stock. Whilst the survey has been updated annually to reflect the capital investment in the stock the Council took the decision to undertake a further 12% representative sample to ensure the survey reflects the current position. Following a competitive tender Savills were appointed in September 2010 to undertake this work. The purpose of the survey is to:

- Build upon the previous survey we undertook in 2005;

- To provide accurate and statistically reliable information concerning repairs and maintenance as well as improvement costs forecast over a 30 year term;
- To collect, validate and report upon attribute and condition information about the stock for the purpose of improving existing records and future maintenance planning;
- To establish a methodology upon which further surveys may be undertaken in the future to supplement this survey exercise;
- To provide accessible, reliable and easily maintainable planning data for future repairs, maintenance and improvement programmes; and
- To assess the properties in accordance with the Scottish Housing Quality Standard

Whilst the stock has generally been well maintained on a day to day basis it has suffered from a lack of sustained planned maintenance investment. As a result, there are a significant number of major components that have reached or are reaching the end of their useful life and will require replacement in the short term.

Whilst most properties have had new front and back doors there are still a significant number that require this work. Most wall finishes are either pointed or rendered brick work and significant programme of re-pointing and/or re-rendering will be required during the next 10 years. Environmental issues such as paths, fences and boundary walls have not been a priority and some areas are in need of attention.

Internally, whilst the Council has fitted a significant number of kitchens and bathrooms there is still a requirement to continue with the ongoing programme. Most properties have some form of central heating and whilst the Council has had a significant programme of renewing the older systems, there remain a large number that will require renewal in the next 10 years. Additionally there are a number of properties which have partial heating systems that would benefit from being upgraded to full. Although serviceable the wiring is generally in poor condition and over a third of the stock needs re-wiring/upgrading over the next 10 years.

## **6.6 Conditions in non council house tenures - Overview**

The Private Sector House Condition Survey sampled a range of stock across owner occupation, private rented sector and registered social landlords (non council stock). The results were completed at the beginning of 2011. The Survey looked at a number of conditions across the stock sampled including:

- The Tolerable Standard;
- Housing disrepair;
- Condensation and dampness;
- Energy efficiency; and
- Environmental conditions

**6.6.1 The Tolerable Standard:** The Survey estimates that West Dunbartonshire has 437 non council stock that fail the requirements of the Tolerable Standard, this represents a 1.5% rate of failure. The most common reasons for failure are: inadequate thermal insulation and dampness. Within the non council stock, BTS failure is higher in the private rented sector, across inter-war housing and for terraced housing and flats.

**6.6.2 Dampness & Condensation:** The Survey estimates that 1978 or 7% of non council stock has problems with dampness and/or condensation. Only 164 dwellings experience serious dampness and/or condensation. Within the non council stock, dampness/condensation is higher in the owner occupied sector, for 1945-1964 housing and for terraced housing.

**6.6.3 Dwelling Disrepair:** The Survey estimates that 18,485 non council stock dwellings have some visible disrepair. This is more likely to affect dwellings constructed before 1965 than those constructed after 1989. Four in a block flats are also more likely to suffer from disrepair. In West Dunbartonshire 4439 or 15.6% of the non council stock suffers from severe disrepair.

**6.6.4 Energy Efficiency:** Information within the Survey on domestic energy and home insulation was subjected to a National Home Energy Rating. The results in this condition relate only to occupied properties that were surveyed. NHER ratings are put into 3 categories: 2 or less is Poor; 3-6 is Moderate; 7-10 is good. The following results were found for non council stock in West Dunbartonshire:

- 259 or 1% of stock has a poor NHER rating
- 10,283 or 38.6% of stock has a moderate NHER rating
- 16,127 or 60.5% of stock has a good NHER rating

Non council dwellings rated as poor or moderate are more likely found in the RSL sector, in pre 1919 housing and flats. The differences between the stock that has good ratings and stock with poor or moderate ratings generally comes down to those with poorer insulation and no central heating.

**6.6.5 Environmental Conditions:** The Survey estimates that 5849 non council stock dwellings are experiencing environmental problems. In general there are a number of factors that cause this including: railway/aircraft noise; heavy traffic; nuisance from street parking; litter and rubbish; motorways/main roads; and general untidiness. There is evidence of a relationship between environmental problems and disrepair, the Survey found that within areas experiencing environmental problems, 19.4% of dwellings required extensive repairs.

**6.6.6 Owner Occupied Sector:** The Survey highlighted that 335 or 1.6% of owner occupied dwellings are below tolerable standard; 3347 or 15.8% require extensive repairs; and 18838 are non compliant with the SHQS. In relation to required repairs and improvements, 3617 or 17.7% of owner occupiers stated they were aware that repairs were required. Having access to savings was the most common barrier to conducting repairs. The Survey found that there is a general reluctance from owner occupiers to re-mortgage or otherwise to enable necessary repairs to be carried out. Only 8.9% of owners would consider remortgage and younger households were more likely to consider this.



**6.6.7 Private Rented Sector:** Under the Housing (Scotland) Act 2006 sets out that landlords have to ensure that their stock meets the new Repairing Standard that came into force in September 2007. West Dunbartonshire Council now has to ensure the following:

- The house is wind and watertight and reasonably fit for human habitation;
- The structure and exterior of the house are in reasonable repair and proper working order;
- The installations in the house for the supply of water, gas and electricity and for sanitation, space heating and water heating are in reasonable repair and proper working order;
- Any fixtures, fittings and appliances provided under the tenancy are capable of being used safely for the purpose for which they are designed; and
- There is satisfactory provision for detecting and giving warning of fires

Overall, 1376 or 41.3% of private rented dwellings fail the Repairing Standard. The two key areas of failure are internal installations and internal fixtures and fittings.

## **6.7 Promoting Good Quality Housing**

The following outlines how West Dunbartonshire Council can ensure that the housing stock in all tenures meets modern standards and provides residents with a safe, warm and affordable place to live.

**6.7.1 Council Housing:** The Capital Programme is the Council's Investment Strategy for council housing stock. One of the primary aims of the Capital Programme is to meet the Council's obligation to comply with the SHQS by 2015, however it does take a more holistic view of the stock and what work has to be carried out to not only reach SHQS as a minimum standard but beyond that to make properties and areas safe, secure, attractive and sustainable places to live.

Work carried out within the Capital Programme includes; environmental works; door entry and close upgrades; Lift Upgrades; Kitchen and Bathroom upgrades; Roofing and Gutter Replacements; Heating Improvements; and Electrical Improvements.

Within the Capital Programme, the Council are proposing to move towards carrying out larger scale projects over longer periods of time to ensure that the 2015 SHQS deadline is achieved.

The planned changes in the procurement and progression of Capital projects using longer term contracts have been based on the following aims and objectives:

- Establish a three year investment programme of work that meets all the investment requirements of the Council's housing stock based on information from stock condition surveys and validation by staff;
- Establish a procurement strategy for implementing the three programmes using a mixture of suitable longer term Measured Term Contracts (MTC) and specialist contracts;

- Put in place a range of suitable contracts to establish the contractual capacity necessary to deliver all the work required to meet the Council's investment requirements for the period up to 2015, both SHQS and non-SHQS, and to ensure that SHQS is delivered on time taking into account potential changes in ownership resulting from stock transfer; and
- Ensure that the documentation required to provide evidence to the Scottish Government for claiming exemptions and abeyances from SHQS compliance is in place.

The detail of the planned changes is contained within a Housing Environment and Economic Development Committee Report in November 2011. The outcome of the Committee Report will be published in full within the LHS.

**6.7.2 Non council house tenures:** The Council published their Scheme of Assistance on 1 April 2010 as required under the Housing (Scotland) Act 2006, to help homeowners and private tenants repair, maintain and improve their homes. The Scheme also helps disabled people to adapt their home to meet their assessed needs. The Scheme of Assistance will:

- Provide information, advice and practical help to encourage all owners to take responsibility for their homes. This is available to all homeowners and private tenants in West Dunbartonshire.
- Continue to help disabled and elderly people live in their own home.
- Aim to provide basic levels of financial help to encourage owners to deal with major problems when their homes do not meet the Tolerable Standard (a legal standard housing must meet).
- Encourage flat owners who have responsibility for shared areas to take part in 'common works' carried out as part of investment programmes in council housing, and help us and other social landlords, such as housing associations, achieve the 'Scottish Housing Quality Standard' by 2015.
- Help to prevent privately owned homes falling into serious disrepair by highlighting the benefits of early action towards repairing and maintaining homes.

## **6.8 Achievements and Future Developments – All Tenures**

Over the course of the last few years, West Dunbartonshire Council has been actively working towards improving the quality of housing across all tenures and has secured a number of funding streams or carried out capital works to do this. These include:

**6.8.1 Fuel Poverty:** The Scottish Government uses the following definition of fuel poverty as set out in the Scottish Fuel Poverty Statement published in 2002:

'A household is in fuel poverty if it would be required to spend more than 10% of its income (including Housing Benefit or Income Support for Mortgage Interest) on all household fuel use'. Furthermore 'extreme fuel poverty can be defined as a household having to spend more than 20% of its income on fuel. The Scottish Government has a target to eradicate fuel poverty as far as reasonably practical by 2016.

Information from the Home Energy Efficiency Database and Scottish House Condition Surveys and the Scottish Index of Multiple Deprivation state the fuel poverty and deprivation levels in West Dunbartonshire Council which are:

- Out of 42,430 homes, 20% / 8,000 homes are fuel poor.
- We have 20% of Scotland's deprived Families (18,000 homes)

The Energy Savings Scotland Advice Centre Glasgow, through the Energy Savings Trust, confirms the above with figures showing 21,774 family homes are at risk of fuel poverty.

Recent fuel price increases will have an impact upon the numbers of fuel poor in Scotland. It is difficult to measure the impacts of fuel prices accurately as household incomes and other personal circumstances can change, but the Scottish Fuel Poverty Statement 2002 modeling exercise suggests that as many as 46,000 more households (i.e. 2% of households) will be pushed into fuel poverty every time energy prices rise by 5%.

We will develop a new strategy to maximise energy efficiency and conservation, linking in the council's Fuel Poverty Strategy, local housing associations and other local authorities.

The council is responsible for ensuring that energy efficiency is increased across all tenancies whilst working to eradicate fuel poverty by 2016.

To meet these targets we will continue to operate fuel poverty and energy efficiency programmes such as:

**6.8.2 The Home Energy Action Team:** This is a Community Partnership programme, Funded by Fairer Scotland fund. The Energy Advice Officer, offering sound energy advice, referrals for loft, and cavity wall insulation, and assistance in receiving new central heating systems for clients. We assisted clients in receiving:

- Home energy surveys;
- Energy advice;
- Referrals to welfare officers;
- Referrals for loft insulation;
- Referrals for Cavity wall insulation;
- Referrals to the energy assistance package (Stage 4);
- New central heating systems;
- Social Tariff and Benefit Checks; and
- Attendance at Energy Awareness Events

These measures will give our Residents considerable Savings on fuel bills (estimated at £73,661.00 annually) and carbon reductions (574.3 Tonnes co2 over the lifetime) as a result of this programme being carried out.

**6.8.3 The Home Insulation Scheme (HIS):** This is a Scottish Government area-based initiative on behalf of West Dunbartonshire Council. The West Dunbartonshire Council bid to the scheme was based on the index of areas of multiple deprivation and 13,000 homes in the Clydebank area were targeted for home energy surveys. This will provide residents with the following:

- The entire area will be surveyed by trained energy advisors from the Energy saving trust;
- All residents will be offered a benefits and social tariff check;
- Owners and private tenants will be offered measures free, or at a reduced cost;
- Residents will receive a free home energy check and Energy advice;
- Tenants homes identified as requiring measures will have these works carried out by council contractors;
- Work to owners homes will be carried out by EST procured contractors; and
- These measures will give our Residents considerable Savings on fuel bills (£131,280.00 Annually) and carbon reductions (4,916.3 Tonnes co2 over the lifetime) as a result of this programme being carried out.

**6.8.4 Universal Home Insulation Scheme (UHIS):** This is an area-based, free to all scheme. West Dunbartonshire Council has secured £96,000 for insulation works required across all tenures in the New Bonhill area. This was based on the index of multiple deprivation. Approximately 2145 homes were targeted, providing the following:

- A Thermal imaging survey, to identify homes that require insulation;
- Residents received a free home energy check and energy advice;
- Any work required was free to all;
- Work was be carried out by council appointed contractors; and
- These measures will give our Residents considerable Savings on fuel bills (£24,145.00 Annually) and carbon reductions (1,691 Tonnes co2 over the lifetime) as a result of this programme being carried out

**6.8.5 Energy Assistance Package stage 3:**

This was formally known as Warm Deal Funding. West Dunbartonshire Council received £242,000 during the last financial year (20010/11) to carry out insulation works to Council tenanted homes. Two contractors carried out loft & Cavity Wall Insulation installations. This produced the following results:

- To date we have carried out 89 Cavity Wall Insulation Installations & 887 Loft Insulation installations in WDC tenanted homes; and
- These measures have given our tenants considerable Savings on fuel bills (£78,310.00) and carbon reductions (5,549 Tonnes co2 over the lifetime) as a result of this programme being carried out.

**6.8.6 Cladding Works:** As part of the Council's Capital Programme:

- 62 Homes received external cladding; and
- These measures will give our Residents considerable Savings on fuel bills (£23,250.00 annually) and carbon reductions (790 Tonnes co2 over the lifetime) as a result of this programme being carried out;

**6.8.7 Central heating upgrades:** As Part of the Council's Capital Programme:

- 1120 New upgrades in social housing to A-Rated Combi Boilers; and
- These measures will give our Residents considerable Savings on fuel bills (£252,000.00 annually) and carbon reductions (693 Tonnes co2 over the lifetime) as a result of this programme being carried out.

West Dunbartonshire Council will continue to secure funding and carry out these fuel poverty & energy efficiency schemes which across all tenures. It is the Council's intention that the following schemes will be pursued:

**6.8.8 Community Energy Saving Programme (CESP):** CESP targets households across Great Britain, in areas of low income, to improve energy efficiency standards, and reduce fuel bills. There are 4,500 areas eligible for CESP. The Programme is funded by an obligation on energy suppliers and electricity generators. It is expected to deliver up to £350m of efficiency measures. West Dunbartonshire has 32 datazones that fall into the 15% most deprived in terms of the income domain of the Scottish Index of Multiple Deprivation 2006

CESP promotes a "whole house" approach i.e. a package of energy efficiency measures best suited to the individual property. The programme is delivered through the development of community-based partnerships between Local Authorities (LAs), community groups and energy companies, via a house-by-house, street-by-street approach. This partnership working allows CESP to be implemented in a way that is best suited to individual areas and coordinated with other local and national initiatives. Up to 400 schemes are expected, benefiting around 90,000 homes and saving nearly 2.9m tonnes of CO<sub>2</sub> emissions. CESP is expected to deliver annual average fuel bill savings for those households involved of up to £300.

**6.8.9 Carbon Emission Reduction Target (CERT):** The Carbon Emissions Reduction Target (CERT) requires all domestic energy suppliers with a customer base in excess of 50,000 customers to make savings in the amount of CO<sub>2</sub> emitted by householders. Suppliers meet this target by promoting the uptake of low carbon energy solutions to household energy consumers, thereby assisting them to reduce the carbon footprint of their homes.

The primary aim of CERT is to make a contribution to the UK's legally binding target under the Kyoto protocol (to cut greenhouse gas emissions by 12.5% below 1990 levels by 2008-2012) and the Climate Change Act 2008 requirement (to cut emissions of green house gas emissions by 80% below 1990 levels by 2050). However, CERT will also help: reduce energy demand; enhance the UK's security of supply; reduce energy bills for those receiving measures; reduce fuel poverty; and, secure jobs in energy efficiency industries.

CERT, the third supplier obligation phase, was introduced in 2008. On 30th July 2010, CERT was extended from March 2011 to December 2012, with a new higher target and significantly refocused around supporting insulation.

**6.8.10 Green Deal:** The Energy Bill introduced to Parliament on 8 December 2010 includes provision for the new 'Green Deal', which is intended to revolutionise the energy efficiency of British properties.

The Government is establishing a framework to enable private firms to offer consumers energy efficiency improvements to their homes, community spaces and businesses at no upfront cost, and to recoup payments through a charge in installments on the energy bill.

**6.8.11 Energy Company Obligation:** The Green Deal will establish a new market for energy efficiency measures from 2012, at the heart of which will be a new financing mechanism. Green Deal finance will promote a cost-effective response to our aims on energy efficiency and place the emphasis for paying for energy efficiency measures with the beneficiary. The Golden Rule, whereby expected savings from measures repay the costs, is key to Green Deal. There are some cases where the Golden Rule will not work but where there are strong policy reasons still to promote energy efficiency measures. The key mechanism to support in these cases will be a new Energy Company Obligation (ECO). ECO will be entirely focused on:

- the needs of the lower income and most vulnerable; and
- those properties needing the next most cost-effective measures that do not meet the Golden Rule – for example, solid wall insulation.

ECO will not be like previous obligations with carbon goals able to be achieved across all households. From the outset, the targets will only be achieved within a certain householder group (lower income and vulnerable households where Green Deal is less likely to work) and/or with certain property types, such as those needing solid wall insulation.

**6.8.12 Feed In Tariff Scheme (FITs):** The Feed-in Tariffs (FITs) scheme was introduced on 1 April 2010, under powers in the Energy Act 2008. Through the use of FITs Department of Energy and Climate Change hope to encourage deployment of additional small scale (less than 5MW) low carbon electricity generation, particularly by organisations, businesses, communities and individuals who have not traditionally engaged in the electricity market. This will allow many people to invest in small scale low carbon electricity, in return for a guaranteed payment for the electricity they generate and export.

FITs work alongside the Renewables Obligation (RO), which is currently the primary mechanism to support deployment of large-scale renewable electricity generation, and the Renewable Heat Incentive (RHI) which, when implemented, will support generation of heat from renewable sources at all scales.

**6.8.13 Renewable Heat Incentive:** On 10 March 2011, the Government announced the details of the Renewable Heat Incentive policy to revolutionise the way heat is generated and used. This is the first financial support scheme for renewable heat of its kind in the world.

At a time when the Council can see many problems with relying on a rapidly changing world and continuous reliance on oil and gas, we are proposing to put in place a key foundation stone of our energy future where both carbon reduction and energy security are assured. The Scheme will provide long-term financial support to renewable heat installations to encourage the uptake of renewable heat.

**6.8.14 Universal Home Insulation Scheme:** Around 200,000 homes across Scotland will be offered free help to save on energy bills through a scheme backed by millions of pounds from the Scottish Government.

Over the next year, the £12.5 million Universal Home Insulation Scheme (UHIS) will be administered by Local Authorities to offer a range of free home insulation measures to improve energy efficiency and reduce fuel poverty.

**6.8.15 Energy Assistance Package:** The Energy Assistance Package provides a range of measures to support those likely to have difficulty paying their fuel bills or keeping their home sufficiently warm. A wide range of people will be able to get assistance. The package has four stages:

- Stage one offers free expert energy advice to anyone who phones the Energy Savings Scotland advice centre (ESSAC);
- Stage two provides benefits and tax credit checks and information on low cost energy tariffs to those at risk of fuel poverty;
- Stage three provides a package of standard insulation measures (cavity wall and loft insulation) to older households and those on one of a range of benefits; and
- Stage four offers a package of enhanced energy efficiency measures to those who are most vulnerable to fuel poverty.

**6.8.16 District Heating Schemes:** District heating distributes heat through a network of pipes to provide space and water heating in homes or offices.

## **6.9 New Council House Building**

West Dunbartonshire Council were successful in being awarded Investment Funding through the Innovation and Investment Fund from 2011/12 to build 75 new council houses. There are 3 sites to be developed, one in each of the Authorities sub areas of Clydebank, Dumbarton and Vale of Leven.

All 75 new homes will meet the SHQS and the properties will be more energy efficient and provide savings to those living in them. All new build homes need to be as energy efficient and low carbon as possible. New Energy Standards came into force in October 2010 as well as the Housing Policy Papers commitment to energy efficiency across all tenures. The Council will commit to incorporating good practice energy efficiency standards within any Contract for building the properties.

## Key Actions

- Direct council housing capital investment into larger scale projects over a longer period of time to ensure that all West Dunbartonshire Councils stock meets the SHQS by 2015;
- Work towards achieving the Scottish Government's targets contained in relevant legislation for reducing energy consumption and CO2 Emissions in line with Council Corporate Policy;
- Work in partnership with developers and RSLs to ensure that all new build affordable housing incorporates sustainability measures where possible and energy efficiency standards;
- Work with partners to achieve a holistic approach to integrating housing policy, strategy and investment with wider area regeneration activities that contribute to creating sustainable and safe communities;
- Encourage private landlords to register with the Landlord Registration Scheme through participating in the Private Sector Leasing Scheme and building on established links with the private rented sector to improve awareness of tenant and landlord responsibilities;
- Engage with owners in mixed tenure blocks at an early stage to increase participation in improvement programmes and promote support and advice available through the Scheme of Assistance;
- Improve our understanding of fuel poverty in the local area, in order to target advice and assistance at those households who are most in need; and
- Work closely with all partners including other Council Departments to ensure that funding opportunities are maximized for all households in West Dunbartonshire

## 7. Homelessness

**Key LHS Outcome: Homelessness is minimised through prevention and early intervention measures.**

### 7.1 Background

The most acute form of housing need is homelessness. While the overall level of homelessness in West Dunbartonshire has fallen continuously since the introduction of the Homelessness Strategy in 2008, over 2000 households families (including over 1000 children) still present as homeless in West Dunbartonshire every year.

The experience of homelessness significantly impacts on an individual's life in a magnitude of different ways. People who have been homeless are more likely to experience mental illness, addiction issues and legal /debt problems. They are more likely to have limited training and employment opportunities. And they have greater potential for becoming homeless again in the future.

Homelessness strategies are now incorporated within the Local Housing Strategy. However some local authorities will still have their own Homelessness Strategy. West Dunbartonshire as an area with the highest homelessness rate per population level will be one of these authorities. Our current homelessness strategy '*Ending Homelessness in West Dunbartonshire: West Dunbartonshire Homelessness*



*Strategy 2008-2013* will be reviewed in 2012 and a new homelessness strategy will be published covering the period 2012-2016.

*Ending Homelessness in West Dunbartonshire: West Dunbartonshire Homelessness Strategy 2008-2013* is the second homelessness strategy for West Dunbartonshire Council.

The Strategy is structured around the following strategic aims:

- Prevention - To prevent homelessness occurring in West Dunbartonshire
- Housing Options - To improve the range of housing options available in West Dunbartonshire and to respond effectively to households in homelessness crisis
- Sustainable Solutions - To ensure a sustainable solution for individuals who have experienced homelessness
- Commitment - To ensure a commitment to continue to develop and improve services to tackling homelessness through a partnership approach

Since 2008, the council and our strategic partners have achieved the following:-

#### **Some Key Achievements since 2008....**

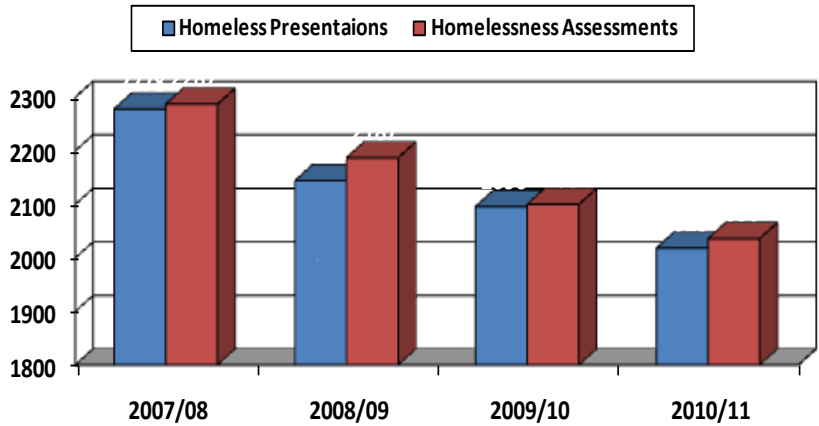
- All unintentionally homeless households have had a right to settled accommodation since January 2011 – making WDC one of the first local authorities to achieve the Scottish Governments 2012 homelessness target;
- An improved homeless prevention and advice and assistance service shown by an overall reduction in the number of homeless presentations;
- There has also been a reduction in the number of presentations from young people throughout West Dunbartonshire;
- The introduction of a Homelessness prevention and mediation pilot;
- Extended use of Short Scottish Secure tenancies to promote successful independent living;
- An increase in temporary flats offering more choice homeless households;
- A new Blue Triangle supported accommodation project has been opened as a response to increased numbers of homeless households with support needs;
- A revised allocations policy;
- Income Maximisation through the Welfare Rights Team;
- Increased use of the private rented sector to provide sustainable housing solutions;
- Improved standards in temporary accommodation;
- West Dunbartonshire have established a Homelessness and Housing Access Forum which meets on a regular basis and consists of internal and external partners;
- The introduction of an housing education pilot in partnership with our Education partners;
- West Dunbartonshire Council has had no breaches of unsuitable accommodation order; and

A number of discharge protocols have been put in place successfully.

### 7.2 The scale of homelessness in West Dunbartonshire

There were 55,227 homeless applications taken in Scotland in 2010/11. Of these West Dunbartonshire accounted for 3.6%. In West Dunbartonshire there had been considerable increases in homelessness between 2002/03 till 2006/07. Since the implementation of the homelessness strategy there has been a gradual decrease to 2018 applications and 2036 assessments in 2010/11 as illustrated in Figure 7.1. This reflects the merits of the prevention led approach in the West Dunbartonshire Homelessness Strategy.

**Figure 7.1: Number of homeless presentations and assessments to West Dunbartonshire from 2007/8 till 2010/11**



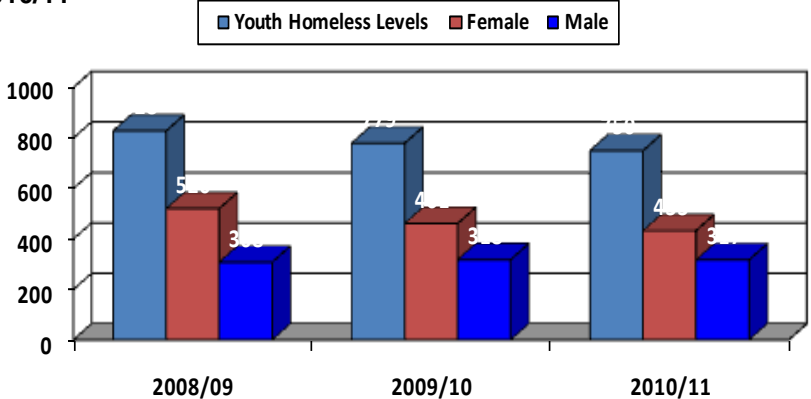
Source: Scottish Government - West Dunbartonshire HL1 figures

### 7.3 Who is homeless in West Dunbartonshire?

Detailed analysis on the nature of homelessness is included in the West Dunbartonshire Homelessness Strategy 2008-2013 and this will again be reviewed in the preparation of our new homelessness strategy for 2012-2016. Homeless presentations are split almost 50:50 in terms of gender. However, if you look at the household type it can be seen that over two thirds of single person households were males and the majority of households with children, including single parents, were female applicants.

In 2010/11 41% of homeless applications were from households, who were 24 years old and younger, this includes 6% who were aged 16 and 17. West Dunbartonshire, like a lot of local authorities, has a significant number of young people who are homeless. The numbers of presentations from young people has decreased over the years, however the local authority area still has a specific issue in terms of significant levels of youth homelessness which is specifically prevalent among the young female population however this has reduced by 17% over the last two years showing that the council is aware of the situation and acting in a more proactive manner. The local authority is currently in the process of investigating the delivery of a housing education programme for young people within secondary schools.

**Figure 7.2: Number of youth homeless presentations by gender in West Dunbartonshire from 2008/09 till 2010/11**



Source: Scottish Government - West Dunbartonshire HL1 figures

**7.4 Homeless Assessments**

In January 2011 West Dunbartonshire successfully met the 2012 target. This means that anyone who is assessed as unintentionally homeless will have a right to permanent accommodation. Therefore since January the council has had a 100% figure for households in priority need - one of the first local authorities in Scotland to achieve this. Between April 2010 and January 2011 21 households were assessed as being homeless but in non-priority need. This is less than previous years. A significant number (37%) of homeless households withdrew their application prior to assessment. Further investigation of these cases is needed but it could suggest the absence of an integrated housing options approach which will be addressed in 2011/12.

In 2010/11 there were 2018 assessment decisions made. Of these 59% were assessed as homeless.

**Table 7.1: Homeless assessment decisions 2010/11**

Assessment Decision	Number	%
Homeless/ Potentially homeless	1194	59%
Not homeless	56	3%
Withdrew application	756	37%
Other	12	1%
<b>Total</b>	<b>2018</b>	<b>100%</b>

Source: Scottish Government - West Dunbartonshire HL1 figures

**7.5 Reasons for homelessness**

Over two thirds of households who are assessed as homeless state their reason for being homeless as being asked to leave. Over half (60%) were from people aged 24 and under having been asked to leave by their parent/s. A third of households said that their reason for homelessness was due to a relationship breakdown or a dispute within the household. Over half of these households also said that the dispute was violent, and of these households three quarters were female.

## 7.6 Housing Outcomes

A third of homeless households received a tenancy with either West Dunbartonshire or with an RSL. Over half of these households were single persons, a third were under 24 years old. Over half (55%) had an unknown housing outcome. This will include the households who withdrew their application. Just over a quarter who had an unknown housing outcome were households with children and the majority were single parent families. In addition to this 42% of households with an unknown outcome were aged 24 and under.

## 7.7 Support Needs

West Dunbartonshire provides housing support in-house to any homeless household who requires it. A new housing support assessment tool is currently being developed this will try to ensure support is targeted to those in need as early as possible.

The following table shows the number of cases that were identified as having a support need during a homeless assessment. A household can also have multiple support needs. The majority of households who had a support need had an addiction issue or required support for basic housing management skills. A fifth of households who had a support requirement for basic housing management, and a sixth of households who required support for an addiction were single parent families. Overall the majority of households who required support were single person families.

**Table 7.2: Support needs of all cases assessed and those who were assessed as homeless**

<b>Support need</b>	<b>All assessed</b>	<b>Homeless</b>
Mental Health	101	79
Learning Disability	16	11
Physical Disability	38	35
Medical Condition	77	65
Addiction	183	155
Basic Housing management skills	201	157
<b>Total</b>	<b>616</b>	<b>502</b>

*Source: West Dunbartonshire HL1 AVD system*

## 7.8 Key priorities for the future

### 7.8.1 Temporary Accommodation

The local authority has around 257 temporary flats. The flats are managed by the temporary accommodation officers who work closely with the caseworkers and the support team. The temporary accommodation workers visit the flats on a regular basis and speak to the homeless households to ensure that flats are up to standard.

Blue Triangle Housing Association has 3 supported accommodation projects across the council area for people of all ages and gender. Action for Children has a young persons supported accommodation project providing beds for 12 young people.

West Dunbartonshire is currently undertaking research that is looking into their current temporary stock provision. The council wants to be sure it has enough temporary accommodation and of the right sort. The council also want to be sure that with all the housing benefit changes and other welfare reform that temporary accommodation is affordable for both the council and the homeless households living in them.

### **7.8.2 Prevention activities**

Preventing homelessness is a key priority for the Scottish Government and local authorities. West Dunbartonshire takes part in a number of prevention activities. The council have staff that are fully trained to offer an extensive advice and information service. The Council has a number of discharge protocols in place for people leaving care, hospital and prison. The council is also working in partnership with other local authorities in this criminal justice authority to develop a joint protocol for people leaving the new Low Moss prison. As part of this protocol prisoners will receive help in sustaining a tenancy. At present the Council is undertaking a Homeless prevention self assessment which will hope to lead to further service improvements these will influence this strategy and the development of a new Homelessness Strategy in 2012.

For the past few months a new recording mechanism has been piloted to record homeless prevention. It is intended to roll this out local authority wide.

### **7.8.3 Housing Options**

The Scottish Government and the Convention of Local Authorities (CoSLA) 2012 Steering Group held a joint seminar where they discussed homeless prevention actions, particularly focusing on housing options approaches. West Dunbartonshire is part of the West of Scotland working group looking at a joint approach to housing options.

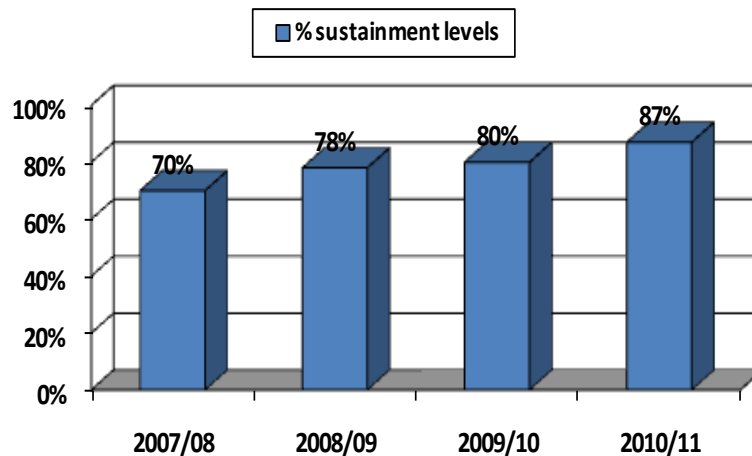
The introduction and development of a housing options approach to improve access to housing in West Dunbartonshire is one of our key aims over the next 12 months. A working group has also been set up in house to look at housing options in our area.

West Dunbartonshire Council in partnership with their RSL partners is currently in the process of setting up a Common Housing Register and a Common Allocation Policy. It is hoped that by doing this households who are in housing need will have more choice and find it easier to get a home.

### **7.8.4 Tenancy Sustainment**

Of the households who presented as homeless in 2010/11, just over half had a previous application. The council is aware of this issue and wants to do more to ensure this figure decreases. Action for Children's young person project now provides floating support to the young people that have moved on into their own tenancy. Overall tenancy sustainment figures have improved in West Dunbartonshire illustrated in figure 7.3, however, they remain below the national average and is an area which will be prioritised.

Figure 7.3: Tenancy Sustainment levels in West Dunbartonshire 2007/08-2010/11



### Key Actions

- Ensure that the aims and objectives of West Dunbartonshire's Homelessness Strategy 2008-2013 are realized;
- Develop and Implement a new West Dunbartonshire Homelessness Strategy 2012-2016;
- Undertake a review of supported and temporary accommodation in West Dunbartonshire;
- Implement a new temporary accommodation strategy;
- Strengthen partnership with WD CHCP and Employability Services;
- Continue to work in partnership to tackle homelessness in West Dunbartonshire;
- We will introduce a housing options approach to ease access to suitable accommodation for West Dunbartonshire households;
- Develop an implement a West Dunbartonshire Common Housing Register and Common Allocation Policy;
- We will develop a West Dunbartonshire Tenancy Sustainment Strategy to improve tenancy sustainment levels in West Dunbartonshire;
- We will carry out a review of Housing Support in West Dunbartonshire to plan for future service provision; and
- We will introduce a Private Sector Leasing Scheme in West Dunbartonshire

## 8. Sustainable and Supportive Communities

**Key LHS Outcome: We provide good quality neighbourhoods and housing services where all people feel safe and secure.**

### 8.1 Housing Services

Housing Services in West Dunbartonshire Council are delivered through two Sections – Homelessness and Allocations and Anti-Social Behaviour and Estates. Our Estates service is designed to deliver services directly to residents within the community that enable individual tenancies and communities to remain sustainable and provide a safe and attractive environment in which to live.

Our Estates service, which also incorporates our housing caretaking service, directly employs 60 staff across West Dunbartonshire who all work within the community. In partnership with other related estates based services such as housing repairs, cleansing and land services, they are designed to respond to individual tenancy and broader social and environmental issues.

Our housing estates service is underpinned by our values and principles relating to tenant participation. Our staff work directly with individual tenants and tenants and residents groups and in partnership with our tenant participation team to deliver appropriate services to achieve our objectives as outlined in our tenant participation strategy.

We will shortly be re-shaping these services by introducing a formal programme of tenant led inspections within our multi storey flats and our housing estates. It is important that our services are built around localised issues and that tenants have a role in helping to set our service standards and monitor local outcomes and performance against our objectives and targets.

We will continue to develop all of our estates based services by working in partnership tenants and tenants and residents groups to provide good quality neighbourhoods and housing related services that make people feel safe, secure and involved.

This process will not only enable the council to establish local performance indicators but will assist in reshaping our services through benchmarking with other locally based social rented landlords and other Local Authorities and will be in a position to respond positively to the implementation of the Scottish Social Housing Charter.

Our estates service is part of a much broader holistic partnership with other related housing, community safety and Anti Social Behaviour Services which all have a key role in providing safe and sustainable communities.

We are committed to ensuring that our services are provided on an equal and fair basis to all groups within our communities and have undertaken to research the housing and homelessness needs of Minority Ethnic Groups, LGBT people and gypsies/travellers.<sup>34</sup>

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<sup>34</sup> WDC Homeless Strategy Action Plan Action 4.5.1 -4.5.3

## **8.2 Community Safety and Antisocial Behaviour Services**

A new 'integrated' ASB service, incorporating the Community Safety Partnership work, has been in place since May 2010 – although located within Housing, it works with communities as a whole, regardless of tenure. The service represents an innovative approach to integrating ASB services between the Council and the Police, and is laying the foundation for even closer co-operation and joined-up services in the future. The new service is designed to achieve a good balance of resources between the preventative and early intervention elements of the service and the enforcement measures which may sometimes be required. A particular feature is the joint Public Reassurance initiatives, which engage communities in setting priorities and actions in their area. The Council's website more contains detail on the range of activities carried out by the Community Safety and Antisocial Behaviour service.<sup>35</sup>

## **8.3 Working with other Social Housing providers**

The strategic and operational interaction between our Community Safety & ASB service and locally based social housing providers can assist in:

- developing local letting plans;
- helping to support individual housing option plans; and
- supporting broader housing sustainability objectives

Our Community Safety & ASB service is delivered across all housing sectors and is designed to work with residents and local communities regardless of their housing tenure. The service plays a prominent role in tackling social and environmental issues within mixed tenure and multiple landlord housing estates.

As part of our broader partnership to tackle antisocial behaviour, we have developed a specific joint ASB policy with all of our partnering locally based RSL's. The aim is to deliver a consistent and conjoined approach to tackling anti social behaviour in our communities.

The Community Safety & ASB team is designed to support all locally based social landlords who require additional assistance in their landlord role to tackle difficulties with individual tenancies or issues within our local communities.

Our partnering RSL's also have the opportunity for representation on the high level multi-agency ASB and Violence Reduction Task Group, to maintain an overview and contribute to the strategic planning and operational tasking of services to address Community Safety & ASB issues across West Dunbartonshire.

It is imperative that the council and other locally based social landlords make the most effective use of limited housing supply given the level of demand for social rented housing within West Dunbartonshire.

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<sup>35</sup> <http://www.wdcweb.info/housing/anti-social-behaviour/>



## 8.4 Neighbourhood Quality and Sustaining Tenancies

Government policy highlights the need to improve the quality and design of our neighbourhoods. The Scottish Government has recently published a consultation on the Scottish Social Housing Charter which aims to set out the outcomes and standards expected of social landlords.<sup>36</sup>

In a recent Tenant Satisfaction Survey, 71% of tenants were very or fairly satisfied with their neighbourhood as a place to live compared to 16% who were very or fairly dissatisfied.

Community Safety and Antisocial Behaviour services play a prominent role in sustaining individual tenancies through improving the safety and confidence of local communities. They are intrinsically linked to the strategic planning and operational delivery of housing and related community based services.

In partnership with Housing Estate Management, prevention of homelessness and Housing Support services as well as other statutory and voluntary sectors, the Community Safety and ASB service is committed to making tenancies sustainable and tackling broader social and environmental issues to ensure that our housing estates remain safe and attractive areas to live.

The interaction of all of these services is key to tackling broader housing objectives such as reducing void rent loss, maximising income and sustaining occupancy levels by working to reduce the turnover of void housing arising as a result of community safety issues, social and environmental problems or anti social behaviour in communities.

These measures are delivered through a wide range of diversionary and enforcement tools. This also ensures an effective strategic and operational response to keep communities safe and well maintained where we do have empty homes and to reduce the impact this may have on the local community.

In particular, the Public Reassurance team established in 2010 is working closely with all other teams within the Council's Community Safety and Anti Social Behaviour service to respond to the identified needs within communities facing the most difficult challenges. Working to the ACPOS Public Reassurance Strategy<sup>37</sup>, an intensive level of community engagement by police and council partners underpins multi-agency action plans for each area. These can include actions to tackle:

- environmental problems e.g. graffiti, vandalism and overgrown areas;
- alcohol misuse e.g. underage drinking and associated disorder;
- drug dealing and its impact on local communities, both through enforcement activities and working with treatment and support services; and
- lack of reporting in communities and increasing the flow of community intelligence

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<sup>36</sup> <http://housingcharter.scotland.gov.uk/>

<sup>37</sup> <http://www.acpos.police.uk/Documents/Policies/CRIME%20-%20ACPOS%20Public%20Reassurance%20Strategy%2010.09.07.pdf>

Joint action to tackle persistent offenders within communities includes the use of effective joint home visits involving Housing officers (from WDC or RSL's), ASIST, Social Work, Community Police officers, and WDC Public Reassurance officers.

### **Key Actions**

- Further develop joint working between Estate Management and Community Safety / ASB services in relation to West Dunbartonshire Council tenants and their communities
- To continue to support the RSL partner's forum and to strengthen links with ASB Task Group action plans
- Continued commitment by partners to monthly ASB Task Group meetings and problem solving groups, both generic and area-based, as part of the West Dunbartonshire Community Safety Partnership
- Continue to develop specific partnership working and developing integrated services between WDC and Strathclyde Police, from early intervention to enforcement
- Further develop and monitor existing information sharing protocols, and continue to provide funding for information and intelligence sharing posts
- Engage in joint actions to reduce antisocial behaviour and disorder, in particular alcohol and drug related initiatives
- Work with communities to encourage increased reporting and involvement in KIN networks to increase flow of community intelligence

## **9. Addressing Particular Housing Needs**

**Key LHS Outcome: People with particular needs have access to suitable housing with any necessary support to optimise their independence and well being.**

**9.1** This section outlines the Council's approach to addressing the housing and support needs of specific groups in West Dunbartonshire and how we will enable people to live at home or in a homely setting which promotes their independence and well being. In particular we will here look at the housing issues surrounding the following groups:

- Adults, including older adults with:
  - Disability
  - Long term conditions
  - Mental ill health
- Alcohol/Drugs
- Gypsy Travellers
- Vulnerable Young People

These groups are particularly vulnerable within the local communities and are often subject to a disproportionate level of discrimination in relation to both their housing and social needs. Whilst acknowledging the particular issues which their specific disability may present, it is important to recognise that the housing support needs of particular groups are fairly consistent. Successful housing (and social care) support often depends on the location, model and range of housing available. This is particularly true for those who present challenges to the local community or who themselves may be very vulnerable in a main stream setting.

With this in mind, it is important that engagement takes place with the specific client groups at an early stage which allows those client groups and their representatives to shape future housing development. This will allow those involved in the process to commission housing and services which are individualised and which fit with the authority's firmly held views on personalisation.

The strategy recognises the need to operate within the current financial constraints and to continue to address the service redesign issues which will allow us to provide more appropriate housing and support to individuals within limited resources. This section recognises the very distinctive social circumstances of vulnerable people and acknowledges the need for earlier engagement with all parties in order to continue to improve access to social housing in the West Dunbartonshire area.

**9.1.1** With regard to addressing particular housing needs this Strategy has three underpinning principles:

- **Forward planning** – future proofing housing and housing support to take account of how people's social and physical needs change
- **Choice** – increasing the range of housing and housing support options available to the people who need them
- **Prevention** – the promotion that housing support can be a preventative, relatively inexpensive and cost effective way of enabling people to live independently at home

**9.1.2** Delivering housing and related support services across this diverse range of people will be one of the most complex and difficult tasks facing the Council and its partners in the years ahead.

**9.1.3** Because these needs do not neatly divide themselves into age or geographically located groups, the importance of having a holistic and joined up approach across the authority is crucial.

**9.1.4** Given the reduced financial settlements to local authorities and the need for councils and their partners to seek greater efficiencies through reviewing how services are delivered, avoiding duplication and focusing on the outcomes of services for the people who use them, the case for moving away from traditional models of service provision to alternative models is strong. Primarily this begins with two considerations, firstly that the provision of services in silos dependent upon age and/or type of disability may in a lot of cases be the most effective way to deliver those services. Secondly that new build housing development is not always required. By adapting and providing the right support, existing mainstream housing can play a

huge and vital role in allowing people to sustain an independent life in their own home.

**9.1.5** The West Dunbartonshire Community Health and Care Partnership (CHCP) is the principal vehicle for driving forward this agenda. The CHCP is a Partnership between West Dunbartonshire Council and NHS Greater Glasgow and Clyde and brings together both NHS and Local Authority responsibilities for community-based health and social care services within a single, integrated structure.<sup>38</sup> This LHS will articulate with the CHCP Strategic Plan, the Change Fund Implementation Plan<sup>39</sup> and the Commissioning Strategies being produced by the CHCP.

**9.2 Housing Support for Adults including Older Adults<sup>40</sup>**

**9.2.1** The ageing demographic illustrated at Table 10.1<sup>41</sup> below highlights the significant challenges we face in meeting the housing and support needs of an ageing population.

**Table 9.1:WD’s Ageing Population**

<b>Demographic Change - Older People - % Change 2008 - 2020</b>							
	<b>2008</b>	<b>2011</b>	<b>2014</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2008 - 2030</b>
65+	14655	15043	15963	17404	19230	21174	6519
75+	6833	6960	7186	7854	9087	10118	3285
80+	3469	3616	3844	4276	4883	5816	2347
85+	1693	1801	1944	2355	2714	3170	1477
65-74	7822	8083	8777	9550	10143	11056	3234
75-84	5140	5159	5242	5499	6373	6948	1808
85+	1693	1801	1944	2355	2714	3170	1477
		<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
65+		2.65%	6.12%	9.03%	10.49%	21.66%	44.48%
75+		1.86%	3.25%	9.30%	15.70%	28.83%	48.08%
80+		4.24%	6.31%	11.24%	14.20%	36.01%	67.66%
85+		6.38%	7.94%	21.14%	15.24%	34.61%	87.24%
65-74		3.34%	8.59%	8.81%	6.21%	15.77%	41.34%
75-84		0.37%	1.61%	4.90%	15.89%	26.35%	35.18%
85+		6.38%	7.94%	21.14%	15.24%	34.61%	87.24%

Note: Age Groupings not mutually exclusive, e.g. 75+/85+ both within 65+

**9.2.2** One strand of the national and local policy has been ‘shifting’ the balance of care’ from NHS and other institutional settings to tenancy based support in the community. Two key drivers of this policy aim is the achievement of the outcome of

<sup>38</sup> <http://www.wdchcp.org.uk/>  
<sup>39</sup> See LHS Background Paper No.2 – Reshaping Care for Older People and the Change Fund  
<sup>40</sup> See LHS Background Paper No.1 – Older People’s Households  
<sup>41</sup> WDC Report to Social Work and Health Improvement Committee 21 May 2008  
<http://wdccmis.west-dunbarton.gov.uk/CMISWebPublic/Binary.ashx?Document=6326>

enabling and sustaining people in their own homes leading an independent and fulfilled life and the redistribution of resources from secondary to primary of community settings.

**9.2.3** Housing and housing support have a key role in supporting 'shifting the balance of care'. Providing the right housing support at the right time can avoid tenancy breakdown and hospital or institutional admissions and readmissions at great expense to the public purse as well the detrimental effect on a persons physical and mental wellbeing.

**9.2.4** Housing support also has a similar beneficial role to play in the speedy and appropriate discharge of people from hospital to either return to their own home or a new tenancy appropriately supported.

**9.2.5** Some of the ways in which housing providers, housing support providers can help to 'shift the balance' and achieve the kind of outcome outlined above are through:

- Maintaining an appropriate balance of house types across tenures, but mainly in the social rental sector, and across housing types such as multi occupancy tenancies, Sheltered and Extra Care as well as mainstream housing. This housing should provide supported living, and the possibilities for respite and Intermediate and 24 hour care and support.
- Supporting tenants by providing appropriate adaptations, small repairs, gardening, decoration, home safety measures and Telecare.
- Supporting tenants by making available advice services who provide information and advice so that people can make informed choices about how to remain living independently in the community.
- Housing with care and support is a limited resource, whether it be Sheltered, Extra Care or Shared Supported living. Housing and Housing Support providers must consider how best to, through their allocations, ensure that people most in need of this kind of accommodation and support have speedy access to it and that where current arrangements are unsuitable or hard to let then steps are taken to remodel existing accommodation to best meet the needs of people who could benefit from it. LHS Background Paper 1 gives details of the assessed need and current provision of housing for older people<sup>42</sup> and LHS Background Paper 3 deals with the housing needs of people with a learning disability.<sup>43</sup>

### **9.3 Gypsy Travellers**

**9.3.1** There is one long established site in West Dunbartonshire for Gypsy Travellers. This provides 20 pitches for a largely settled community.

**9.3.2** There is evidence to suggest that there is a need for an expansion to the provision of accommodation for travelling people in West Dunbartonshire<sup>44</sup>.

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<sup>42</sup> LHS Background Paper No.1 Older People's Households

<sup>43</sup> LHS Background Paper No.3 Housing Needs of People with a Learning Disability

<sup>44</sup> An Accommodation Needs Assessment of Gypsies/Travellers in West Central Scotland Craigforth June 2007

**9.3.3** Discussions are taking place between the Council and interested parties, including the Gypsy Travellers' representative group and neighbouring authorities, on the need for additional provision and on the form this could take.

## **9.4 Vulnerable Young People**

**9.4.1** SW&H works closely with HEED to ensure that children's needs are at the centre of decisions made around housing and any housing support offered to families.

**9.4.2** At December 2009, West Dunbartonshire had 377 looked after children and young people, 194 of whom were looked after away from home. This is above the national average. It is estimated that every year, housing requires to be found for approximately 12 young people leaving care<sup>45</sup>. The SWIA Performance Inspection in 2009 found strong evidence of good outcomes for looked after and accommodated children.<sup>46</sup>

## **9.5 Equal Impact Assessment**

This strategy has been the subject of an Equality, Health and Human Rights Impact Assessment within the context of the Council's Equality Scheme 2009 -2012.<sup>47</sup> Further assessments will be carried out on any policy developments arising from the strategy.<sup>48</sup>

### **Key Actions**

- Decide on the proposals to bring up WDC care home facilities to the Care Commission standards and agree on any reprovisioning arrangements;
- Identify which sheltered housing developments should be developed into extra care housing and establish a programme to meet this objective;
- Maximise the capital generated from reducing the WDC directly provided care home provision to contribute towards the capital cost of developing extra care housing and investing in technological developments;
- RSL partners will be encouraged to include a specified element of particular needs housing in any new developments;
- WDC and RSL partners will work with private developers to investigate options for the provision of new extra care housing;
- Consideration will be given to how best to incorporate all aids and adaptations income streams and to adopt a better strategic approach to their provision
- Promote the use of telecare as a safe and valuable contribution to maintaining a tenancy;
- WDC/RSLs to revise the allocations policy to make better use of accessible stock such as sheltered housing and ground floor accommodation; and
- Social housing providers to collaborate in the reprovisioning of support housing for people with learning disabilities, mental health and addiction issues to allow efficiencies through clustering arrangements

<sup>45</sup>WDC Housing Needs and Supply Study 2008 Arneil Johnston

<sup>46</sup> Social Work Inspection Agency Performance Inspection April 2009

<sup>47</sup> WDC Equality Scheme 2009-2012

<http://newintranet.west-dunbarton.gov.uk/chief-executive/community-planning-and-policy/equality-and-diversity/equality-scheme-2009-12/?locale=en>

<sup>48</sup> LHS EQIA October 2011

## 10. Monitoring and Evaluation Framework

**10.1** The delivery of the Local Housing Strategy will be monitored and evaluated through the Council's performance management framework and based on the Outcomes Templates suggested by the Scottish Government. Particular actions will be established to monitor progress against agreed timescales (see Section 12 Local Housing Strategy Outcomes Templates).

**10.2** Ten Review Criteria have been established jointly by the Scottish Government and COSLA to promote best practice and support improvement. The local housing strategy will be considered robust and credible where all ten areas have been satisfactorily covered. The ten criteria are:

- The extent to which the key findings from a housing need and demand assessment (HNDA) have been addressed within the Local Housing Strategy (LHS).
- Evidence that housing supply targets have been informed by a robust and credible housing need and demand assessment; have been agreed corporately and contribute appropriately to the Scottish Government's goal of increasing housing supply.
- Evidence that in setting the housing supply target the local authority, through the Housing Market Partnership, has fully considered how housing need and demand can best be met over the whole market area and across all tenures.
- The extent to which outcomes are consistent with the national performance framework and the local authority's Single Outcome Agreement (SOA).
- The extent to which outcomes are aligned to the local authority's Development Plan, as well as other key strategic documents, including, Regeneration Plans, Community Care Plan and Health Improvement Plan.
- The extent to which Section 10 requirements of the 2006 Housing (Scotland) Act have been addressed, specifically:
  - a strategy for dealing with Below Tolerable Standard dwellings
  - policy for identifying housing renewal areas
  - a strategy for improving the condition of houses by providing or arranging the provision of assistance in line with the authority's section 72 statement of assistance.
- The extent to which the following issues have been addressed within the local housing strategy:
  - preventing and alleviating homelessness
  - fuel poverty, energy efficiency and climate change
  - meeting housing support needs for all vulnerable clients.
- Evidence that equalities issues have been addressed through the local housing strategy.
- Evidence that the local authority has consulted widely on its proposed strategy.

- Evidence that commitments have been made by the Council, Community Planning Partners and other key partners to enable delivery of the outcomes as shared priorities.

**10.3** As part of the new national housing planning framework it is expected that the housing need and demand assessment, local housing strategy and development plan will be renewed every five years. The LHS will be subject to review which will be rolled forward on an annual basis and supported by a Strategic Housing Investment Plan (SHIP) setting out how the housing investment priorities will be delivered.

**10.4** The Housing Providers Forum is a conduit for information sharing within the CPP structure and feeds into the appropriate Thematic Groups. This forum, which includes RSL and SG Housing Supply Division partners, will be the main vehicle for the detailed monitoring of progress on the LHS.

<b>11. Glossary of Terms/Abbreviations</b>	
<b>AHIP</b>	Affordable Housing Investment Programme: The principal Scottish Government grant budget funding housing associations' new build development.
<b>ARBD</b>	Alcohol Related Brain Damage
<b>BTS</b>	Below Tolerable Standard: Term used to define houses failing to meet a minimum repairs standard as set out in the Housing (Scotland) Act 1987
<b>CERT</b>	Carbon Emission Reduction Target: a reduction target set on domestic energy suppliers
<b>CESP</b>	Community Energy Saving programme: An energy efficiency support scheme aimed at areas of multiple deprivation
<b>CHP</b>	Combined Heating and Power schemes (usually a form of district heating project).
<b>CHR</b>	Common Housing Register: An arrangement whereby a number of social housing landlords share a housing application form and database to ease access to their housing
<b>COSLA</b>	Convention of Scottish Local Authorities
<b>ECO</b>	Energy Company Obligation: a new measure promoting energy efficiency
<b>Equity</b>	Net wealth invested in residential property ie the value of a property minus the owner's outstanding mortgage balance
<b>ESSAC</b>	Energy Saving Scotland Advice Centre
<b>Extra Care Housing</b>	Housing which has all the features of the sheltered housing but also includes a dining room, other social facilities, specialist bathrooms and 24 hour access to housing support and personal care services.
<b>FITS</b>	Feed in Tariffs: an initiative promoting small scale renewable energy production.
<b>Fuel Poverty</b>	A household is defined to be in fuel poverty if more than 10% of its income is spent on fuel use



<b>G&amp;CV SDPA</b>	Glasgow and Clyde Valley Strategic Development Plan Authority: The joint planning authority covering the eight local authorities in the Glasgow and Clyde Valley area which is responsible for production of the Strategic Development Plan.
<b>Green Deal</b>	A new market led energy efficiency framework.
<b>GROS</b>	General Registers Office for Scotland: part of the devolved administration chiefly responsible for demographic information and carrying out the ten yearly census.
<b>HCS</b>	House Condition Survey: A representative survey of the Council's houses often a 15% sample, which is used to inform financial planning
<b>HIS</b>	Home Insulation Scheme: funded by the Scottish Government
<b>HLA</b>	Housing Land Audit: a comprehensive annual account of the current housing land supply. All housing sites with a capacity of 4 or more are identified, organised by tenure and planning status
<b>HMO</b>	Houses in Multiple Ownership: A legal term to describe a property housing more than two related families and subject to licensing.
<b>HRA</b>	Housing Revenue Account: The self contained account which funds Council housing from its rental stream
<b>HMP</b>	Housing Market Partnership: a grouping of Local Authorities who come together to assess the need for, and plan the delivery, of housing across a joint housing market area
<b>HNDA</b>	Housing Needs and Demand Assessment: The analysis of projected housing requirements for an area. Often used interchangeably with Housing Needs and Supply Study (HNSS).
<b>Homestake</b>	A Scottish Government funded shared equity initiative aimed at helping people on low incomes to purchase a house.
<b>IIF</b>	Innovation and Investment Fund: the national fund introduced in 2011/12 which offers grant support to provide affordable housing under three distinct funding streams.
<b>LHA</b>	Local Housing Allowance: the mechanism for calculating and paying housing benefit for private tenants. The allowance figures are set by the UK government
<b>LIFT</b>	Low-cost Initiative for First Time Buyers: A Scottish Government measure to help people on lower incomes to access home ownership. There are different strands to this initiative
<b>LL&amp;TTNP</b>	Loch Lomond and the Trossachs National Park
<b>LTV</b>	Loan to Value: the loan to value ratio eg an LTV of 80%, sometimes expressed as 0.8, indicates that this is the amount borrowed on the property. Generally, the higher the LTV, the higher the risk to the lender.
<b>MMR</b>	Mid- Market Rent: Rents set somewhere between social housing rent and those in the private rented sector. This is usually calculated at around 80% of the Local Housing Allowance.
<b>PAS</b>	Pressured Area Status: A mechanism whereby a local authority can apply to the Scottish Government to have the Right to Buy suspended in areas where the need for their housing is substantially in excess of supply. New arrangements have recently been put in place which transfers responsibility for designation to local authorities

<b>Priority Need</b>	The Housing (Scotland) Act 1987 defines those to be regarded as in priority need. This was expanded by the Homelessness etc (Scotland) Act 2003. Priority Need will be phased out by 2012, when anyone unintentionally homeless will be allocated permanent accommodation
<b>PSHG</b>	Private Sector Housing Grant: A grant available from the local authority to help fund the upkeep of private properties. The funding is made from an annual allocation received from the Scottish Government
<b>PWLD</b>	People with a Learning Disability
<b>RHI</b>	Renewable Heat Incentive: a new government scheme to encourage the provision of renewable heating
<b>RSL</b>	Registered Social Landlord: A non profit making social housing provider registered with Communities Scotland, generally a Housing Association.
<b>RtB</b>	Right to Buy: First introduced by the Housing (Scotland) Act 1987 and subsequently extended, this gave most tenants of local authorities and RSLs the right to purchase their homes at a discount. Changes to the legislation have reduced some RtB entitlements.
<b>SAP</b>	Standard Assessment Procedure: A government energy rating for homes
<b>Stage 3s</b>	Stage 3 Adaptations: Funding from the SG Housing Supply Division to housing associations for disabled adaptations
<b>SDP</b>	Standard Delivery Plan: A plan required to be produced by local authorities and RSLs to show how they will meet the Scottish Housing Quality Standard by 2015
<b>SEA</b>	Strategic Environmental Assessment: An impact assessment required under the Environmental (Scotland) Act 2005
<b>Section 5s</b>	Section 5 referrals are the formal means by which local authorities can ensure that homeless people are housed by registered social landlords (RSLs).
<b>SG HSD</b>	Scottish Government's Housing Supply Division: The arm of the Scottish Government responsible for funding for affordable housing. Previously known as the Housing Investment Division
<b>Sheltered (or Supported) Housing</b>	Housing which gives people the independence of having their own flat within an associated warden service and call duty system, controlled entry and communal facilities
<b>SHQS</b>	Scottish Housing Quality Standard: A housing standard required to be met by all social housing landlords by 2015
<b>SOA</b>	Single Outcome Agreement: This sets out the local priorities for action by the Council and Community Planning partners in the context of the Scottish Government's national aspirations
<b>Supported Living</b>	Where people occupy their own single or shared tenancy and are supported to sustain their tenancy and are enabled to make decisions and choices about their personal and social life. This support can be of just a few hours or up to 24 hours duration.
<b>Telecare</b>	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

<b>Very Sheltered Housing</b>	Housing which has all the features of sheltered Housing but will also usually have additional warden services and the provision of(at least one) meals
<b>WD CPP</b>	West Dunbartonshire Community Planning Partnership: The initiative bringing West Dunbartonshire Council together with partner organisations to plan, provide for and promote the well-being of the area.
<b>WDLP</b>	West Dunbartonshire Local Plan: The statutory land use planning framework for West Dunbartonshire. This plan covers the whole of West Dunbartonshire with the exception of the area within the Loch Lomond and the Trossachs National Park. The next version of this plan will be re-titled the Local Development Plan

## **12. List of Key Background Papers**

- WDC Local Housing Strategy 2011 – 2016 Housing Issues Paper 11 May 2011
- WDC Background Paper 1: Older People’s Households May 2011
- WDC Background Paper 2: Reshaping Care for Older People and the Change Fund May 2011
- WDC Background Paper 3: Learning Disability May 2011
- WDC Background Paper 4: Private House Condition Survey May 2011
- WDC LHS 2011- 16:Report on First Stage Consultation 08 August 2011
- WDC LHS Strategic Environmental Assessment Screening: Determination Report 29 July 2011
- WDC Strategic Housing Investment Plan 2011/12 – 2015/16 November 2010
- West Dunbartonshire Local Plan March 2010
- WDC Housing Land Audit 31<sup>st</sup> March 2011
- West Dunbartonshire CPP Single Outcome Agreement 2011 -2014 June 2011
- WDC Economic Development Strategy February 2011
- WDC Equality Scheme 2009-2012
- Homes Fit for the 21<sup>st</sup> Century The Scottish Government’s Strategy and Action Plan for Housing in the Next Decade: 2011 – 2020 February 2011
- GCVSDPA Housing Need and Demand Assessment June 2011
- Scottish Government Local Housing Strategy Guidance 25 June 2008
- Scottish Government Statutory Guidance for Local Authorities on Pressured Area Status 01 June 2011
- An Accommodation Needs Assessment of Gypsies/Travellers in West Central Scotland Craigforth June 2007.

## **13. Local Housing Strategy Outcomes Templates**

**See Appendix 1**



## Appendix 1 LHS Outcomes Templates

<b>Monitoring Framework: Outcome Table 1</b>					
<b>Theme: Housing Need and Demand</b>					
Local Housing Strategy Outcome	Relevant Indicators	Data Frequency /Type/Source	Baseline (Data)	Targets	Timescale
<b>Ensuring people have access to affordable housing which is in the right location and is suitable for their needs</b>	Housing Supply Targets :New Build Completions –Private Sector	Annual/WDC Forward Planning	125	250	Annual to 2016
	Housing Supply Targets: New Build Completions – Affordable Sector (WDC & RSL)	Annual/WDC /Scottish Government	77	70	Annual to 2016
	Housing land Supply: Providing an adequate supply	Annual/ WDC Forward Planning Housing Land Audit	HLA 2011	TBC	Annual to 2016
	Number of houses protected from Right to Buy by introduction of Pressured Area Status.	In development	None	In development	Annual to 2016
Key actions and commitment by local partners for this outcome	<ul style="list-style-type: none"> <li>• Encourage ,support and submit appropriate applications to the SG Innovation and Investment Fund</li> <li>• Investigate alternative funding sources to contribute towards the provision of new housing</li> <li>• Maintain generous supply of suitable housing land which is 10% in excess of that needed to meet Housing Supply Targets</li> </ul>				

	<ul style="list-style-type: none"> <li>• Establish an integrated housing options approach with all partners</li> <li>• In consultation with partner RSLs, identify and designate appropriate housing types/areas for Pressured Area Status.</li> <li>• Carry out further research on the value of mid/market/intermediate tenure options in West Dunbartonshire</li> <li>• Consult on and produce an annual Strategic Housing Investment Plan.</li> </ul>
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<b>Monitoring Framework: Outcome Table 2</b>					
<b>Theme: Promoting Good Quality Housing</b>					
Local Housing Strategy Outcome	Relevant Indicators	Data Frequency /Type/Source	Baseline (Data)	Targets	Timescale
<b>Residents of all tenures live in good quality housing</b>	The total % of the Councils housing stock meeting the SHQS	Annual/Scottish Government	32.1% 2010/11	2011/12 35% 2012/13 75% 2013/14 90% 2014/15 90% 2015/16 100%	2015
	The % of RSL housing stock in WDC meeting the SHQS	Annual/Scottish Government	89% 2010/11	2011/12 91.3% 2012/13 93% 2013/14 96.3% 2014/15 98.9% 2015/16 100%	2015
	Percentage of people defined as fuel poor in the 2004-2007 Scottish House Condition Survey	Annual/Scottish House Condition Survey	2010/11 20%	2011/12 15.5% 2012/13 15% 2013/14 14.5% 2014/15 14%	Ongoing
Key actions and commitment	<ul style="list-style-type: none"> <li>• Direct council housing capital investment into larger scale projects over a longer period of time to</li> </ul>				

by local partners for this outcome	<p>ensure that all West Dunbartonshire Councils stock meets the SHQS by 2015.</p> <ul style="list-style-type: none"> <li>• Work towards achieving the Scottish Government’s targets contained in relevant legislation for reducing energy consumption and CO2 Emissions in line with Council Corporate Policy</li> <li>• Work in partnership with developers and RSLs to ensure that all new build affordable housing incorporates sustainability measures where possible and energy efficiency standards.</li> <li>• Work with partners to achieve a holistic approach to integrating housing policy, strategy and investment with wider area regeneration activities that contribute to creating sustainable and safe communities.</li> <li>• Encourage private landlords to register with the Landlord Registration Scheme through participating in the Private Sector Leasing Scheme and building on established links with the private rented sector to improve awareness of tenant and landlord responsibilities.</li> <li>• Engage with owners in mixed tenure blocks at an early stage to increase participation in improvement programmes and promote support and advice available through the Scheme of Assistance.</li> <li>• Improve our understanding of fuel poverty in the local area, in order to target advice and assistance at those households who are most in need.</li> <li>• Work closely with all partners including other Council Departments to ensure that funding opportunities are maximized for all households in West Dunbartonshire</li> </ul>
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<b>Monitoring Framework: Outcome Table 3</b>					
<b>Theme: Homelessness</b>					
Local Housing Strategy Outcome	Relevant Indicators	Data Frequency /Type/Source	Baseline (Data)	Targets	Timescale
<b>Homelessness is minimised through prevention and early intervention measures</b>	No. of homeless applications	Annual/WDC HEED HCS/AVD	2018 (2010/11)	1815 (2012/13)	Annual to 2016
	No. of homeless assessments	Annual/WDC HEED HCS/AVD	2036 (2010/11)	1934 (2012/13)	Annual to 2016
	No. of youth homeless presentations	Annual/WDC HEED HCS/AVD	750 (2010/11)	675 (2012/13)	Annual to 2016

Homeless assessments as a % of all households	Annual/ WDC HEED HCS/Scottish Government	3% (2010/11)	2.5% (2012/13)	Annual to 2016
% of homeless presentations from a secure tenancy	Annual/WDC HEED HCS/AVD	19% (2010/11)	8% (2012/13)	Annual to 2016
% of repeat homeless presentations within 12 month period	Annual/WDC HEED HCS/Scottish Government	9.2% (2010/11)	5% (2012/13)	Annual to 2016
% of new tenants maintaining tenancy for over 1 year -Council -RSL	Annual/ WDC HEED HCS/RSLs	87% (Council) (2010/11)	90% (2012/13)	Annual to 2016
% of homeless households maintaining tenancy for over 1 year -Council -RSLs	Annual/ WDC HEED HCS/RSLs	84% (Council) (2010/11)	90% (2012/13)	Annual to 2016
% of all social housing lets lets to homeless households -Council -RSLs	Annual/WDC HEED HCS/RSLs	53% (Council) (2010/11)	50% (2012/13)	Annual to 2016
% of lost contacts both post and pre homeless assessment	Annual/WDC HEED HCS/AVD	24.5% (2010/11)	10% (2012/13)	Annual to 2016
No. of temporary accommodation units:-	Annual/WDC HEED HCS/	N/A	TBA	Annual to 2016



	<ul style="list-style-type: none"> <li>- Supported</li> <li>- Hostel</li> <li>- Dispersed</li> </ul>				
	No of section 11 referrals	Annual/WDC HEED HCS/Scottish Government HL2	332 (2010/11)	N/A	Annual to 2016
	No. of homeless households secured settled accommodation within the private rented sector -RDGS -PSL	Annual/WDC HEED HCS/	21 (2010/11)	60 (2012/2013)	Annual to 2016
	No. of people assessed for housing support	Annual/WDC HEED HCS/	To be developed within currently commissioned research project		
	No. of people prevented from becoming homeless due to housing options/preventative approaches	Annual/WDC HEED HCS	To be developed through Housing Options development (West Housing Options Hubs)		
Key actions and commitment by local partners for this outcome	<ul style="list-style-type: none"> <li>• Ensure that the aims and objectives of West Dunbartonshire's Homelessness Strategy 2008-2013 are realized.</li> <li>• Develop and Implement a new West Dunbartonshire Homelessness Strategy 2012-2016</li> <li>• Undertake a review of supported and temporary accommodation in West Dunbartonshire</li> <li>• Implement a new temporary accommodation strategy</li> <li>• Strengthen partnership with WD CHCP and Employability Services</li> <li>• Continue to work in partnership to tackle homelessness in West Dunbartonshire</li> <li>• We will introduce a housing options approach to ease access to suitable accommodation for West Dunbartonshire households</li> <li>• Develop an implement a West Dunbartonshire Common Housing Register and Common Allocation</li> </ul>				

	<p>Policy</p> <ul style="list-style-type: none"> <li>• We will develop a West Dunbartonshire Tenancy Sustainment Strategy to improve tenancy sustainment levels in West Dunbartonshire</li> <li>• We will carry out a review of Housing Support in West Dunbartonshire to plan for future service provision</li> <li>• 11. We will introduce a Private Sector Leasing Scheme in West Dunbartonshire</li> </ul>
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<b>Monitoring Framework: Outcome Table 4</b>					
<b>Theme: Sustainable and Supportive Communities</b>					
Local Housing Strategy Outcome	Relevant Indicators	Data Frequency /Type/Source	Baseline (Data)	Targets	Timescale
<b>All our residents live in safe, good quality neighbourhoods.</b>	Percentage of residents feeling very or fairly safe when walking alone in the local neighbourhood after dark	Annual/Heeds performance indicators (annually)/ WDC citizens panel survey	60% (2010/11 target)	60%	Annual
	Percentage of residents rating neighbourhood as a 'fairly good' or 'very good' place to live	Annual/Heeds performance indicators (annually)/ WDC citizens panel survey	93% (2010/11 target)	94%	Annual
	Percentage of Citizens Panel respondents who are satisfied or very	Annual/Heeds performance indicators (annually)/ WDC citizens panel survey	75% (2010/11 target)	80%	Annual

	satisfied with the physical appearance of their local area				
	Percentage of Citizens Panel respondents who have personally experienced and reported anti-social behaviour	Annual/Heeds performance indicators (annually)/ WDC citizens panel survey	17% (2010/11 target)	15%	Annual
	Percentage of residents satisfied or very satisfied with agencies' response to tackling anti social behaviour	Annual/Heeds performance indicators (annually)/ WDC citizens panel survey	51% (2010/11 target)	52%	Annual
	Reduced antisocial behaviour and disorder	Annual/ SOA/Strathclyde Police	288 crimes per 10,000 head of population	282 crimes per 10,000 head of population. Decreasing to 276 and 271 for years 2012/13 and 2013/14 respectively.	Annual (5 year average)
	No. of persons detected for Drug Supply Crimes	Annual/ SOA/ Strathclyde Police	184	>109	Annual
Key actions and commitment by local partners for this outcome	<ul style="list-style-type: none"> <li>• Further develop joint working between Estate Management and Community Safety / ASB services in relation to West Dunbartonshire Council tenants and their communities</li> <li>• To continue to support the RSL partner's forum and to strengthen links with ASB Task Group action plans</li> </ul>				

	<ul style="list-style-type: none"> <li>• Continued commitment by partners to monthly ASB Task Group meetings and problem solving groups, both generic and area-based, as part of the West Dunbartonshire Community Safety Partnership</li> <li>• Continue to develop specific partnership working and developing integrated services between WDC and Strathclyde Police, from early intervention to enforcement</li> <li>• Further develop and monitor existing information sharing protocols, and continue to provide funding for information and intelligence sharing posts</li> <li>• Engage in joint actions to reduce antisocial behaviour and disorder, in particular alcohol and drug related initiatives</li> <li>• Work with communities to encourage increased reporting and involvement in KIN networks to increase flow of community intelligence</li> </ul>
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**Monitoring Framework: Outcome Table 5**

**Theme: Addressing Particular Housing Needs**

Local Housing Strategy Outcome	Relevant Indicators	Data Frequency /Type/Source	Baseline (Data)	Targets	Timescale
<b>People with particular needs have access to suitable housing with any necessary support to optimise their independence and well being.</b>	Number of WDC houses adapted for people with physical disabilities	Annual/WDC	Figures awaited	Figures awaited	Annual to 2016
	Number of RSL houses adapted for people with physical disabilities	Annual/Scottish Government	In development	In development	Annual to 2016
	Number of private sector houses	Annual/WDC	Figures awaited	Figures awaited	Annual to 2016

	adapted for people with physical disabilities				
	Number of vulnerable people supported to maintain independent living	Annual/CHCP	In development	In development	
	Number of homes where telecare is utilised	Annual/CHCP	In development	In development	
	Number of sheltered housing developments which have been upgraded to extra care housing		In development	In development	
	Number of extra care bed spaces	Annual/CHCP	In development	In development	
	Waiting times for aids and adaptations	Quarter/CHCP	In development	In development	
	Proportion of people with care or support needs who are able to be sustained in settled accommodation	Quarter/CHCP	In development	In development	
Key actions and commitment by local partners for this outcome	<ul style="list-style-type: none"> <li>• Decide on the proposals to bring up WDC care home facilities to the Care Commission standards and agree on any reprovisioning arrangements</li> <li>• Identify which sheltered housing developments should be developed into extra care housing and establish a programme to meet this objective</li> <li>• Maximise the capital generated from reducing the WDC directly provided care home provision to</li> </ul>				

	<p>contribute towards the capital cost of developing extra care housing and investing in technological developments</p> <ul style="list-style-type: none"><li>• RSL partners will be encouraged to include a specified element of particular needs housing in any new developments</li><li>• WDC and RSL partners will work with private developers to investigate options for the provision of new extra care housing</li><li>• Consideration will be given to how best to incorporate all aids and adaptations income streams and to adopt a better strategic approach to their provision</li><li>• Promote the use of telecare as a safe and valuable contribution to maintaining a tenancy</li><li>• WDC/RSLs to revise the allocations policy to make better use of accessible stock such as sheltered housing and ground floor accommodation</li><li>• Social housing providers to collaborate in the re-provisioning of support housing for people with learning disabilities, mental health and addiction issues to allow efficiencies through clustering arrangements</li></ul>
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21/10/2011