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**To: Housing & Community Safety Policy Board**

**On: 26 January 2016**

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**Report by: Director of Development and Housing Services**

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**Heading: Draft Local Housing Strategy 2016 - 2021**

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## **1. Summary**

- 1.1. The draft Local Housing Strategy 2016-2021 (LHS) was approved for consultation by the Housing and Community Safety Policy Board on the 10 November 2015. The LHS sets out the strategic vision for housing and housing related services and seeks to provide a clear direction for housing investment.
  - 1.3 Consultation on the Draft LHS is currently taking place and a summary version of the LHS (Appendix 1) has been produced to encourage feedback on the strategy's outcomes and proposed actions. Representations will be sought from a wide range of partners and the public prior to finalising the strategy and presenting it to the Board later this year.
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## **2. Recommendations**

- 2.1. It is recommended that the Board:
    - (i) Notes that the summary version of the draft Local Housing Strategy 2016-2021 which is currently being consulted on and the options available for providing feedback on this strategy during the consultation phase.
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### 3. **Background**

- 3.1 Under the Housing (Scotland) Act 2001 local authorities are required to produce a Local Housing Strategy (LHS). The strategy is the sole strategic document for housing and housing related services.
- 3.2 A draft LHS 2016-2021 was approved by the Board on 10 November 2015 for a period of public consultation ending in March 2016 and it is intended to finalise the strategy in May 2016.
- 3.3 A summary version of the strategy is contained in Appendix 1 for information. The full strategy can be found on the council's website [www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk) and is available on request.
- 3.4 7 key outcomes have been developed set within the context of the Community Plan which it is hoped will be delivered by the Council and partners over the next 5 years.

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### 4. **Consultation Activities**

- 4.1 The consultation phase runs until the 31 March 2016. The summary version of the LHS has been produced to encourage feedback on the strategy's outcomes and proposed actions.
- 4.2 Various options are available to people who wish to comment on the strategy. In addition officers from the Council's Strategy and Place Team are also setting up groups' meetings or speaking to individuals on a one to one basis.

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### **Implications of the Report**

- 1. **Financial** - None
- 2. **HR & Organisational Development** - None
- 3. **Community Planning** –

**Community Care, Health & Well-being** - The draft LHS sets out actions that will help to meet the housing and housing related support requirements for a range of groups including older people, those with mental health issues, physical disabilities and/or learning disabilities.

**Greener** – The draft LHS sets out actions that will help to improve the energy efficiency of homes which will help to reduce CO2 emissions and reduce levels of fuel poverty. In line with the Local Development Plan, it notes that new house building will be encouraged in sustainable locations, on previously

used sites. Various actions will support a more efficient use of existing assets to meet housing needs.

**Safer and Stronger** – The draft LHS sets out targets for new homes which will help to attract new residents and meet the housing needs and demands of existing residents. Regeneration priorities are highlighted along with actions to improve the estate environment.

4. **Legal** - None
5. **Property/Assets** - None
6. **Information Technology** - None
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

A draft Equality Impact Assessment has been completed for the Draft Local Housing Strategy 2016-2021. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified. The EIA will be subject to consultation along with the strategy.

8. **Health & Safety** - None
9. **Procurement** - None
10. **Risk** - None
11. **Privacy Impact** - None

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## Appendix 1

LHS Summary document.

### List of Background Papers

- (a) None

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## Summary: Draft Local Housing Strategy (LHS) 2016-2021

The Draft Local Housing Strategy (LHS) 2016-2021 sets out the key housing related issues in Renfrewshire, identifying 7 outcomes that the Council and partners will work towards over the next five years.

### Key issues identified within this new draft LHS include:

- An aging population and the need for appropriate services and appropriate housing.
- The population is expected to grow only marginally by around 1% over the period 2012-2029, compared to 7% across Scotland.
- The number of households in Renfrewshire is expected to grow by around 8% over the period 2012-2029, this compares to growth of 10% nationally. Much of this increase can be attributed to people living in smaller sized households as well as the ageing nature of the population.
- Renfrewshire has a geographically diverse and segmented housing stock.
- There are continuing issue with low demand social rented stock in particular areas and types (predominately tenement properties).
- Evidence of “concealed” households i.e. working adults aged 30 and over who remain living with their parents as they are unable to form their own household due to a lack of appropriate affordable housing options.
- Homelessness has reduced in recent years but there are increasing challenges of assisting the increasing proportions of application with multiple and complex needs.

### There are 7 draft Outcomes for the LHS 2016-2021

<b>Outcome 1</b>	The supply of homes is increased.
<b>Outcome 2</b>	Renfrewshire will have sustainable, attractive and well designed mixed communities with well functioning town centres.
<b>Outcome 3</b>	People live in high quality, well managed, homes.
<b>Outcome 4</b>	Homes are energy efficient and fuel poverty is minimised.
<b>Outcome 5</b>	Homelessness is prevented whenever possible and advice and support is provided to vulnerable households.

<b>Outcome 6</b>	People are supported to live independently for as long as possible in their own homes and communities.
<b>Outcome 7</b>	People can access affordable housing that meets their needs at the right time.

### **Outcome 1: *The supply of housing is increased***

This outcome is about increasing the supply of housing in Renfrewshire to meet projected needs and demand and to help facilitate growth in the resident population. The draft LHS proposes:

- Increasing the target for new affordable homes to 200 properties each year (current target of 150 properties each year with recent completion levels over last few years averaging 177 properties);
- A private sector housing target of 500 properties each year (in 2014/15, there were 477 private sector completions, the highest in recent years);
- Consulting on an affordable housing policy that would allow a targeted and measured approach to meeting identified needs within particular areas;
- Looking at ways of helping the development of a range of housing options (i.e. one that includes a range of products such as mid-market rent, rent to buy, low cost home ownership etc);
- Encouraging empty home owners to bring their properties back into use through Homes Again Renfrewshire project.

### **Outcome 2: *Renfrewshire will have sustainable, attractive and well designed mixed communities with well functioning town centres***

Sustainable places can be defined as those that have a range of services, housing types and households, which promote interaction and integration and create positive, diverse neighbourhoods. Sustainable communities are places where people want to live, use local facilities and have a real sense of community. The draft LHS proposes:

- Taking forward key regeneration projects in Johnstone Castle, Paisley West End, Orchard Street as well as developing plans for Ferguslie Park;
- Developing strategies to address housing and related issues in low demand/"low value" areas;
- Developing plans to progress a co-ordinated approach to estate management/caretaking with local housing association partners.
- Supporting town centre residential development through action plans, innovative planning measures and ensuring new developments are well designed.

### **Outcome 3: *People live in high quality, well managed, homes***

Improving the quality of all housing tenures in Renfrewshire along with how owners are supported to improve the quality of their properties is important. The draft LHS proposes:

- Ongoing work to ensure that social rented properties meet the Energy Efficiency Standard for Social Housing by 2020;
- Continuing promotion of the Scheme of Assistance to support owners to maintain their properties;
- Developing proposals for the Council or an RSL partner to lead on a property management (factoring) service with the potential to expand any scheme across Renfrewshire in future;
- Developing a co-ordinated approach to enforcement of standards within the private rented sector using all available powers and encouraging landlords to sign up to the Landlord Accreditation Scheme.

### **Outcome 4: *Homes are energy efficient and fuel poverty is minimised***

Interconnected issues of energy efficiency, fuel poverty and carbon emissions need to continue to be addressed. The draft LHS proposes:

- Continuing promotion of energy savings and advice to Renfrewshire residents in partnership with Home Energy Scotland;
- Accessing available access all available funding e.g. through Home Energy Scotland Area Based Programme (HEEPS:ABS) to secure funds to progress area based insulation/energy efficiency improvement schemes;
- Encouraging the use of renewable technology in new housing developments and promote the use of renewable technology amongst private sector owners and landlords.

### **Outcome 5: *Homelessness is prevented whenever possible and advice and support is provided to vulnerable households***

Homelessness is not solely a housing issue, it requires action from the full range of agencies providing health, social care, advice, information and support across both the statutory and voluntary sector. The strategy focuses on prevention, housing options, access to services and providing sustainable solutions. The draft LHS proposes:

- Expanding on the Housing First model following award of Big Lottery funding. Delivered by Turning Point Scotland, this provides intensive support to previously homeless households with extremely complex needs linked to alcohol abuse and substance misuse;

- Rolling out the “Foundations First” initiative supported by Shelter to support vulnerable families with children under 18;
- Building on the Looked after Children Protocol, Hospital Discharge Protocols and the Prison Protocol(s) to reduce the numbers of people presenting as homeless giving reasons as “leaving prison/hospital/other institution”;
- Exploring opportunities with partners to tackle the underlying reasons for repeat homelessness for those with complex needs in order that they can be better supported to sustain a permanent tenancy resulting in a decrease in the number of repeat presentations;
- Strengthening links with the HSCP to ensure that joint strategies are in place to continually improve access to Health and Care Services for homeless people, particularly for those with complex needs relating to mental health issues, addictions and alcohol issues.

**Outcome 6: *People are supported to live independently for as long as possible in their own homes and communities***

Housing and housing related support requirements for key specific groups of people in Renfrewshire are central to the strategy. Not all people with specific needs require new housing as a solution to meeting their needs. The strategy aims to support making the best use of existing housing stock. The draft LHS proposes:

- Developing proposals with partners for additional Extra Care Housing in the Paisley area potentially through reconfiguration of existing stock;
- Working in partnership with Bridgewater Housing Association to develop proposals to reconfigure dispersed sheltered housing in Erskine to ensure longer term sustainability;
- Working towards establishing a “retirement village” model of housing for older people at the four high rise blocks at Neilston Road, Paisley;
- Evaluating the low cost home ownership amenity development for older people in Paisley;
- Work in partnership with the Health and Social Care Partnership to establish the best way of addressing housing related need.

**Outcome 7: *People can access affordable housing that meets their needs at the right time***

Making access to affordable housing easier with an increasing range of affordable housing options and landlords in Renfrewshire. The draft LHS proposes:

- Working with 4 housing association partners to finalise and implement a new single Allocation Policy;



- Continuing successful initiatives such as the Home Exchange Shop in Paisley;
- Reviewing the operation of the Council's Choice Based Lettings pilot to determine if it is appropriate to roll out further;
- Reviewing the effectiveness of arrangements across the social rented sector to aid with the costs of setting up home;
- Preparing for the potential impact of future welfare changes.

**To read the full draft local housing strategy and access an online consultation questionnaire please go to: [www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk) or, for a paper copy please contact Strategy and Place Team on 0141 618 6148/6268**