
Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	ENV048/19/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Inverclyde Local Housing Strategy 2017-2022: 2019 Update		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the progress to date on the implementation of the Inverclyde Local Housing Strategy 2017-2022 outcomes and action plan.

2.0 SUMMARY

- 2.1 The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy supported by an assessment of housing need, demand and provision. The Inverclyde Local Housing Strategy (LHS) 2017-2022 was approved by the Education and Communities Committee in March 2017.
- 2.2 The LHS sets the vision for housing and housing related services in Inverclyde over the five year period between 2017 and 2022. The overarching aim of the strategy is to make Inverclyde a place where people have access to quality, affordable homes in sustainable communities over the duration of the strategy.
- 2.3 The Scottish Government LHS guidance published in August 2014 outlines that it is a statutory requirement for the LHS to be kept under review and it is for each local authority to decide how this is undertaken. However, it is considered good practice for local authorities to continue to undertake an annual update of the LHS centred on the action plan and joint working with partners, monitoring what progress has been made in achieving the agreed outcomes. Therefore, the attached update (Appendix) presents the progress made over the past two years by Inverclyde Council and partners on the Inverclyde LHS 2017-2022 outcomes.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee approves the update on the Inverclyde Local Housing Strategy 2017-2022 and the progress made to date.

Martin McNab
Head of Environmental & Public Protection

4.0 BACKGROUND

- 4.1 The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy supported by an assessment of housing need, demand and provision. The Inverclyde LHS 2017-2022 was approved by the Education and Communities Committee in March 2017. The Scottish Government consider it good practice for local authorities to continue to undertake an annual update of the LHS. Therefore, the attached update (Appendix 1) presents the progress made over the past two years by Inverclyde Council and partners on the Inverclyde LHS 2017-2022 outcomes.
- 4.2 Underpinning delivery of the LHS is effective partnership working. Contribution towards the implementation of the LHS action plan since its publication has been provided from key stakeholders including:
- Inverclyde Council (Housing Strategy, Planning, Finance and Legal),
 - Inverclyde Health and Social Care Partnership,
 - Local RSL partners (Cloch Housing Association, Larkfield Housing Association, River Clyde Homes, Oak Tree Housing Association),
 - National RSL partners (Link Housing, Sanctuary Housing) and,
 - Third Sector Partners.
- 4.3 The aim of the LHS is to make Inverclyde a place where people have access to quality, affordable homes in sustainable communities over the duration of the strategy. This vision is supported by six overarching strategic outcomes each with an action plan which are reported on within the LHS update (Appendix).
- 4.4 These outcomes are:
- Outcome 1: Access to Housing. To promote the supply of good quality affordable housing solutions across all tenures.
 - Outcome 2: Sustainable Places. To ensure that Inverclyde has sustainable, attractive and well-designed communities with well-functioning town centres.
 - Outcome 3: Preventing homelessness. To prevent homelessness where possible through provision of ongoing support to meet the needs of individuals.
 - Outcome 4: Housing and Health. To ensure that people are supported to live independently for as long as possible in their own homes and communities.
 - Outcome 5: Affordable Warmth and Climate Change. To tackle fuel poverty and contribute to meeting the climate change target.
 - Outcome 6: Improving Housing Quality. To improve stock condition across all tenures.
- 4.5 The Inverclyde Rapid Rehousing Transition Plan (RRTP) 2019/20 - 2024/25 was prepared and submitted to the Scottish Government in December 2018 outlining how the transition to a rapid rehousing approach would be achieved within the region. Consequently, the LHS actions for outcome 3, preventing homelessness will be achieved through the rapid rehousing policy focus under advisement from the Scottish Government.
- 4.6 The LHS update presents current progress made on the outcomes and actions reported in the Inverclyde LHS 2017-2022. This strategy covers a five year period between 2017 and 2022. It is therefore important to note that some actions reported in the LHS are ongoing or yet to be fully implemented/developed. An annual update scheduled for summer 2020 will demonstrate further work on the strategy over the forthcoming year.

5.0 IMPLICATIONS

Finance

5.1 Financial Implications:

There are no financial implications of this update.

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments

Legal

5.2 No implications

Human Resources

5.3 No implications

Equalities

5.4 Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
√	NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

Repopulation

5.5 The Inverclyde Local Housing Strategy 2017-2022 is a cross tenure document which sets the vision for housing and housing related services within the region. The strategy outlines Housing Supply Targets based on an assessment of housing need and demand. Targets agreed in accordance with the Inverclyde Local Development Plan have been set to exceed housing supply estimates as a method of encouraging growth in the housing supply in both the social and private sectors. This approach is anticipated to encourage retention of Inverclyde residents and in-migration based on an improved housing supply offer which meets the needs of current and prospective residents.

6.0 CONSULTATIONS

6.1 The Inverclyde Local Housing Strategy, 2019 update has been shared with all key strategic partners for feedback and comment. Partners include

- Inverclyde Health and Social Care Partnership,

- Local Registered Social Landlords (RSL) partners (Cloch Housing Association, Larkfield Housing Association, River Clyde Homes, Oak Tree Housing Association),
- National RSL partners (Link Housing, Sanctuary Housing), and
- Third Sector Partners(Your Voice)

Partners were invited to provide feedback and comments over a two week consultation period between 16 September and 30 September 2019.

The update will subsequently be shared with the Scottish Government More Homes Division Glasgow and Clyde Area Office and online on the Inverclyde Council website.

7.0 LIST OF BACKGROUND PAPERS

7.1 Inverclyde Local Housing Strategy 2017-22 – E&CC, March 2017 EDUCOM/26/17/DH

APPENDIX 1

Inverclyde Local Housing Strategy 2017-2022



2019 Update

Inverclyde
council

Introduction

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy supported by an assessment of housing need and demand. The Inverclyde Local Housing Strategy (LHS) 2017-2022 was approved by the Education and Communities Committee in March 2017.

The Inverclyde Alliance Outcomes Improvement Plan 2017-2022 sets the vision for Inverclyde as:

'Nurturing Inverclyde: Getting it right for every Child, Citizen and Community'

The LHS contributes towards attaining this vision by outlining the outcomes for housing and housing related services in Inverclyde over the five year period between 2017 and 2022. The overarching aim of the strategy is to make Inverclyde a place where people have access to quality, affordable homes in sustainable communities over the duration of the strategy. Underpinning delivery of the LHS is effective partnership working. Contribution towards the implementation of the LHS action plan has been provided from key stakeholders including:

- Inverclyde Council (Housing Strategy, Planning, Finance and Legal),
- Inverclyde Health and Social Care Partnership (HSCP),
- Local Registered Social Landlord (RSL) partners (Cloch Housing Association, Larkfield Housing Association, River Clyde Homes, Oak Tree Housing Association,
- National RSL partners (Link Housing, Sanctuary Housing), and
- Third Sector Partners.

The Scottish Government have recently published their vision for 'Housing to 2040' and outline their future aspirations for an effective housing system in Scotland. The paper notes that housing has a vital role to play in meeting many of their ambitions for Scotland, including eradicating child poverty and homelessness, ending fuel poverty, tackling the effects of climate change and promoting inclusive growth. The challenges facing Scotland are also key issues within Inverclyde. The LHS will continue to work towards addressing these issues and beyond the duration of the strategy into future editions of the LHS. These issues are inclusive of:

- We have an ageing population and people are living longer;
- The number of households is growing and more people are living alone;
- We need to mitigate the impact of climate change;
- We must act on homelessness;
- We want to tackle child poverty; and
- We need to manage the impact of Brexit and the UK Government's welfare reforms.

The Scottish Government LHS guidance published in August 2014 outlines that it is a statutory requirement for the LHS to be kept under review and it is for each local authority to decide how this is undertaken. Therefore, the following update will evaluate progress made over the past two years by Inverclyde Council and its partners on the Inverclyde LHS 2017-2022 outcomes:

Outcome 1: Access to Housing

To promote the supply of good quality affordable housing solutions across all tenures

- 1.1. The Inverclyde LHS 2017-2022 outlines that one of the significant challenges to Inverclyde is the projected demographic changes to the region and in particular an ageing and declining population. Over the course of the LHS the purpose of such an outcome is to ensure the available housing supply meets the needs of Inverclyde residents including provisions for the older population. The key priorities are therefore to encourage population growth in Inverclyde to address depopulation and provide housing solutions for the ageing demographic residing in the region.
- 1.2. In accordance with these strategic aspirations, Housing Supply Targets (HST) were set for private and affordable housing within the LHS exceeding housing supply estimates outlined within the Glasgow and Clyde Valley Housing Need and Demand Assessment (HNDA). The rationale for setting these targets was to encourage socio-economic growth in the region. Considering all determining factors, it was calculated that a realistic and deliverable HST for Inverclyde would be 90 affordable units and 170 private sector units per annum over the lifetime of the LHS.
- 1.3. The Inverclyde Strategic Housing Investment Plan (SHIP) 2019-2024 reports that three affordable housing developments were completed in Greenock and Port Glasgow over the previous year. Combined, the three sites totalled 109 units for social rent including wheelchair (to address the 3% target set within the LHS) and amenity housing: Since this was reported a further 20 units were completed
 - River Clyde Homes' Bay Street development contains a mixture of 41 flats and houses for social rent in Port Glasgow, including a wheelchair accessible property.
 - River Clyde Homes have completed 20 general needs units at Mallard, Greenock South and South West
 - The Garvald Street site developed by Oak Tree Housing Association offers 45 units for social rent through a combination of houses and cottage flats.
 - Link completed a project with a mix of 21 amenity standard cottage flats and 2 wheelchair designed properties on the former St Gabriel School site, managed by Larkfield Housing Association.

Furthermore, the SHIP will increase the supply of affordable housing in the area and mitigate against fuel poverty, reducing housing costs will positively contribute to one of the 3 key drivers of reduced child poverty: 'Reduced cost of living for families'.

- 1.4. The proposed Inverclyde Local Development Plan (LDP) was consulted on in May and June 2018. The plan is expected to be adopted in autumn 2019. Subsequently, the Inverclyde Council Housing Land Supply Technical Report 2018 concluded that there is no longer a need for the LDP to have a policy seeking a contribution of affordable housing from private housing development sites across the whole of Inverclyde. The rationale for this is that due to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing requirements can be met without contribution from private sector sites.

- 1.5. It is anticipated that this approach will help to attract developers and deliver increased numbers of private housing, providing a balance of tenures across Inverclyde. However, it is recognised that within the Inverclyde villages (Kilmacolm, Quarrier's Village, Inverkip and Wemyss Bay) there is a limited supply of affordable housing available and no land identified for affordable housing development. There will therefore still be a proposed requirement for 25% of houses built on greenfield housing sites in the Inverclyde villages to be available for affordable housing.
- 1.6. Advice is provided to tenants on the new Private Housing (Tenancies) (Scotland) Act 2016 to Inverclyde residents on the Council website. The new Private Residential Tenancies replaces assured and short assured tenancy agreements for all new tenancies, as of December 2017. The aim is that the new tenancies will bring in changes and improvements to the private rented sector (PRS). The Public Health and Housing team continue to ensure compliance with relevant housing legislation across all tenures, carry out below tolerable standard checks and offer practical advice.
- 1.7. Committee approval was granted for the implementation of a Rent Deposit Guarantee Scheme in Inverclyde. This scheme will be administered by the Inverclyde Health and Social Care Partnership's (HSCP) Homelessness Service aiming to offer a greater suite of housing options and help the homeless, potentially homeless or those in low income to access decent homes in the PRS.
- 1.8. Clear progress has been made within Inverclyde over the past two years to improve access to housing demonstrated within the ambitious new build housing development programme. Ongoing work to provide assistance and information to a growing private rented sector remains a priority. The proposed LDP should contribute towards unlocking private sector housing opportunities, encouraging population growth and work on the new HNDA3 will inform future investment priorities with regards to housing need.

KEY UPDATES

- 109 social rented housing units developed within the SHIP programme in 17/18
- To date, 3 wheelchair accessible properties developed to contribute towards meeting the 3% target set within the LHS.
- 21 amenity standard cottage flats developed with future plans for further older people housing developments in Inverclyde.
- The proposed Inverclyde LDP was consulted on in May and June 2018. The plan is expected to be adopted in autumn 2019.
- Abolition of Affordable Housing Policy in Inverclyde's urban areas to encourage private sector housing development. Policy retained in Inverclyde villages.
- Preliminary work has commenced in the development of the forthcoming Glasgow and Clyde Valley HNDA3.
- Advice and information provided on the Inverclyde Council website on the Private Housing (Tenancies) (Scotland) Act 2016 and the introduction of the Private Residential Tenancy with links to the Housing and Property Chamber.
- Public Health and Housing team continue to ensure compliance with relevant housing legislation across all tenures and offer practical advice to the PRS.
- Committee approval for the implementation of a Rent Deposit Guarantee Scheme.

Outcome 2: Sustainable Places

To ensure that Inverclyde has sustainable, attractive and well-designed communities with well-functioning town centres

- 2.1. To create attractive and sustainable places one of the key aims of the Inverclyde LHS 2017-2022 is to tackle empty homes and low demand, unattractive housing stock causing blight on the area. The LHS highlighted the profile of empty properties was on the increase within the region with 6.4% of the housing stock vacant. This increase on the number of empty properties was in part due to regenerative efforts in the Clune Park area. Work continues on acquiring properties to be held empty at this location with a future aspiration for demolition of the tenement properties and regeneration of the area.
- 2.2. In accordance with the aims of the LHS, Inverclyde Council, River Clyde Homes and the Scottish Empty Homes Partnership (SEHP) created an Empty Homes Officer shared service. An Empty Homes Officer was appointed in May 2017 to help bring empty properties within the region across tenures back into use. The number of long term empty (LTE) properties in Inverclyde (as of August 2019) is 644 as per Council Tax records. Since the post was created there was a decrease of 3.7% long term empty properties in 2018 and 29 empty properties have been brought back into use (as of May 2019) with over 50 more active cases currently being pursued. Furthermore, a new discretionary policy was introduced on the 1st April 2019 to increase Council tax charges to 200% if a property has been unoccupied for 12 months or more. The initial service was set to end in May 2019, but RCH agreed to extend the post and continue funding 50% until May 2020. Service has continued without SEHP seed funding since May 2019 with support still available to the Empty Homes Officer.
- 2.3. It is recognised that an ambitious new build development programme envisioned within the SHIP may contribute towards lessening demand in existing social rented stock. A new build impact assessment was conducted by North Star Consultancy to evaluate potential low demand stock issues and inform decision making. Further work will be carried out to develop a full profile of social housing stock in Inverclyde and its implications.
- 2.4. Strategic planning has commenced on the intended regeneration of Highholm Street in Port Glasgow. The aim of the project is to create a sustainable community at this location through housing-led regeneration. The area is a mixed tenure estate which is the root of many issues. It is believed that poor property management (within private sector housing) and a lack of factoring arrangements within mixed tenure tenements has led to sub-standard housing condition and disrepair in the area. Effective partnership working with River Clyde Homes who own properties on the street will seek to find appropriate solutions and contribute towards creating a vibrant and sustainable community.
- 2.5. Inverclyde Council are looking for a developer for the former Babylon nightclub site on the corner of Argyle Street/West Stewart Street, Greenock. This site remains in a

state of disrepair, empty and could be utilised to provide town centre living. To date, this site has failed to attract attention due to the extent and projected costs of infrastructure works required following feasibility investigations. Inverclyde Council are investigating other possible areas of grant funding which could make this site viable to an RSL and allow them to transform the building and contribute to the regeneration of a well-functioning town centre. Council Officers have proposed that that the Council's Scottish Government Town Centre Fund allocation could be a potential source of funding to achieve this.

- 2.6. These measures will contribute towards ensuring that the Inverclyde housing supply is configured to meet the needs and demands of residents and is utilised to its full potential. This work is ongoing to ensure that appropriate properties are brought into use and that housing stock which is not fit for purpose or low demand is managed in an appropriate manner. The ambitious Strategic Housing Investment Plan outlined in Outcome 1 ensures the regeneration of the affordable housing supply, negating past and prospective demolition programmes on sub-standard housing and limits pressures on the local housing market.

KEY UPDATES

- Inverclyde Council, River Clyde Homes & Scottish Empty Homes Partnership (Shelter Scotland) shared service created. Shared Empty Homes Officer post created.
- The initial service was set to end in May 2019, but RCH agreed to extend the post and continue funding 50% until May 2020. Service has continued without SEHP seed funding since May 2019 with support still available to the Empty Homes Officer.
- 29 empty properties brought back into use between 2017 and 2019.
- Over 50 active empty homes cases on their way to being brought back into use.
- Introduction in new Council Tax levy introduced 1st April 2019
- A reduction in properties in the social rented sector void for greater than 6 months (117 properties in 17/18).
- Inverclyde Council are looking for a developer for the former Babylon nightclub site on the corner of Argyle Street/West Stewart Street, Greenock. This site remains in a state of disrepair, empty and could be utilised to provide town centre living.
- New build impact assessment conducted to inform potential low demand stock issues.
- Port Glasgow, Highholm street regeneration – Strategic planning commenced.

Outcome 3: Preventing Homelessness

To prevent homelessness where possible through provision of ongoing support to meet the needs of individuals

- 3.1. The Homelessness and Rough Sleeping Action Group (HARSAG) was set up by the Scottish Government in October 2017 to produce short and long-term solutions to end homelessness and rough sleeping. Informed by evidence based research, the basis of recommendations to address homelessness in Scotland is a transition to a Rapid Rehousing approach utilising a Housing First model where necessary. Housing First provides ordinary, settled housing with support as a first response for people with complex needs.
- 3.2. The HARSAG recommendations include a specific action for Local Authorities to produce a Rapid Rehousing Transition Plan (RRTP), with an expectation that each authority will develop their plans in collaboration over a planned and costed phase of 5 years (2019-20 to 2023-24). The Scottish Government identified funding to support the transition to a Rapid Rehousing approach and £32.5m has been allocated across all local authorities from the 'Ending Homelessness Together' fund for 2018-23, along with a health funding contribution of £1.5m over the first two years. To minimise time spent in temporary accommodation, HARSAG recently recommended 25% of social rented stock in Inverclyde should be let to homeless households.
- 3.3. Inverclyde Council and partners began reviewing the existing temporary accommodation provision model in 2018. Those with complex support needs often fail to sustain tenancies, leading to repeat presentations to the Homelessness service. Without the appropriate support this cycle will continue. The Temporary accommodation requirements in Inverclyde report was completed in March 2018 and subsequently informed the development of Inverclyde's RRTP. Thereafter, the Inverclyde RRTP 2019/20 - 2024/25 was prepared and submitted to the Scottish Government in December 2018 outlining how the transition to a rapid rehousing approach would be achieved within the region. Feedback on the proposed plan was received in March 2019 from the Scottish Government.
- 3.4. The RRTP will be reviewed annually as part of the SHIP process, reflected in the LHS, and fully integrated into Health & Social Care Partnership strategic plans. Separately, delivery of the plan will be reported through the Health and Social Care Committee and the Integration Joint Board.
- 3.5. The Homelessness service in Inverclyde lies under the directorate of the Inverclyde Health and Social Care Partnership (HSCP) who have set up a RRTP working group with members from across HSCP, Registered Social Landlords (RSLs), Housing Strategy, Commissioning and Finance to discuss ways to implement the outcomes from the RRTP.
- 3.6. Consequently, the preventing homelessness actions in the LHS will be achieved through rapid rehousing policy focus. The following outcomes will set the agenda for the Rapid Rehousing approach in Inverclyde:

Outcome 1:	To reduce the need for temporary accommodation by preventing homelessness.
Outcome 2:	To enable service users with no/low support needs to access settled housing quickly.
Outcome 3:	To develop interim housing options which enable housing sustainment & independent living.
Outcome 4:	Investigate a Housing First model which enables the most excluded service users to achieve housing sustainment.
Outcome 5:	To enable service users who need specialist supported housing to access commissioned HSCP services.

- 3.7. As previously outlined in outcome 1, committee approval was granted for the implementation of a Rent Deposit Guarantee Scheme in Inverclyde. This scheme will offer a greater suite of housing options and help the homeless, potentially homeless or those in low incomes to access decent homes in the private rented sector.

KEY UPDATES

- Review the ongoing use of temporary accommodation - Temporary accommodation requirements in Inverclyde report was completed in March 2018.
- Submission of the Inverclyde Rapid Rehousing Transition Plan 2019/20 - 2024/25 to the Scottish Government.
- RRTP Working Groups set up to implement outcomes of the plan.
- Committee approval for the implementation of a Rent Deposit Guarantee Scheme.

Outcome 4: Housing and Health

To ensure that people are supported to live independently for as long as possible in their own homes and communities

- 4.1. A shared vision of both the LHS and the Inverclyde Health and Social Care Partnership (HSCP) is to enable and support people to live independently at home or in a homely setting within our communities. Given the policy direction set both locally and nationally, the forecasted growth in the older age population in Inverclyde brings with it significant challenges and a prospective increase in demand for specialist housing provision. Delivery of housing, health and wellbeing outcomes for Inverclyde is underpinned by effective partnership working within the Housing Partnership Group (HPG) which also included the production and future implementation of Inverclyde's RRTP. The group consists of:
- Inverclyde Council (Housing Strategy),
 - Inverclyde HSCP,
 - Local RSLs, and
 - Third Sector Partners.
- 4.2. All new housing in the area will meet Housing for Varying Needs standards as a minimum requirement, and the current LHS stipulates that 3% of all new social rented housing should meet wheelchair accessible standards. As previously reported the latest iteration of the SHIP reports that progress has been made in increasing new build specialist housing provision within Inverclyde. To date, three wheelchair accessible properties have been developed to contribute towards meeting the 3% target set within the LHS and 21 amenity standard cottage flats were developed on the former St Gabriel School site.
- 4.3. Since the publication of the LHS work was undertaken by the HPG to develop the Inverclyde Housing Contribution Statement (HCS) 2019-2024. The HCS is a statutory requirement, set out in the Statutory Guidance and Advice note to support the Public Bodies (Joint Working) (Scotland) Act 2014. The HCS is underpinned by 3 outcomes which the HPG will aim to realise over the five year period:

Outcome 1:	Increase the provision of quality, affordable homes across all tenures which meet the needs of the people of Inverclyde.
Outcome 2:	Provide suitable provision of housing adaptations and housing related support to ensure that our people live in homes which meet their physical and wellbeing needs.
Outcome 3:	Ensure easy access to relevant information and advice on housing and support services to improve housing outcomes for all Inverclyde residents.

- 4.4. It was identified within the production of the Housing Contribution Statement (HCS) (developed in partnership with the Inverclyde HSCP) that there was a requirement to conduct a review of specialist housing provision. Subsequently an action has been included within the HCS action plan to 'use evidence based need and demand to

identify the specialist provision housing requirement early in the planning of the Affordable Housing Supply Programme. Work recently commenced on this action and a small working group has been established with partners selected from the HPG to conduct this research. The review is focused on analysing the housing requirements and current provision across a range of particular needs.

- 4.5. As part of the specialist housing provision review, a requirement for current and future estimated unmet need for wheelchair accessible housing being assessed. In March 2019, the Scottish Government published guidance for the setting of LHS targets to support the delivery of more wheelchair accessible housing. Inverclyde's current approach of a 3% wheelchair accessible target for all new build social rented properties offers a reactionary intervention based upon on current need rather than a proactive response to address projected growth in the wheelchair user population
- 4.6. Assessing the provision of wheelchair accommodation in the RSL sector and avoiding double counting is problematic given the range of definitions and terminology employed across individual landlords. In addition, there is a distinction between purpose-built housing and existing stock that has been adapted for wheelchair use. The process of attempting to harmonise categories of supported accommodation across local social landlords to build the knowledge base and map availability of current supply on GIS is ongoing.
- 4.7. A recent inquiry by the Equality and Human Rights Commission proposed that a minimum 10% wheelchair accessible target should be introduced by the Scottish Government across all tenures in new build housing developments. This is an approach which has been supported by some neighbouring local authorities who have introduced similar targets. The working group will continue to develop an Inverclyde assessment using local knowledge and data to determine whether this is an appropriate course of action.
- 4.8. Preceding the latest iteration of the HCS, work was carried out by the HPG to produce the first Inverclyde Youth Housing Statement. This statement has been developed to consider some of the important life and housing challenges faced by young people aged 16-26.
- 4.9. Intrinsically linked with the review of specialist housing provision, the HCS also requires a joint review of adaptations to be conducted by the HPG which will commence in 2020. The total number of requests for adaptations to RSL's for 2017/18 was 705 which was an increase from the previous year where there were 629 requests. The total number of adaptations completed by RSL's in the 2017/18 reporting year was 445 down from 519 in 2016/17. Changes to the levels of funding has direct impacts on RSL's ability to carry out works, a continued reduction in funding going forward will result in a significant change in how services operate. In the private sector there were 180 adaptations carried out in 2018/19 and 163 in 2017/18.
- 4.10. There is currently capacity for 745 people within care homes locally. A feasibility study around the provision of nursing and residential care homes places in June

2018 concluded that care home capacity is sufficient in Inverclyde. The study highlighted that the current quality of care and support provision by independent providers is high, and the future policy focus is on shifting the balance of care to older people living in their own home until end of life.

- 4.11. Inverclyde Care and Repair (which is now managed by Bridgewater Housing Association) provides free advice and information and also facilitate repairs, improvement, and adaptations to meet the needs of disabled people, to homes in the private sector. This service is for those over 60, disabled homeowners, and private tenants. A small repairs service is also offered with a team made up of fully qualified tradespersons to provide repairs to home owners who are over 60 or who have a disability. There is a small charge for this service of £15 per job, plus the cost of any material used. Alternatively, for an annual membership fee of £45 homeowners can have as many small repairs visits as required during the year.
- 4.12. Work will continue over the duration of the LHS and thereafter to realise the outcomes set within the HCS and RRTP, ensuring people are supported to live independently in their own homes and communities.

KEY UPDATES

- To date, 3 wheelchair accessible properties developed to contribute towards meeting the 3% target set within the LHS.
- 21 amenity standard cottage flats developed with future plans for further older people housing developments in Inverclyde.
- Completion of the Inverclyde Housing Contribution Statement 2019-2024. Work has commenced on the HCS action to 'use evidence based need and demand to identify specialist provision housing requirement early in the planning of the Affordable Housing Supply Programme.'
- Publication of the first ever Inverclyde Youth Housing Statement.
- 445 adaptations completed in 2017/18 by RSLs. There were 180 adaptations carried out in 2018/19 and 163 in 2017/18 to private sector housing.
- The Scheme of Assistance assisted 171 for the households in 2017/18
- Feasibility study around the provision of nursing and residential care homes places concluded that care home capacity is sufficient in Inverclyde.
- Inverclyde Care and Repair (which is now managed by Bridgewater Housing Association) provides free advice and information and also facilitate repairs, improvement, and adaptations to meet the needs of disabled people, to homes in the private sector. A small repairs service is also offered.

Outcome 5: Affordable Warmth and Climate Change

To tackle fuel poverty and contribute to meeting the climate change target

- 5.1. Climate change, tackling fuel poverty and ensuring an adequate housing supply which is fit for purpose remain key priorities for both the Scottish Government and locally in Inverclyde. Similarly, under the Child Poverty (Scotland) Act 2017, there is a requirement for all local authorities and relevant Health Boards across Scotland to reduce child poverty. The two issues are intrinsically linked and it is for this reason that the Inverclyde Local Child Poverty Action Report 2018/19 reports on progress made on tackling fuel poverty within the region in its action plan.
- 5.2. In Inverclyde as across Scotland, many people do not live in a house that is warm, dry and affordable, with people on low incomes being disproportionately affected. Local Councils, COSLA and the Scottish Government are working hard to deal with fuel poverty, and to reduce greenhouse gas emissions in order to tackle the threat of climate change. As part of a range of programmes aimed at achieving these objectives, the Scottish Government has developed and funded the Home Energy Efficiency Programme: Area Based Scheme (HEEPS: ABS). From 2013 to date a total over £8m HEEPS funding has been awarded to Inverclyde from the Scottish Government. This has helped the Council in collaboration with RSLs to provide External Wall insulation to over 2000 properties in Inverclyde, making homes more energy efficient and cheaper to keep warm and dry.
- 5.3. Fuel poverty is defined by the Scottish Government as a proportion of household income required to heat a home to an adequate level. The mean household income for Inverclyde is £23,500 which is lower than the average of £27,500 for Scotland. This is particularly concerning with regards to older households in Inverclyde with an average household income of £16,500 again less than the average of £20,400 for this group, leaving older residents at particular risk of experiencing fuel poverty. However, the percentage of dwellings in Inverclyde with a low energy efficiency rating of F or G has decreased to 1% from 2% and table 1 demonstrates that fuel poverty and extreme fuel poverty has decreased in Inverclyde since last reported on in the LHS

Table 1: Fuel Poverty and Extreme Fuel Poverty in Inverclyde (Source Scottish House Condition Survey)

	% of Local Authority		Fuel Poverty by Household attribute		
	in Fuel Poverty	in extreme Fuel Poverty	Older People	Families	Other
2013-15 SHCS	41	7	60	37	52
2014-16 SHCS	38	8	51	33	30
2015-17 SHCS	31	6	41	21	26

- 5.4. Further measures to improve energy efficiency within the Inverclyde housing supply is by developing high quality new build housing through the SHIP programme, all

new homes will be developed to the Greener Standard. Furthermore, reducing housing costs will positively contribute to one of the three key drivers of reduced child poverty: 'Reduced cost of living for families'.

- 5.5. Investigations are ongoing whether introducing innovative approaches such as the Passivhaus standard, which reduces energy use and carbon emissions, would provide a viable, cost effective solution to fuel poverty in the area and help Inverclyde Council meet the Scottish Government's carbon emission targets. All of the projects in the SHIP programme will help to tackle fuel poverty and ensure that heat is affordable for residents by increasing energy efficiency and reducing the amount of energy required to heat the home.
- 5.6. Welfare reform and the introduction of universal credit in Inverclyde could potentially put households at risk of experiencing fuel poverty. Inverclyde Council report that between December 2017 and December 2018, rent arrears increased 7.86% across all four of Inverclyde Council's local RSL partners demonstrating the financial pressures households within the social rented sector are placed under. It is too early to measure the impact of UC on rent arrears and the impact that may have on households experiencing fuel poverty. However, the associated impacts of welfare reform will continue to be monitored.
- 5.7. The Inverclyde Home Energy Advice Team (i.HEAT) offers a free and impartial home visit service to give advice on all aspects of home energy use, including how to reduce energy bills. i.HEAT also assist with complex problems individuals may have with energy suppliers. In 2018 there were a total number of 1710 visits completed, an increase on the reported baseline within the LHS.
- 5.8. Inverclyde Council continue to provide funding for the HSCP Affordable Warmth Scheme through i.HEAT. This funding allows i.HEAT to provide support to Inverclyde households who have a family member aged 75 or over. If the household is in, or in danger of fuel poverty, i.HEAT provides a token payment of £75 to enable the household to heat their property. During 2018, i.HEAT provided £17,770 funding to these households. As part of this funding, i.HEAT were also able to allocate £3,627 as part of the emergency fund where a small repair to their heating system may be required that will allow households to have a satisfactory level of comfort.
- 5.9. Local RSL partners continue to invest in Inverclyde's social rented housing stock to ensure it is of a high standard and provides tenants with energy efficient homes. Cloch and Oak Tree Housing Associations both meet 100% compliance for properties at or above the appropriate NHER or SAP ratings specified in element 35 of the SHQS. Larkfield Housing Association reported 99.21% compliance and River Clyde Homes 88.31%. River Clyde Homes have recently announced that as part of a drive to improve energy efficiency and tackle fuel poverty, over £2.5m will be spent in the coming year (2019/20). Projects include converting inefficient electric storage heating to gas central heating, replacement heating systems and improved insulation to lofts and wall cavities. Work is ongoing across the sector to meet the Energy Efficiency Standard for Social Housing (ESSH) by 2020.

- 5.10. The HCS recognises the impact of good quality housing which can provide positive outcomes to health and wellbeing in Inverclyde .Therefore, the HCS action plan includes an action to review and address inefficient housing in light of Scottish Government's new target to reduce the number of households in fuel poverty to 5% (0% within the social rented sector) by 2040. A Local Heat and Energy Efficiency strategy will be prepared which will contribute towards achieving these outcomes.
- 5.11. Since the publication of the LHS there has been significant progress in reducing fuel poverty within the region and ensuring there is an adequate affordable housing supply fit for purpose and suitable for the needs of Inverclyde residents. Further work and investment is both required and planned for the region in the coming years to further tackle these issues, reduce carbon emissions and provide affordable and efficient warm homes.

KEY UPDATES

- Reduction in the number of households reported in fuel poverty and extreme fuel poverty.
- From 2013 to date a total over £8m HEEPS: ABS funding has been awarded to Inverclyde from the Scottish Government. This has helped the Council in collaboration with RSLs to provide External Wall insulation to over 2000 properties in Inverclyde.
- Increase in the number of i.HEAT visits offering a free and impartial home visit and advice service.
- £17,770 funding distributed by i.HEAT to HSCP Affordable Warmth Scheme
- Percentage of dwellings in Inverclyde with a low energy efficiency rating of F or G decreased to 1%
- River Clyde Homes planned spend of over £2.5 million on energy efficiency improvements to tackle fuel poverty over the coming year (2019/20).
- Housing Contribution Statement includes action to review and address inefficient housing in light of the Scottish Government's targets to reduce fuel poverty. A Local Heat and Energy Efficiency Strategy will be prepared and contribute towards this cause.

Outcome 6: Improving Housing Quality

To improve stock condition across all tenures

- 6.1. The LHS outlines that substantial investment was required within the existing housing stock, particularly in some pre 1919 tenements and post 1945 ex local authority properties which have received little investment over the years. Efforts continue to address sub-standard accommodation by the Public Health and Housing team as well as the on-going regeneration efforts at Clune Park in Port Glasgow.
- 6.2. The Scottish Housing Quality Standard (SHQS) is the main way housing quality is measured in Scotland with EESSH scheduled to replace SHQS elements 31-35. RSLs are required to continue to meet the energy efficiency elements of the SHQS until December 2020 and will not be required to demonstrate that they comply with SHQS elements 31-35 from 1st January 2021. Locally, work is ongoing by RSL partners to meet the Energy Efficiency Standard for Social Housing by 2020. The LHS reported that in 2015, 23.8% of all social housing stock in Inverclyde was failing this. Since then, investment to improve stock condition across Inverclyde has contributed towards improving housing quality within the social rented sector, 96.1% of properties are now reported as meeting this standard, demonstrated in table 2:

Table 2: Scottish Housing Quality Standard compliance in Inverclyde 2017/18 (Source Scottish Housing Regulator)

RSL	Total properties within scope of the SHQS:	Properties meeting SHQS	Percentage of Stock meeting SHQS	Projected in the reporting year
RCH	5683	5352	95.67%	5683
Cloch	1368	1368	100%	
Oak Tree	1735	1735	100%	
Larkfield	382	358	93.72%	360
TOTAL	9168	8813	96.1%	N/A

- 6.3. River Clyde Homes have recently announced that £10 million will be spent in the coming year (2019/20) to upgrade homes and make them more energy efficient. Capital investment will include replacing windows and doors, roof repairs and replacements, fire safety enhancements, providing customers with new kitchens, bathrooms, electrics and improving much needed homes to bring them back to the market.
- 6.4. As of December 2018 within Inverclyde there were 3,325 registered landlords and 4620 registered properties within the private rented sector (PRS). The majority of landlords and agents conduct themselves in a proper manner and thereby contribute to the Local Authorities objective to support good quality housing and proper management within the private sector. However, a small number of landlords and agents locally continue to perform to an unacceptable standard in their compliance with housing legislation. Therefore, a number of processes have been put in place to manage these individuals into compliance, or to remove them from the register. To date a total of 5 Landlords have been subject to the process; three successfully and a further two will be dealt with formally through the removal of registration process.

- 6.5. Furthermore, a pilot landlord registration engagement scheme commenced in May 2019 as a means to encourage non-compliant landlords to register. A series of engagement letters will be issued to suspected unregistered landlords to illustrate their legislative duties. It is hoped that that this method of engagement will promote Landlord Registration and avoid formal processes.
- 6.6. Housing adaptations and other preventative services are essential to both improving housing quality within the private sector and ensure homeowners are supported to live independently at home in a property which is appropriate for their needs. The Scheme of Assistance (SOA) provides a cost effective way of reducing accidents at home and improve housing quality. The SOA assisted 195 households in 2018/19. Overall the number of SOA assisted households dropped after 203/14; however the services have maintained a consistent demand between 2015 to 2018. Outlined in table 3:

Table 3: Number of homeowners assisted by the Scheme of Assistance

Year	SOA assisted Households
2013/14	246
2014/15	175
2015/16	174
2016/17	182
2017/18	171
2018/19	195

- 6.7. The types of assistance available to owners include the provision of information, advice, practical and technical assistance. Where a disabled person's home no longer meets their needs, mandatory grant provision may be available. This will depend on the type of work required to make the persons home suitable for their needs and on whether their needs are deemed eligible for support under the Councils' Priorities Framework. The types of financial assistance available for homeowners in Inverclyde are described in the 'Scheme of Assistance' and is managed by the Senior Grants Officer within the Public Health and Housing team at Inverclyde Council.
- 6.8. Continued investment in new build social rented housing within Inverclyde will contribute towards the regeneration of the region, affordable housing supply and increase the availability of good quality housing to residents. Further investment within the existing social rented housing supply to meet SHQS and the EESSH target in 2020 means a continued commitment to improving housing quality within the sector. The promotion of landlord registration will contribute towards improving housing quality standards within the PRS and the SOA is continuing to assist and support homeowners to live independently at home.

- 6.9. In preparation for the next LHS, a House Condition Survey will be commissioned which will help inform the Public Health and Housing team to plan and implement appropriate interventions to improve property condition within PRS housing. Furthermore, the Energy Efficiency (Private Rented Property) (Scotland) Regulations 2019 are soon to be introduced. The Regulations set out the minimum level of energy efficiency for properties in the PRS and use Energy Performance Certificates (EPC) as the method to measure this standard. They are designed to tackle the least energy efficient properties in Scotland (those with a rating of F or G on their EPC) and form part of a framework of standards which will be phased in gradually over time to tackle the energy efficiency of all buildings in Scotland. A House condition survey will provide a detailed analysis of PRS sector housing in Inverclyde and outline the scale of enforcement required prior to the introduction of these regulations.

KEY UPDATES

- Increased compliance with SHQS within social rented sector (96.1%)
- Planned improvement within the social rented sector - River Clyde Homes investing £10 million in the coming year (2019/20) to upgrade homes and make them more energy efficient.
- Increase in the number of landlords registered through the Landlord Registration Scheme (3,325).
- A pilot landlord registration engagement scheme commenced in May 2019 as a means to encourage uncompliant landlords to register.
- In preparation for the next LHS, a House Condition Survey will be commissioned which will help inform the Public Health and Housing team to plan and implement appropriate interventions to improve property condition within PRS housing.

SUMMARY OF UPDATES

Outcome 1

- 109 social rented housing units developed within the SHIP programme in 17/18
- To date, 3 wheelchair accessible properties developed to contribute towards meeting the 3% target set within the LHS.
- 21 amenity standard cottage flats developed with future plans for further older people housing developments in Inverclyde.
- The proposed Inverclyde Local Development Plan was consulted on in May and June 2018. The plan is expected to be adopted in autumn 2019.
- Abolition of Affordable Housing Policy in Inverclyde's urban areas to encourage private sector housing development. Policy retained in Inverclyde villages.
- Preliminary work has commenced in the development of the forthcoming Glasgow and Clyde Valley HNDA3.
- Advice and information provided on the Inverclyde Council website on the Private Housing (Tenancies) (Scotland) Act 2016 and the introduction of the Private Residential Tenancy with links to the Housing and Property Chamber.
- Public Health and Housing team continue to carry out Below Tolerable Standard checks and offer practical advice to the Private Rented Sector.
- Committee approval for the implementation of a Rent Deposit Guarantee Scheme.

Outcome 2

- Inverclyde Council, River Clyde Homes & Scottish Empty Homes Partnership (Shelter Scotland) shared service created. Shared Empty Homes Officer post created. The initial service was set to end in May 2019, but RCH agreed to extend the post and continue funding 50% until May 2020. Service has continued without SEHP seed funding since May 2019 with support still available to the Empty Homes Officer.
- 29 empty properties brought back into use between 2017 and 2019.
- Over 50 active empty homes cases on their way to being brought back into use.
- Introduction in new Council Tax levy introduced 1st April 2019
- A reduction in properties in the social rented sector void for greater than 6 months (117 properties in 17/18).
- New build impact assessment conducted to inform potential low demand stock issues.
- Port Glasgow, Highholm street regeneration – Strategic planning commenced.

Outcome 3

- Review the ongoing use of temporary accommodation - a temporary accommodation requirement in Inverclyde report was completed in March 2018.
- Submission of the Inverclyde Rapid Rehousing Transition Plan 2019/20 - 2024/25 to the Scottish Government.
- RRTP Working Groups set up to implement outcomes of plan.
- Committee approval for the implementation of a Rent Deposit Guarantee Scheme.

SUMMARY OF UPDATES (Continued)

Outcome 4

- To date, 3 wheelchair accessible properties developed to contribute towards meeting the 3% target set within the LHS. 21 amenity standard cottage flats developed with future plans for further older people housing developments in Inverclyde.
- 445 adaptations completed in 2017/18 by RSLs. There were 180 adaptations carried out in 2018/19 and 163 in 2017/18 to private sector housing.
- Completion of the Inverclyde Housing Contribution Statement 2019-2024. The statement is included within the Inverclyde Health and Social Care Partnership Strategic Plan.
- Work has commenced on the HCS action to 'use evidence based need and demand to identify specialist provision housing requirement early in the planning of the Affordable Housing Supply Programme.'
- Publication of the first ever Inverclyde Youth Housing Statement.
- The Scheme of Assistance assisted 171 for the households in 2017/18
- Feasibility study around the provision of nursing and residential care homes places concluded that care home capacity is sufficient in Inverclyde.
- Inverclyde Care and Repair (which is now managed by Bridgewater Housing Association) provides free advice and information and also facilitate repairs, improvement, and adaptations to meet the needs of disabled people, to homes in the private sector. A small repairs service is also offered.

Outcome 5

- Reduction in the number of households reported in fuel poverty and extreme fuel poverty. From 2013 to date a total over £8m HEEPS: ABS funding has been awarded to Inverclyde from the Scottish Government. This has helped the Council in collaboration with RSLs to provide External Wall insulation to over 2000 properties in Inverclyde.
- Increase in the number of i.HEAT visits offering a free and impartial home visit and advice service.
- £17,770 funding distributed by i.HEAT to HSCP Affordable Warmth Scheme
- Percentage of dwellings in Inverclyde with a low energy efficiency rating of F or G decreased to 1%
- River Clyde Homes planned spend of over £2.5 million on improvements on housing stock to energy efficiency and tackle fuel poverty over the coming year (2019/20).
- Housing Contribution Statement includes action to review and address fuel poverty in light of the Scottish Government's targets to reduce fuel poverty. A Local Heat and Energy Efficiency Strategy will be prepared and contribute towards this cause.

SUMMARY OF UPDATES (Continued)

Outcome 6

- Increased compliance with SHQS within social rented sector (96.1%)
- Planned improvement within the social rented sector - River Clyde Homes investing £10 million in the coming year (2019/20) to upgrade homes and make them more energy efficient.
- Increase in the number of landlords registered through the Landlord Registration Scheme (3,325).
- A pilot landlord registration engagement scheme commenced in May 2019 as a means to encourage uncompliant landlords to register.
- In preparation for the next LHS, a House Condition Survey will be commissioned which will help inform the Public Health and Housing team to plan and implement appropriate interventions to improve property condition within PRS housing.