

Report To: Education & Communities Committee

Date: 7 March 2017

Report By: Corporate Director Education, Communities & Organisational Development.

Report No: EDUCOM/26/17/DH

Contact Officer: Drew Hall

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Subject: Inverclyde Local Housing Strategy 2017 – 2022

1.0 PURPOSE

- 1.1 This report seeks Committee approval of the Council's new Local Housing Strategy (LHS) for the five year period 2017-2022. The LHS is attached as the Appendix to this report.

Appendix
1

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. Scottish Government Guidance was issued in August 2014 to assist authorities in preparation of their Local Housing Strategy.
- 2.2 The Local Housing Strategy sets out the vision for housing and housing related services over the next five years. It builds on the success of our previous strategies and supports the Scottish Government's vision within Homes Fit for the 21st Century of a housing system which provides affordable homes for all. It also seeks improvement in housing quality and recognises the role that the housing system has to play in enhancing economic growth and social mobility, as well as strengthening our communities.
- 2.3 The LHS has been developed in collaboration with key partners including Registered Social Landlords (RSLs), the Scottish Government More Homes Division (formerly the Housing Supply Division), and other Inverclyde Council and HSCP services. The strategy has also benefited from the input of the Inverclyde LHS Steering Group and engagement with Elected Members.
- 2.4 Six overarching strategic outcomes have been identified in conjunction with our partners and stakeholders. These reflect the priorities set out in the Scottish Government LHS Guidance and will allow us to achieve our vision: 'Working together to deliver quality, affordable homes and sustainable communities'.

3.0 RECOMMENDATIONS

- 3.1 That the Committee:
- Approves the submission of the final draft of the Inverclyde Local Housing Strategy 2017-2022 to Scottish Ministers; and
 - Notes that the Local Housing Strategy is subject to annual monitoring and review and that updates on progress will be submitted to future meetings of the Committee.

Martin McNab
Acting Head of Safer and Inclusive Communities

4.0 BACKGROUND

- 4.1 The Inverclyde LHS 2011 – 2016 came to an end in December last year. However, there has been a continuation of its main strategic objectives to the present day, to allow for preparation and approval of the proposed new LHS.
- 4.2 There is a statutory duty under the Housing (Scotland) Act 2001 to prepare and submit an LHS to the Scottish Government supported by an assessment of housing need, demand and provision. The LHS sets out the Council's strategy, priorities and plans for the delivery of housing and related services over the next five years.
- 4.3 In line with the Local Housing Strategy Guidance (2014), the new LHS incorporates homelessness, housing support and fuel poverty strategy elements. It also addresses the private sector strategic requirements of the LHS contained within the Housing (Scotland) Act 2006 and requirements in relation to social rented stock meeting the Scottish Housing Quality Standard (SHQS) and the Energy Efficiency Standard for Social Housing (ESSH).
- 4.4 The LHS has to take into consideration a number of national targets and priorities, including:
- Increasing supply of affordable homes;
 - Contributing to effective integration of Health and Social Care;
 - Ending Fuel Poverty as far as reasonably practicable;
 - Meeting Climate Change 2020 Milestone;
 - Continuing to meet Scottish Housing Quality Standard (SHQS); and
 - Meeting Energy Efficiency Standard for Social Housing 2020 Milestone.
- 4.5 The development of the new LHS has been ongoing over the past year and is the result of in depth research, analysis, consultation and engagement. The consultation process has involved a wide range of partners and stakeholders with a variety of opportunities to be involved in the development of priorities. Key stages in the process have included:
- Clydeplan Housing Need and Demand Assessment (May 2015);
 - Research and analysis and production of housing issues evidence papers (Spring 2016);
 - Stakeholder consultation events;
 - Briefing session to Elected Members (October 2016);
 - Publication of the Consultative Draft LHS (November 2016);
 - Formal consultation of Draft LHS (November 2016 – January 2017);
 - Scottish Government Peer Review (January 2017);
 - Producing final LHS (February 2017).
- 4.6 The Draft LHS was reviewed by the Scottish Government and Angus Council as part of the `peer review` process previously agreed by CoSLA. The feedback received from this process has been taken into account in producing the final LHS.

5.0 PROPOSALS/CONSIDERATIONS

- 5.1 The LHS contains a number of actions under the six Strategic Housing Outcomes:
1. Access to housing
 2. Sustainable places
 3. Preventing homelessness
 4. Housing and health
 5. Affordable warmth and Climate change
 6. Improving housing quality

5.2 The key messages from stakeholders consultation helped inform the six LHS strategic housing outcomes and associated action plans.

- To promote a supply of good quality affordable housing solutions across all tenures
- To ensure that Inverclyde has sustainable, attractive and well-designed communities with well-functioning town centres
- To prevent homelessness where possible through provision of ongoing support to meet the needs of individuals
- To ensure that people are supported to live independently for as long as possible in their own homes and communities
- To tackle fuel poverty and contribute to meeting climate change target
- To improve stock condition across all sectors

5.3 The Inverclyde Local Housing Strategy and Action Plan are contained in Appendix 1.

5.4 Progress on the LHS will be reviewed on an annual basis. Relevant key actions and indicators will be reported as part of the wider corporate performance monitoring arrangements.

6.0 IMPLICATIONS

6.1 Strategic

The Inverclyde LHS 2017 – 2022 is the definitive strategic plan for all aspects of the Inverclyde housing system and related matters and will make a valuable contribution to several strategic aims and objectives as set out in the:

- Inverclyde Alliance Single Outcome Agreement;
- Community Plan; and
- Strategic Housing Investment Plan.

6.2 Financial

One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

There are no direct financial implications for Inverclyde Council arising out of the LHS at present. The action plans will be delivered through the associated Strategic Housing Investment Plan (the SHIP). This will involve financial expenditure and will be reported to Committee as the SHIP programme is rolled out in future financial years.

6.3 Legal

If the recommendations of this report are accepted by the Committee, the Council will be fulfilling its legal duty under the Housing (Scotland) Act 2001 to prepare an LHS and submit it to Scottish Ministers.

6.4 Equalities

Has an Equality Impact Assessment been carried out?

Yes See attached appendix

**Appendix
2**

No This report does not introduce a new policy, function or strategy or recommender a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

6.5 Human Resources

There are no additional Human Resources implications arising out of the LHS.

6.6 Repopulation

The LHS will assist with the repopulation of Inverclyde.

7.0 LIST OF BACKGROUND PAPERS

- Guidance on Local Housing Strategies (August 2014): Scottish Government/COSLA, Edinburgh
- Consultative Draft Local Housing Strategy 2017-2022, approved by Education and Communities Committee on 1 November 2016
- Evidence Papers for the Local Housing Strategy, 2017-2022
 - Affordable Warmth, Energy Efficiency and Climate Change
 - Gypsy/Travellers
 - Housing Needs in Inverclyde
 - Housing Supply Target
 - Preventing Homelessness in Inverclyde
 - Private Rented Sector
 - Private Sector House Condition
 - Specialist Provision and Independent Living
 - Sustainable Places
- Scheme of Assistance
- The Clydeplan Housing Need and Demand Assessment, 2015

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Local Housing Strategy

2017-2022

February 2017

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Foreword

Welcome to the Inverclyde Local Housing Strategy (LHS) which covers the five year period from April 2017 to March 2022. The strategy has been co-produced in partnership with our key stakeholders including registered social landlords, services providers, statutory bodies as well as tenants, residents and elected members. Formal consultation took place between October 2016 and January 2017 and the final strategy was approved by Education and & Communities Committee in March 2017.

The strategy sets out what Inverclyde Council, together with our partners, is planning to do to make Inverclyde a place where people have access to quality, affordable homes in sustainable communities over 2017-2022. This Local Housing Strategy provides the strategic framework to help us achieve that, setting out our vision, key objectives and outcomes.

The new LHS comes at a challenging time for the council and its partners as we face significant reduction in public sector resources, as well as the ongoing uncertainty from welfare reforms that affect the lives of many local people while reducing the funding available to pay for housing services. At the same time we need to meet the needs of an increasingly elderly population and an increase in the overall number of households as well as the continued need to address homelessness and fuel poverty.

Despite these challenges we believe the Local Housing Strategy can and will help deliver real improvements to people's lives by setting out how we will improve the quality and energy efficiency of the housing stock in our area; build much needed new affordable homes and deliver a range of support services to help people achieve their potential, and be safe, healthy and included.

We have achieved a significant amount over the past five years, delivering affordable housing to meet demand and supporting people to live in safe and welcoming communities.

We will therefore continue to build on our excellent track record of working in partnership to deliver positive housing outcomes for all households in Inverclyde and contribute to the regeneration of our communities.



Councillor Terry Loughran

Convener, Education and Communities Committee

Wilma Bain

Corporate Director Education & Communities

1. Introduction

Purpose and aims

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. Scottish Government Guidance was issued in August 2014 to assist authorities in preparation of their Local Housing Strategy.

The Local Housing Strategy sets out the vision for housing and housing related services over the next five years. It builds on the success of our previous strategies and supports the Scottish Government's vision of a housing system which provides affordable homes for all (Homes Fit for the 21st Century). It also seeks improvement in housing quality and recognises the role that the housing system has to play in enhancing economic growth and social mobility, as well as strengthening our communities.

In developing our Strategic Action Plan we have considered how we can work with our partners in contributing to the priorities set out within the Single Outcomes Agreement (SOA), Scottish Government National Outcomes and National Health and Wellbeing Outcomes. The Local Housing Strategy provides a strategic link to enable delivery of these outcomes locally for communities across Inverclyde.

Six overarching strategic outcomes have been identified in conjunction with our partners and stakeholders. These reflect the priorities set out in the Scottish Government LHS Guidance and will allow us to achieve our vision: `Working together to deliver quality, affordable homes and sustainable communities`

These are:

- To promote a supply of good quality affordable housing solutions across all tenures
- To ensure that Inverclyde has sustainable, attractive and well-designed communities with well-functioning town centres
- To prevent homelessness where possible through provision of ongoing support to meet the needs of individuals
- To ensure that people are supported to live independently for as long as possible in their own homes and communities
- To tackle fuel poverty and contribute to meeting climate change target
- To improve stock condition across all sectors.

Strategic Framework

The Local Housing Strategy sets out our approach to meeting statutory housing responsibilities as set out in legislation. These include fuel poverty, house condition and homelessness; as well as its strategic response to national outcomes, and national housing priorities (Appendix A).

Community Planning Partnership

The Local Housing Strategy is set within the wider Community Planning and Single Outcome Agreement for the council and its partners. The current Inverclyde Community Plan promotes the vision that `working together in partnership we will help to develop a confident, inclusive Inverclyde with safe, sustainable, healthy, caring communities and a thriving prosperous economy, where everyone is encouraged to achieve their potential and can make a positive contribution to the area.`

A partnership approach provides collaboration and joint working across Local Housing Strategy activities to assist in deliver a wealthier, fairer, smarter, healthier, safer, stronger and greener Scotland. The fifteen national outcomes are delivered through the Single Outcome Agreements (SOA) in place between the Scottish Government and Community Planning Partnerships.

The Inverclyde Alliance is responsible for community planning in our area. This means engaging with people and communities, listening to their views, experiences and needs, and planning our services to meet those needs. This includes incorporating the SOA national and local priorities within the LHS

Strategic Development Plan and Local Development Plan

Inverclyde forms part of Clydeplan Strategic Development Plan Area (SDPA) and our Planning and Housing representatives represent the council within the Strategic Housing Market Partnership responsible for determining housing need and demand across Clydeplan SDPA. The Housing Estimate Outputs from the SDPA inform Housing Supply Targets for the LHS and the council's Local Development Plan (LDP).

The Local Housing Strategy aligns with the Local Development Plan in assessing housing requirements and ensuring a generous supply of land for housing. The LDP sets out the spatial strategy that will facilitate investment and guide the future use of land in Inverclyde. With a focus on supporting sustainable economic growth, it sets out where future development should and should not occur, identifying opportunities for regeneration and enhancement and directing development to locations that are economically, socially and environmentally sustainable.

Glasgow and Clyde Valley City Deal

The City Deal brings together eight councils, including Inverclyde, in the Glasgow and Clyde Valley City Region, sharing £1.13 billion of public sector investment through an Infrastructure Fund. Investment will support continued growth of the city region by enhancing transport infrastructure, unlocking new sites for housing and employment and enhancing public transport over the next 10 to 15 years.

More than £14 million of the £1.13 billion package is earmarked for a planned expansion of the quayside and construction of a state-of-the-art visitor facility by Inverclyde Council and terminal owners Peel Ports. This proposed investment in the ocean terminal would significantly expand cargo and cruise berthing facilities, creating and supporting local jobs. Two other local developments are also being considered in Inverclyde as part of the city deal: a £9.4 million 'renewables hub' at Inchgreen dry-dock and £4 million of improvements to the A78 at Inverkip.

Strategic Housing Investment Plan (SHIP)

The SHIP identifies housing investment priorities that will contribute to meeting the Strategic Housing Outcomes set out within the LHS. The main purpose of the SHIP is to ensure resources available from the Scottish Government Affordable Housing Supply Programme are effectively targeted to deliver new and improved housing to meet local priorities.

Preparation and delivery of the SHIP requires close collaboration between a range of stakeholders including Registered Social Landlords (RSLs), Scottish Government, Private Developers and other services within the council, including Planning and Property Services. These partnership arrangements help facilitate delivery and implementation of the LHS and the SHIP.

Health and Social Care Integration

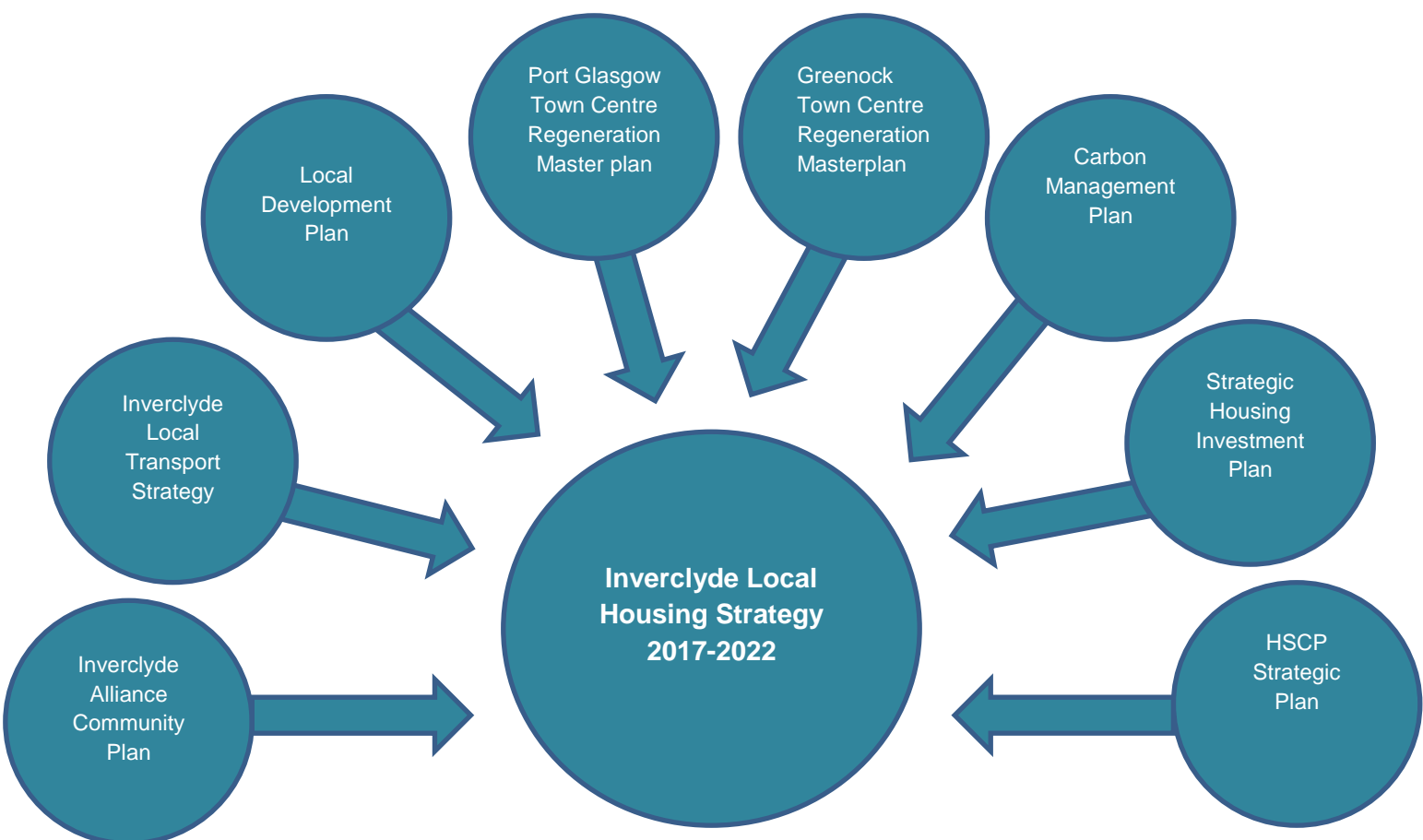
The LHS also has to consider the newly established Inverclyde Health and Social Care Partnership (HSCP) agenda, which formally bring together community health services and social work services. The Inverclyde HSCP 3 year Strategic Plan and Housing Contribution Statement (2016-2019) was finalised and approved by the HSCP Integration Joint Board on 15th March 2016. This sets the long term vision for health and social care in Inverclyde with high level strategic priorities.

The LHS will assist the integration process as it strengthens the links between housing, health and social care as well as improving the alignment of strategic planning and supporting the shift in emphasis to prevention. Housing and housing-related support have a key role to play in supporting a `shift in the balance of care` and reducing the use of institutional care settings. If housing and support needs are not met, it may be more difficult for people to remain in their own homes therefore the benefits of providing the right housing and support at the right time could be considerable.

Nurturing Inverclyde - Getting it Right for Every Child,Citizen and Community

We are committed to improving the outcomes for all Inverclyde's children, citizens and communities in particular those who are most vulnerable. The Inverclyde Health and Social Care Partnership and Local Authority have agreed that embedding the Getting it Right approach is critical to enabling us to achieve our vision for our children, citizens and communities.

Figure 1: Links between the Local Housing Strategy and other Inverclyde Strategies and Plans



2. Developing our strategy

Foundations and Building Blocks

The findings of the Housing Need and Demand Assessment are vital to identifying many of the issues within the Inverclyde housing system. The Housing Need and Demand Assessment considers the current housing supply, as well as the current and anticipated future need and demand for housing.

The Local Housing Strategy focuses on addressing the affordable housing shortfall through a series of policy interventions and a development programme for affordable housing. Demand for new market housing and the release of land to allow the development of such, is planned for within the proposed Local Development Plan.

The Local Housing Strategy 2012-2017 is the result of research and analysis which firstly informed the development of eight research based `Local Housing Strategy Evidence Papers`:

- Affordable Warmth, Energy Efficiency and Climate Change
- Gypsy Travellers
- Housing Needs
- Preventing Homelessness
- Private Rented Sector
- Private Sector House Condition
- Specialist Provision and Independent Living
- Sustainable Places

The evidence papers were used to generate discussion with a wide range of stakeholders in order to identify local priorities. Individually the papers address different areas of the local housing system, while together they address all local housing challenges and issues. The evidence papers together with the consultation process identified six strategic `overarching` outcomes.

The strategic direction identified from the eight topic papers was consolidated in a draft Local Housing Strategy document which was subject to extensive consultation. Therefore we are confident that the final strategy takes recognition of local issues and seeks to address these.

Furthermore, the final Local Housing Strategy was submitted to Your Voice who reviewed the document.

Consultation

The Housing (Scotland) Act 2001 requires local authorities to consult on their proposed LHS. Furthermore statutory equality duties require public bodies to involve, consult and engage with as wide a range of local residents as possible.

The consultation process to develop the LHS has involved a wide range of partners and stakeholders with a variety of opportunities to be involved in the development of priorities (Appendix B). The issues and priorities identified through the consultation process have provided further context to statistical and research evidence.

A range of media has been used to ensure that the council has engaged with as many local communities, interest groups and individuals as possible to reflect a variety of views.

Below is a list of consultation events and engagement opportunities that have taken place to help inform the development of this LHS:

- **Citizens Panel Survey, Spring 2016**
- **Your Voice LHS Consultation, Spring 2016**
- **Initial Stakeholder Survey, May 2016**
- **RSL Liaison Group, May 2016**
- **Private Rented Landlord Survey, June 2016**
- **Stakeholder Group, July 2016**
- **Homelessness Conversation Café, July 2016**
- **4 Thematic Events, June – August 2016**
 - **Homelessness, addictions and mental health**
 - **Health and Housing**
 - **Private Sector, Empty Homes and Town Centre**
 - **Private Sector Condition**
- **Your Voice LHS Consultation, Summer 2016**
- **Private Rented Sector Landlord Workshop, August 2016**
- **Local ‘Pop Up’ Events across Inverclyde, Autumn/Winter 2016**
- **iZone Youth Consultation, September 2016**
- **Young Mums Group, September 2016**

Formal consultation on the Consultative Draft Local Housing Strategy 2017-2022

- **RSL Liaison Group, October 2016**
- **Elected Members Briefing, October 2016**
- **River Clyde Homes Business Board Briefing, November 2016**
- **Your Voice Draft LHS Consultation, Winter 2016**
- **Digital Inclusion Group, November 2016**
- **Health and Homelessness Forum, November 2016**
- **Inverclyde Alliance Briefing, December 2016**
- **Extended Corporate Management Team Briefing, January 2017**
- **Online Survey returns**

The key messages from public consultation and stakeholders are:

- **Preventing homelessness through improving housing information and advice services**
- **Improving access to housing through building more affordable family homes, providing more home ownership options and bringing empty homes back in to use**
- **Helping older people stay in their homes for longer through providing more housing options advice and helping older home owners to carry out repairs and improvements**
- **Ensure that people can afford to heat their homes by improving housing quality across all tenures in Inverclyde**
- **Make sure people feel safe at home and in their communities by tackling anti-social behaviour and low demand housing**
- **Provide more housing options across tenure for older and disabled people and build more wheelchair homes**
- **Make homes and communities more accessible for people with disabilities**
- **Improve quality and management standards in the private rented sector**

The Consultative Draft LHS was presented to the Committee, the Inverclyde Alliance and the Extended Corporate Management Team during the formal consultation period. Partners and Stakeholders who were engaged in the development process also had an opportunity to feedback their views. In addition, Scottish Government Peer Review feedback was considered when finalising the LHS.

Scottish Government Peer Review feedback indicated that consultation was an area of strength. It noted that the evidence base and consultation process was thorough and wide ranging covering a range of topics and identifying some key issues.

The LHS aims to support the delivery of an effective housing system through implementing the six Priorities and associated action plans. The outcomes and priorities have been developed as a result of carrying forward priorities from our previous LHS, Scottish Government Local Housing Strategy Guidance, August 2014 and the extensive consultation process undertaken with our partners and stakeholders to develop the LHS.

Equality Impact Assessment

The Council's Nurturing Inverclyde approach aims to get it right for every child, citizen and community, and this includes how we ensure that people with protected characteristics are safe, healthy, achieving, nurtured, active, and responsible and included.

We are committed to ensuring that everyone receives a high quality service and will strive to encourage equal opportunities and diversity. Through the Equalities Act 2010 we have a duty to advance equality of opportunity and ensure that our services do not discriminate on the basis of age, disability, gender/gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

Everyone has a protected characteristic and as such the new act helps ensure that everyone has fair access and inclusion through:

- Elimination of unlawful discrimination
- Advancement of equality of opportunity between people who share a protected characteristic and those who do not; and
- Fostering good relationships between people from different groups

The Local Housing Strategy has been developed with a wide range of partners and stakeholders including young people, people with disabilities, older people and carers and promotes equalities within the wider corporate context. Furthermore the strategy aims to improve access to housing and housing related services for those at risk of social exclusion and disempowerment.

An Equality Impact Assessment was undertaken and highlighted that the LHS was likely to impact on a range of people who shared protected characteristics. It is clear that those who were experiencing homelessness and those in need of an affordable housing solution will benefit from this strategy given the range of measures to enable vulnerable households to access an affordable housing solution.

The impact of the LHS is far reaching and affects everyone who lives in Inverclyde considering everyone shares one or more protected characteristic. It is the vehicle for meeting the broad range of housing and housing related support needs of Inverclyde's population and will have a positive impact on all groups.

Strategic Environmental Assessment

A Pre-screening report was submitted to SEA Gateway under Section 9(3) of the Environmental Assessment (Scotland) Act 2005, indicating that there is no likelihood of significant environmental effects through the Local Housing Strategy 2017-2022.

3. Profile of Inverclyde

Introduction

Inverclyde has an unrivalled position only 25 miles from the centre of Glasgow on the south bank of the River Clyde. It combines a wealth of cultural heritage in its built environment, having developed rapidly with the growth of shipbuilding and marine engineering through the 19th and 20th centuries. Yet Inverclyde has not stopped changing with new employment in finance, banking, electronics and an emerging renewables sector. It has many strengths as a place to live despite having 14 of the 5% most deprived datazones in Scotland.

Inverclyde shares boundaries with North Ayrshire and Renfrewshire council areas, and is otherwise surrounded by the Firth of Clyde. The area covers an area of 60 square miles. The LHS focuses on our seven Local Housing Market Area and our three distinct Housing Sub-market Areas:



Housing Sub Market Area	Local Housing Market Area
Inverclyde East	Port Glasgow Greenock Central East Greenock South West
Inverclyde West	West Greenock Gourock Inverkip & Wemyss Bay
Kilmacolm & Quarriers Village	Kilmacolm & Quarriers Village

Source: Inverclyde Local Development Plan, 2011

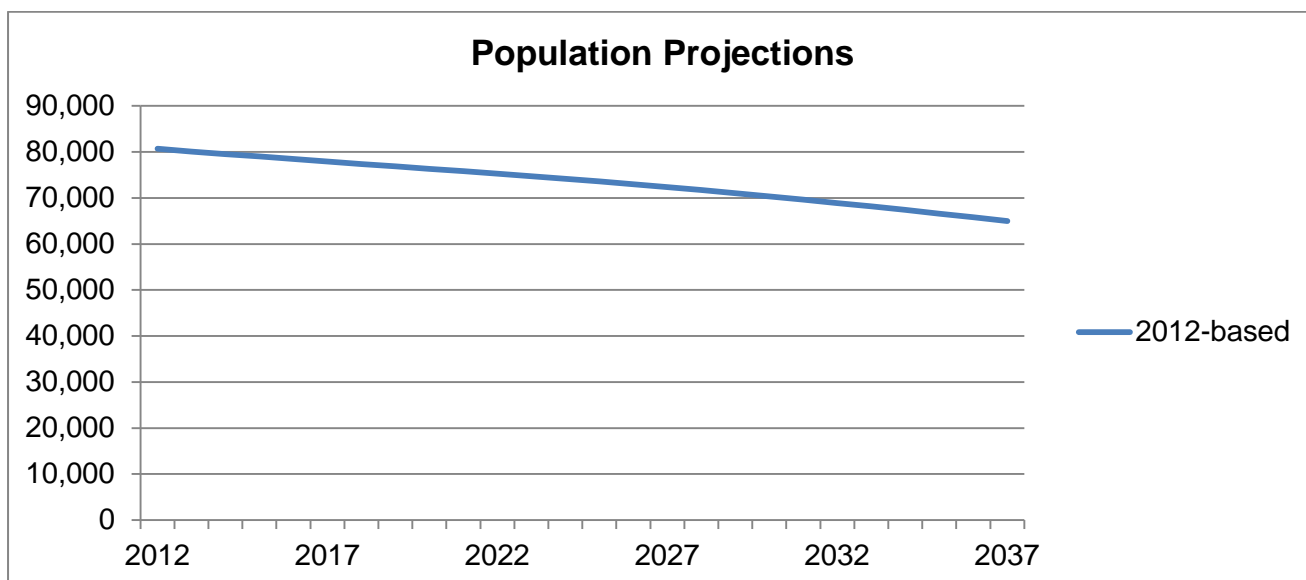
The Housing Sub Market Areas are consistent with those used in the Clydeplan Housing Need and Demand Assessment and within the current Local Plan and proposed Local Development Plan.

Housing Market Analysis undertaken within the Clydeplan area has highlighted a strong influence from surrounding authorities, with significant household movement into the surrounding Glasgow and Clyde Valley area.

An overview of the key housing issues and trends that inform the housing market are included within the LHS. The housing system is affected by a broad range of social, economic and political influences, some of which are included within the LHS.

Demographic and social trends

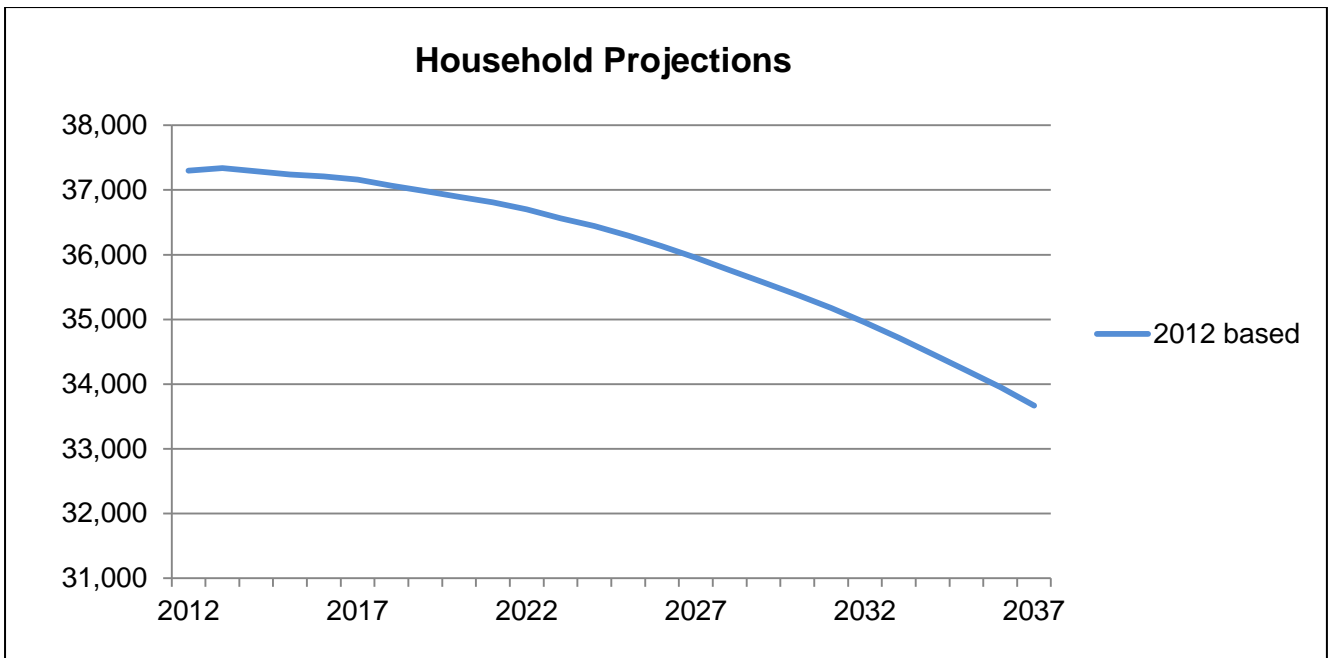
There has been a steady decline in the population of Inverclyde, from 101,182 in 1981 to 79,860 in 2014, a loss of over 21,322 people. Population projections indicate a continued decrease in the population over the 20 year period to 2036. The population of Inverclyde is projected to decrease by 13,447 from 78,461 in 2016 to 65,014 in 2036 (627 per year).



Source: National Records for Scotland 2012 Mid-Year Estimates

Inverclyde is not the only region which is likely to experience a population decrease in the next 25 years however the area is projected to see the largest population decline across Scotland¹. In the past the decline in population numbers was attributed mainly to out-migration from the area. Although out-migration appears to be slowing down the population of Inverclyde has continued to decline as a result of negative natural change.

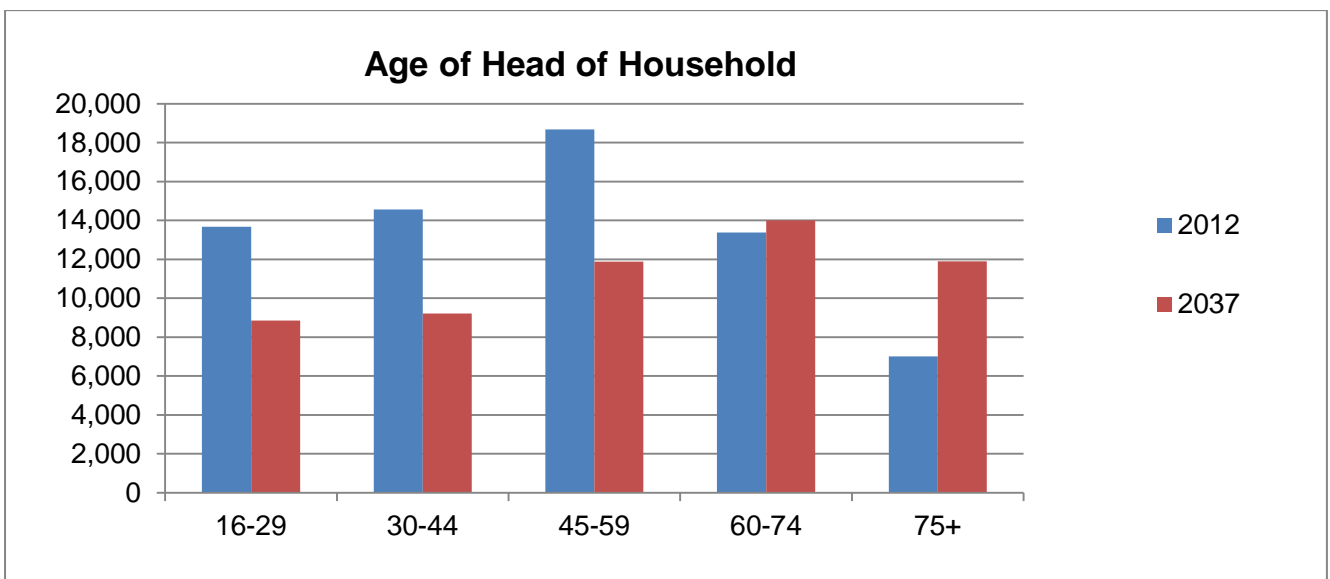
¹ Negative population projections of LAs: Inverclyde (-17%), Argyll & Bute (-13%), Eilean Siar (-11%), North Ayrshire (-9%), West Dunbartonshire (-8%), East Dunbartonshire (-7%), Dumfries & Galloway (-6%), South Ayrshire (-2%), Clackmannanshire (-2%), Moray (-2%), Angus (-1%), East Ayrshire (-1%).



Source: National Records for Scotland 2012 Mid-Year Estimates

Inverclyde had the smallest household growth across the whole of Scotland in the last decade. The number of households in Inverclyde is projected to decline at a rate of 145 per year over from 37,299 in 2012 to 33,666 in 2037. Over this time, the average household size will reduce by 12% from 2.13 to 1.89 in 2037.

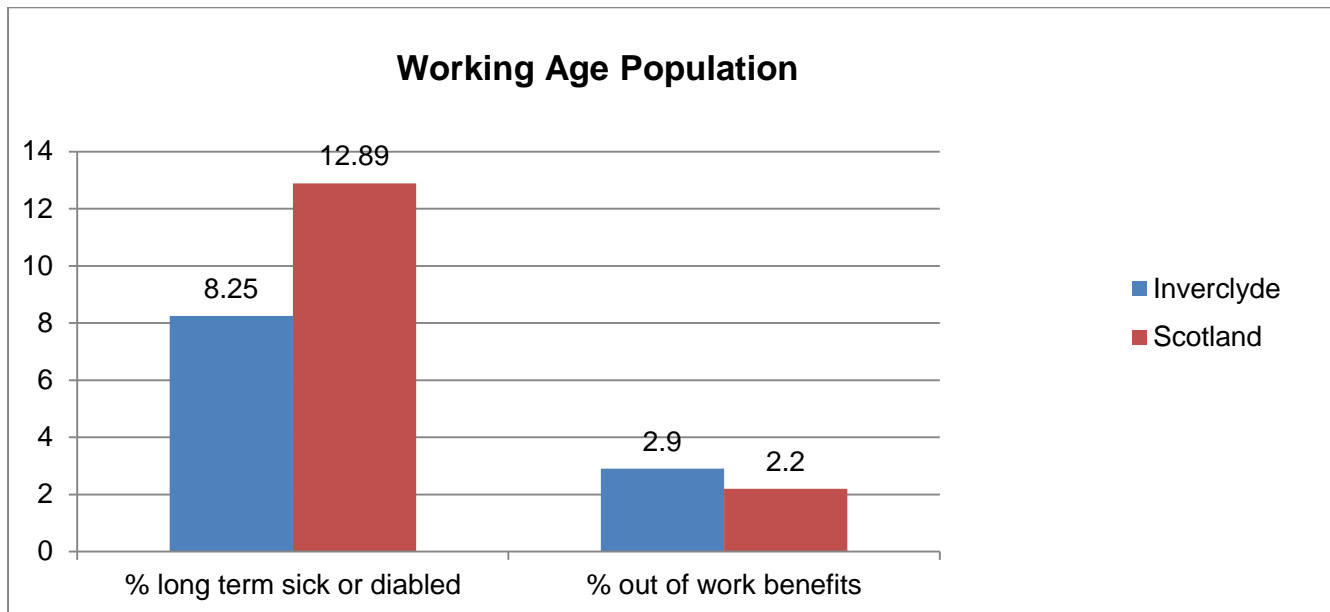
With the exception of single adult households, which are projected to increase by 11% over the next 25 years, all other types of household will decline over the same time. Households with two or more adults and one or more children will experience the most substantial shift. In line with the projections for Scotland as a whole, the most significant increase is for households headed by someone aged 60. Those headed by a person 75 and over are forecast to rise by 3,287 (65%) by 2037.



Source: National Records for Scotland

The ageing population will be a challenge going forward and reinforces the scale of future need for housing and housing related services for an increasing older population.

Some 63.9% of the population in Inverclyde are of working age (16-64) which is a similar proportion to Scotland overall (64.9%). However, within Inverclyde significant numbers of the working age population are unemployed or have a long term illness or disability. The proportion of resident working age population claiming out of work benefits is higher than for Scotland overall.



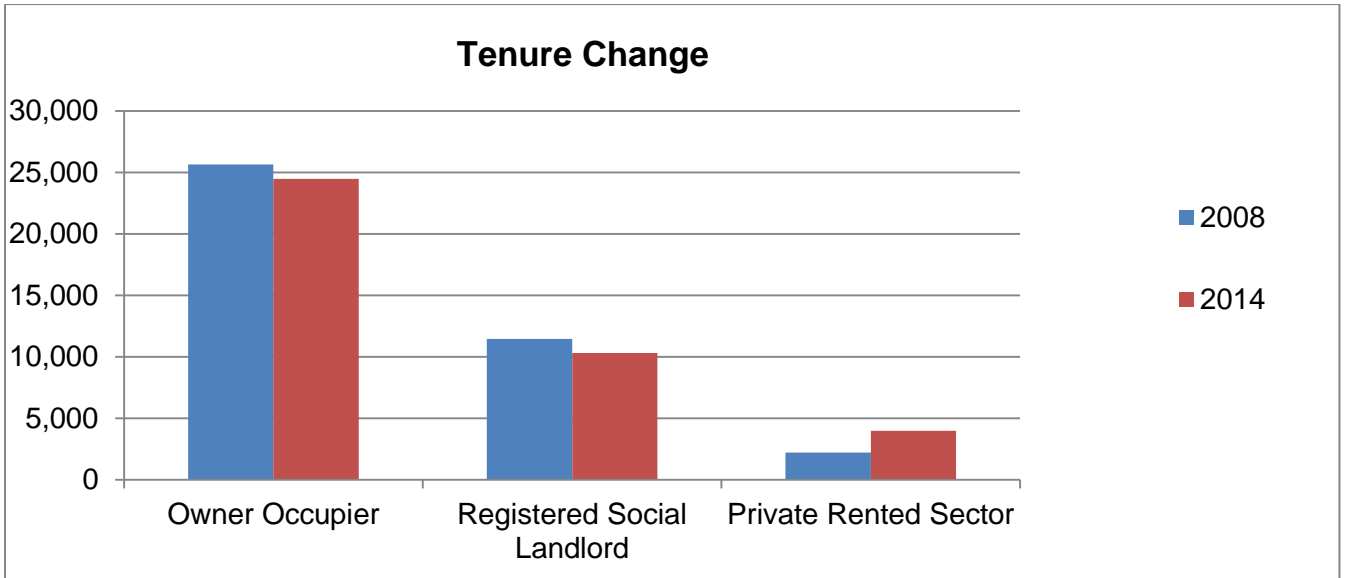
Source: Office for National Statistics: Labour Market Profile Inverclyde, 2015 and Census 2011

According to the 2011 Census data 23.7% of Inverclyde’s population experience a limiting long term illness in comparison to 19.7% of Scotland population overall. When limiting long term illness is considered with economic activity² some 8.25% of the total population of Inverclyde reported to be either long term sick or disabled, accounting for 72.82% of all economically inactive.

Housing Market Analysis

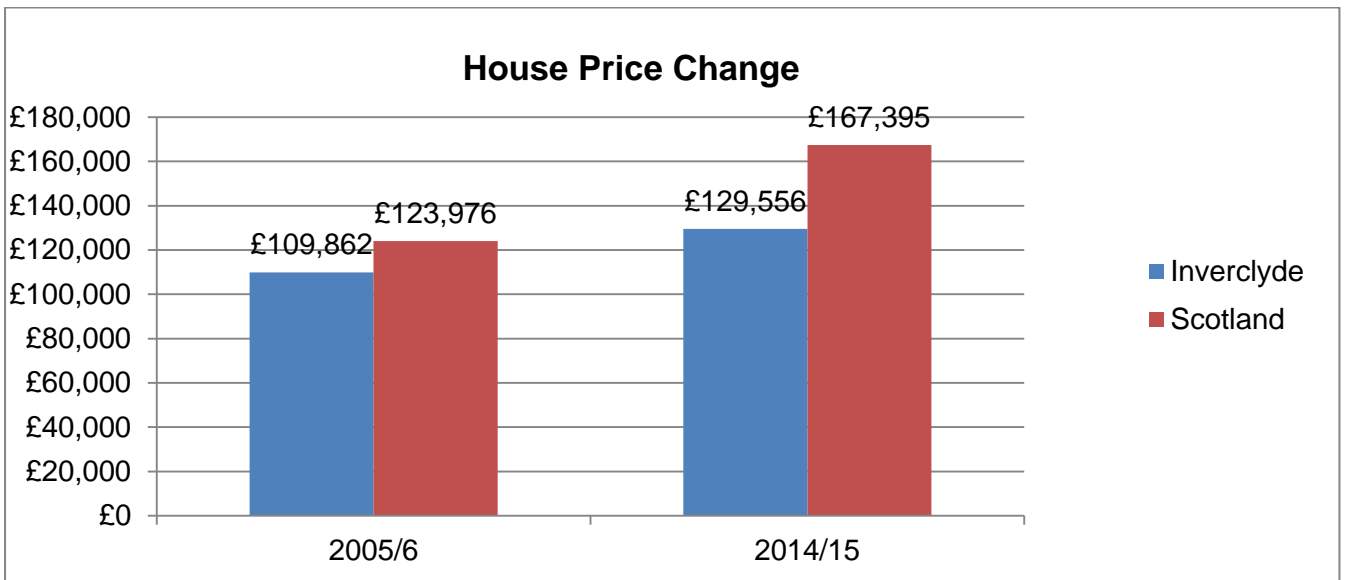
Owner occupation is the largest sector in Inverclyde (63%), down substantially since HNSA1 both in absolute and relative terms (a decline of around 1,084 dwellings). The social rented sector accounts for 27% of the stock. There has been a significant rise in the private rented sector in recent years which now represents around 10% of all dwellings. This reflects national and indeed UK trends, given the favourable climate for investment in the sector, current market conditions and demand.

² All people aged 16 and over



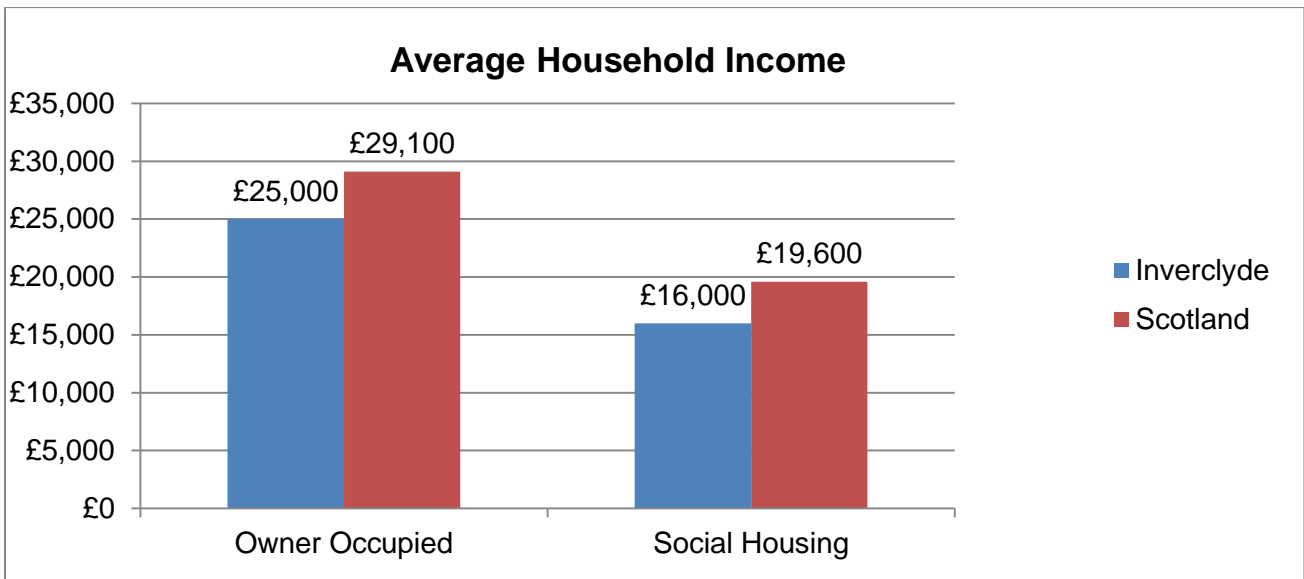
Source: HNDA1 and Assessors Stock Data, 2014

The average house price in Inverclyde is £129,556, which is lower than the Scottish average, indicating owner occupation is a more affordable option within Inverclyde than in other areas of Scotland.



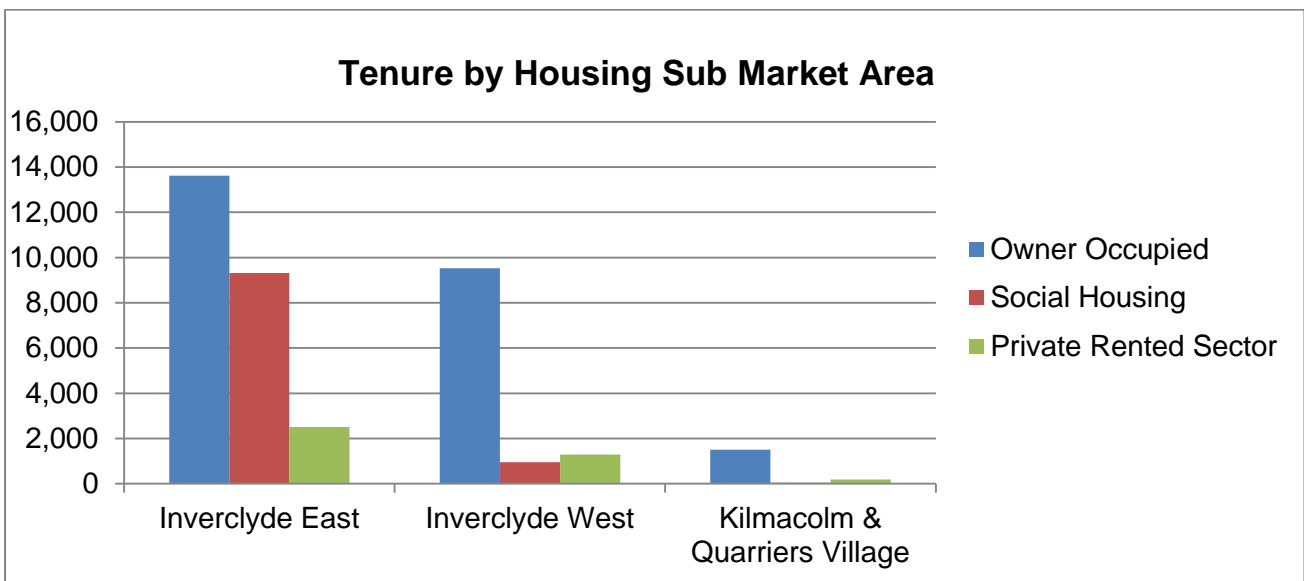
Source: Registers of Scotland 10 year Property Market Report 2005-2015

However lower house prices does not translate into greater purchasing power for Inverclyde residents. Inverclyde has a lower average income than Scotland as a whole, which indicates there are affordability issues; particularly since 14 of the 5% most deprived datazones in Scotland are located within Inverclyde.



Source: Scottish House Condition Survey, 2011-2014, Scottish Government

Owner occupation is more prominent in the Inverclyde West (81%) Kilmacolm & Quarriers Village (86%) housing sub-market areas (HSMA) with the income profile of households being above the Inverclyde average. Furthermore, these HSMA's have the smallest proportion of local authority stock and therefore the highest pressure on social housing.



Source: Assessors Stock Data, 2014

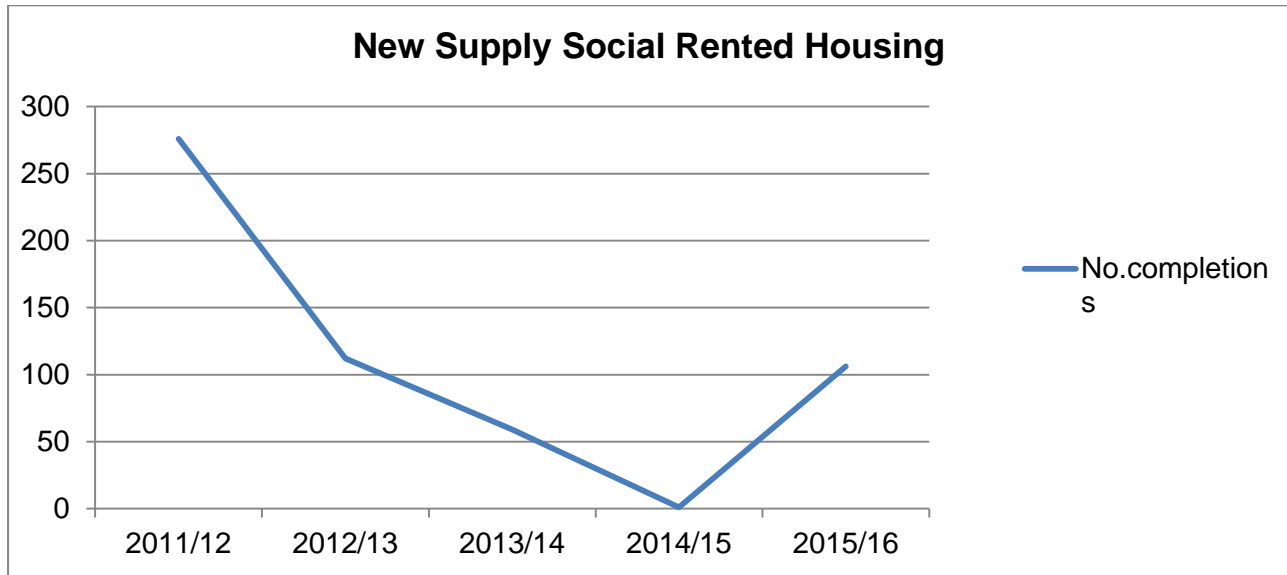
Following stock transfer in 2007, Inverclyde Council no longer has housing to rent. Ownership and management of the former council housing stock was transferred to River Clyde Homes and Cloch Housing Association at that time. At present, households seeking access to social housing can choose to register through River Clyde Homes' choice based lettings system and the Inverclyde Common Housing Register (ICHR).

Housing Needs Assessment

As at February 2016, there was 4,674 households registered with River Clyde Homes as seeking a new home across Inverclyde. Of these, 3,885 (83.1%) were new applicants and 789 (16.9%) were transfer applicants. In 2014/15, River Clyde Homes allocated 462 properties representing a

turnover of around 10%. As River Clyde Homes operate a choice based lettings system it is not possible to analyse demand at the HSMA level without more detailed analysis.

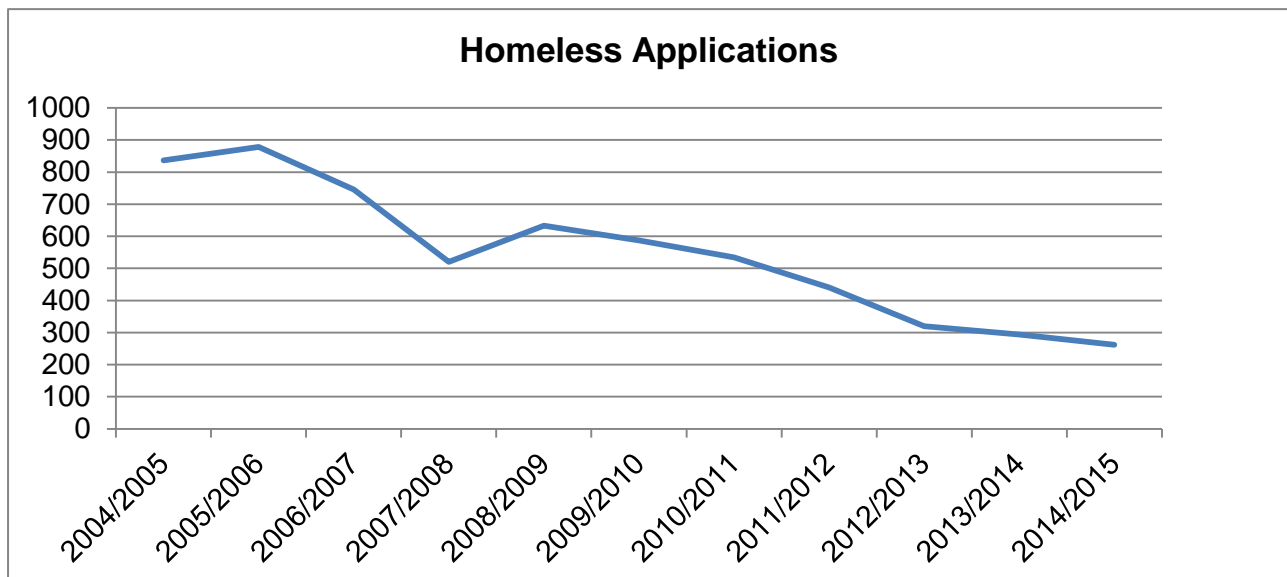
There have been 578 new build completions over the lifetime of the Local Housing Strategy 2011-2016 therefore meeting the target of 500 new build affordable homes.



Source: Inverclyde Housing Need and Demand Assessment, 2016

Homelessness

There were 265 homeless applications in 2014/15 which is reduction of 50.4% from 534 in 2010/11. As a proportion of all households in Inverclyde the number of homeless applications is 0.7%, lower than the national average (1.5%).



Source: Scottish Government, HL1 Annual Report for Inverclyde, 2014/15

There has been a significant decrease in the number of homeless applications however the proportion of applicants found to be homeless or threatened with homelessness has increased. Across Scotland, 5% of applicants were assessed as intentionally homeless. In Inverclyde, there

was an increase in the number of applicants assessed as intentionally homeless from 2012/13 after the abolition of priority need.

Inverclyde received 18 homeless applications from households who have previously presented as homeless within the last 12 months. Anecdotal evidence indicates that this may be as a result of more chaotic households, who are often involved with several HSCP services not managing to achieve a sustainable solution.

Repeat presentations who re-apply within 12 months

Year	2010/11	2011/12	2012/13	2013/14	2014/15
Applications assessed as homeless	385	324	262	241	207
All repeats	36	30	24	16	18
% of cases re-presenting	9.4	9.3	9.2	6.6	8.7

Source: Homelessness Annual Reference Tables 2014- 15

In recent years between 45% and 53% of all homeless applications have resulted in the households being provided with a Scottish Secure Tenancy and this has been an increasing figure year on year. Additionally, proactive work being undertaken by front line staff to mitigate the impacts of welfare reform is helping to reduce the homeless waiting list.

Independent Living and Specialist Provision

Approximately 12% of social housing stock in Inverclyde is classed as specialised, more than half of which is sheltered and medium dependency. The profile of older persons housing has changed in recent years, with a shift away from care homes and sheltered housing towards more supported forms of accommodation that can better support the needs and aspirations of an ageing population.

Specialist provision as a % of population

Specialist provision	No.	As a % of 60+ population (20,733)	As a % of projected 60+ population 2037 (26,067)
Sheltered/very Sheltered	527	2.54	2.02
Medium dependency	19	0.09	0.07
Wheelchair housing	95	0.45	0.36
Ambulant disabled	332	1.60	1.27

Source: National Records for Scotland: Population Projections, 2014

As at February 2016, there was 4,674 households registered as seeking a new home across Inverclyde, of these 588 (12.6%) have health points awarded. The proportion of applicants with

health needs on the housing register is lower than the population profile of people with health needs (23.7%)³ and higher than the estimate of households with a requirement for an adaptation (5%)⁴.

Further analysis of the housing register highlights the following:

- Some 38% of the demand for Inverclyde was from the 35-59 age band and more than one quarter (29.4%) from those aged 60+.
- There are 598 applicants on the housing register who wish to be considered for Sheltered and/or Frail and Mobility Impaired housing (FMI).
- 72 applicants on the register indicated that they were wheelchair dependent: 46.6% for external use, 1.4% for internal use and 52.1% for both external and internal use.
- 154 applicants on the register indicated that they were receiving support from a recognised agency for a serious health issue.

Private Rented Sector

Across Inverclyde as a whole, some 3,985 households (10%) live in the private rented sector, compared to 12.4% of households living in the private rented sector across Scotland. However, the size of the private rented sector varies considerably across Inverclyde. The private rented sector accounts for around 40.4% of all dwellings in Greenock Central East, but just 20.2% of dwellings in Greenock South West.

Private rented sector in Inverclyde (%)

Settlement	2005		2015		% change
	No.	%	No.	%	
Gourock	373	18.1	602	15.1	+61.4
Greenock Centre East	830	40.3	1,608	40.4	+93.7
Greenock West	237	11.5	803	20.2	+238.8
Inverkip & Wemyss Bay	86	4.2	206	5.2	+139.5
Kilmacolm & Quarriers Village	138	6.7	184	4.6	+33.3
Port Glasgow	396	19.2	582	14.6	+46.9
Grand Total	2,060	100.0	3,985	100.0	+93.4

Source: Private Rented Sector study, 2005 and Assessors Stock data, 2015

Research undertaken by the council in 2005 found that the PRS at that time accounted for 5% of all households⁵. The private rented sector has increased 93.4% since this time, with the most significant increase being within Greenock West (238.8%), Inverkip & Wemyss Bay (139.5%) and Greenock Centre (93.7%).

As is the case across Inverclyde, and Scotland as a whole, flats are the most common property type within the private rented sector; accounting for 76.6% of all dwellings. More than half of all private rented sector dwellings across Inverclyde have three or four rooms (70%).

³ Census, 2011

⁴ Scottish House Condition Survey, 2013

⁵ Private Rented Study, 2005

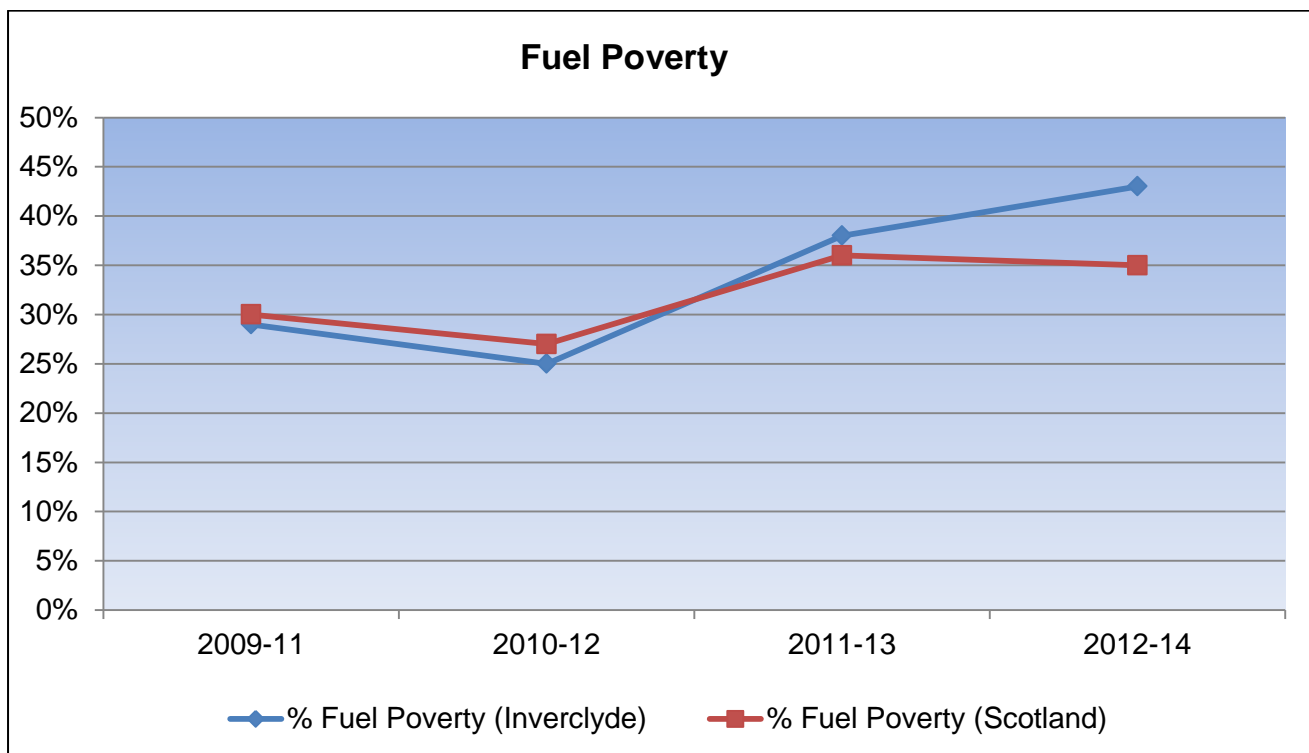
The private rented sector has historically had higher levels of disrepair and poorer National Home Energy Ratings (NHER) than owner-occupied or housing association homes. There are many reasons for this, including the age profile of the private rented housing stock and historic under-investment in properties by some landlords⁶.

The condition of PRS properties in Inverclyde are very varied, ranging from particularly problematic areas of Port Glasgow to high value new build developments. Increasingly problems of poorly maintained and managed housing are within areas that have high density private rented sector properties.

Sustainable Housing

Fuel Poverty

The three main factors that influence the level of fuel poverty are income, fuel costs and the energy efficiency of homes. Despite significant investment in social housing there were still 43% of households in Inverclyde living in fuel poverty⁷.



Source: Scottish House Condition Survey 2009-11, 2010-12, 2011-13, and 2012-14, Scottish Government

House Condition

Private Sector

Across Inverclyde as a whole, some 28,458 households live in the private sector: owner occupiers account for 24,473 (86%) and private rented tenants 3,985 (14%) of private sector households. Around 57% of private sector households live in houses (detached/semi/terraced); a further 49% four in a block or tenement flats and a small proportion (1%) maisonettes.

⁶A Place to Stay, A Place to call Home: A strategy for the Private Rented Sector in Scotland, 2013

⁷ Scottish House Condition Survey, 2012-2014, Scottish Government

Since 1996 there has been a loss of 3,557 social housing dwellings through right to buy, equivalent to 35% of the current stock. Many owners, who bought under the Right-to-Buy are now finding it difficult to pay for the necessary repairs to their homes and the high level of mixed tenure blocks of flats has significant implications for the ability of RSLs to progress planned common works programmes.

The private rented sector appears to have grown in Inverclyde, now representing 10% of all dwellings. However, the size of the private rented sector varies considerably across Inverclyde. The private rented sector accounts for around 40.4% of all dwellings in Greenock Central East, but just 20.2% of dwellings in Greenock South West.

As is the case across Inverclyde, and Scotland as a whole, flats are the most common property type within the private rented sector; accounting for 76.6% of all dwellings. More than half of all private rented sector dwellings have three or four rooms (70%).

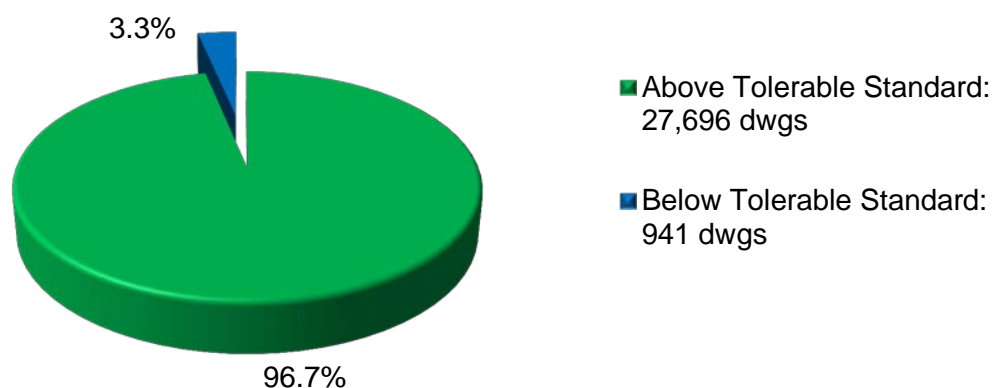
The majority of the enquiries dealt with by the Public Health and Housing team are related to issues in common blocks where owners are requesting assistance to deal with disrepair to the main common building elements of the block such as roofs, roughcast and damp works. In many cases this disrepair has resulted in serious disrepair occurring to at least one, if not more than one property.

Below Tolerable Standard (BTS)

The tolerable standard is a very basic level of repair that your home must meet if it is to be fit for you to live in. It is a “condemnatory” standard therefore a house that falls below it is not acceptable as living accommodation. Local authorities have a statutory duty and specific powers to deal with houses that fall below the tolerable standard.

The Private Sector House Condition Survey (2011), estimate that 941 dwellings fail the requirements of the tolerable standard, and are therefore deemed to be Below Tolerable Standard (BTS).

Incidence of Below Tolerable Standard (BTS) Housing



There is significant work ongoing within Inverclyde to tackle poor house conditions in the private sector. We continue to try to engage with owners to undertake necessary repairs and maintenance however innovative regeneration approaches will be required to address the ongoing issues.

The council is not currently involved in pro-actively identifying properties that fail the tolerable standard and this is by its very nature extremely difficult. At present BTS dwellings are primarily identified following contact from the owner, tenant or neighbour.

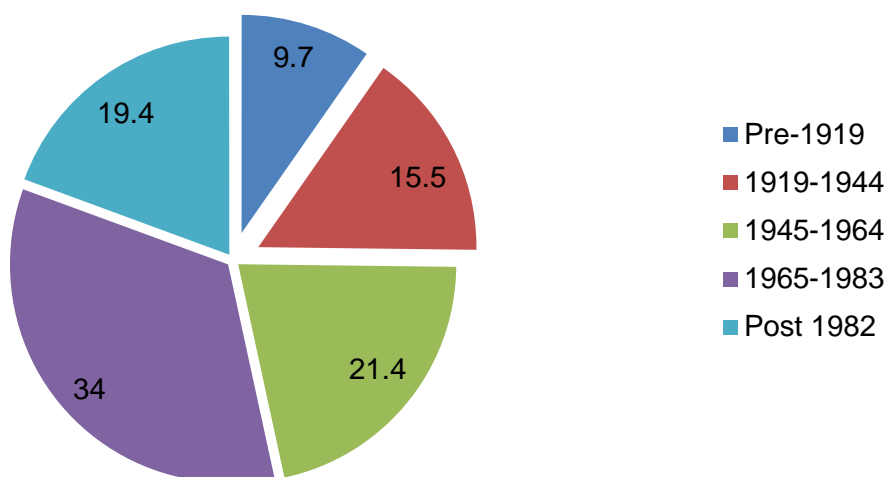
Where an assessment of a property confirms it as being below Tolerable Standard the Public Health and Housing Team will provide practical support, advice and assistance to encourage the owner to carry out works and bring the property up to standard.

Social Rented Sector

The social rented sector accounts for 27% of the stock, following the marked decline of the 80s, 90s and early 00s. Large-scale demolition programmes are largely complete and affordable housing development programmes continue to restructure and add to the stock. The Inverclyde East housing sub-market area (HSMA) has the largest number of dwellings at 9,312 (90%) followed by Inverclyde West 956 (9%) and Kilmacolm & Quarriers Village 52 (1%).

The older the property, the worse efficiency is likely to be. Broadly, older homes have inferior insulation and if they have solid walls they are more difficult to bring up to modern standards of insulation. The majority of social rented stock is post war housing (74.8%) constructed between 1945 and 1983.

Age of social housing stock



Source: APSR, Scottish Housing Regulator, 2011

The social rented stock is diverse in terms of property type with 63.9% being flats and 34.2% being houses. The majority of these flats are tenements (72.2%) which are `hard to treat` and are not suitable for some standard energy efficiency measures⁸.

⁸ This means that they cannot be insulated using the same methods and products as a standard cavity wall

Outcome 1: Access to housing

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

Progress made during the LHS 2011-2016:

- 578 affordable housing completions: an average of 110 per year compared to target of 100 per year
 - 546 units for social rent
 - 32 shared equity
- 530 new private sector completions compared to a target of 515
- 91% of new RSL tenancies last more than one year
- Housing market recovering: 1,166 sales in 2015/16 compared to 866 in 2011/12
- 7 self-build plots made available in Kilmacolm
- Long-term residents of Clune Park estate now relocated to new build at Lower Mary Street
- Affordable Housing Policy adopted by Council, requiring private developments on key sites to include either 25% affordable housing or funding towards supply elsewhere.

LHS Context

This outcome sets out our approach to addressing housing need and demand across Inverclyde to help facilitate growth in the resident population. The LHS considers the current and future housing needs and sets out the strategic vision for the future of housing across all tenures. Housebuilding activity also helps support economic growth, with benefits for the local economy by supporting construction, creating jobs and training opportunities.

The Housing Needs evidence paper outlines the strategic direction for housing investment within Inverclyde which is supported by our proposed Local Development Plan and the Strategic Housing Investment Plan. Providing the right types of housing in the right places, to meet local need is fundamental to the LHS. This is achieved through challenging but realistic Housing Supply Targets (HSTs) for Inverclyde, informed by Clydeplan Housing Need and Demand Assessment (HNDA) 2015.

HNDAs provide the strategic evidence base required to inform Housing Supply Targets (HSTs) within Strategic Development Plans, Local Development Plans and Local Housing Strategies. It is the role of Housing Market Partnerships (HMPs) to work together to produce housing estimates that can be used to inform HSTs. HMPs are encouraged to use Scottish Government's Centre for Housing Market Analysis (CHMA) HNDA Guidance and HNDA Tool to estimate the future number of additional homes required to meet existing and future housing need.

Evidence

Housing Need and Demand Assessment

The Clydeplan Housing Need and Demand Assessment, 2015 received 'Robust and Credible' status from the Scottish Government Centre for Housing Market Analysis in 2015. It covers Inverclyde and provides the main strategic evidence on housing need and demand over the next five years and beyond. It has informed development of the proposed Local Development Plan.

The HNDA estimates of the number of additional homes needed within Inverclyde by tenure over the lifetime of the LHS. This information, combined with housing market trends analysis and local pressure analysis has provided a clear understanding of housing need across the authority.

The Scottish Government refreshed the HNDA Guidance in June 2014 and as a result the methodology for assessing housing needs. Therefore, households are only assessed as being in need if they generate a requirement for a net additional dwelling. HNDA2 indicates that there is a net housing need of c.120 for Social Rented Sector/Below Market Rent and Private Sector housing.

Net Housing Need for Social Rented Sector/Below Market Rent and Private Sector, 2012-2029

	Annual	2012-2029
	Homeless Existing Need	7
Concealed and overcrowded	0	0
Total Backlog	7	120

Source: Clydeplan, 2015

It should be recognised that the housing need and demand methodology for the HNDA uses an excel-based tool to generate estimates of need and demand. Therefore, this has limitations in that it does not fully quantify the impacts of poor quality and lower demand housing and the subsequent need for replacement of existing housing stock. Therefore other evidence was considered to provide a more nuanced and realistic estimate of future new build requirements.

Housing Supply Targets

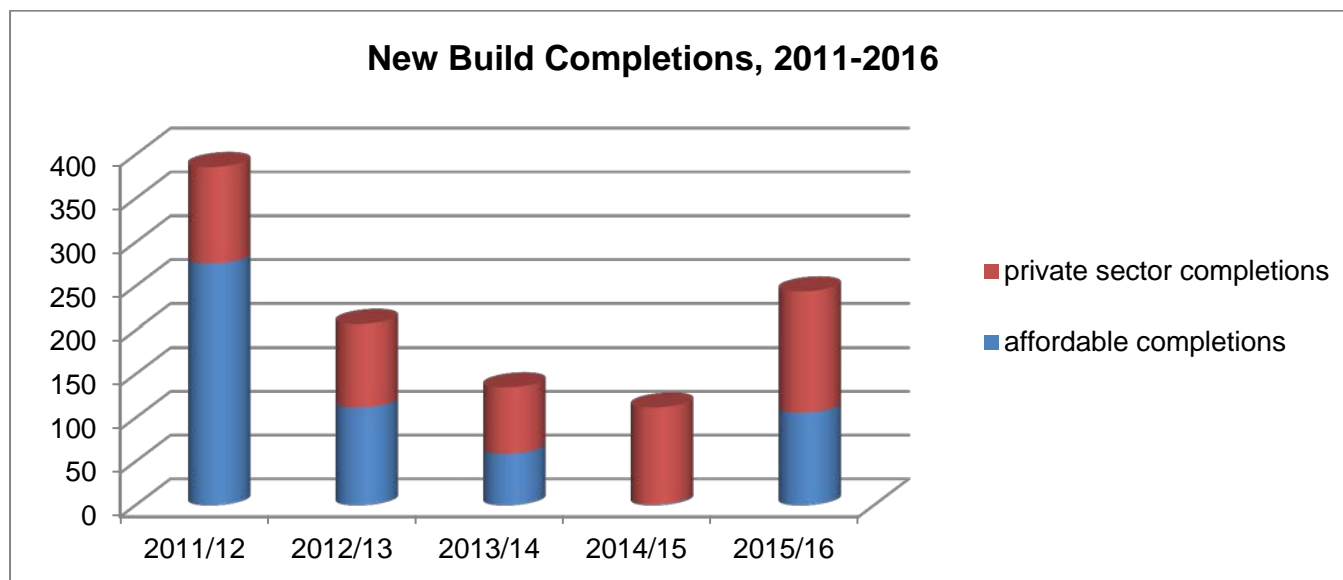
Housing Supply Targets are our view of the numbers of new homes that need to be delivered in Inverclyde to meet our strategic objectives and ensure that current and future needs are met appropriately. They also need to be realistic and deliverable within the current economic and fiscal context.

The HSTs are derived from the HNDA and take account of the factors Scottish Government Guidance requires Housing Management Partnerships to consider, including:

- Environmental factors
- Social factors
- Economic factors which may impact on demand and supply
- Capacity within the construction sector
- The potential inter-dependency between delivery of market and affordable housing at the local level
- Availability of resources
- Likely pace and scale of delivery based on completion rates
- Recent development levels

- Planned demolitions; and
- Housing stock brought back into effective use.

The most important influence affecting the pace and scale of house building in Inverclyde has been the economic recession and the housing market downturn since 2008. However, the pace and scale of house completions in Inverclyde has seen some recovery in recent years. As a result the social and private sector HSTs were met across the lifetime of the LHS 2011-2016 although completions were lower than estimated.



Source: *Inverclyde Housing Land Audit and Social New build Completions Summary*

Inverclyde has seen a massive reduction in the size of its social rented housing stock over the last 15 years from around 15,650 in 1998 to 10,700 in 2013 as a result of right-to-buy sales and a large scale demolition programme. With large-scale demolition programmes largely complete, affordable housing development programmes continue to restructure and add to the stock.

Repopulation has been identified as a key priority for the council and as such was afforded a specific Outcome in the Single Outcome Agreement. The Local Housing Strategy aims to support repopulation through widening housing choice and changing the tenure balance in areas where there is a significant shortfall in good quality, affordable private sector housing.

The introduction of the Affordable Housing Policy in 2012 results in a greater amount of interdependency between the private and affordable sectors. A considerable number of sites in the Local Development Plan depend on such a joint approach with private developers and RSLs working together to bring forward the development opportunities identified.

The vast majority of the affordable housing requirement for Inverclyde is on the HNDA sub area of Inverclyde East (Port Glasgow, Greenock Central East and Greenock South West), while just under a third of the requirement falls in the Inverclyde West sub-area (Greenock West, Gourock and Inverkip & Wemyss Bay). Kilmacolm & Quarriers Village take up 5% of the affordable housing requirement.

Inverclyde has a high proportion of flatted accommodation within the housing stock. In order to achieve a stable, well-functioning housing system, a balance of dwellings types and sizes is required. Therefore the Strategic Housing Investment Plan (SHIP) awards 10 points for a project that contains the development of houses.

The Scottish Government has set an ambitious target to invest £3 billion to build at least 50,000 new affordable homes, of which 35,000 will be for social rent. Therefore minimum Resource Planning Assumptions for Inverclyde for the period covering some of our LHS 2017-2022 have been agreed with the Scottish Government as follows:

Year	2017/18	2018/19	2019/20
RPA's (£m)	6.025	4.519	3.012

Source: *Inverclyde Affordable Housing Strategic Local Programme*

These factors were considered alongside a number of other drivers and conclusions reached that a realistic and deliverable affordable housing supply target for Inverclyde would be 90 affordable units and 170 private sector units per annum over the next five years.

The following tables summarise the net housing need calculated from the Scottish Government CHMA tool, the adjusted net housing need estimate to take account of mobile demand within Glasgow and Clyde Valley SDP area and the resulting realistic and achievable HST followed by the annual land requirement. From here we consider a number of factors that influence what we want to achieve and are able to deliver.

Housing Supply Target

Stage			
	Private Sector	Affordable	All Tenure Total
Annual housing estimate	2	0	2
Annual housing estimate – adjusted	2	0	2
Annual Housing Supply Target	170	90	260
Annual Land Requirement	186	90	276

Source: *SDP Proposed Plan, Beyond the Housing Need and Demand Assessment, 2016*

<p>1. Annual Housing Estimates Derived from the CHMA Housing Need and Demand Assessment Toolkit</p>
<p>2. Annual Housing Estimate – Adjusted Positive adjustments made to both the private and affordable sector to account for significant stimulus required to support the repopulation agenda.</p>
<p>3. Annual Housing Supply Target Increase in both the private and affordable sector to stimulate development in the private sector and reflect the recent recovering pace and scale of delivery. Furthermore to reflect the continued need to replace poor quality stock in areas.</p>
<p>4. Annual Land Requirement 10% generosity is added to the private component to reach Annual Housing Land Requirement</p>

Housing List Pressure Analysis

As at February 2016, there was 4,674 households registered as seeking a new home across Inverclyde on River Clyde Homes Housing Register. Of these, 3,885 (83.1%) were new applicants and 789 (16.9%) were transfer applicants.

The social rented sector's capacity to respond to this demand is dependent on the number of properties available to let each year. There were 462 re-lets across Inverclyde in 2015/16, representing a turnover of around 10% on average although turnover for Cottage properties is much lower than this. The greatest pressure is for smaller one bedroom properties at 20.1 applicants per property however there is below average pressure for bedsits (0.1), 2 bed (4.6) and 3 bed (5.6) properties. These figures illustrate that the overall pattern of unmet need is associated with supply issues in some instances with demand pressures as well as shortfalls in specific house types and sizes.

Affordability Analysis

The general pattern in the last five years has been one of decreasing house prices however this does not translate into greater purchasing power. Using a 10% affordable threshold it can be seen that only around 17.7% of sales were affordable to lower quartile household in Inverclyde – the 20% affordable threshold only improved affordability to 20.7%.

The private rented sector has increased significantly in Inverclyde over the past five years to account for around 10% of all dwellings. Over the last four years, average monthly rents within the private rented sector have increased across all property sizes, with the exception of 1 bedroom shared properties. Affordability analysis shows that private rented sector rents are unaffordable for a significant proportion of lower income households⁹. The private rented sector now plays an important role for a variety of different households including households who cannot access mortgages and for whom the deposit requirement remains a constraint.

Sheltered Housing

There are 412 sheltered homes and 112 very sheltered homes in Inverclyde. Almost half of these are provided by River Clyde Homes, the largest RSL in the Inverclyde area. HNDA2 indicates that future demand for supported housing for older people may be up to 7% of the population aged 60 and over. It suggests a maximum requirement for an additional 295 supported housing units per year across the GCV area over the planning period.

The River Clyde Homes waiting list in February 2016 recorded a total of 427 applicants for sheltered housing therefore the ratio of applicants to available lets for this type of provision is approximately 11:1. However, it should be noted that a separate waiting list is in operation in the area and it is anticipated that some of their applicants will not be duplicated on the River Clyde Homes register.

It is difficult to quantifying need for new build housing in the specialist sector however modelling from population data, and assuming a requirement for around 30 units of sheltered housing for rent per 1,000 of the 65+ aged populations would project a need for approximately 456 units in 2016, rising to 587 units by 2027 and 662 by 2037. This suggests that current provision is not accurate therefore the Strategic Housing Investment Plan (SHIP) awards 10 points for housing which addresses the needs of the ageing population.

Accessible Housing

The RSL sector in Inverclyde currently provides a range of accessible and/or adapted accommodation suitable for those with low to medium needs. Approximately 27% (351) of social housing stock in Inverclyde is classed as ambulant disabled or medium dependency housing.

HNDA2 indicates that the 2007 building standards include enhanced accessibility and adaptability standards. As a consequence, no further measures are recommended with respect to new build

⁹ Private Rented Sector Evidence Paper for LHS 2017-2022

accessible housing. However, the feedback from consultation with key partners and stakeholders indicated that there was a demand for more accessible homes are required, with disparity in provision and levels of need across localities. Therefore the Strategic Housing Investment Plan (SHIP) awards 10 points for housing which addresses health issues and meets housing standards for disabled people.

Wheelchair Housing

The information available regarding in the private sector is limited however records show that there are c.95 properties designated as wheelchair housing within the social rented sector, excluding those that have been adapted for wheelchair access.¹⁰ This would amount to roughly 1% of all housing in Inverclyde, which is below the proposed national target of 5%.

HNDA2 indicated that building standards do not meet the needs of all wheelchair users. National studies indicate that around 1% and 5% of Housing Supply Targets may be required as wheelchair accessible homes. The feedback from consultation with key partners and stakeholders indicated that there was a demand for more wheelchair homes, with disparity in provision and levels of need across localities. Therefore a target of 3% of all new build social housing has been set to increase supply of wheelchair housing across the lifetime of this Local Housing Strategy.

Self-Build

Repopulation has been identified as a key priority for the council and as such a budget of £250,000 was identified to bring forward a self-build development of 7 plots at Leperstone Avenue in Kilmacolm.

The council has also developed a Housing Options Guide which provides a general picture of the housing options available to household sin Inverclyde. It contains a range of information and advice and sign-posting to other agencies including for those wishing to build a house in Inverclyde.

Supporting Documents

Further evidence to support the development of outcome 1 includes:

- Clydeplan Housing Need and Demand Assessment, 2015
- Inverclyde Local Development Plan
- Inverclyde Housing Need and Demand Assessment, 2016
- Housing Trends Monitor, 2016
- Housing Needs Evidence Paper for the Local Housing Strategy, 2017-2022
- Setting Housing Supply Targets for Inverclyde, September 2014

Key issues and Priorities

Social Sector

- Evidence of shortfalls in provision of social rented stock. There are some 4,674 waiting list applicants on the River Clyde Homes housing register. Pressure for social housing has averaged at 9 people to every available let. The pressure varies, for smaller one bedroom properties there are 20.1 applicants per property however there is below average pressure for bedsits (0.1), 2 bed (4.6) and 3 bed (5.6) properties.

¹⁰ RSL Annual Returns, 2015

- Decline in the social rented sector stock as a result of right-to-buy and a large scale demolition programme. Investment via the SHIP and wider affordable housing opportunities will be required to replenish numbers.
- Low demand housing remains an issue however a series of strategies are in place to respond to this. River Clyde Homes has developed Major Intervention Areas (MIAs) to address the issues identified within a wider regeneration approach.
- The stock profile is predominantly flatted, which presents implications for an ageing population however demand clearly demonstrates a requirement for further provision of larger family homes within areas.
- Furthermore, there is an increasing demand for smaller properties linked to demand from households on the waiting list and the impact of welfare reforms however just 11% are one bedroom properties. This will allow older households to downsize whilst freeing up larger family homes to enable new households to form.

Private Rented Sector

- The most marked change has been the growth in the private rented sector, with an increase of 1,483 dwellings over the period of the previous LHS.
- Increasing evidence to suggest an increasing number of households are turning to the PRS to meet their housing needs, therefore demand for the PRS is likely to continue.
- Private rents are unaffordable for lower income households and young single people across Inverclyde.
- There is evidence of poor property management and condition in the sector, particularly within pre-1919 stock and tenement or four-in-black flats.

Specialist Provision

- Inverclyde has an increasingly ageing population with persons aged 60 and over making up 26 per cent of Inverclyde indicating the increasing requirement for specialist provision.
- In 2014, 67% of the 10,284 households aged over 65 in Inverclyde lived in the owner occupied sector and this is most likely where they would choose to remain. Therefore indicating a demand for suitable products to cater for substantial numbers of older home owners seeking to move to smaller, accessible accommodation.
- More accessible homes are required, with disparity in provision and levels of need across localities.
- It is of the utmost importance to ensure that we meet the housing needs and aspirations of young people. It is important that we work together to provide an appropriate range of housing options and housing support to promote independence and enable tenancy sustainment.
- The Clydeplan HNDA, 2015 did not find any evidence of a shortfall in provision for gypsy traveller or travelling showpeople however further work is required across the Greater Glasgow area to improve this information base.

Land Supply

The Local Development Plan supports the strategic aims as set out in this LHS and allocates land on a range of sites considered to be effective of meeting the housing land requirement to ensure a minimum of 5 years effective land supply at all times.

What we are doing

- We are committed to meeting our Housing Supply Targets for the next five years and providing a range of suitable housing options by investigating the feasibility of intermediate housing
- An affordable housing policy has been implemented in Inverclyde, delivering opportunities for on-site provision of affordable housing and where appropriate commuted sums payments for re-investment in new supply
- We develop a Strategic Housing Investment Plan, linked to LHS priorities, identifying investment priorities for social housing provision. This has delivered 1,084 units over the period of the last LHS
- We continue to work with our partners to develop an understanding of the profile of housing need within Inverclyde
- We will work together to provide a cohesive housing options service that delivers good quality housing advice services for all people

Outcome 1: Access to housing

Vision: to promote a supply of good quality affordable housing solutions across all tenures

Indicator	Frequency/Type/Source	Baseline (date)	Target
1.1. Decrease in the average length of time RSL property is empty between lets	Annual/Statistical/ARC	85 days (2015/16)	40 days
1.2. New affordable housing provision meets need and demand	Annual/Statistical/Planning	106 (2015/16)	90 units per annum
1.3. New private housing provision meets need and demand	Annual/Statistical/ARC	138 (2015/16)	170 units per annum
1.4. Percentage of RSL lets to homelessness referrals	Annual/Statistical/ARC	10% (2015/16)	15%
1.5. Increase the number of customers accessing housing options interview	Annual/Statistical/Prevent1	919 (2015/16)	N/A

Action	Baseline	Milestone	Target	Timescale	Service/Partner
1.1. Improve advice, assistance and access to the PRS including: rent guarantee scheme, financial advice, rights and responsibilities		<ul style="list-style-type: none"> Develop and implement policy for 3rd party referrals to the First-tier Tribunal for Scotland (Housing and Property Chamber) to assist vulnerable tenants. Provide advice and assistance to tenants regarding their tenancy rights, including raising awareness of the First-tier Tribunal for Scotland (Housing and Property Chamber). 	Develop policy	Ongoing	Community Safety/Drew Hall
1.2. Ensure land supply is available for the house-building industry to build over 1,300 homes by 2022	260 units pa	<ul style="list-style-type: none"> Private Sector HST: 170 units pa Social rented sector HST: 90 units pa The housing land requirement for this housing supply target 260 units pa 	Minimum 260 units pa	2022	Planning Policy/
1.3. Continue to implement the Affordable Housing Policy within Inverclyde	25% developer contribution	<ul style="list-style-type: none"> Adoption of the Inverclyde LDP Review and evaluate the impact of the AHP to ensure the policy continues to deliver positive outcomes 		Ongoing	Planning Policy/
1.4. Maximise provision of affordable homes to meet a range of housing needs in Inverclyde	90 units pa	<ul style="list-style-type: none"> Successful delivery of strategic housing investment plan (SHIP). Meeting social housing supply target of 90 units pa Identify mismatch of supply and demand in social rented housing. 	Minimum 90 units pa	2022	All

Action	Baseline	Milestone	Target	Timescale	Service/Partner
1.5. Contribute to the wider strategic planning for housing in Glasgow and the Clyde Valley		<ul style="list-style-type: none"> Develop and maintain partnership relationships through Clydeplan HMP Adoption of the Strategic Development Plan Contribute to Housing Need and Demand Assessment 3 (HNDA3) Joint working to deliver key priorities for the HNDAs and forthcoming LHS. 		Ongoing	All
1.6. Identify and assess the feasibility of models for increasing supply of affordable housing within Inverclyde		<ul style="list-style-type: none"> Identify options, programme and undertake feasibility studies. Subject to outcome of feasibility studies progress and implement models for increasing supply of affordable housing where appropriate 		Ongoing	Community Safety/Drew Hall
1.7. Continue to develop an understanding of the profile of housing need within Inverclyde by sharing information across Service and Partnerships		<ul style="list-style-type: none"> Maintain local Inverclyde HSMA and sub-area need, demand and supply analysis including: Housing Trend Monitoring, Low Demand Analysis and undertake bespoke analysis as required 	Annual updates	Ongoing	Community Safety/Drew Hall
1.8. Continue joint working locally and at a regional level to identify housing need of gypsy/travellers		<ul style="list-style-type: none"> Update of Desktop study HNDA3 Maintain register of unauthorised encampments Explore the possibilities for provision of a transit gypsy/traveller site 	Complete desktop study and HNDA3	2022	All
1.9. Explore the feasibility of implementation of one common housing register across Inverclyde			Complete	2022	Community Safety/Drew Hall
1.10. Improve access to the home ownership for first time buyers in Inverclyde		<ul style="list-style-type: none"> Implement mortgage deposit scheme to enable first time buyers to enter home ownership 	Complete	2022	Community Safety/Drew Hall
1.11 Increase in the number of wheelchair standard homes		<ul style="list-style-type: none"> Wheelchair standard new builds are part of the RSL programme 	3%	Ongoing	Community Safety/Drew Hall

Outcome 2: Sustainable places

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

Progress made during the LHS 2011-2016:

- Social housing regeneration completed in Port Glasgow including the demolition of 735 properties and development of 195 new units for a mix of social rent and shared equity ownership rent , 2 play areas and improvement of open spaces
- Regeneration of social housing in East Greenock completed including the demolition of 165 properties and development of 141 affordable new homes for a mix of social rent and shared equity ownership and upgrade of the play facilities at Grosvenor Road
- Social housing regeneration completed in South West Greenock including the demolition of 129 units and delivering 125 new affordable units for a mix of social rent and shared equity ownership
- Regeneration of Broomhill underway, refurbishing externally and internally 666 properties including three multi-storey blocks.
- Demolition of 2 five storey blocks and 8 multi storey blocks
- Completion of regeneration of East Greenock which included 111 RSL Units and 13 shared equity
- Completion of Maukinhill regeneration, delivering 145 new affordable homes for a mix of social rent and shared equity ownership
- Gibbs Hill regeneration completed, delivering 103 new affordable homes for a mix of social rent and shared equity ownership
- RCH's John Street and Broomhill residents provided with free or discounted communal wifi
- Council introduced increased Council Tax rates for long-term empty homes to encourage bringing them back into use
- Through the work of the Financial Inclusion Partnership and the Universal Credit (UC) operational group partners have continued to work together to coordinate services and have provided UC training for over 300 staff.

LHS Context

It is recognised that well-designed, sustainable places increase both physical and mental well-being and housing has a key role to play. Sustainable places have a range of services, housing types and people, which promote interaction and create positive diverse neighbourhoods. They are places designed around people not cars and provide easy access to services, cultural amenities and green space.

We are committed to the development and maintenance of sustainable places. However, despite significant regeneration initiatives there are still places in Inverclyde that exhibit signs that they are not sustainable. These areas suffer from low demand for available housing, anti-social behaviour, higher levels of poverty and deprivation and in most cases a poor stigma is attached to the area. In

line with the Community Plan regeneration of these areas is a key aim of the Local Housing Strategy.

Helping town centres to flourish is a national and local priority. The approach will contribute to delivering Scottish Government National Outcomes to deliver a better, healthier and fairer society.

Outcome 1	We live in a Scotland that is the most attractive place for doing business in Europe
Outcome 2	We realise our full economic potential with more and better employment opportunities for our people
Outcome 10	We live in well-designed, sustainable places where we are able to access the amenities and services we need
Outcome 11	We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others

Outcomes 1, 2,10 and 11 are of particular importance when considering the housing contribution to making Scotland a better place to live and a more prosperous and successful country.

Riverside Inverclyde and Inverclyde Council are adopting an integrated strategy to regenerate various town centres in Inverclyde. It is recognised that town centres have been changing, reflecting national trends towards larger units in out of town locations. However the role of town centres as community focal points should be protected and promoted.

Ensuring new housing developments are sustainable will prevent future problems. Therefore, developments should be designed well, built in the right locations and have access to appropriate services.

Evidence

Housing Regeneration

Our housing regeneration strategy to date has been to tackle the oversupply of unpopular social housing in high density flats, mainly tenement and multi-storey flats, and the replacement of these with modern energy efficient homes. The completion of existing regeneration programmes remains a priority.

The Broomhill neighbourhood of Greenock remains a priority regeneration area with £26m investment planned to produce homes and services that are fit for the 21st Century. The three year plan will see all properties refurbished both externally and internally and around 20 new homes built. Significant environmental improvements will radically alter and redefine the landscape to create greener areas and improve security for local residents.

Increasingly problems of low demand, poorly maintained and managed housing are within the private sector. In particular, tenement flats in Highholm Street in Port Glasgow and Dempster Street in Greenock are giving cause for concern with increasing problems of disrepair and poor maintenance. There have not been any sustainable factoring arrangements in many of these blocks for many years and owners, particularly private landlords are unwilling or unable to participate in common repair works.

A robust procedure for identification and prioritisation of Housing Renewal Areas has been developed. This will form part of the Service's repair and maintenance strategy for private sector housing in Inverclyde providing a clear strategy for intervention and action in addressing areas of poor quality housing throughout Inverclyde. This may range from advice and information to legislative enforcement in line with the overall repair and maintenance strategy.

Clune Park is currently the council's priority housing based regeneration scheme and as progress is made in delivering regeneration through demolition and off-site new-build developments we will develop a long-term strategy to address poor housing conditions across Inverclyde.

Major Intervention Areas

There are pockets of low demand properties across Inverclyde that continue to cause management and maintenance issues. These are predominantly flatted properties in areas with below average pressures on social housing and can include multi-storey flats. A series of strategies and initiatives are in place to respond to this, including voids management, empty homes and low lettings initiatives, within a wider regeneration approach.

River Clyde Homes update their low demand analysis annually to identify areas of low demand stock. They have identified Major Intervention Areas which sets out the ambition for the neighbourhood and how these can be achieved. It is clear that River Clyde Homes alone will not be able to address all of the issues identified as the main concerns cut across the whole area and are not specific to River Clyde Home's tenants. Therefore, it is important that River Clyde Homes works in partnership with the council and its partners to support the tenants and residents within the MIA areas.

Empty Homes

The profile of long term empty properties across Inverclyde has changed over the last five years, with around 6.4% of the stock in Inverclyde vacant, slightly more than the 5.0% identified as vacant in 2011¹¹. The most recent changes result in part from properties being held empty to accommodate demolition for the regeneration of Clune Park: and in part as a response to legislative changes which enabled the council to increase the council tax levied on long-term empty properties.

The option is currently being considered for a shared Empty Homes Officer to be appointed within the Public Health and Housing Section. This officer will work closely with the private sector team and other services to identify empty homes and work with owners to bring them back into use. The appointment of an Empty Homes Officer would mean the figures increase in the short term as the role ensures unregistered empty properties are identified to allow the appropriate council tax to be applied.

Town Centre Initiatives

Town centres across Scotland have suffered from the combined effects of changing consumer habits, the increase in out-of-town and online shopping, car parking issues, increasing business rates and the impact of the recession. This has led to an increase in the number of empty premises in town centres. The image of many high streets today is of vacant and deteriorating buildings. Support from both private sector investors and public sources is vital to help regenerate town centres and, in the process, reduce the number of empty properties above commercial premises.

Inverclyde council is committed to promoting economic growth and regeneration of the town centres. Increasing residential use contributes to the vitality of towns, creating new communities and demand for services and improving perceptions of community safety. Therefore the council and its partners are committed to identifying opportunities to support town centre living across different tenures to assist the wider regeneration of town centres.

¹¹ Empty properties and second homes web tables, Scottish Government, December 2015

Supporting Documents

Further evidence to support the development of outcome 2 includes:

- Sustainable Places Evidence Paper for the Local Housing Strategy, 2017-2022
- Port Glasgow Town Centre Action Plan
- Greenock Town Centre Action Plan

Key issues and Priorities

- There are pockets of poorly maintained and managed private sector housing impacting on the sustainability of communities. The council and its partners are committed to working with owners to improve housing quality and condition with Inverclyde to reduce housing deprivation within Inverclyde.
- There are a number of long term empty commercial and residential properties impacting on communities and contributing to the decline of town centres. There is a need to assess the role for housing and housing related services to contribute to town centre action plans through improving the condition of buildings and bringing empty properties back into use.
- The council and its partners are committed to working together to consider the opportunities that exist for supporting town centre living and the scope that town centres may provide to meet housing need and demand.
- A series of strategies and initiatives are in place to respond to low demand social housing, and the council and its partners will work together to address the issues identified.
- There is a particular mismatch between social rented and private sector stock in parts of Inverclyde. The council and its partners will work together to provide a wide range of tenures options and expand housing choices in the areas concerned to create more balanced communities.

What we are doing

- Investigate the potential to implement a shared Empty Homes Officer to increase the supply of housing by bringing empty homes back into use
- Continue to address low demand issues within RSL stock including demolition where appropriate
- Contribute to delivery of Town Centre Action Plans including increasing sustainable opportunities for town centre living
- Continue to improve the quality of the private rented sector through provision of advice and assistance, the Scheme of Assistance and enforcement action where necessary
- Continue to contribute to the regeneration of Clune Park, Port Glasgow

Outcome 2: Sustainable Places

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

Indicator	Frequency/Type/Source	Baseline (date)	Target		
2.1. Percentage of residents rating the neighbourhood as a very/fairly good place to live	Annual/Statistical/SHHS	97%	100%		
2.2. Reduce the number of properties that have been empty for 12 months or more	Annual/Statistical/CTAX	609	60 per annum brought back into use		
2.3. Increase the perception of safety in deprived neighbourhoods	Annual/Statistical/SHHS	94%	100%		
2.4. Increase the perception of belonging to a community in deprived neighbourhoods	Annual/Statistical/SHHS	82%	90%		
2.5. Reduce the number of empty homes in the social rented sector	Annual/Statistical/ARC	210 (2015/16) properties void for > 6 months	100 properties void for > 6 months		
Action	Baseline	Milestone	Target	Timescale	Service/Partner
2.1. Increase the number of long-term empty homes brought back into use		<ul style="list-style-type: none"> Investigate the potential of a shared empty homes officer service to deliver practical information, advice and support to owners of empty homes across Inverclyde Review potential incentives to owners of empty homes to help bring back into use. Work with RSLs to bring properties in serious disrepair back into use 		2022	Community Safety/Drew Hall
2.2. Continue to address low demand issues within RSL stock including demolition where appropriate	1,074 identified as low demand	<ul style="list-style-type: none"> Review and update local letting plans and assess feasibility of low demand stock Continue programme of demolition for low demand housing association dwellings where they cannot be brought up to standard at reasonable cost Work with partners to analyse the impact of new development on existing stock and mitigate negative impacts where possible 	Address low demand issues	Ongoing	All

Action	Baseline	Milestone	Target	Timescale	Service/Partner
2.3. Implement targeted community initiatives to improve communities for residents in Inverclyde		<ul style="list-style-type: none"> Broomhill project continues to revitalise community, create greener areas and improve security for local residents Work with our partners to tackle anti-social behaviour in our communities 	Complete	2022	All
2.4. Contribute to delivery of Town Centre Action Plans including increasing opportunities for residential use		<ul style="list-style-type: none"> Identify suitable opportunities and assess feasibility of same to increase supply of affordable housing Improving opportunities for town centre living for people with physical disabilities 	Complete	Ongoing	Community Safety/Drew Hall
2.5. Explore long term sustainable solutions to address poor management and maintenance/disrepair within large scale blocks		<ul style="list-style-type: none"> Review options and identify opportunities to encourage repair and long term maintenance in these areas Take appropriate action against owners/landlords who fail to effectively maintain their property 	Complete	2022	Community Safety/Drew Hall
2.6. Contribute to the regeneration of Clune Park, Port Glasgow			Ongoing	N/A	Community Safety/Drew Hall

Outcome 3: Preventing homelessness

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

Progress made during the LHS 2011-2016:

- Achieved the Scottish Government's 2012 target for the abolition of the "priority need" test to give all unintentionally homeless people the right to settled accommodation
- Established referral pathways to mental health services established to enable homeless or potentially homeless people to access appropriate support
- Implementation of a pilot **one stop shop**, housing advice hub to provide direct access to all housing related needs, including homelessness
- Established a multi-agency joint homeless prevention protocol to offer assistance to those threatened with homelessness upon liberation and reducing the cycle of re-offending
- **Future Skills** has provided one-to-one or group IT advice and training to support financial inclusion
- Introduction of several homeless prevention initiatives:
 - **Financial Fitness** to provide welfare benefits advice and counselling
 - **Inverclyde Housing Support Service** in partnership with the **Mungo Foundation** to provide tenants with practical support and advice in relation to their tenancies
 - **Advice First** provide money, debt and benefit advice
- The removal of use of bed and breakfast as temporary accommodation
- Development of a register of private landlords who will provide a tenancy without the need for a deposit
- Homelessness Service has created new processes for the robust monitoring of section 5 cases
- All RSLs, the Homelessness Service and Public Health and Housing Team have received Domestic Abuse Awareness training
- River Clyde Homes established Tenancy Sustainment and Support Team to provide intensive support where sustainment risk has been identified:
 - 3 financial wellbeing officers generated £1.5m additional income for tenants in 2015/16

LHS Context

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to carry out an assessment of homelessness and to prepare and submit to Ministers, a strategy as (as part of the LHS) for the prevention and alleviation of homelessness. The approach to preventing

homelessness is underpinned by robust, accurate and up to date evidence on the extent and nature of homelessness in Inverclyde.

The Prevention of Homelessness in Inverclyde Evidence Paper provides an assessment of overall homelessness by age, gender, household composition, location and reason for homelessness. The Inverclyde Housing Options Working Group aims to roll out a housing options approach across Inverclyde and this will remain a key focus over the lifetime of this strategy.

This will support delivery of existing homelessness prevention and sustainability and ensure the delivery effective housing advice to everyone who requires it. The introduction of the Housing Options Guidance and Training Toolkit developed by the Scottish Government, ALACHO and CoSLA supports the delivery of broader housing options services at a local level. Furthermore the RSL guide to housing options has been developed to help registered social landlords across Scotland gain a better understanding of the principles and benefits of the Housing Options approach.

Homelessness is not solely a housing issue but requires action from the full range of agencies providing health, social care, advice and information and support across both the statutory and voluntary sector. Strong links already exist which can be evidenced through participation and facilitation of various partnership groups including:

- **Health and Homelessness Steering Group which has representation from Homelessness Services, Social Work Services and NHS GGC**
- **Registered Social Landlords Liaison Group has representation from local housing providers, Homelessness Services, Housing Strategy and Social Work and has been instrumental in developing the Local Housing Strategy**
- **Integrated Alcohol and Addiction Team**
- **South West Housing Options Hub**
- **Inverclyde Housing Options Working Group**
- **Thematic Working Groups: which manage service delivery and related service improvements of the Homelessness Service**
- **Health and Care Partnership Boards encompass the wider health and wellbeing responsibilities and include partners from across the local authority such as NHS GGC, other public agencies and the voluntary sector**

A partnership approach is taken to plan for households subject to protocol which include looked after children and young people, people affected by domestic abuse and those leaving prison. Individuals at risk are identified early; and through partnership working effective housing provision is put in place along with relevant housing support.

The key focus remains on preventing homelessness and in making sure that the right type of services and support are made available to those who need them. While the number of homelessness applications has decreased over recent years through greater prevention activity the challenges of assisting the increasing proportion of applicants with multiple and complex support needs are becoming more frequent.

We have identified groups of people who will require to be supported for longer periods of time due to the complexity of need. Existing supported accommodation services are not designed with these people in mind and there is a gap in service provision for this group, in particular vulnerable young

people. It is intended to consider the opportunities to develop longer term supported accommodation service for those vulnerable people who may take time to become tenancy ready.

Although the Housing Support Duty is only legally applied to homeless households, the intention is to aid homeless prevention and is specifically targeted at those who have complex needs and therefore difficulty in sustaining their accommodation. In order to develop good practice, Housing Support and Homeless Prevention activities are not just targeted at homeless households but at all households approaching the services of the local authority and our key partners.

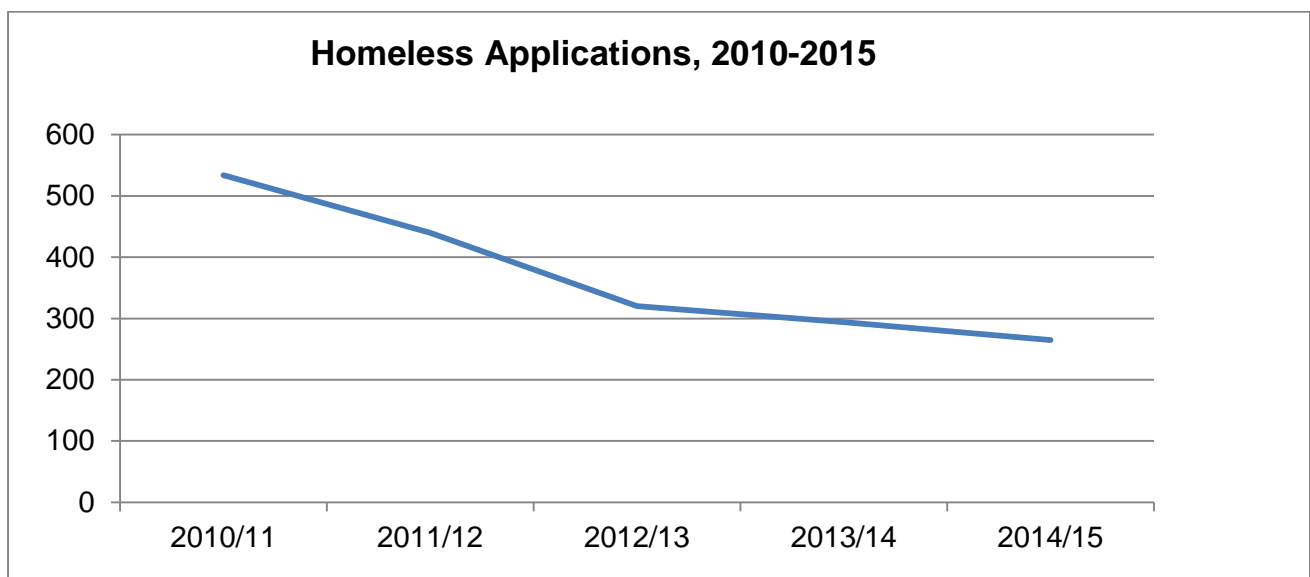
Welfare Reforms have created additional difficulties and anxieties for homeless households in Inverclyde. Benefits sanctions are routinely applied to vulnerable people, many of whom have learning difficulties, poor mental health and a range of complex social and health care needs. The implementation of Universal Credit in October 2015 will continue to present major challenges for the homelessness service. The implications of this in relation to the budget required for the delivery of temporary accommodation are currently being considered, together with proposals of how to manage this into the future. Further considerations will be given to the impact of shared room rates and implications for households under the age of 35 and what potential action can be taken to assist.

The Scottish Social Housing Charter monitors our performance in terms of information and advice, the quality of temporary accommodation and access to housing support to help homeless people access and keep a home. Every effort is made to provide effective and efficient services that address and prevent homelessness.

Evidence

Profile of Homeless Applicants

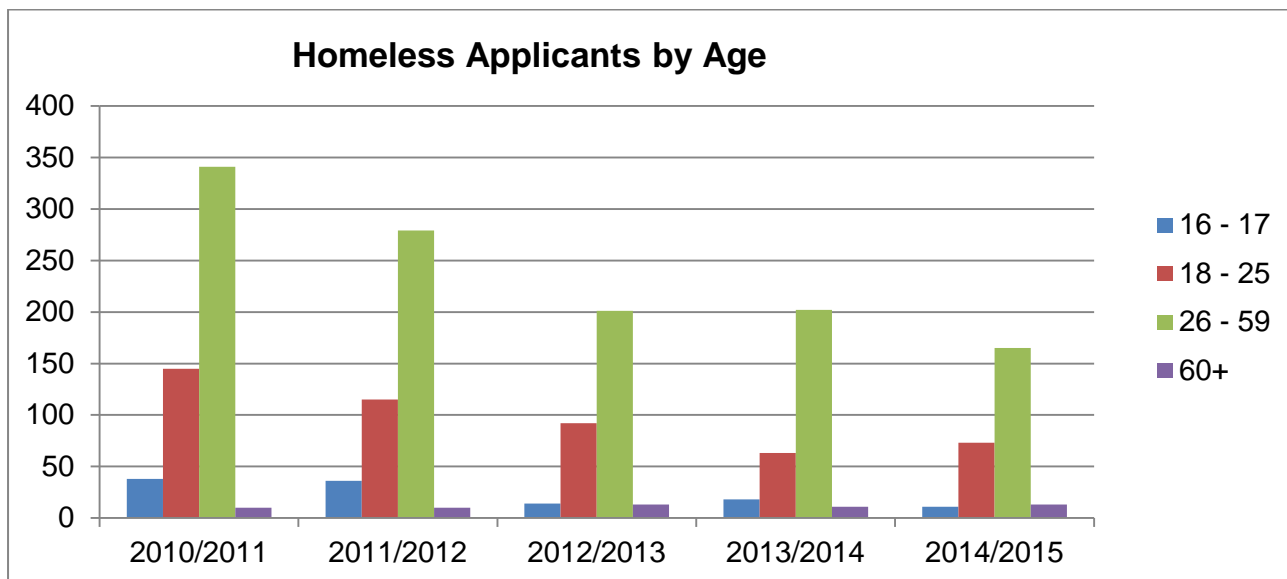
There were 265 homeless applications in 2014/15 which is reduction of 50.4% from 534 in 2010/11. As a proportion of all households in Inverclyde the number of homeless applications is 0.7%, lower than the national average (1.5%).



Source: Homelessness Annual Reference Tables 2014-15

Young people aged 16 to 25 years represent just 12.1% of the population in Inverclyde but 32% of all homeless applications in 2014/15 demonstrating that young people are disproportionately affected by homelessness requiring more targeted prevention activity. Younger people appear to

be particularly affected by social isolation and sporadic engagement with some services that could address their needs. Inverclyde council are working in partnership with the HSCP and other key partners to investigate the options for providing a supported housing development for young people.



Source: Homelessness Annual Reference Tables 2014-15

The predominant age of homeless applicants in Inverclyde are those aged 26-59 years who account for 62% of all applicants in 2014/15. This figure has remained fairly stable as a proportion of overall applicants however the number has reduced by 51.6% since 2010/11 either through housing options or possibly prevention activities such as mediation. Older people aged 60+ represent 5% of homeless applicants with this figure increasing since 2010/11.

The gender and household profile of homeless applicants in Inverclyde shows the downward trend in the number of presentations from all households. However, upon closer inspection it can be seen that the proportion of applications from single males has increased to 67%, exceeding the national average of 45%. This may be as a result of the abolition of priority need however whilst this group is the largest presenting group nationally suggesting that younger and working age males are perhaps more vulnerable to economic shocks and social policy changes

Reasons for Homelessness

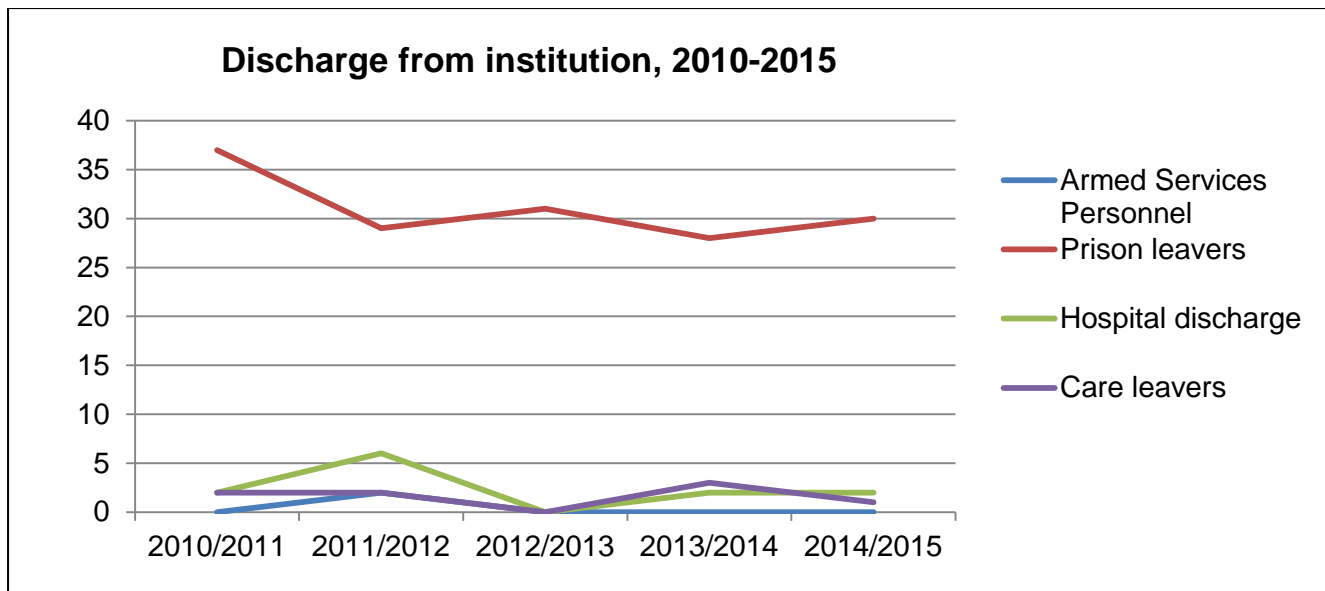
Reasons for homelessness in Inverclyde have tended to be fairly consistent although there have been some small variations year on year. Asked to leave by parent, family or friends account for 26% of applications or 69 applicants reflecting the national trend as the main reason for homelessness.

Other reasons for leaving accommodation including, dispute within household: violent or abusive accounts for 12% of applications or 32 applicants. The decrease in the number of homelessness applications from this group suggests that activity to assist people experiencing domestic abuse is making a difference. There are a range of services delivered across the council and our partners to assist this client group which includes the Inverclyde Violence Against Women Multi-Agency Partnership with a fully developed strategy and action plan to ensure adequate and effective service delivery to prevent gender based violence in the longer term.

The number of people having to make a homeless application upon being discharge from prison/hospital/care/other institution accounts for 12% of applications or 31 applicants. This far

exceeds the national trend and suggests that there is a lack of consistent planning for these individuals to prevent homelessness from occurring.

The largest group presenting as homelessness from an institution are those leaving prison which account from 90.9% of all applicants discharged from an institution. A range of inter-agency protocols have been developed to improve the local response however the Community Justice Partnership intends to renew focus on this area of work to strengthen partnership working to improve outcomes for people leaving custody.



Source: Homelessness Annual Reference Tables 2014-15

The number of people leaving hospital into homelessness has fallen over the last five years and only affected two people in 2014/15. Inverclyde council has a Hospital Discharge protocol to ensure an improved approach in planning and ensuring appropriate housing is available to people when leaving hospital

There was one homeless applicant who was looked after and accommodated by the Local Authority in 2014/15. Care leavers are another priority group which should be targeted specifically to prevent homelessness. Whilst a Care Leavers Protocol is in place to ensure the early identification of housing needs in a young person's pathway plan, further improvement can still be made to ensure homelessness is prevented in future.

Temporary Accommodation

Access to, and the provision of temporary accommodation is a critical aspect of services to homeless households. We are required by law to provide all homeless households with temporary accommodation whilst their homeless application is being assessed, if it is required. For those assessed as unintentionally homeless, this duty is extended until they are permanently housed. There are a total of 63 temporary accommodation places within Inverclyde: the Inverclyde Centre comprises of 31 self-contained bedsits and there are a further 32 temporary flats dispersed across Inverclyde.

Accommodation Type	Stock Profile
Hostel	31
Dispersed Units	32

The number of households living in temporary accommodation reached a peak in 2011 (Q1) at 98 households as authorities worked towards meeting the 2012 homelessness targets and were assessing greater numbers of applicants as being in priority need. In many cases resulting in bottlenecks for move-on and secure accommodation. Since the introduction of the housing options approach the number of homeless applicants has reduced and the requirement for temporary accommodation has decreased.

The Inverclyde Centre (Hostel) is the only temporary accommodation owned by the council. The reduction in homeless presentations has resulted in a higher proportion of applicants with multiple needs concentrated in temporary accommodation. As a result of the age of the Inverclyde Centre, public perception and reduced demand together with the cost implications there is a need to review the current temporary accommodation model and consider alternative models in the longer term.

Housing Support

Homelessness data provides part of the picture of support needs of homeless households. In 2014/15 69.8% of all applicants had some sort of support need, of these 35% had multiple support needs. However, not all support required is housing support and therefore the responsibility of the Homelessness service. A multi-agency approach is required to meet the needs of homeless applicants who have a range of support needs in order to assist them to sustain future accommodation.

Housing Support is provided by the Homelessness Service for households with medium to lower level support needs. The Health and Social Care Partnership also provides ongoing housing support within wider packages of support which contribute to tenancy sustainment. In addition, there are housing support services which are delivered by various RSLs and third sector agencies.

To ensure that the Homelessness Service complied and could clearly evidence the support being provided Outcome Star was introduced in January 2014. Outcome Star is a unique suite of tools for supporting and measuring change when working with people. As this model is very visual it enables service users to identify their own support requirements and map their progress. It is also extending into other service areas providing an opportunity for service users to retain the same model of support planning once they have moved on from the homelessness service.

There are some groups of people who will require to be supported for longer periods of time due to the complexity of need. In particular, young people being looked after by the local authority but who are no longer suited to living in Residential care due to their age. It is intended to consider the opportunities to develop longer term supported accommodation service for those vulnerable young people who may take time to become tenancy ready.

Supporting Documents

Further evidence to support the development of outcome 3 includes:

- Prevention of Homelessness in Inverclyde Evidence Paper for the Local Housing Strategy, 2017-2022

Key issues and Priorities

- An improved focus on outcomes is required by all partners
- An improved focus on housing advice and information
- The need for a cohesive approach to homeless prevention and housing options is required across Inverclyde
- The need for enhanced transitional services to support independent living and tenancy sustainment for vulnerable young people, especially those leaving the care system
- The continuing challenges of increasingly complex and multiple excluded homeless households
- Increased number assessed with poor mental health and/or addictions issues that affect tenancy security and sustainment
- High levels of refusal by homeless households for offers of permanent social rented stock in some areas
- The significant challenges presented by welfare reforms, in particular access to the internet for service users
- The need to link homeless households with services that provide opportunities to socialise and develop key life skills and prevent social isolation
- Legal highs are becoming a problem amongst younger homeless households
- Repeat homelessness continues to be an issue however there is a lack of supported accommodation in Inverclyde, in particular long-term support.
- There is a lack of employment in the area and a lack of life skills for young people in particular
- The need to improve standards of housing in the private rented sector

What we are doing

- Carrying out a joint housing, health and social care needs assessment with partners in the HSCP
- Review of Temporary Accommodation Strategy to ensure that the mix of available stock meets the changing needs of homeless people
- Review repeat applications to identify and address the issues that lead to repeat homelessness
- Consider the feasibility of transitional accommodation for multiple excluded homeless households and/or those who may take time to become tenancy ready
- Working together with our partners to ensure the principles of joint planning and integrated service delivery are applied to homelessness services
- Providing Financial Inclusion and tenancy sustainability services to assist households affected by welfare reforms

Outcome 3: Preventing Homelessness

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

Indicator	Frequency/Type/Source	Baseline (date)	Target
3.1. Minimise the number of homeless applications	Annual/Statistical/HL1	239 (2015/16)	N/A
3.2. Percentage of households assessed as homeless or potentially homeless	Annual/Statistical/HL1	83.9% (2015/16)	N/A
3.3. Reduce the percentage of repeat homeless presentations within 12 months	Annual/Statistical/HL1	10.6% (2015/16)	5% (national average)
3.4. Reduce the level of rough sleeping	Annual/Statistical/HL1	10 (2015/16)	6% (national average)
3.5. Reduce the number of homeless applications from young adults (aged 16-25)	Annual/Statistical/HL1	78 (2015/16)	N/A
3.6. Reduce the percentage of all homeless applications from households with children	Annual/Statistical/HL1	13.4% (2015/16)	N/A
3.7. Reduce the level of homeless applications who have been discharged from Hospital	Annual/Statistical/HL1	2 (2015/16)	0
3.8. Provide information and advice to people at risk of losing their homes	Annual/Statistical/HL1	80% (2015/16)	100%
3.9. Reduce the length of stay in Hostel temporary accommodation	Annual/Statistical/HL1	40.9 days	Decrease
3.10. Reduce the length of stay in RSL temporary accommodation	Annual/Statistical/HL1	145.9 days	Decrease

Action	Baseline	Milestone	Target	Timescale	Service/Partner
3.1. Explore models of support and intervention to prevent Multiple Exclusion Homelessness (MEH)		<ul style="list-style-type: none"> Explore options for joint commissioning of community support models 	Complete	2022	Mental Health, Addictions & Homeless/ Bob McLean
3.2. Monitor `lost contact` decision to identify and address issues		<ul style="list-style-type: none"> Fewer people assessed as `lost contact` 	Complete	2022	Mental Health, Addictions & Homeless/ Bob McLean
3.3. Monitor/review repeat applications to identify and address issues		<ul style="list-style-type: none"> Complete review Reducing number of repeat applications 	Complete	2022	Mental Health, Addictions & Homeless/ Bob McLean

Action	Baseline	Milestone	Target	Timescale	Service/Partner
3.4. Review mediation service to improve prevention interventions		<ul style="list-style-type: none"> Complete review of mediation service to understand reasons for low uptake 	Complete	2022	Mental Health, Addictions & Homeless/ Bob McLean
3.5. Explore ways to improve access to the Private Rented Sector to aid wider housing opportunities		<ul style="list-style-type: none"> Address perception of the PRS with local people Increase availability of Housing Options Advice in relation to the PRS Development and implementation of Rent Deposit Guarantee Scheme 	Complete	2022	Community Safety/Drew Hall
3.6. Consider the development of shared tenancies within the social rented sector		<ul style="list-style-type: none"> Develop understanding of the various models of shared tenancy schemes and best practice. Consider the delivery options: matching people, pre-tenancy training and mediation 	Feasibility of shared tenancies considered	2022	River Clyde Homes/Sandra McLeod
3.7. Mitigate the impact of welfare reform on the supply of temporary accommodation and ensure the most appropriate and affordable mix of temporary and supported accommodation is available to meet needs		<ul style="list-style-type: none"> Review the use of temporary accommodation Develop and implement temporary accommodation strategy 	Delivery of temporary accommodation strategy	2022	Mental Health, Addictions & Homeless/ Bob McLean
3.8. Consider ways to share good practice and successful outcomes across the partnership		<ul style="list-style-type: none"> Celebrate successes Share knowledge on what works well locally 	Complete	2022	Housing HUB
3.9. Explore the feasibility of developing the Housing First or similar model		<ul style="list-style-type: none"> Identify costs and ascertain if funding can be sourced. Permanent tenancy from the outset Wrap around support to sustain accommodation Increase health and wellbeing of service users 	Models Considered	2022	Mental Health, Addictions & Homeless/ Bob McLean

Action	Baseline	Milestone	Target	Timescale	Service/Partner
3.10. Strengthen existing partnerships to ensure people with complex needs are pro-actively supported in a consistent basis to sustain accommodation		<ul style="list-style-type: none"> Improved tenancy sustainment Improved integration of housing, health and social care resources to prevent homelessness Understanding of limitation and expectations 	Strategic approach based on need	Ongoing	Inequalities, Migration and Strategic Housing/Andrina Hunter
3.11. Mitigate the impacts of Universal Credit		<ul style="list-style-type: none"> Feasibility study into use of credit unions and alternatives to combat UC issues Ongoing discussions with DWP & FIP Implementing housing management protocols to mitigate impact Implement data-sharing protocols with key partners 	Ongoing	2022	ICHR
3.12. Reduce homelessness from the private rented sector		<ul style="list-style-type: none"> Partners provide landlords with training and advice for when their tenants homes are at risk 	Complete	2022	Community Safety/Drew Hall
3.13. Review cross-landlord housing options advice in response to published guidance		<ul style="list-style-type: none"> Assess opportunities for joint training/policies/procedures. Development of pilot housing options wizard 			Community Safety/Drew Hall

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

Progress made during the LHS 2011-2016:

- 848 private sector households received an Adaptations through the Scheme of Assistance over the lifetime of the strategy
- Handyperson Service established within the existing Care and Repair Service
- Housing Reports are now used by some HSCP services to assess and prioritise the housing needs of their clients
- The Single Shared Assessment process was reviewed, and is now an outcomes-focused assessment with more focus on client goals
- The Inverclyde Carers Centre, in partnership with the HSCP, were able to provide weekly breaks of around four hours for around 120 carers each year, holidays for another 30 each year, as well as stress management and counselling sessions
- Development of Housing Contribution Statement, with the Housing Partnership Group (HPG) established to oversee its implementation and promote partnership working between HSCP and RSLs
- The number of people receiving assisted Community alarm and Telecare has increased
- Developments carried out by River Clyde Homes
 - Implementation of dementia awareness training across frontline staff
 - Completion of dementia friendly upgrades across Frail Mobility impaired/sheltered housing stock
 - Multi storey block converted to amenity standard

LHS Context

Housing and housing-related support have a key role to play in supporting a `shift in the balance of care` and reducing the use of institutional care settings. They can also enable people to live independently, comfortably and securely. If housing and support needs are not met, it may be more difficult for people to remain in their own homes and increase the risk of accidents. Therefore the benefits of providing the right housing and support at the right time could be considerable.

Integration of Health and Social Care

Strong partnership working between local authorities and health boards is vital for achieving good health and social care outcomes. Following the Public Bodies (Joint Working) (Scotland) Act 2014 the Health and Social Care Partnership was formed in April 2015. It brings together adult social care services, community health services and some acute health services to improve the quality and consistency of outcomes for people who use health and social care services.

Some housing functions are also delegated to the HSCP, some of which are compulsory and others that are optional. The housing functions being delegated to Inverclyde's HSCP include housing

support and homelessness related services, the resource for equipment and adaptations, and any garden assistance schemes.

Housing contributes to each of the National Health and Wellbeing outcomes in a range of ways but outcomes 2 and 9 are of particular importance when considering the housing contribution.

Outcome 2	People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community
Outcome 9	Resources are used effectively and efficiently in the provision of health and social care services

Housing has a pivotal place in communities, providing the necessary physical infrastructure for people to live safely and well and as a provider of a range of low level preventative housing support services vital to enable people to maintain their health, wellbeing and independence.

Housing Contribution Statement

The HSCP produced a Strategic Commissioning Plan, which included a Housing Contribution Statement. The Housing Contribution Statement was developed in partnership with housing, health and social care strategic planners and operational practitioners and sets out the role housing providers in Inverclyde play to achieve outcomes for health and social care.

The Housing Contribution Statement is an integral part of the Health and Social Care Partnership’s Strategic Commissioning Plan and strengthens the links between housing, health and social care as well as improving the alignment of strategic planning and supporting the shift in emphasis to prevention. It reflects the analysis, actions and outcomes within the Local Housing Strategy in key areas such as new housing supply, housing information and advice, adaptations and housing support.

Evidence

Ageing Population

Inverclyde has a growing older population with persons aged 60 and over making up 26 per cent of Inverclyde. Although people are living longer, this does not mean healthier. A home that is safe, warm and affordable contributes to the general health and wellbeing of older households. Housing and housing-related support have a key role to play in supporting a `shift in the balance of care` and reducing the use of institutional care settings. They can also enable people to live independently, comfortably and securely.

Population ageing and increased life expectancy suggests more people will develop complex needs, including dementia in the next 10 years. Alzheimer Scotland estimates that 1,423 people in Inverclyde have dementia in 2015, with around 49 of these people under the age of 65¹². Most people with dementia live in the community, and it is recognised that this is generally where they do best, initially with the help of relatives and friends, and latterly with support from health and social work.

¹² www.alzscot.org/campaigning/statistics

Mental Health

In Inverclyde, the proportion of respondents who reported their mental health status as “good” was 86.3%, in line with NHSGGC (86.3%). Depression is one of the most common and debilitating forms of mental illness. In Inverclyde, the proportion of respondents aged over fifteen years of age who reported depression was 17.3%, higher than NHSGGC (14.9%)¹³.

The Mental Health Strategy for Scotland: 2012-2015 outlines a steady reduction in the number of people being discharged and then readmitted to services, following work on inpatient and community settings and better discharge planning, in which housing plays an important role. The strategy suggests that people with mental disorders account for as much as 43% of social welfare benefits or disability pensions in Scotland.

We will work closely with the HSCP to determine housing demand for this client group and how we can use existing housing stock where possible to match needs. While many people with mental health needs are able to live in mainstream housing with appropriate support, there are others who may require more intensive supported living arrangements.

Addictions

There has been a slight decrease (16.4%) in the overall number of drug and alcohol referrals received across Inverclyde from 2012/13 (1,392 referrals) to 2014/15 (1,164 referrals). It is also apparent that alcohol issues are more prevalent across Inverclyde than drug related issues, with alcohol related referrals accounting for 70.4% of all referrals.

	2006	2010	2012	2013	Scot
<i>Drug related hospital admissions: rate per 100k</i>	241	256	192	240	125
<i>Alcohol related hospital admissions: rate per 10k</i>	1,383	1,230	1,164	1,022	697

Source: ADP Annual Report, 2014/15

Housing support plays a vital role in helping people with substance misuse issues to maintain their tenancy. Individuals accessing local alcohol and drug services with housing needs are assessed and referred to housing services as required. There are close working links between drug and alcohol services and homelessness services; the Addictions Liaison Officer based within Homelessness Services ensures people with addictions are supported in their tenancies.

We will investigate with partners the options of introducing the Housing First or similar model in Inverclyde to address the housing and support needs of people with complex needs related to alcohol and substance abuse.

Learning Disability

Research has shown that people with learning disabilities have some of the poorest health in Scotland¹⁴. They are considerably more likely to die at an early age than the general population – on average 20 years earlier. The population of adults with learning disabilities within Inverclyde is around 9.4 adults per 1000 population: higher than the national average of 6.0.

¹³ Health Indicators in Inverclyde Health and Social Care Partnership (October 2015)

¹⁴ Health Needs Assessment Report, People with learning disabilities in Scotland NHS Health Scotland, 2004

Area	Total	Adults known per 1,000 population	Change rate in from 2013
<i>Inverclyde</i>	624	9.4	+0.5
Scotland	26,786	6.0	+0.1

Source: ESAY, 2014

Some 124 adults with learning disabilities currently live in shared accommodation. This is lower than the national average (20%, against 24% in Scotland) however service redesign will result in increased pressure to find suitable accommodation within the mainstream housing supply.

Many people with a learning disability remain in their own home and are looked after by parents and carers. Where parents and carers themselves are ageing, this raises concerns over the future care needs of the person with the disability. We will identify with the HSCP, through the Joint Commissioning Plan, more planned routes into independent living for this target group.

It is anticipated that additional small scale housing provision for community care groups including learning disability and mental health may be included in the later years of the SHIP programme following work with partners to assess needs as part of the joint strategic commissioning approach.

Young People

Young care leavers are particularly vulnerable when making the transition to adulthood and are frequently over-represented in statistics relating to homelessness. They can face a number of challenges during this transition including mental health issues, and they can experience difficulty building relationships and accessing employment or education opportunities¹⁵.

The importance of providing appropriate accommodation to care leavers cannot be underestimated. Finding these young people the right accommodation option, at the right time, is critical to helping them build sustainable and successful futures in our communities. The Children and Young People (Scotland) Act 2014 puts in place significant new legislative duties in respect of looked after children. The Act extends the age by which care leavers can receive support from corporate parents from 21 years to 26 years which will have notable implications for the council and other services. It is therefore imperative that further research or analysis is undertaken to determine future needs to inform services and provision.

The Clydeplan Housing Need and Demand Assessment, 2015 highlights that there are increasing numbers of care leavers. As care leavers are at greater risk of homelessness than other young people and have greater problems in accessing employment there is a need for additional support measures to support young people in their transition out of the care system.

Care Home Provision

There currently 26 care homes in Inverclyde providing services to older people, children and those with learning difficulties. The HSCP contracts with a variety of voluntary and private providers to supply care home places locally.

¹⁵ Research briefing: Young, hidden and homeless Crisis 2012

	2011	2012	2013	2014	2015
Number of Care Homes	28	28	28	27	26
Number of Registered Places	898	891	898	870	864
Number of Residents	764	789	779	810	786
Number of Long Stay Residents	748	758	746	761	771
Number of Short Stay/Respite Residents	16	31	33	49	15
Percentage Occupancy	85	89	87	93	91

Source: ISD Scotland Scottish Care Homes Census, 2015

In 2015, there were 786 older care homes residents in Inverclyde with a mean age of 81. The number of registered places in Inverclyde has fallen slightly from 2011 to 2015 however the number of long stay residents has increased. There is currently no need identified for additional care home places.

Housing Support

Housing Support is central to assisting people to live independently and prevents independent living situations from breaking down. The HSCP and local housing associations provide a wide range of housing support services to help people remain and feel secure in their own homes with the added benefits of assisting in maintaining sustainable communities.

Housing Support is provided by the Homelessness Service for households with medium to lower level support needs. The Health and Social Care Partnership also provides ongoing housing support within wider packages of support which contribute to tenancy sustainment. In addition, Housing Associations also offer financial advice and support services and intensive housing management.

Analysis of River Clyde Homes waiting list provides further evidence of support needs in the social rented sector. This indicates that there remains a significant level of ongoing need for a range of support and care services in the area.

As there are now a higher proportion of people seeking Housing Support who have more complex needs related to alcohol and substance misuse or mental health issues, we will continue to work with partners to ensure the housing support needs of this group are appropriately met.

Adaptations

Although home ownership has stagnated in the last decade the numbers of older home owners have continued to increase in Inverclyde. Some 54% of the 10,284 households aged over 65 in Inverclyde lived in the owner occupied sector and this is most likely where they would choose to remain.

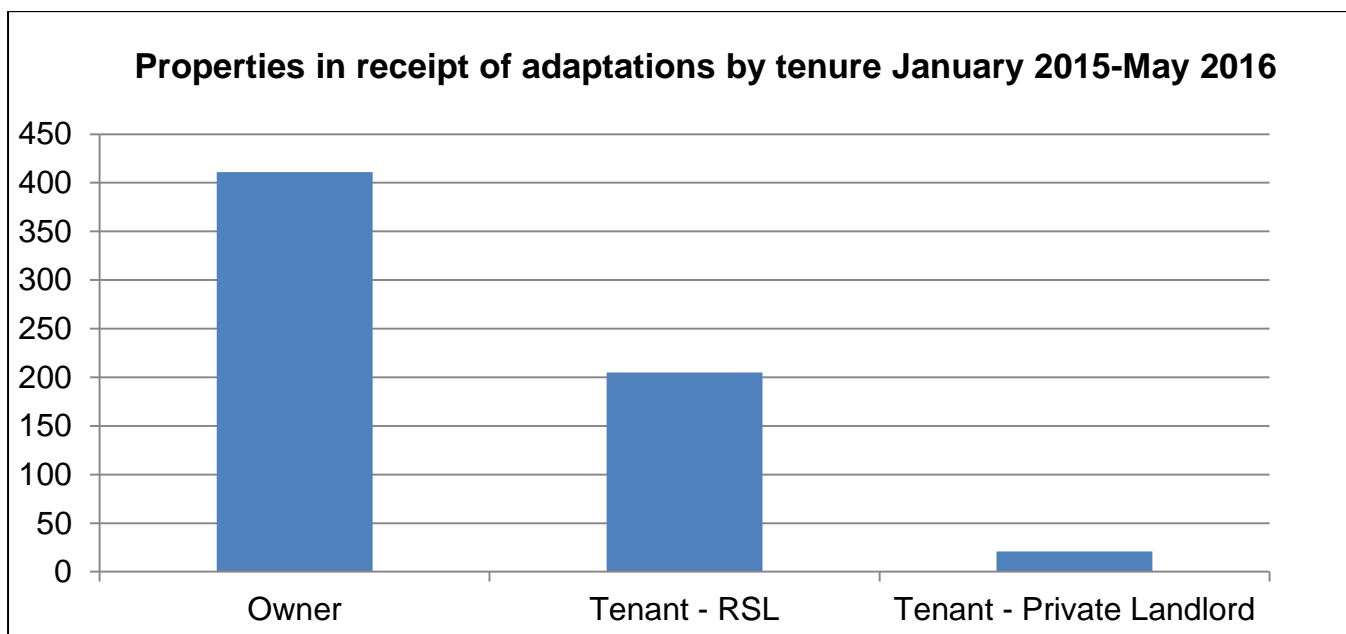
Within Inverclyde, Occupational Therapists carry out assessments for home owners and tenants to adapt their homes to make them more suitable for their needs and to ensure that people can continue to live in their own homes wherever possible. The council provides grants to home owners through the Scheme of Assistance for adaptations to make their properties more suitable where someone in the household is disabled.

The Scottish House Condition Survey (2014) estimates around 14% of the housing stock (5,000 properties) in Inverclyde have an adaptation. Some 26% of pensioner households occupy adapted

properties compared to 32% in Scotland as a whole. As older households are more likely to live in either owner occupied sector or social renting there is likely to be a continuing demand for adaptations services to enable older people to remain independent at home.

There have been 750 individual properties adapted since January 2016 with the most common adaptations carried out to properties being grab rails (353), handrails (106) and wet floor showers (96).

Equipment and adaptations services across all tenures will be comprehensively reviewed to ensure that there is no unnecessary duplication between partners and customers are receiving the same quality of services regardless of the tenure that they occupy. This will also ensure that partners are making the best use of funds at a local level.



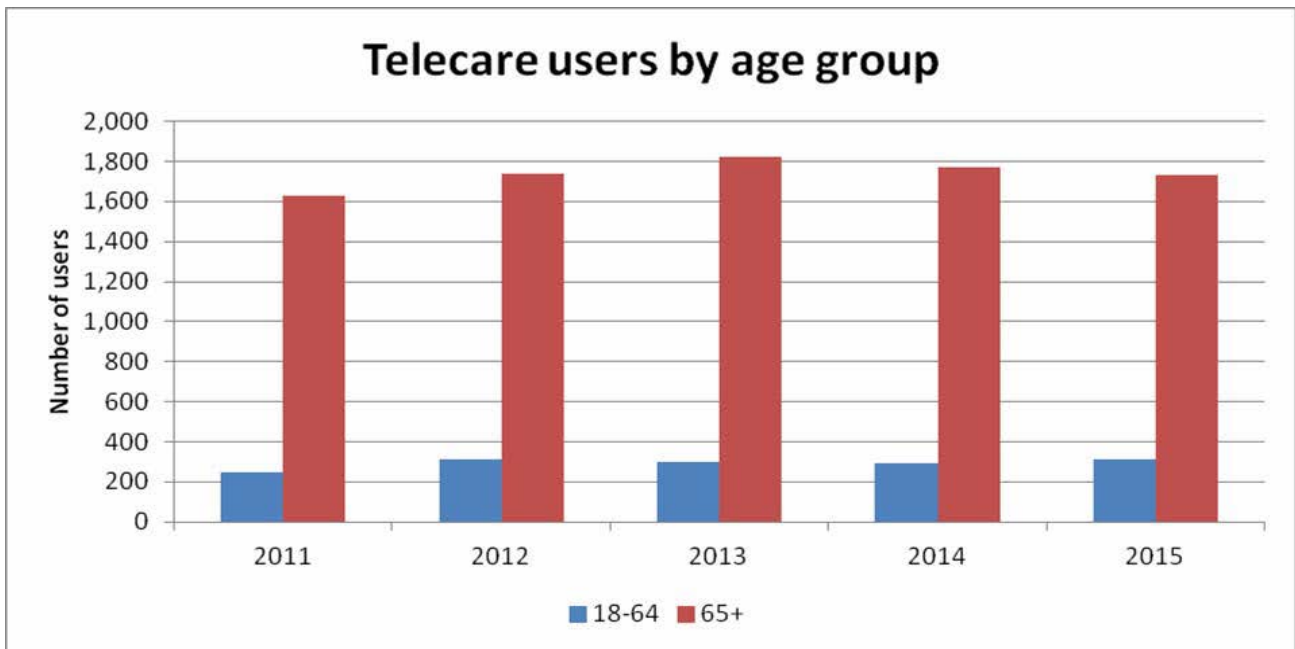
Source: Inverclyde, 2014

Furthermore the Scottish House Condition Survey (2014) estimates that around 5% of households in Inverclyde have a requirement for adaptation. This could amount to approximately 1,939 properties.

Telecare

There has been a shift away from traditional forms of support such as care homes and care at home towards assisted living technologies, such as Telehealth and Telecare, which increase independence. Scotland has made progress in the deployment of Telehealth and Telecare over the past few years, and is recognised by the European Commission as a leader in this field.

The national Telehealth and Telecare Delivery Plan aims to increase provision and improve access to Telecare solutions to help address the challenges presented by the ageing population. Inverclyde council has continued to promote the benefits of these services in order to support independent living. The following table summarises Telecare client numbers in Inverclyde by age group over the last five years.



Source: Scottish Social Care Survey, 2015

Care and Repair

There are problems of poor condition associated with some private sector properties, especially those built pre-1945. The majority of older people are home owners who may be asset rich but income poor. In such circumstances, older homeowners may not be able to afford to pay for necessary maintenance and improvements to their home even though this could improve their quality of life considerably.

The following table shows the number of individual Care & Repair jobs carried out annually since 2011/12. These are broken down by category as advice services, small repair or other works. The number of small repairs has declined year on year until 2015/16.

	2011/12	2012/13	2013/14	2014/15	2015/16
Advice services	61	98	202	65	28
Small repairs works	1,692	1,643	1,651	1,343	1,721
Other works	-	-	14	8	15

Source: Care and Repair Annual Reports, 2011-2016

Substantial numbers of pensioners are living in dwellings with disrepair therefore care and repair, handyman and trusted trader schemes will enable older home owners to carry out necessary repairs to their properties to continue to live independently.

The National Dementia Strategy highlights the importance of services such as Care and Repair and handyman services to reduce the level of accidents in the home and preventing the need for hospital admission.

Gypsy Travellers

Gypsy/Travellers have been in Scotland for many centuries and still retain their own cultures and customs. The term gypsy/traveller refers to distinct groups, including Romanies, Scottish, Irish

and Welsh Travellers, who regard the travelling lifestyle as part of their ethnic identity. Gypsy/travellers are recognised in Scotland as an ethnic minority.

Traditionally, gypsy/travellers had specific places a family might return to for generations. These are now often blocked up, have been developed or belong to private landowners. Today, many Gypsy/Travellers live on authorised council/RSL sites, while others live on private sites or in bricks and mortar housing.

When gypsy/travellers are travelling, whether for work or leisure, they may stop over on grass verges, lay-bys, car parks or parks, among other places. Because they are informal, there may not be sanitary or refuse facilities in situ, though some local authorities may provide them if requested. Such sites are often called `unauthorised encampments and this is the main causes of tension between the gypsy/traveller and `settled` population. It is suggested that lack of local authority site provision is the root cause of gypsy/travellers setting up roadside camps or stopping on private land¹⁶.

Inverclyde council has no council or RSL site provision. However, a transit site was considered for Inverclyde in 2013, with various locations proposed. After extensive consultation this proposal was decided against and existing liaison and services are being continued.

Evidence from consultation carried out with gypsy/travellers indicates that there may be a lack of permanent stopping sites in the region with access to amenities such as water, waste and showering facilities. As a result they were always travelling which prevented them from settling in an area, establishing roots in a community and sending children to school. They indicated that there was a demand for transit site provision to allow travellers to stop and access amenities whilst passing through the area.

In recent years, Inverclyde Council together with neighbouring local authorities formed a gypsy traveller working group. This group was established to look at the provision of a transit gypsy/traveller site within one of the local authority areas. Partnership working between local authorities will continue with possible options for a joint authority transit site explored.

The consultation also highlighted issues around tensions with the settled community caused by unauthorised encampments. This highlighted the need to undertake a campaign to promote positive attitudes towards gypsy/travellers amongst key partners and the community.

Travelling Showpeople

Travelling showpeople are a community of self-employed people with a strong distinctive culture, traditions and identity who travel the country, often within extended family groups. Historically, travelling showpeople moved around the country, usually between March and October, attending fairs and living in caravans, on the fairgrounds. During the winter months they lived on vacant land, often rented from Local Authorities.

Many travelling showpeople now live on permanent showpeople sites. These provide a more permanent base to allow their needs to be better met, such as the education needs of their children. Sometimes some family members will live permanently on a site, while others leave during the summer months to attend fairs. The sites are required not just for accommodation but for storage and maintenance of equipment.

Inverclyde currently has no site provision for the travelling showpeople community. At present, there appears to be little demand within this local authority area for such provision. We will continue

¹⁶ Equal Opportunities Committee 1st Report , 2013 (Session 4) *Where Gypsy/Travellers Live*

to monitor demand from the community and will look at suitable options should evidence of a demand transpire.

Supporting Documents

Further evidence to support the development of outcome 3 includes:

- Specialist Provision and Independent Living Evidence Paper for the Local Housing Strategy, 2017-2022
- Gypsy/Travellers in Inverclyde Evidence Paper for the Local Housing Strategy, 2017-2022
- Clydeplan Housing Need and Demand Assessment, 2015
- Inverclyde Housing Contribution Statement, February 2016

Key issues and Priorities

- A growing older population will bring significant challenges for the council and its partners in terms of an increasing demand for provision of suitable housing and housing related services supporting a `shift in the balance of care` and reducing the use of institutional care settings
- There is a need to explore other housing options such as shared equity given 67% of the 10,284 households aged over 65 in Inverclyde lived in the owner occupied in 2014
- There is a need to promote housing support services such as care and repair to enable older people and people with disabilities to maintain their home and health and wellbeing
- There is a need to review Adaptations services across all tenures to ensure that there is no unnecessary duplication between partners and that the customer is receiving the same quality of service irrespective of the tenure that they occupy
- It is important to develop a robust evidence based need and demand to identify specialist housing requirement early in the planning of the Affordable housing Supply Programme.
- There is a need for the council to work closer with health and social care partners and housing providers to ensure that particular needs and design requirements are identified early in the planning process.
- There is a need for more accessible homes and priority should be given to increasing provision in areas where there is an identified shortfall.
- Although most wheelchair users reside in mainstream housing it is important that new build housing accessibility standards across all tenures are maximised as much as possible
- The council, the HSCP and local housing providers must work with care leavers to promote independence and enable tenancy sustainment
- There is a need to investigate the options for providing a supported housing development for young care leavers

What we are doing

- Develop a Youth Housing Statement with a detailed action plan to support delivery of improved services for young people with emphasis on our increasing Corporate Parenting duties
- Develop a protocol for young people leaving care to ensure that homelessness is prevented where practicable
- Consider the feasibility of transitional accommodation for young people leaving care
- Reviewing operational processes for new build developments to ensure that particular needs are identified at an early stage

Outcome 4: Housing and Health,

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

Indicator	Frequency/Type/Source	Baseline (date)	Target		
4.1. Increase the use of technology such as community alarm and telecare to support independent living	Annual/Statistical/HSCP	2,520 (2015/16)	N/A		
4.2. Reduce the requirement for housing adaptations across Inverclyde	Annual/Statistical/HSCP	3% (2015/16)	N/A		
4.3. Increase the number of customers receiving Advice and Information from Care and Repair	Annual/Statistical/Cloch	63 (2015/16)	N/A		
4.4. Increase the number of customers receiving small repairs works from Care and Repair	Annual/Statistical/Cloch	1,705 (2015/16)	N/A		
4.5. Increase the number of households who received adaptations through the Scheme of Assistance	Annual/Statistical/SGReturn	169 (2015/16)	N/A		
4.6. Number of people aged over 65 in long term care (per 1,000 population)	Annual/Statistical/HL1	2 (2015/16)	N/A		
Action	Baseline	Milestone	Target	Timescale	Service/Partner
4.1. Improve the quality and consistency of joint efforts to address housing, health and social care needs of households in Inverclyde		<ul style="list-style-type: none"> Housing Partnership Group responsible for the implementation, monitoring and review of the HCS 	Improved health and social care of homeless people	Ongoing	Inequalities, Migration and Strategic Housing/Andrina Hunter
4.2. Utilising information on needs arising from health and social care integrated into planning arrangements to better estimate specialist housing provision		<ul style="list-style-type: none"> Develop a process for inclusion of Health and Social Care Partners in the Planning processes for the Affordable Housing Supply Programme Locality profiles and JSNA completed with input from housing strategy Housing representation established across health and social care strategic planning and decision making structures Improved information sharing 	Ensure Assessed need is reflected in LHS and SHIP	March 2017 Ongoing March 2017 March 2017	Community Safety/Drew Hall

Action	Baseline	Milestone	Target	Timescale	Service/Partner
4.3. Increase the suitability of existing housing stock in meeting disabled people's needs through provision of adaptations across tenures		<ul style="list-style-type: none"> Undertake a review of Inverclyde's Adaptations services Number of adaptations Undertake gap analysis, including matching need with what is available Review allocations processes with a view to harmonisation where possible 	Understanding supply and how it relates to current and future demand	March 2017	Inequalities, Migration and Strategic Housing/Debbie Maloney
4.4. Develop additional particular needs housing provision in areas where there is an identified shortfall		<p>Set up short life working group to:</p> <ul style="list-style-type: none"> Carry out need and demand assessment for particular needs housing Contribute to review and update need and demand analysis to inform future provision 	Understanding supply and how it relates to current and future demand	March 2017	Inequalities, Migration and Strategic Housing/Joyce Allan
4.5. Improve uptake of care and repair service in Inverclyde		<ul style="list-style-type: none"> Increase awareness of care and repair service across Inverclyde Improve joint working across services Explore the opportunity to widen the scope of the small repairs service to include other tenures 	Complete	2022	Community Safety/Drew Hall
4.6. Improve housing advice and information services for older people and those with particular needs		<ul style="list-style-type: none"> Explore opportunities for training and development of Occupational Therapy Service Development of targeted housing options advice add information 	Complete	2022	Community Safety/Drew Hall
4.7. Reducing isolation and poor mental health for older residents in Inverclyde		<ul style="list-style-type: none"> Improved signposting Working with the 3rd sector to create opportunities for residents 		Ongoing	All
4.8. Creating dementia friendly housing services for residents of Inverclyde		<ul style="list-style-type: none"> Implementing dementia awareness training across frontline staff Utilising dementia friendly design across FMI/sheltered housing stock 		Ongoing	All

Action	Baseline	Milestone	Target	Timescale	Service/Partner
4.9. Using telehealth/telecare to enable older people to remain independent at home for longer		<ul style="list-style-type: none"> Consider opportunities for introducing ADL Smartcare in Inverclyde Consider prioritisation schedule for PD to see if it offers a model for other circumstances. Review approaches to Resource Allocation Groups and make recommendations that will enable more strategic approach and include housing resources 	Move away from silo/care group approach, towards cross-cutting opportunities	March 2017	Inequalities, Migration and Strategic Housing/Andrina Hunter
4.10. Improve housing outcomes across a range of measures for young people		<ul style="list-style-type: none"> Produce youth housing statement Consider the housing needs of young people experiencing pregnancy and parenthood Improved communication between housing and partners to ensure that the housing and support needs of young people experiencing pregnancy and parenthood are met Develop a protocol for young people leaving care 	Better outcomes for young people	March 2017	Inequalities, Migration and Strategic Housing/Andrina Hunter
4.11. Consider feasibility of transitional accommodation for young people leaving care		<ul style="list-style-type: none"> Young care leavers are able to make the first step towards independence Ongoing support and supervision to assist in the development of independent living skills Increased tenancy sustainment 	Improved outcomes for young people	March 2017	Inequalities, Migration and Strategic Housing/Andrina Hunter
4.12. Undertake a campaign to promote positive attitudes towards gypsy/travellers amongst key partners and the community		<ul style="list-style-type: none"> Work with our partners to develop a campaign and materials 		March 2017	

Outcome 5: Affordable warmth and Climate Change

To tackle fuel poverty and contribute to meeting climate change target

Progress made during the LHS 2011-2016:

- Successful completion of the **Scottish Housing Quality Standard (SHQS)** programme which will improve the energy efficiency of housing stock
- Installation of £7m biomass and gas district heating system in Broomhill to reduce heating costs, combat fuel poverty and reduce carbon emissions for 555 residents
- Promotion of energy advice to Inverclyde residents to reduce levels of fuel poverty and improve energy efficiency through **iHEAT**
- Scottish Government funding secured to improve the condition of houses, improving their energy efficiency and reducing carbon emissions:
 - From 2013/14 to 2016/17, 1717 households have benefited across all tenures

LHS Context

Climate change and fuel poverty are key priorities for Scottish Ministers. The Scottish Government is committed to the target that by the end of November 2015, as far as is reasonably practicable, no-one in Scotland is living in fuel poverty. The Climate Change (Scotland) Act 2009 requires Scottish greenhouse gas emissions to be reduced by 42% by 2020 and at least 80% by 2050, compared to 1990 levels.

Local Authorities can make an important contribution to the achievement of the Scottish Government's fuel poverty and climate change targets. Through both their strategic role and their wealth of local knowledge and local action they have a significant part to play in ensuring that people live in warm, dry, energy efficiency, low carbon homes which they can afford to heat.

In 2007, Inverclyde council signed Scotland's Climate Change Declaration which made provisions for the council to respond effectively to the implications of climate change. Inverclyde council responded to this through the Single Outcome Agreement by committing to deliver an Inverclyde in which:

"All children, citizens and communities play an active role in nurturing the environment to make the area a sustainable and desirable place to live and visit"

To embed action to reduce impacts on climate change in strategy, the council has developed Carbon Management Plans. These detail what the council's carbon footprint is, set carbon reduction targets and state how the target will be achieved. A Carbon Management Group has been established which meets regularly to discuss progress, projects and ideas to reduce the council's carbon footprint.

There is a corporate commitment within Inverclyde's Community Plan to ensure the environment is protected and enhanced for future generation, with one of the lowest carbon footprints, per capita, of any local authority area in Scotland.

Through the Local Housing Strategy, the council and its partners directly contribute to the Fuel Poverty and Climate agendas. The Strategic Housing Outcomes within the Local Housing Strategy 2017-2022 that contribute to delivering the outcomes outlined above are:

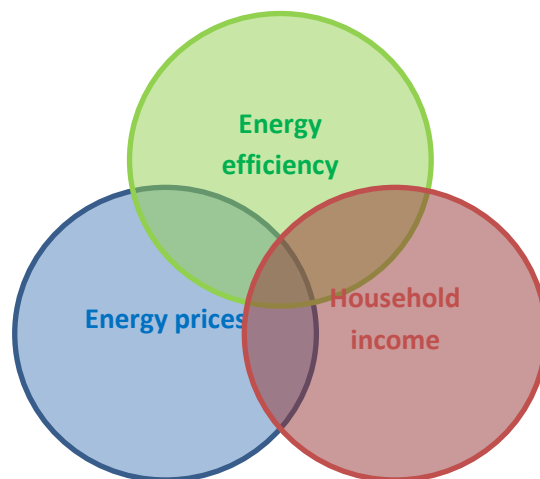
- To ensure that Inverclyde has sustainable, attractive and well-designed communities with well-functioning town centres
- To tackle fuel poverty and contribute to meeting climate change target
- To improve stock condition across all sectors

Fuel Poverty

The Scottish Government set out its definition of fuel poverty as the proportion of household income required to heat a home to an adequate level. Therefore a household is in fuel poverty if it would be required to spend more than 10% of its income to on all household fuel use.

The current accepted, satisfactory heating regime means achieving for elderly and infirm households a temperature of 23°C in the living room and 18°C in other rooms, for 16 hours in every 24. For other households a temperature of 21°C in the living room and 18°C in other rooms should be achieved, for a period of 9 hours in every 24 (or 16 in 24 over the weekend) – with 2 hours being in the morning and 7 hours in the evening.

The Scottish Government Fuel Poverty Statement identifies three main factors that influence the level of fuel poverty:



The definition of fuel poverty and its inter-dependence with these factors means that a household can move into, or out of fuel poverty at different times and for a variety of different reasons. A household may be brought into fuel poverty when fuel prices rise, but leave fuel poverty when these fall.

Evidence

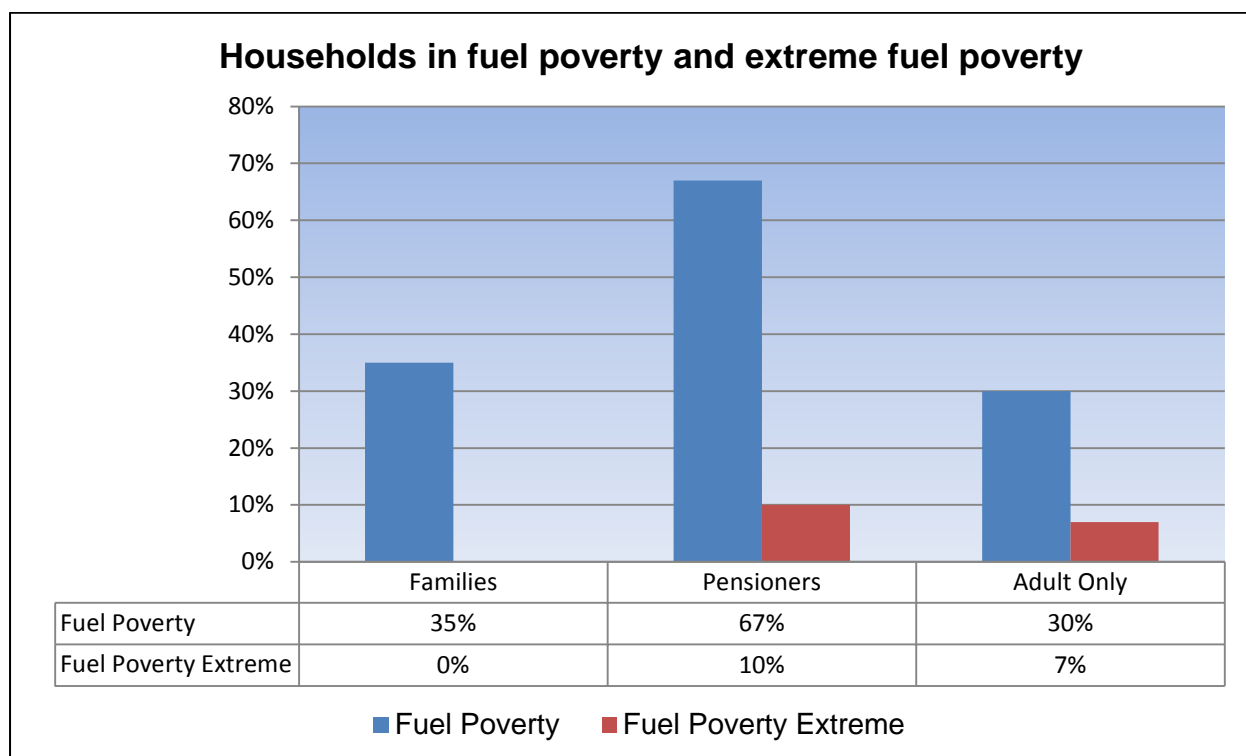
Household Characteristics

Inverclyde is home to 79,860 people or 37,384 households¹⁷. The greatest proportion of households are 'adult only' which make up 41% of all households, equal to the Scottish average, with Pensioners (33%) making up a further significant proportion.

Across Scotland the household type affected most by fuel poverty is pensioners (51%). This is reflected in Inverclyde but with a greater proportion (67%) of pensioner households in fuel poverty. There are approximately 15,800 (43%) households in fuel poverty across Inverclyde and of those

¹⁷ 2012-based population projections, 2014

2,100 (6%) are in extreme fuel poverty. Families are the second most affected group with 35% and adult only households have around 30%¹⁸.



Source: Scottish House Condition Survey (2012-14), Scottish Government

This indicates that Inverclyde's ageing population is likely to have increased the number of fuel poor households and this is likely to continue to increase in the short term.

The tenure distribution of households affected by fuel poverty across Inverclyde indicates that a greater proportion of owner occupiers (47%) are fuel poor in comparison to social rented tenants (41%). This trend is also reflected in the extreme fuel poverty figures which show that a higher proportion of owner occupiers (9%) are in extreme fuel poverty in comparison to social housing households (2%).

Deprivation and Income Poverty

Economic inactivity and deprivation can also be evidenced as a contributing factor to fuel poverty. Deprived and vulnerable households are more likely to live in energy inefficient housing, and less likely to have the resources or the resilience to deal with the negative impacts of cold homes and reduced income.

Of the 114 datazones within Inverclyde, 12 fall within the 5% most deprived accounting for approximately 4% of Scotland's most deprived datazones. Deprivation is made up of seven indicators including income which is one of the most influential and highlights that households within these datazones are at greater risk of fuel poverty due to lower income levels. This suggests that an estimated 7,217 people living within these 12 datazones are at a greater risk of fuel poverty due to lower income levels¹⁹ (Appendix C).

A contributing factor to fuel poverty in recent years is that energy prices have generally increased above inflation to a point that households previously unaffected are now at risk from fuel poverty.

¹⁸ Scottish House Condition Survey 2016

¹⁹ Scottish Index of Multiple Deprivation, 2012

The average electricity bill in Inverclyde is just under £600 per annum and the average gas bill is £700 per annum, with average incomes in the region of £23,979²⁰. This means that on average households in Inverclyde are spending 5.7% of their income on energy costs. However the annual cost of domestic energy cannot be considered in isolation as this alone does not indicate fuel poverty.

Affordable warmth is likely to remain a key challenge within Inverclyde. Pressures on household income and utility costs are both areas over which the local authority and its partners have little direct influence. The introduction of Universal Credit is likely to have a significant impact on tenants and residents in terms of household income resulting in a demand for advice services and preventative work to assist household to manage their bills.

Scottish Housing Quality Standard (SHQS)

The council and its partners have made significant investment to improve the energy efficiency of stock with substantial sums set aside each year to undertake energy efficiency works. Furthermore, there was significant investment in heating replacement and boiler renewal as well as servicing and maintenance of heating systems to ensure they operate effectively.

The Annual Return on the Charter (2015) indicated that as at 31st March 2015 23.8% of RSL stock was failing SHQS. This stock was owned by River Clyde Homes, the largest social housing provider in the area, who have large numbers of tenements which are `hard to treat`.

Energy Efficiency

The SHCS 2012-14 estimates that the average SAP rating in Inverclyde is 64.3 which is within the top ten local authorities in terms of SAP performance. In terms of energy efficiency of the housing stock the highest performing sector is social renting. The social housing sector within Inverclyde has a mean SAP rating of 67.0 compared to the owner occupied sector which has a mean SAP rating of 64.2²¹.

Inverclyde appears to perform favourably in comparison to the whole of Scotland in relation to poor energy efficiency by dwelling characteristics with 2% of all having an F or G rating compared to 4% for Scotland. This may be due to Inverclyde having a lower proportion of properties off the gas grid and less than 100mm of loft insulation and a higher proportion of properties with full central heating systems.

The private sector poses a challenge in terms of energy efficiency, particularly as there are very little incentives. The Scottish government has set up the Regulation of Energy Efficiency in Private Sector Homes (REEPS) working group, to consider the issues around regulation. This group plans to implement the introduction of energy efficiency standards to be met before selling or letting a property. This will almost certainly result in an increase in owners and landlords seeking advice, as well as a potential effect on the local housing market.

Supporting Documents

Further evidence to support the development of outcome 5 includes:

- Affordable Warmth, Energy Efficiency and Climate Change Evidence Paper for the Local Housing Strategy, 2017-2022

²⁰ Department of Energy and Climate Change Statistics, 2016

²¹ Scottish House Condition Survey 2012-14, Scottish Government

- Inverclyde Carbon Management Plan, 2012-2017

Key issues and Priorities

- The introduction of Universal Credit is likely to have a significant impact on tenants and residents in terms of household income resulting in a demand for advice services and preventative work to assist households to manage their bills
- The private sector accounts for 73% of all stock and this poses a challenge as there are very little incentives for the private sector to increase energy efficiency, particularly within hard to treat properties
- The Regulation of Energy Efficiency in Private Sector Homes (REEPS) working group plans to implement the introduction of energy efficiency standards to be met before selling or letting a property. This will almost certainly result in an increase in owners and landlords seeking advice, as well as a potential effect on the local housing market
- There is a need for targeted information and advice to older social rented tenants and home owners
- There is a need to target and align existing funding to maximise funding streams such as HEEPS: ABS to improve the levels of engagement from home owners
- There is a need to continue to investigate the use of district heating systems as a means of affordable heat whilst delivering overall carbon reductions within Inverclyde
- Climate Ready Clyde indicate an increase in rainfall and incidence of adverse weather will impact on infrastructure such as roofs, gutters, drain pipes and water run offs which has potential to lead to damp and condensation issues
- Private sector disrepair is more problematic and improvements in this sector in relation to energy measures are progressing at a much slower rate
- We will continue to work with our partners to contribute to meeting the council's Climate Change Declaration

What we are doing

- Continue to invest in stock to ensure that housing stock meets SHQS beyond 31st March 2015, with the new Energy Efficiency Standard for Social Housing (ESSH) replacing one of the five energy efficiency elements within the SHQS
- Promote income maximisation to assist households to improve energy efficiency of their home, reduce domestic carbon emissions and contribute to reducing fuel poverty in Inverclyde
- All new build affordable homes meet minimum energy efficiency standards
- Access government resources to fund energy projects to improve the energy efficiency of home in Inverclyde
- Actively promote energy advice and information services to households in Inverclyde
- Carry out research to develop our understanding of the key issues impacting on fuel poverty in Inverclyde
- Assisting in delivery of the Councils Carbon Management Plan, 2012-2017

Outcome 5: Affordable Warmth and Climate Change

Vision: to tackle fuel poverty and contribute to meeting climate change target

Indicator	Frequency/Type/Source	Baseline (date)	Target
5.1. Reduce the percentage of households in fuel poverty in Inverclyde	Annual/Statistical/SHHS	38% (2015/16)	34.9% (national average)
5.2. Reduce the percentage of households in extreme fuel poverty in Inverclyde	Annual/Statistical/SHHS	4% (2015/16)	8% (national average)
5.3. Maximise the number of HEEPS/ABS measures installed in the private sector	Annual/Statistical/SHHS	217 (2015/16)	N/A
5.4. Reduce the percentage of dwellings with an Energy Efficiency Rating of F or G	Annual/Statistical/SHHS	2% (2015/16)	0%
5.5. Reduce the percentage of dwellings with less than 100mm of loft insulation	Annual/Statistical/SHHS	5% (2015/16)	0%
5.6. Achieve the Energy Efficiency standard for Social Housing 2020 target	Annual/Statistical/SHHS	Establish baseline	
5.7. Number of iHEAT home visits made to provide energy advice and support	Annual/Statistical/SGO	1,298 (2015/16)	N/A
5.8. Actual savings made for iHEAT customers	Annual/Statistical/SGO	£370,739	N/A

Action	Baseline	Milestone	Target	Time scale	Service/Partner
5.1. Continue to mitigate the impacts of climate change in relation to housing by improving energy efficiency of homes and meeting improved new build standards		<ul style="list-style-type: none"> Meeting EESSH requirements for social rented stock All RSL new build units to meet silver energy efficiency standard Promotion of energy awareness across all tenure Encourage residents of Inverclyde to live sustainably through reducing, reusing and recycling 	Mitigate impact of climate change	2022	All
5.2. Review findings and implication of climate ready clyde to enable planning for the future		<ul style="list-style-type: none"> Consider implementation of recommendations outlined in Climate Ready Clyde for Housing Strategy where appropriate 	Complete Review	2022	Community Safety/Drew Hall

Action	Baseline	Milestone	Target	Timescale	Service/Partner
5.3. Develop an understanding of the key issues impacting on fuel poverty in Inverclyde		<ul style="list-style-type: none"> Undertake fuel poverty study 	Complete	2018	Community Safety/Drew Hall
5.4. Effectively target available funding to improve the energy efficiency of homes.		<ul style="list-style-type: none"> Reduction in households within Scottish House Condition Survey in fuel poverty and extreme fuel poverty. Access funding to enable delivery of energy programme 	Complete	Annual	Community Safety/Drew Hall
5.5. Actively promote energy advice and information services		<ul style="list-style-type: none"> Attend iHEAT steering group; work with partners to improve energy information and advice provision and improve sign-posting of services; and secure funding for information and advice services 	Complete	Annual	Community Safety/Drew Hall
5.6. Participate in the completion of the Climate Change Declaration and monitor relevant actions contained within the Carbon Management Plan		<ul style="list-style-type: none"> Support and engage with Carbon Management Group Communicate LHS performance to the Group 	Complete	Annual	Community Safety/Drew Hall

Outcome 6: Improving housing quality

To improve stock condition across all tenures

Progress made during the LHS 2011-2016:

- Successful completion of the SHQS programme that included internal works such as new kitchens, bathrooms and heating systems as well as external fabric improvements to social rented stock
- The provision of practical support, advice and assistance to older and disabled home owners and private tenants through **Care and Repair**:
 - Small repairs completed through handyperson service
 - Provision of Equipment and Adaptations
- The registration of almost 3,200 private sector landlords through the **Landlord Registration Scheme**
- During a one-year project, training was provided to over 100 private landlords to improve their knowledge of legislative requirements and good practice
- Survey of 3,200 landlords to assess their future aspirations and intentions
- A Housing Renewal Area policy was adopted by the Council
- Implementation of Clune Park Regeneration Plan is ongoing and remains a priority for the Council

LHS Context

Housing quality and condition can impact on the look and perception of an area, health and general wellbeing. National policy is driven by the evidence of the nature of private sector housing across Scotland. Too many houses in Scotland are in poor condition, most of which are in the private sector. The result is large numbers of badly maintained housing which results in poor living conditions and declining communities which will create bigger problems for the future.

In terms of stock quality, social landlords are required to meet the Scottish Housing Quality Standard (SHQS) to ensure all social housing achieves a minimum level of housing quality, including energy efficiency. Therefore improving housing conditions across all tenures continues to be a priority for the LHS.

The council is not currently involved in pro-actively identifying properties that fail the tolerable standard and this is by its very nature extremely difficult. At present BTS dwellings are primarily identified following contact from the owner, tenant or neighbour.

Where an assessment of a property confirms it as being below Tolerable Standard the Public Health and Housing Team will provide practical support, advice and assistance to encourage the owner to carry out works and bring the property up to standard.

Private Sector

Repair and Maintenance Strategy

The practice of arranging repair work to houses following default statutory notices has ceased due to escalating costs of repairs to the council and the increasingly litigious response by residents. As a result the council's role has been much more productive in facilitating and supporting property owners in the maintenance and repair of their own property.

The service of statutory notices can be pursued in appropriate circumstances where merited or required by legislation. However these will be used as a last resort only.

Missing Shares can be provided to cover non-paying owners' shares of common maintenance and repair works once a statutory process have been followed.

Repayment charges give the local authority the power to place a repayment charge on a title to a property to allow recovery of any costs incurred in enforcing a work notice or maintenance plan, or to recover a missing share paid into a maintenance account.

The 2006 Act requires private landlords to ensure that any properties being let out meet the **Repairing Standard**. If any property subject of a private lease does not meet the standard, tenants are required to initially inform their landlord of the disrepair allowing the landlords the opportunity to carry out works. If the landlord fails to carry out works the tenant can take their case to the First-tier Tribunal for Scotland (Housing and Property Chamber) for consideration of the case. The Housing (Scotland) Act 2014 introduced changes that allow the council to make a referral to the tribunal on a tenant's behalf from June 2016.

The aim of compliance and enforcement arrangements are to ensure safety standards for residents, businesses and visitors of Inverclyde therefore the extent of any enforcement action will be largely dependent on the potential impact on the health and safety of the property residents and the general public as well as resource availability.

Advice and Assistance

There may be various reasons why owners cannot progress with works without assistance including: lack of knowledge of the problem, complex title conditions or low income. Therefore owners with properties in disrepair continue to require assistance to address the issues presented. The council will continue to provide home owners with information and advice and practical and technical assistance. Financial assistance is very limited and only available in specific circumstances.

The Public Health & Housing team within Safer & Inclusive Communities Service can assist with housing problems on an individual basis where the occupier is suffering as a result of disrepair providing information and advice to co-owners to help them maintain their property. They can provide information and advice on the following:

- The condition of private sector housing stock in Inverclyde
- Progressing having repairs carried out
- Licensing of houses in multiple occupation which are houses where three or more unrelated people are resident
- Property enquiry certificates
- Housing standards and conditions
- Closing and demolition orders

Providing a range of assistance empowers owners to carry out works themselves and will help the council to assist more people in honouring their maintenance and repair obligations. Over the last five years the council's Scheme of Assistance has provided financial assistance of just over £154,020 to owners to help them improve the condition of their homes and address substandard and BTS housing.

The Scheme of Assistance will continue to be reviewed to take account of external factors including changes to legislation, resources and title complexities impacting on the ability of owners to carry out works.

Housing Renewal Areas

The Housing (Scotland) Act 2006 gives local authorities discretionary powers to deal with sub-standard housing that is affecting the impact of the area and people living there which may include use of Housing Renewal Area (HRA) Powers.

In practice the assessment process will identify areas of housing which may not be appropriate for HRA but will require targeted intervention to address declining standards. This may range from advice and information to legislative enforcement in line with the overall repair and maintenance strategy.

Private Rented Sector

The number of private rented properties has increased more than any other tenure over the past 5 years however lack of up to date local information on property condition within the private rented sector makes it difficult to quantify the issues.

There are significant numbers of tenement blocks across the authority in poor condition. It is typical of these blocks to have high numbers of absent owners, with many in negative equity. The council will continue to review options for addressing issues of poor management in areas with high concentrations of private sector properties.

Mixed tenure block and large scale common blocks are an issue for tenants, owners, private landlords and the council as it can be difficult to progress necessary investment works due to non-engagement, unwillingness or inability to participate. Furthermore a lack of factoring arrangements for common areas can cause further problems in many areas.

The issues presented by the large scale common blocks within the Inverclyde area will continue to be explored and options put in place to allow owners to help themselves through consultation and the sharing of information and through providing support to assist in changing unworkable title conditions where these are presenting a problem to owners wishing to progress work.

Private Landlord Registration

Landlord Registration has been in force since 2006 with the original purpose being to provide local authorities and members of the public with a list of private landlords in their area, or for local authorities to ensure that they were fit and proper to let property.

The scheme aims to protect tenants and their neighbours from the impact of antisocial behaviour and mismanaged property. As at 16th May 2016 there were 3,163 landlords registered in Inverclyde with a combined total of 5,825 registered properties.

The majority of landlords and agents behave in a proper manner and are assisting in the councils' objective to support good quality housing and proper management in this sector. However a small number of landlords and agents are failing to perform to an acceptable standard in their compliance

with housing legislation. In view of this the council intends to review and revise its approach to dealing with that small minority.

Houses in Multiple Occupation (HMO)

The HMO market is one area in particular which has seen changes over the last few years. The number of HMOs has reduced as a result of the impact of the financial climate and changes in employment and education patterns locally, though the numbers involved were small. The tightening of the implementation of the legislation may impact on the supply of HMO's but also drive up standards.

There is an officer in post who is involved in following up on those eligible properties which do not yet have licences. This has had the effect of improving the information available to landlords in relation to the requirements for an HMO license.

Social Rented Sector

Scottish Housing Quality Standard

In order to consider social stock quality in more detail it is important to consider SHQS compliance of RSLs operating in Inverclyde. The Annual Return on the Charter (2015) indicated that despite significant investment as at 31st March 2015 23.8% of all social housing stock was failing SHQS.

These dwellings are owned by River Clyde Homes, the largest social housing provider in the area. A large scale project is underway including around 435 tenants (in abeyance) and 134 owners in Broomhill scheduled to complete in 14 months. An options appraisal was undertaken for a further 48 units comprising of 4 low rise tower blocks and the consultation process with tenants and owners was carried out in autumn 2016.

Another 61 units are in abeyance as there is no gas infrastructure to allow the installation of gas central heating. However these properties, even with gas installation will fail the new EESSH standard due to energy efficiency. River Clyde Homes have developed a programme to tackle all EESSH failure within these properties by 2018. They are expecting to start this programme of work in spring 2017 with the ambitious target of achieving EESSH compliance by 2018.

A further 108 kitchen and bathroom installations are in abeyance due to no access. An installation programme has been developed and River Clyde Homes hopes to start installation over the next year.

River Clyde Homes will carry out a robust survey on all of the EESSH failures identified through their Asset Management System APEX. This information will be used to deliver a targeted programme of works with a budget of circa £10m. It is anticipated that a further £3m will be secured from ECO funding but this is reliant on robust energy survey information. A further £1m will be secured from an interest free Energy Savings Trust loan which if successful will help to accelerate the EESSH surveys required.

Supporting Documents

Further evidence to support the development of outcome 6 includes:

- Affordable Warmth, Energy Efficiency and Climate Change Evidence Paper for the Local Housing Strategy, 2017-2022
- Private Sector House Condition Evidence Paper for the Local Housing Strategy, 2017-2022
- Private Rented Sector Evidence Paper for the Local Housing Strategy, 2017-2022
- Inverclyde Scheme of Assistance

Key issues and Priorities

- Substantial investment required, particularly for pre-1919 tenements and 1950s ex local authority properties that have received little investment
- The long term viability of properties in some areas must be considered to determine if investment, demolition or re-provisioning would be the best course of action
- There is a need for improvement of the condition and management standards in the private rented sector
- Continue to work in collaboration with RSL and partners to ensure a joined up approach to tackling energy improvements in areas most in need
- There is a need to provide home owners/landlords with more advice, information and advocacy for property owners through schemes such as trusted trader
- There is a need to update local information on property condition within the private sector makes to enable us to accurately quantify issues
- Title complexities and a lack of factoring arrangements can inhibit progress in relation to repairing common areas
- Owners unwilling to consider releasing equity within their homes to enable them to carry out repairs where no other funding is available
- Mixed tenure blocks are an issue for tenants, owners, private landlords and RSLs as it can be difficult to progress necessary investment works due to non-engagement and unwillingness or inability to participate

What we are doing

- Continue to ensure that all RSL homes comply with Scottish Housing Quality Standard (SHQS)
- Prioritise SHQS abeyances within survey programme and ongoing SHQS management procedures
- Continue to work towards EESSH targets
- Explore external funding opportunities to improve stock condition and amenity of areas across tenures
- Continue to assist owners through the Scheme of Assistance as required
- Contribution to the development of `Under One Roof` national website which is being developed by Scottish Housing Best Value Network to inform and engage owners of all types of properties to maintain and improve their buildings

Outcome 6: Improving housing quality

Vision: to improve stock condition across all sectors

Indicator		Frequency/Type/Source	Baseline (date)	Target		
6.1.	Maximise the number of landlords registered through the Landlord Registration Scheme	Annual/Statistical/LLord Registration	3,163 (2015/16)	N/A		
6.2.	Social landlords meet and maintain the Scottish Housing Quality Standard	Annual/Statistical/ARC	93% (excluding abeyances)	100%		
6.3.	Increase the amount of grant assistance received through the Scheme of Assistance	Annual/Statistical/PHH	£5,492 (2015/16)	N/A		
6.4.	Maximise the number of third party referrals for poor quality house condition in the private rented sector to the Housing and Property Chamber	Annual/Statistical/PHH	Establish Baseline	N/A		
Action	Baseline	Milestone	Target	Timescale	Service/Partner	
6.5.	Ensure continued compliance with the Scottish Housing Quality Standard (SHQS) and reduce SHQS abeyances	<ul style="list-style-type: none"> Future programmes of work based on ensuring compliance 	100% subject to exemptions	Annual	RSL	
6.6.	Ensure compliance with the Energy Efficiency Standard for Social Housing (EESH) as detailed within the SHQS	<ul style="list-style-type: none"> Future programmes of work based on ensuring continued compliance 	100%	2020	RSL	
6.7.	Increase the number of owners assisted through the Scheme of Assistance	<ul style="list-style-type: none"> Review options to further encourage owner participation in RSL led mixed tenure investment programmes Continue to review the SOA and assess implications of Housing (Scotland) Act 2014 		Annual	Community Safety/Drew Hall	
6.8.	Develop an understanding of the key issues impacting on private rented tenants in Inverclyde	<ul style="list-style-type: none"> Undertake private rented sector tenants survey 	Complete	2018	Community Safety/Drew Hall	

Action	Baseline	Milestone	Target	Timescale	Service/Partner
6.9. Improve quality of private rented sector accommodation and landlord services		<ul style="list-style-type: none"> • Work with landlords to raise standards in the PRS • Actively promote advice and assistance to private landlords to improve property condition and energy efficiency • Promote and encourage proper routine maintenance by landlords and other owners • Implement Private Rented Landlord Conference to improve information sharing • Develop a Fit and Proper person test assessment criteria 		Annual	Community Safety/Drew Hall
6.10. Improve poor house condition in the private sector		<ul style="list-style-type: none"> • Develop a policy regarding 3rd party reporting to refer to the Housing and Property Chamber to support vulnerable private sector tenants. • Raise awareness of the role of the Housing and Property Chamber in dealing with landlords of poor quality housing • Ensure evidence is available to support appropriate action against landlords who fail to repair • Support RSLs in remedying communal area disrepair in mixed tenure blocks • Work with partners to introduce a trusted trader scheme • Promote and encourage proper routine maintenance by owners 		Annual	Community Safety/Drew Hall

4. Supporting Documentation

Consultative Draft LHS published in October 2016

Strategic Housing Investment Plan 2017/18-2021/22

Local Housing Strategy Equality Impact Assessment

Evidence Papers informing the development of the LHS 2017-2022:

- Affordable Warmth, Energy Efficiency and Climate Change
- Gypsy/Travellers in Inverclyde
- Housing Needs in Inverclyde
- Housing Supply Target
- Preventing Homelessness in Inverclyde
- Private Rented Sector
- Private Sector House Condition
- Specialist Provision and Independent Living
- Sustainable Places

Housing Contribution Statement

Scheme of Assistance

Greenock Town Centre Action Plan

Port Glasgow Town Centre Action Plan

The Clydeplan Housing Need and Demand Assessment

Available on the Strategic Development Planning Authority website at:

www.clydeplan-sdpa.gov.uk

Consultation Reports:

Consultation Report

Reports from LHS Stakeholder Events

5. Glossary

Action

A task that is to be carried out.

Affordable Housing

Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.

Annual Return on the Charter (ARC)

Social landlords must provide the Scottish Housing Regulator (SHR) with an ARC return by the end of May each Year. The ARC reports our performance information to the SHR against the charter outcomes and includes contextual data relating to stock.

Below Tolerable Standard (BTS)

The tolerable standard is a very basic level of repair that your home must meet if it is to be fit to live in.

Care and Repair

A scheme for home owners and private renters. It helps the elderly and people with disabilities by providing information and assistance with regard to repairs and improvements to their homes.

Clydeplan Housing Need and Demand Assessment (Clydeplan HNDA)

Research which informs the development of Local Housing Strategies and Local Development Plans.

Community Planning

A plan which councils have a legal duty to produce to support and improve social, economic and environmental interests of their areas.

Energy Efficiency Standard for Social Housing (ESSH)

ESSH has been developed to help improve the energy efficiency of the social housing stock in Scotland.

Fuel Poverty

Is where a household, in order to keep their home comfortably warm, spend more than 10% of their income on fuel.

HEEPS:ABS

Home Energy Efficiency Programmes for Scotland: Area Based Schemes.

Housing Market Partnership

A core group of housing and planning officials that oversee the development, production and sign-off of the HNDA.

Housing Need and Demand Assessment (HNDA)

Research to assess the need and demand for housing in an area in terms of affordability and whether there is enough housing of the right size and type within locations people want to live.

Housing Renewal Area (HRA)

A designated area where the council has assessed that a significant number of houses are substandard, or that any house is adversely affecting the appeal of the area.

Income Maximisation

A service which helps households by making sure they are claiming all the benefits and receiving all the money that they are entitled to.

Local Development Plan (LDP)

The LDP sets out policies and proposals for the use, development and protection of land in our area.

Joint Strategic Needs Assessment (JSNA)

An assessment and forecast of needs to enable investment to be linked to all agreed desired outcomes which will inform strategic planning of future services.

Owner Occupation

This refers to home owners who live in their properties.

Private Sector

In terms of housing, this includes owner-occupation and the private rented sector.

Right to Buy (RtB)

The right for certain social housing tenants to buy the home they are living in.

Registered Social Landlord (RSL)

A `not for profit` Housing Association or Cooperative that is registered with the Scottish Housing Regulator. These organisations aim to provide good, low

cost accommodation for people who need it.

Scheme of Assistance (SOA)

The scheme aims to encourage home owners to take more responsibility for the condition of their homes and to ensure that private housing in Scotland is kept in a decent state of repair, through the provision of advice and assistance.

Scottish Housing Quality Standard (SHQS)

A standard set by the Scottish Government that defines good acceptable housing. All Council and Housing Association properties must achieve and maintain this standard from 2015.

Shared Equity

Shared equity helps people on a low to moderate income to buy a home. When you buy a shared equity home you pay for the majority of the equity in the property and the Scottish Government pays for the rest.

Sheltered Housing

This is housing intended specifically for older people, usually over 60. The

housing tends to be in a scheme of about 20 to 40 self-contained flats or bungalows.

Single Outcome Agreement (SOA)

An agreement between a community planning partnership and the Scottish Government that sets out how each will work in towards improving outcomes for people who live in the area by finding solutions.

Social Rented Sector

This includes both council and housing association homes.

Stakeholder

An individual or group that affect or can be affected by the actions of the strategy.

Strategic Housing Investment Plan (SHIP)

A plan for prioritising affordable housing development to meet housing demand.

Strategy

A plan of action(s) designed to achieve a particular goal.

Tenancy Sustainment

Inverclyde Council define this as a tenancy which lasts longer than a year. Tenancies shorter than this are classed as `not sustained`.

Tenure

Is the circumstance under which households have the right to occupy a property such as home ownership or renting.

Tolerable Standard

The standard which a home in any tenure is measured against to ensure they are fit to live in. Housing that falls below this is known as Below Tolerable Standard (BTS).

Universal Credit

A welfare benefit launched in the UK in 2013 to replace six means-tested benefits and tax credits: Jobseeker's Allowance, Housing Benefit, Working Tax Credit, Child Tax Credit, Employment and Support Allowance and Income Support.

Appendix A: National Policy Context

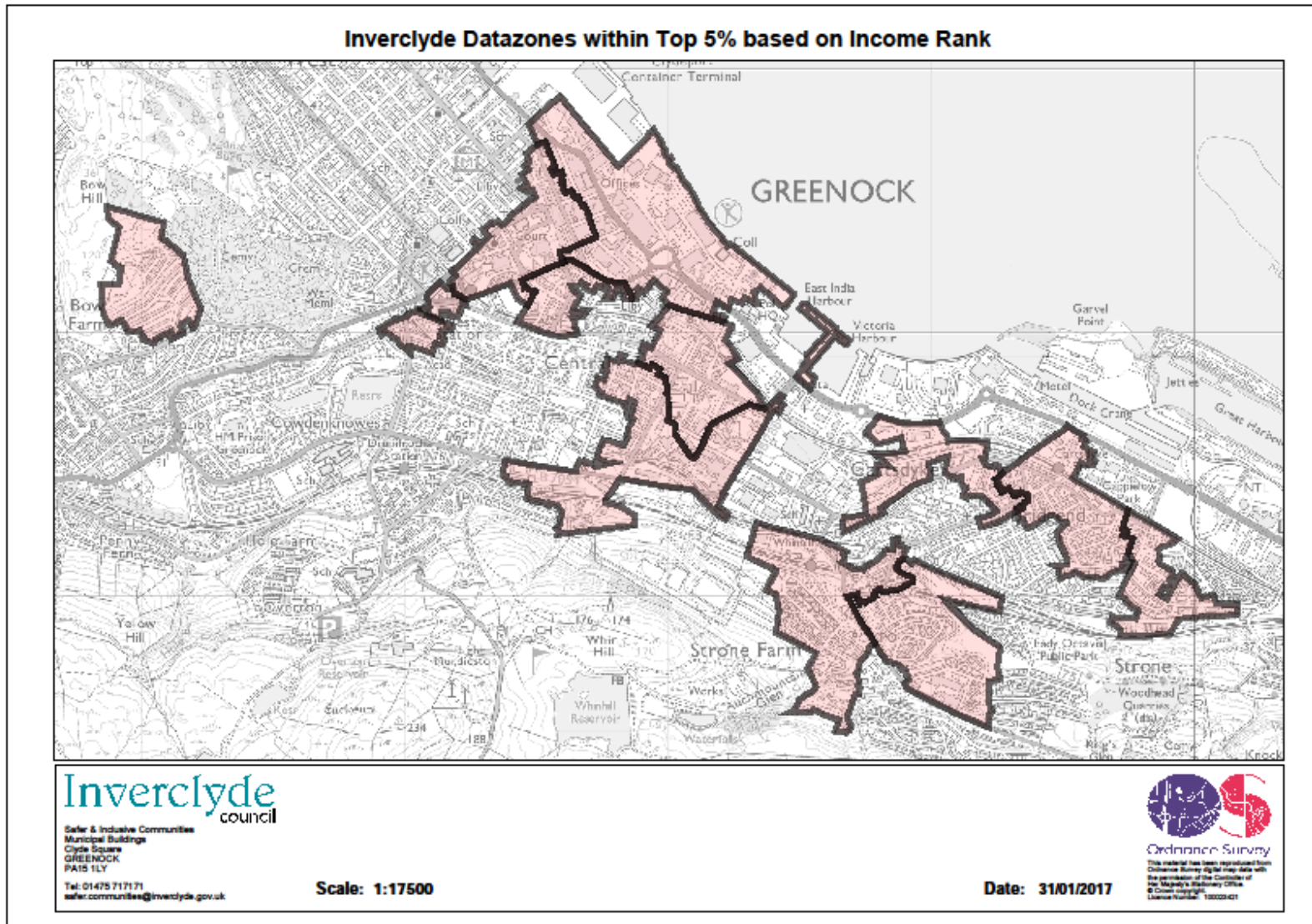
Legislation/Strategy/Policy	Purpose
Equality Act 2010	Requires local authorities to have due which requires local authorities to have `due regard` to the need to eliminate unlawful discrimination, advance equality of opportunity and foster good relation. Regulations (the Scottish Specific Duties) have subsequently been made placing specific duties on authorities to enable the better performance of the public sector equality duty.
The Housing (Scotland) Act 2014	The Act safeguards tenants interests; supports improvements to housing quality and secures better outcomes for communities.
The Public Bodies (Joint Working) (Scotland) Act 2014	Integration of health and social care as set out in the Public Bodies (Joint Working) (Scotland) Act 2014. This will be underpinned by ongoing work by colleagues in both healthcare and social care as they seek to embrace a number of challenges within the services around an ageing population, service quality improvement, personalisation, technological change and budget constraints.
Scottish Planning Policy	Published on 23 rd June 2014, it sets out national planning policies which reflect Scottish Ministers' priorities of the planning system and for the development and use of land.
Regulation of Care (Scotland) Act 2001	This Act established both the Scottish Commission for the Regulation of Care (Care Commission), which regulates and inspects care services in Scotland and the Scottish Social Services Council, which regulates the workforce.
Community Care and Health (Scotland) Act 2002	The Act introduces free personal care for older people, regardless of income or whether they lived at home or in residential care. It also created rights for informal or unpaid carers, with the intention of providing adequate support services to ensure the continuation of care-giving in the community.
Social Care (Self-directed Support) (Scotland) Act 2013	The Act gives people a range of options for how their social care is delivered, beyond just direct payments, empowering people to decide how much ongoing control and responsibility they want over their own support arrangements.
Scotland Act 2016	An Act to amend the Scotland Act 1998 and make provision about the functions of the Scottish Ministers; and for connected purposes.
Private Housing (Tenancies) (Scotland) Bill	A Bill for an Act of the Scottish Parliament to make provision about private rented housing; in particular to establish a new type of tenancy to be known as a private residential tenancy
Homelessness etc. (Scotland) Act 2003	An Act of the Scottish Parliament to make further provision about homelessness; to provide for the giving of notice to local authorities of proceedings for possession and enforcement of standard securities; to amend section 18 of the Housing (Scotland) Act 1988 in relation to recovery of possession of assured tenancies for non-payment of rent; and for connected purposes.
Antisocial Behaviour etc. (Scotland) Act 2004	An Act of the Scottish Parliament to make provision in connection with antisocial behaviour; to make provision about criminal justice; to make provision in relation to child welfare; and for connected purposes.

Age, Home and Community: A Strategy for Housing Scotland's Older People, 2012-2021	Provides mobile home owners living permanently on mobile sites and site owners with new rights and responsibilities
The Private Rented Sector Strategy: A Place to Stay, a Place to call Home 2013	Sets out the Scottish Government's vision to enable growth and investment to help increase overall private rented sector supply, to improve the quality of the sector and to improve consumer confidence.
Reshaping Care for Older People	A programme for change 2011-2012 which sets out the national framework within local partnerships will develop joint strategies and commissioning plans and, most immediately Local Change Plans to access the Change Fund.
Scotland's National Dementia Strategy 2023-2016	Following on from the first national dementia strategy published in 2010. Under the commitment to strengthen integrated support, the document notes a series of housing support and interventions that extend beyond the development of specialist housing for people with dementia.
Caring Together: The carers strategy for Scotland 2010-2015	The Scottish Government and COSLA are determined to ensure that carers are supported to manage their caring responsibilities with confidence and in good health, and to have a life of their own outside of caring.
The Keys to life – Improving Quality of Life for people with Learning Disabilities 2013	A ten year strategy from the Scottish Government which sets out plans to improve the quality of life for people with learning disabilities in Scotland.
A National Tele health and Tele care Delivery Plan for Scotland to 2015	A national delivery plan which outlines Scotland's ongoing commitment and investment.
Mental Health Strategy for Scotland: 2012-2015	The Scottish Government's mental health strategy to 2015.
The Healthcare Quality Strategy	The strategy sets out a clear commitment to deliver high quality healthcare services. This is being drawn forward by the 2020 Vision: the vision that by 2020 everyone is able to live longer healthier lives at home, or in a homely setting. This emphasises a healthcare system with integrated health and social care, a focus on prevention, anticipation and supported self-management.
Creating Places 2013	The Scottish Government's policy statement on architecture and place.
Designing Streets 2010	The first policy statement in Scotland for street design. This marks a change in the emphasis on street design towards place-making and away from a system focussed upon the dominance of motor vehicles.
Town Centre Action Plan 2013	Outlines the importance of securing the future of town centres and sets out a cross-government response to the External Advisory Groups reports.
Scotland's Sustainable Housing Strategy	Sets out our vision for warm, high quality, affordable, low carbon homes and a housing sector that helps to establish a successful low carbon economy across Scotland.
Joint Housing Delivery Plan for Scotland 2014	Identifies priority actions that representatives from across the housing sector agree need a specific focus to ensure delivery of strategic objectives set out in Homes Fit for the 21 st Century, and other subsequent strategies with bearing on housing.

Appendix B: Consultation

Stage	Early Engagement with key stakeholders	Develop draft outcomes and draft policies	Consult on draft outcomes and draft policies	Produce final strategy	Committee approval
Who was involved	RSL representatives Planning and Performance, Strategic Housing Scottish Government NHS Inverclyde Inverclyde Recovery Café Homeless Forum Community Safety Police Scotland PRS Landlords Children and families (Residential) Mental Health, Addictions and Homelessness, HSCP Tenants/residents groups Community groups Public Health and Housing Community Planning Partnership Regeneration and Planning Community Safety Inverclyde Youth Council Gypsy/Travellers	LHS Steering Group Key stakeholders Member/Officer Working group	Your Voice RSL representatives Inverclyde, HSCP Scottish Government NHS Inverclyde Community Safety Police Scotland Tenants/residents groups Community groups Public Health and Housing Residents of Inverclyde Community Planning Partnership Regeneration and Planning Community Safety	LHS Steering group Key stakeholders Member/Officer Working group	Committee
Method used	<ul style="list-style-type: none"> • Web based surveys • Workshops • Meetings 	<ul style="list-style-type: none"> • Workshops • Meetings 	<ul style="list-style-type: none"> • Workshops • Meetings • Web based survey 	<ul style="list-style-type: none"> • Workshops • Meetings 	<ul style="list-style-type: none"> • Meeting
Lead Service	Public Health and Housing	Safer and Inclusive Communities	Safer and Inclusive Communities	Safer and Inclusive Communities	Safer and Inclusive Communities

Appendix C: Fuel Poverty Map Inverclyde



Equalities Impact Assessment

Local Housing Strategy 2017-2021

February 2017

Introduction

Purpose and aims

This report is one in a suite of documents that underpin and support the development of the Inverclyde Local Housing Strategy (LHS) 2017-2022. It aims to set out the approach taken to mainstreaming equalities with the LHS and describe evidence, trends, issues and challenges in relation to equalities groups with regard to the key areas of the LHS. It seeks to establish a comprehensive understanding of the needs of equality groups in relation to the Inverclyde housing to inform the development of the LHS.

Background

The Equality Act 2010 became law in April 2010, introducing a general equality duty for the public sector in the UK. The Act consolidates, simplifies and harmonises previous areas of equality legislation. The Act requires Scottish public bodies to pay `due regard` to the need to eliminate unlawful discrimination, victimisation and harassment; advance equality of opportunity and foster good relation. These requirements apply across the `protected characteristics` of age; disability; gender; gender reassignment; pregnancy and maternity; race; religion and belief; sex and sexual orientation and to a limited extent to marriage and civil partnership.

LHS Guidance (2014) emphasises the importance of taking into account a range of equality needs to plan for housing improvement through the LHS. This work was undertaken in the preparation of the Clydeplan Housing Need and Demand Assessment. The legislation and LHS guidance also states that public bodies have a statutory duty to undertake an equality impact assessment to demonstrate how equality issues have been considered and how the statutory public sector duties have been met.

Equality Impact Assessment

LHS Guidance recommends an approach for equalities impact assessment (EQIA) to consider the extent to which evidence is available in relation to the housing requirements of different groups of people. EQIAs provide a framework to determine how the development of a new policy, plan or programme may impact on different sectors of a community who are at risk of discrimination and social exclusion.

EQIA process is not just about identifying and mitigating negative impacts, it is about proactively looking for opportunities to promote equality. Therefore the process should be started early in the development process, to enable meaningful consultation and engagement with equalities groups on the preparation of the LHS.

The following EQIA is based around the six overarching outcomes of the LHS.

SECTION 1 - Policy Profile

1 Name/description of the policy, plan, strategy or programme	Local Housing Strategy 2017-2022
2 Responsible organisations/Lead Service	Education and Communities
3 Lead Officer	Janet Stitt
4 Partners/other services involved in the development of this policy	
5 Is this policy:	<input type="checkbox"/> New <input checked="" type="checkbox"/> Reviewed/Revised
6 What is the purpose of the policy (include any new legislation which prompted the policy or changes to the policy)?	<p>The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy. The purpose of the LHS is to assess housing need and demand and, taking account of national priorities set out the local authority's strategic vision for the future of housing and housing related services across Inverclyde.</p>
7 What are the intended outcomes of the policy?	<p>The LHS aims to deliver quality, affordable homes and sustainable communities. The six overarching strategic outcomes are:</p> <ul style="list-style-type: none"> • To promote a supply of good quality affordable housing solutions across all tenures • To ensure that Inverclyde has sustainable, attractive and well-designed communities with well-functioning town centres • To prevent homelessness where possible through provision of ongoing support to meet the needs of individuals • To ensure that people are supported to live independently for as long as possible in their own homes and communities • To tackle fuel poverty and contribute to meeting climate change target • To improve stock condition across all sectors
8 Geographical area (Inverclyde wide or a specific location)	<p>The LHS is an Inverclyde wide strategy however it focuses on our seven Local Housing Market Areas and our three distinct Housing Sub-Market Areas.</p>

<p>9 Is the policy likely to have an impact on any of the elements of the Council equality duty (if yes, please tick as appropriate)?</p>	<ul style="list-style-type: none"> ✓ Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010 ✓ Advance equality of opportunity between people from different groups ✓ Foster good relations between people from different groups
<p>10 Will those who may be directly or indirectly affected by this policy be involved in its development?</p>	<p>The Housing (Scotland) Act 2011 requires local authorities to consult on their proposed LHS. Furthermore statutory Equality Duties require public bodies to involve, consult and engage with as wide a range of local residents as possible.</p> <p>The consultation process to develop the LHS has involved a wide range of partners and stakeholders with a variety of opportunities to be involved in the development of priorities. The issues and priorities identified through the consultation process have provided further context to statistical and research evidence.</p> <p>A range of media has been used to ensure that the council has engaged with as many local communities, interest groups and individuals as possible to reflect a variety of views.</p>

SECTION 2 – Impact on Protected Characteristics

Which of the protected characteristics will the policy have an impact upon? (see guidance for examples of key considerations under each characteristic)

Protected Characteristic	Impact					Reason/Comments
	Positive		Neutral	Negative		
	High	Low		High	Low	
Age	X					<p>Young people are disproportionately affected by homelessness, particularly those leaving institutions. Younger people appear to be particularly affected by social isolation and sporadic engagement with some services that could address their needs. Inverclyde council are committed to working in partnership with the HSCP and other key partners to ensure that young people receive the appropriate advice, support and housing to meet their needs.</p> <p>Inverclyde has a growing ageing population with persons aged 60 and over making up 26 per cent of Inverclyde. Older households are disproportionately affected by fuel poverty with 67% of pensioner households in fuel poverty. The HNDA identifies the housing and housing related support needs of older households. As a result, the LHS contains specific actions and targets to address these needs through the development of specialist accommodation, the provision of advice and information and housing related support.</p>
Disability	X					<p>The LHS is developed to promote equality of opportunity for persons with disability. Accommodation, care and support needs have been assessed in detail through the HNDA process and a key priority of the strategy relates to supporting independent living at home or in a homely setting through appropriate housing or housing related support.</p> <p>This includes the development of specialist housing provision, adaptation of housing</p>

					<p>through Equipment and Adaptations, telecare and other housing support services.</p> <p>Furthermore, the LHS makes a positive commitment to contribute to the Health and Social Care Integration agenda to enhance outcomes for disabled people and those with particular health needs.</p>
Gender Reassignment			X		<p>No negative effects identified. LGBT people are often victims of homophobic abuse and young LGBT people are thought to be over-represented among the homeless. This is addressed with Allocation Policies and RSL Estate Management Procedures however generally the LHS will have a neutral impact.</p>
Pregnancy and maternity	X				<p>Pregnancy and maternity are given specific additional treatment in terms of RSL allocation policies and appropriate support services to ensure no disadvantage occurs.</p> <p>Young people experiencing pregnancy and parenthood express concern that they are not offered good housing options. This can impact on their ability to create a strong attachment with their baby as they do not feel secure about where they are living. The LHS supports improved joined-up working to ensure that young parents are supported to access appropriate housing to meet their needs.</p>
Race		X			<p>Some ethnic groups may require access to information, advice and support in particular languages or formats. The LHS will promote and provide for this via the Housing Options service.</p> <p>The requirement for Gypsy/Traveller sites, pitches and support services is assessed and monitored via the HNDA and the LHS ensuring that any identified needs will be addressed.</p> <p>The LHS must adhere to legislation regarding unlawful discrimination therefore no negative impact is identified.</p>
Religion or Belief			X		<p>No negative effects identified. Possible potential for harassment due to religion or beliefs is addressed with Allocation Policies and RSL Estate Management Procedures however generally the LHS will have a neutral</p>

					impact.
Sex (Male or Female)	X				<p>The LHS promotes equality of opportunity for males and females, and will ensure that the housing and housing related needs of all are addressed, including those fleeing domestic abuse. Outcomes to provide housing and support for domestic abuse victim will have a positive impact for women.</p> <p>Single males account for 67% of all homeless applicants suggesting that younger and working age males are perhaps more vulnerable to economic and social policy changes. Through dedicated research and analysis the needs of this group have been identified and the LHS contains specific actions and targets to address these through the provision of appropriate support and specialist accommodation.</p> <p>Pregnancy and maternity are given specific additional treatment in terms of RSL allocation policies and appropriate support services to ensure no disadvantage occurs.</p>
Sexual Orientation			X		<p>No negative effects identified. LGBT people are often victims of homophobic abuse and young LGBT people are thought to be over-represented among the homeless. This is addressed with Allocation Policies and RSL Estate Management Procedures however generally the LHS will have a neutral impact.</p>
Other groups to consider (please give details)					<p>The LHS outlines its commitment to reducing inequalities within the LHS which includes all marginalised groups.</p>

SECTION 3 – Evidence

What evidence do you have to help identify any potential impacts of the policy? (Evidence could include: consultations, surveys, focus groups, interviews, projects, user feedback, complaints, officer knowledge and experience, equalities monitoring data, publications, research, reports, local, national groups.)

Evidence	Details
<p>Consultation/Engagement (including any carried out while developing the policy)</p>	<p>The consultation process to develop the LHS has involved a wide range of partners and stakeholders with a variety of opportunities to be involved in the development of priorities:</p> <ul style="list-style-type: none"> • Initial Stakeholder Survey • Homelessness Forum • Inverclyde Recovery Café • Continuing Care Reference Group • Citizens Panel Survey • RSL Liaison Group • Private Rented Landlord Survey • Stakeholder Group • 4 Thematic Events • Private Rented Sector Landlord Workshop • Local `Pop Up` Events across Inverclyde • iZone Youth Council • Young Mums Group <p>The core consultation was carried out from May to September 2016 however engagement feeding into the LHS development process has been an ongoing process. The framework of the LHS (vision, outcomes and priorities, and action plan) has been directly informed by this engagement process.</p> <p>A range of media was used to ensure that the council has engaged with as many local communities, interest groups and individuals as possible.</p>
<p>Research</p>	<p>The findings of the HNDA are key to identifying many of the key issues within the Inverclyde Housing System. Further research and analysis included the development of eight research based `Local Housing Strategy Evidence Papers`:</p> <ul style="list-style-type: none"> • Affordable Warmth, Energy Efficiency and Climate Change • Gypsy Travellers

	<ul style="list-style-type: none"> • Housing Needs • Preventing Homelessness • Private Rented Sector • Private Sector House Condition • Specialist Provision and Independent Living • Sustainable Places <p>Data gaps were addressed via dedicated studies including the Private Sector Landlord Survey 2016, the Review of Supported Housing for Older Households in Inverclyde, 2015 and the Gypsy Travellers Local Housing Strategy Evidence review, 2016.</p>
Officer's knowledge and experience (including feedback from frontline staff).	Officer's knowledge and experience, including that of frontline staff was gathered throughout the consultation and engagement process. A series of surveys, face to face interviews and themed workshops were arranged to allow officers to discuss key issues and priorities. This information has directly the development of the LHS (vision, outcomes and priorities, and action plan).
Equalities monitoring data.	Equalities monitoring data is gathered and monitored by RSLs and through the HL1.
User feedback (including complaints)	
Stakeholders Other	The knowledge and experience of key stakeholders was gathered throughout the consultation and engagement process. A series of surveys, face to face interviews and themed workshops were arranged to allow key stakeholders to discuss key issues and priorities. This information has directly the development of the LHS (vision, outcomes and priorities, and action plan).
What information gaps are there?	<p>There is a need for improved information sharing to undertake further analysis to anticipate the need and demand for specialist provision across Inverclyde, in particular for those with learning disabilities.</p> <p>There is limited data available on ethnic minorities, as a result of the small population however this data could be further explored. This can be addressed through in-house research and stakeholder engagement.</p>

SECTION 4 – CONSEQUENCES OF ANALYSIS

What steps will you take in response to the findings of your analysis? Please select at least one of the following and give a brief explanation.		
1. Continue development with no changes	X	There is no evidence to indicate that the LHS will result in less favourable treatment for particular groups or give rise to indirect discrimination. In fact, there is evidence that the LHS will advance equality of opportunity through actions to remove or minimise disadvantage, meet the needs of particular groups and encourage participation.
2. Continue development with minor alterations		
3. Continue development with major changes		
4. Discontinue development and consider alternatives (where relevant)		
How will the actual effect of the policy be monitored following implementation?		
<p>A monitoring framework has been agreed and implemented which includes protected characteristics. To ensure the effectiveness of the policy it will be reviewed annually.</p>		
When is the policy due to be implemented?		
<p>Education and Communities Committee March 2017</p>		
When will the policy be reviewed?		
<p>September 2021 (with annual updates in the interim)</p>		
What resources are available for the implementation of this policy? Have these resources changed?		

Name of Individual(s) who completed the Assessment

Name(s): Trudi Tokarczyk

Position: Housing Policy Officer

Date: 15/09/2016

Authorised by

Name: Drew Hall

Position: Service Manger

Date: 20/10/2016