<h1 style="text-align:center">SUMMARY LOCAL HOUSING STRATEGY 2017-2022</h1>

The Housing (Scotland) Act 2001 places a statutory duty on Councils to prepare a Local Housing Strategy (LHS) supported by a Housing Need and Demand Assessment (HNDA). The LHS must also be accompanied by the Strategic Housing Investment Plan (SHIP) which sets out proposals for new build housing. Housing's role in health and social care integration must be set out in the Housing Contribution Statement (HCS) which also must accompany the LHS. Wide ranging consultation must be carried out on the LHS. Scottish Government guidance for developing all of the above documents must be followed.

- The HCS was approved by the Integration Joint Board in December 2015
- The HNDA was approved by Scottish Government in April 2016
- The LHS has been reviewed by Scottish Government and approved by Executive in August 2017
- The SHIP for 2017 was approved by Executive in September 2017

Housing Supply Target

The Housing Need and Demand Assessment used economic and demographic trends to estimate the number of additional housing units needed annually. This estimate was used as the starting point for setting the Housing Supply Target. Taking into account likely resources over the next 5 year we have set a Housing Supply Target of 123 affordable units annually as can be seen in Table 1.

Table 1: Housing Supply Targets

Housing Supply Target Stages			
Stage	Private Sector	Affordable	All Tenure
1. Annual Housing Estimate	291	300	591
2. Adjusted Annual Housing Estimate	191	300	491
3. Annual Housing Supply Target	368	123	491

This target only considers new build housing; the Council also has a target of buying back 90 ex local authority properties.

The Council has an Affordable Housing Policy which requires housing sites of over 20 units to provide a proportion as affordable housing. There are potentially 763 units which could come forward before 2024 through this policy. These sites will be subject to a Section 75 agreement and it is necessary to have revenue funding available via the Scottish Government for RSLs.

Priority 1 Increasing Housing Supply

Outcomes
- The supply of housing is increased
- More affordable housing is provided through joint working between the public and private sector
- We have a sustainable private rented sector

Actions
- Ensure housing supply is available to build 2,456 properties by 2021
- Provide new build affordable housing
- Make best use of existing stock to provide additional affordable housing
- Agree with partners the specification standard for new build affordable housing
- Work in partnership to deliver housing through the Affordable Housing Policy
- Explore a range of models to increase affordable housing models used locally

- Improve private rented sector housing options
- Take action against private landlords who fail to comply with their responsibilities

Priority 2   Creating Sustainable Communities

Outcomes
- Best use is made of existing stock across tenures
- Best use is made of community resources to create sustainable communities

Actions
- Develop area based regeneration strategies in partnership with Registered Social Landlords (RSLs) and the local community
- Explore the potential to use the Rural Housing Fund to develop new affordable housing, refurbish empty homes and contribute to feasibility studies
- Increase the number of empty homes returned into use
- Ensure actions from the Empty Homes Plan are implemented
- Explore town centre sites to provide affordable housing
- Increase satisfaction levels for people within local communities
- Establish the potential for joint working on estate management and employability initiatives between Council/RSLs

Priority 3   Improving Access to Housing

Outcomes
- Housing advice is provided to those at risk of homelessness
- People can access temporary accommodation and supported accommodation as required
- Tenancy sustainment is improved

Actions
- Develop a Younger People's Housing Plan
- Explore the potential for providing a Common Housing Register with RSL's
- Ensure information on housing options is accessible and informative
- Improve customer satisfaction and service delivery with homelessness services
- Ensure temporary accommodation provides best value fitting the current profile of homeless households
- Ensure supported accommodation and support services meet the needs of service users and provides best value
- Use a range of methods to improve tenancy sustainment

Priority 4   Providing housing and support to vulnerable groups

Outcomes
- The supply of accessible properties is increased
- Specialist housing advice is provided in partnership
- Older peoples' housing is reviewed by the Housing Contribution Statement Group(HSSG)
- Further analysis on the housing needs of vulnerable groups is carried out

Actions
- Work in partnership to agree standard specifications for specialist housing built via the SHIP

- Increase the supply of specialist properties funded through the SHIP
- Work in partnership to implement the findings of the Adapting for Change pilot
- Carry out awareness raising training on dementia and mental health issues for housing staff
- Work with the HCSG to provide housing advice to people with specialist needs
- Carry out further needs analysis for specialist groups
- Explore through the HCSG how housing issues could lead to delayed discharge
- Explore through the Lochview Hospital Working Group the accommodation needs of people living there
- Explore through the HCSG the accommodation needs of people with health and social care needs living out with the area
- Carry out a design feasibility study on current Housing with Care (HwC) developments to assess their potential to meet the needs of a range of older and disabled people
- Carry out research to identify which housing needs present greatest challenge to accommodate
- Review service delivery at the Council's travelling person's site

Priority 5   Tackling fuel poverty, energy efficiency and climate change

Outcome
- Fuel poverty is tackled and progress is made to meeting national climate change targets

Actions
- Ensure compliance with the Energy Efficiency Standard for Social Housing (EESSH) by 2020
- Develop with RSL's a Home Energy Efficiency Programmes: Area Based Scheme programme to improve the energy efficiency of private sector homes in mixed tenure estates
- Develop a Communication Strategy to promote new initiatives, energy advice and funding information to all residents
- Develop a District Heating Strategy
- Utilise the Scotland Heat Map to identify potential energy sources
- Mitigate the impacts of climate change in relation to housing by improving the energy efficiency of the stock and consider risks such as flooding
- Reduce the numbers experiencing fuel poverty and extreme fuel poverty as far as reasonably practicable

Priority 6   Improving housing conditions

Outcomes
- Social rented housing conditions are improved
- Private sector housing conditions are improved

Actions
- Improve condition of social rented homes by targeting investment through capital programme
- Ensure continued compliance with Scottish Housing Quality Standard (SHQS), meeting Energy Efficiency in Scottish Social Housing (EESSH) and reduce SHQS abeyances
- Review Scheme of Assistance
- Explore proposals for the Council to lead on a property management service