
Report To:	Environment & Regeneration Committee	Date:	13 March 2025
Report By:	Director, Environment & Regeneration	Report No:	ENV007/25/MM
Contact Officer:	Martin McNab	Contact No:	01475 714246
Subject:	Local Housing Strategy Update		

1.0 PURPOSE AND SUMMARY

- 1.1 For Decision For Information/Noting
- 1.2 To update the Committee on progress on delivery of the Inverclyde Local Housing Strategy 2023-2028.
- 1.3 The Local Housing Strategy was approved by Committee on 2 November 2023. A revised action plan approved by the LHS Steering Group was brought to the Committee in March 2024. Subsequently the Committee received an update on the first year of the LHS in October 2024 with an undertaking that an update on the action plan would be brought back to the March Committee for approval.
- 1.4 This report updates the Committee on the Action Plan and also includes the report presented to the Steering Group on the first year of the LHS.
- 1.5 It is proposed that rather than receiving two updates a year on the Local Housing strategy that the annual update is provided each March going forward. This will bring it into line with the Steering Group review of the action plan.
- 1.6 Members should note that the Housing Strategy team are currently developing plans to hold an Inverclyde Housing Summit to be held in April 2025 to bring together senior partners with an involvement in supporting housing objectives as set out in the Local Housing Strategy. This will spotlight some of the key challenges facing Inverclyde in providing good choice, variety and quality of housing stock to enable partners to work collaboratively to respond to the challenges to deliver the LHS.

2.0 RECOMMENDATIONS

- 2.1 That Committee notes the progress on implementation of the Inverclyde Local Housing Strategy 2023-2028 and agrees to receive the next annual update in March 2026.

3.0 BACKGROUND AND CONTEXT

- 3.1 The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce an LHS which sets out its strategy, priorities and plans for the delivery of housing and related services. The Act also states that the LHS must be supported by an assessment of housing provision and related services, that it must be submitted to Scottish Ministers, and that local authorities must keep their LHS under review. This report is to allow Committee to review progress on the 2023-2028 LHS.
- 3.2 The LHS was co-produced with partners, including the Inverclyde HSCP and local RSLs, with a Steering Group and four options appraisal groups looking at the specific action plans for each of the four outcomes. The Steering Group was reconvened to consider the LHS delivery process and the options appraisal groups have been re-established as Outcome Delivery Groups for the four outcomes.

LHS Outcome 1: People in Inverclyde live in quality homes in connected communities.

LHS Outcome 2: People in Inverclyde find it easier to access and sustain a home.

LHS Outcome 3: People in Inverclyde are supported to live independently and well at home.

LHS Outcome 4: People in Inverclyde live in good quality, carbon friendly and energy efficient homes which reduce fuel poverty.

4.0 PROGRESS ON LHS IMPLEMENTATION

- 4.1 The four Outcome Delivery Groups and the LHS Steering Group have now carried out a review of the LHS action plan following its first full year having been approved at the March 2024 Environment & Regeneration Committee. The updated action plan is attached at Appendix 1. For ease of identifying changes completed actions are in bold and italicised and changes are in bold and highlighted. Members will note that the majority of the changes are either around the responsible person or are in Outcome 4. A great deal of work has been done to simplify the actions in Outcome 4 and relate them more clearly to the LHEES actions. The action plan includes a brief table summarising the changes.
- 4.2 Appendix 2 is a report summarising the first full year of the LHS as approved by the Steering Group. It is intended that officers will bring an equivalent with each annual update in March going forward.
- 4.3 While work has progressed across the wide range of LHS actions, as part of the operation of the Outcome Delivery Groups and the LHS Steering Group, it is clear that there are a number of complex housing issues affecting Inverclyde's housing market, including need and demand, low levels of public and private sector development and profile and condition of social rented housing stock. While the Delivery Groups continue to identify that the actions in the LHS are fit for purpose, the complexity of challenges means that there is a benefit to holding a Housing Summit to bring all partner together to contemplate the unique challenges within the Inverclyde housing market, and to explore and commit to identifying solutions to tackle those complex challenges. It is also envisaged that this will provide additional scrutiny of strategic actions taken across partners in tackling these challenges. The Housing Strategy team are currently working on arrangements to hold a Housing Summit in April to this end.

5.0 PROPOSALS

- 5.1 That Committee notes the progress on implementation of the 2023-28 LHS and agrees to receive annual updates each March going forward.

6.0 IMPLICATIONS

- 6.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial		X
Legal/Risk		X
Human Resources		X
Strategic (Partnership Plan/Council Plan)		X
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		X
Environmental & Sustainability		X
Data Protection		X

6.2 Finance

None

Cost Centre	Budget Heading	Budget Years	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					

6.3 Legal/Risk

There is a legal duty on the Council to produce a Local Housing Strategy and to keep this under review.

6.4 Human Resources

N/A

6.5 Strategic

The Local Housing Strategy is the most important element in the Council's strategic planning for housing delivery.

6.6 Equalities, Fairer Scotland Duty & Children/Young People

N/A

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, assessed as not relevant and no EqIA is required. Provide any other relevant reasons why an EqIA is not necessary/screening statement.

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: Provide reasons why the report has been assessed as not relevant.

(c) Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
X	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

6.7 Environmental/Sustainability

Summarise any environmental / climate change impacts which relate to this report.

None

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
X	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

6.8 Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

7.0 CONSULTATION

7.1 The implementation of the Local Housing Strategy is reliant on the active participation and contribution from local partners including the local RSLs and the Inverclyde HSCP.

8.0 BACKGROUND PAPERS

8.1 Inverclyde Local Housing Strategy 2023-28, Environment & Regeneration Committee 2 November 2023 **ENV053/23/SJ/MM**

Local Housing Strategy Update, Environment & Regeneration Committee 14 March 2024 **ENV022/24/SJ/MM**

Local Housing Strategy Update, Environment & Regeneration Committee 31 October 2024 **ENV057/24/SJMM**

LHS Outcome 1: People in Inverclyde live in quality homes in connected communities

Supporting National Priorities, Plans and Targets and links to Local Improvement Plan/Locality Plans and Local Authority Plan

Outcomes: 2022 Glasgow City Region HNDA, Planning Advice Note (PAN) 2/2010: Affordable Housing and Land Audits, Inverclyde Local Development Plan 2021, Scottish Planning Policy (SPP), 'A Place to Stay, A Place to Call Home: a Strategy for the Private Rented Sector in Scotland', Public Health Priority, Scotland's National Performance Network, Creating Places –A Policy Statement on Architecture and Place for Scotland, Designing Streets, Green Infrastructure: Design and Placemaking, Planning Advice Note 77: Designing Safer Places, Community Empowerment Act 2015, Place Standard, Town Centre First Principle

Action No.	Action(s) and Commitments for Outcome Delivery	Baseline	Indicator or Measure	Milestone	Target/End Point	Action Lead /Coordinator
1.1	Identify Priority Place Areas (PPA) to focus on housing led regeneration and bring partners together to develop and implement regeneration interventions.	Existing Priority Place Area Masterplans in place with approved costed and funded delivery programmes	Regeneration outcome measures within PPA masterplans	<ul style="list-style-type: none"> Identify Priority Place Areas (PPA) to focus on housing led regeneration. Masterplan briefs for Priority Place Areas (PPAs) developed across Housing, Planning and Economic Development partners. Masterplan briefs commissioned and informed by community engagement. Housing-led masterplans for Priority Place Areas finalised. Project management and governance arrangements approved across partners. Implementation plans established and monitored. 	2024 2025 2026 2027 2028 2028	Housing Strategy/ RSLs/ Public, Private, Third Sector
1.2	Ensure housing regeneration is at the centre of the Inverclyde Alliance population strategy by aligning	Existing housing outcomes within LOIP Framework	Housing-led regeneration outcome measures within LOIP Delivery Framework	<ul style="list-style-type: none"> Integration of LHS Delivery Group and LOIP Board. Review LHS objectives and other Corporate Strategies and Plans for alignment. 	2024 2024 2028	Chair Housing Strategy Housing Strategy/Plann ing Policy

	housing investment, economic development, placemaking and active transport priorities.			<ul style="list-style-type: none"> Update LOIP and economic development strategy to align with regeneration masterplan vision. Engage community planning and economic development partners in producing a housing led marketing strategy. Housing led marketing strategy launched. 	2025	Housing Strategy/ Planning Policy
					2026	Housing Strategy/ Planning Policy
1.3	Work with RSLs on asset management and regeneration proposals including the sale of land assets which could attract private investment and support repopulation	Status of stock transfer agreement outcomes RSL led housing regeneration proposals	Number of RSL led regeneration proposals approved for delivery. Increase in mixed development funding to support housing investment	<ul style="list-style-type: none"> Define/map extent and nature of low demand housing assets in partnership across RSLs. Define/map available regeneration sites in Inverclyde. Assess low demand asset performance and prioritise 'at risk' assets for inclusion with Priority Place Area masterplans. Review options available under the Inverclyde Stock Transfer Agreement, including audit of available land. Draft protocol on development of RSL led regeneration proposals for approval by Inverclyde Council. Develop governance arrangements to approve regeneration proposals. 	2025	Housing Strategy/RSLs
					2025	Housing Strategy RSLs
					2026	RSLs/Housing Strategy
					2027	Housing Strategy/RCH
					2027	RSLs/ Housing Strategy
					2028	LHS Steering Group
					2028	Developing RSLs

Appendix 1

				<ul style="list-style-type: none"> Design costed mixed development regeneration proposals aligned to PPA masterplans. 		(RCH, Cloch, Oak Tree, Sanctuary, LINK)
1.4	Engage with private developers on the obstacles to commercial household building in Inverclyde and coproduce solutions to encourage commercial development	Number of private sector completions Private sector planning applications Effective land supply for housing development	PD engagement outcomes LDP planning policy framework. Incentive framework and land assembly proposals developed	<ul style="list-style-type: none"> Design private developer engagement programme in partnership with Homes for Scotland 	2024	Planning Policy/ Housing Strategy/ Homes for Scotland/RSLs
				<ul style="list-style-type: none"> Review research and engagement feedback on main barriers. 	2024	Planning Policy/Housing Strategy
				<ul style="list-style-type: none"> Scope and test the feasibility of development incentives in partnership with private developers. 	2025	Planning Policy
				<ul style="list-style-type: none"> Develop appropriate local development planning policies. 	2025/2026	Planning Policy
1.5	Facilitate the regeneration of Clune Park, Port Glasgow	Adopted Local Development Plan	Regeneration of Clune Park, Port Glasgow	<ul style="list-style-type: none"> Develop Clune Park Design Brief. 	2023	Housing Strategy
				<ul style="list-style-type: none"> Publication of updated Clune Park masterplan. 	2023	Housing Strategy.
				<ul style="list-style-type: none"> Appointment of a RSL development partner. 	2024	Housing Strategy.
				<ul style="list-style-type: none"> Deliver acquisition programme for remaining homes in private ownership. 	2023	Housing Strategy/ Legal

					- 2028	
1.6	Engage the Scottish Government in a review of the SHIP aligned to RSL regeneration priorities and proposals, with a view to increasing funding for investment in existing stock which is no longer fit for purpose	2024-29 SHIP delivery framework	AHSP funding directed towards demolition and housing renewal activity	<ul style="list-style-type: none"> Annual SHIP delivery plan reviewed. More Homes Division Liaison Meetings on AHSP funding criteria Regular RSL meetings to develop housing led regeneration proposals. Maximise partnership opportunities to access housing regeneration funding streams. Interim progress report Define solutions to address low demand housing stock aligned SHIP funded housing renewal strategy. 	<p>Ongoing</p> <p>Ongoing</p> <p>Ongoing</p> <p>2025/26</p> <p>2028</p>	Housing Strategy
1.7	Proactively pursue placemaking approaches where communities codesign housing and place solutions in partnership with landowners, developers, funders and businesses	Existing community planning structures Current community development partnership projects	Collaborative approaches to placemaking and neighbourhood investment developed. Joint projects identified and progressed	<ul style="list-style-type: none"> Develop and implement community capacity building opportunities to support master planning, delegated decision making and budget management. Develop clear definitions for lifetime 20-minute neighbourhoods that enable partners, stakeholders and investors to target investment in physical, social and digital infrastructure. Pursue a community led master planning and land assembly approach engaging landowners, developers, infrastructure providers, funders, planning and communities 	2026-2028	<p>Planning Policy/ Community Planning</p> <p>Planning Policy</p> <p>Planning Policy</p>

1.8	Work with national government and public bodies to explore funding mechanisms to support mixed tenure regeneration and investment projects in Inverclyde	Current housing completions by tenure. Effective Land Supply. Baseline – Yet to be confirmed.	Annual number of housing completions by tenure	<ul style="list-style-type: none"> • Consider Homes for Scotland information on future housing need and establish updated baseline. • Research procurement, funding, and partnership models. • Carry out feasibility study to determine viability of wider range of affordable housing options. • Proactive community engagement to test affordability of and demand for intermediate housing options • Explore AHSP as delivery mechanism for mixed tenure funding proposals. • Develop and support funding models that enhance opportunities and innovation 	2024 2026-2028	Housing Strategy/ Planning Policy
1.9	Work with partners to identify procurement and partnership mechanisms which enhance access to development finance and pursue innovative land and delivery models	Existing procurement arrangements	Improved access to development finance Participation in innovative housing construction projects Number of procurement partnerships developed and implemented	<ul style="list-style-type: none"> • Research procurement partnership models and carry out feasibility study on options available. • Develop and implement procurement models that enhance opportunities and innovation. • Consider feasibility of local procurement frameworks 	2027 - 2028	Housing Strategy/ Procurement/ RSLs
1.10	Extend the RSL Acquisition	Existing acquisition	Annual number of mainstream properties	<ul style="list-style-type: none"> • Review of Housing Acquisition Scheme operation and criteria 	2023	Housing Strategy/ RSLs

Appendix 1

	<p>Scheme by enhancing the budget and reshaping the criteria for stock consolidation and regeneration.</p>	<p>scheme criteria and budget</p>	<p>purchased under RSL Acquisition Scheme</p>	<ul style="list-style-type: none"> • <i>Liaison with More Homes Division to review scheme criteria.</i> • <i>Approve revised guidance and criteria.</i> • Biannual review of acquisition scheme • Implement targeted programme of property acquisitions in partnership across RSLs 	<p>2024</p> <p>2024</p> <p>2026</p> <p>Ongoing</p>	<p>Housing Strategy</p> <p>Housing Strategy/ RSLs</p> <p>Housing Strategy/ RSLs</p> <p>Housing Strategy/ RSL partners.</p>
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LHS Outcome 2: People in Inverclyde find it easier to access and sustain a home.

Supporting National Priorities, Plans and Targets and links to Local Improvement Plan/Locality Plans and Local Authority Plan Outcome: Ending Homelessness Together Action Plan, Equally Safe -Scotland's Strategy for Preventing and Eradicating Violence Against Women and Girls & the Equally Safe Delivery Plan, Inverclyde Council Rapid Rehousing Transition Plan (2021), Scottish Social Housing Charter

Action No.	Action(s) and Commitments for Outcome Delivery	Baseline	Indicator or Measure	Milestone	Target/End Point	Action Lead/Co-ordinator
2.1	Continue to engage with private landlords to provide information enforce compliance and support investment in repair, energy efficiency and health & safety improvements	Recorded LLReg compliance checks undertaken.	Number of engagement opportunities provided. Number of landlords engaged with via compliance checks. Information and advice materials developed	<ul style="list-style-type: none"> • Engage and consult with private landlords and stakeholders to establish what support is required to enhance compliance. • Review outcomes of private sector stock condition survey to target assistance on improving housing quality. • Update and further develop suite of information, advice, and support tools for private landlords (including advice on rights and responsibilities) • Complete reporting mechanism for unfit landlords • Launch awareness campaign on available support across landlord population 	2024 2025 2024 2024 2025	Public Health & Housing Public Health & Housing Public Health & Housing Public Health and Housing Public Health & Housing.
2.2.	Improve advice, assistance, and access to the PRS including the rent deposit guarantee	Current no. of tenant targeted information campaigns.	No of engagement opportunities provided to private sector tenants via awareness raising.	<ul style="list-style-type: none"> • Review of information, advice, and support materials to households in or seeking PRS housing • Improve and market information, advice, and support services to PRS tenants 	2024 2025	Public Health & Housing HSCP Advice services incl. Financial Inclusion Housing options

	scheme, financial advice and information on rights and responsibilities		Number rent deposit referrals which result in PRS tenancies			LSA
2.3	Prioritise targeted investment in the Inverclyde Empty Homes Service in areas where local housing pressure is evidenced	Number of empty homes brought back into use per annum. Number of empty homes brought back into use per annum in regeneration areas	Annual target of 12 empty homes brought back into use (60 units in Years 1-5) Number of owners provided with advice and support.	<ul style="list-style-type: none"> • Mapping exercise of empty homes in regeneration areas completed. • Empty Homes Strategy developed. • Empty Home Strategy launch and delivery • Investigate the feasibility of providing targeted financial support to empty homeowners if specific criteria met. • Develop a local lettings plan to increase the target % of lets for homeless households and assist in delivering Inverclyde's Rapid Rehousing Transition Plan responsibilities. 	2024 2024 2025 2026 2025	LSA Housing Strategy Housing Strategy Housing Strategy Empty Homes/Housing Strategy RSLs/Housing Strategy
2.4	Transform the temporary accommodation model in Inverclyde to provide more community-based tenancies with support and	Number of community based dispersed accommodation units Number of hostel units	Inverclyde Centre decommissioned. Community based dispersed accommodation units in place	<ul style="list-style-type: none"> • Quantify demand and implement suitable temporary accommodation model to meet demand for specific groups (victims of domestic abuse, care experienced young people, refugees, MAPPA and prison leavers) • Develop decommissioning plan for Inverclyde Centre 	2026 2025	Housing Options & Homelessness Advice Service Housing Strategy Inverclyde Women's Aid/ Children and

	decommission the Inverclyde Centre.			<ul style="list-style-type: none"> Improve dispersed accommodation acquisition Plan in conjunction with RSL Partners 	2025	<p>Families/ SOLO/ Criminal Justice/ Housing Options and Homelessness Advice Service</p> <p>Housing Options and Homelessness Advice Service/ Housing Strategy</p>
2.5	Deliver 'wraparound' housing support models for households experiencing multiple and severe disadvantage	Number of households experiencing severe and multiple disadvantage supported by commissioned Housing Support Services	<p>Increase in number of households experiencing severe and multiple disadvantage receiving support by Commissioned Housing Support Services</p> <p>Number of households experiencing severe and multiple who access and</p>	<ul style="list-style-type: none"> Develop rapid rehousing support team to meet the needs of households experiencing severe and multiple disadvantage. Quantify demand and enhance the provision of supported accommodation for households experiencing severe and multiple disadvantage. Develop personal housing plan process in partnership with HSCP Resource Group 	<p>2024</p> <p>2026</p> <p>2024</p>	<p>Housing Options & Homelessness Advice Service</p> <p>Housing Options & Homelessness Advice Service/ Housing Strategy</p> <p>Housing Options & Homelessness Advice Service</p>

			sustain settled housing			
2.6	Continue to provide housing and support to asylum seekers and refugees as part of the Inverclyde Alliance repopulation strategy	Number of refugees and asylum seekers provided with accommodation and support in	<p>Review housing and support model for asylum seekers and refugees</p> <p>Inverclyde in conjunction with COSLA and the Home Office has an agreed number of 32 dispersed bed spaces for asylum seekers awaiting a HO decision.</p> <p>The number of refugees will be decided as per HO and Scottish Government schemes on an ongoing basis.</p>	<ul style="list-style-type: none"> Review LHS objectives and Inverclyde Population Strategy to improve alignment. <i>Integrate LHS Delivery Group with Refugee Integration Team</i> Ongoing engagement across RSL partners to identify opportunities to support resettlement. Review capacity and effectiveness of housing and support model aligned to resettlement proposals Improve our understanding of the housing and related support needs of ethnic minority groups and others who experience disadvantage and inequality, including asylum seekers and refugees 	2024	Housing Strategy/ Community Repopulation Officer
					2024	Service Manager Homelessness & Resettlement
					Ongoing	Service Manager Homelessness & Resettlement/ Community Repopulation Officer
					2025	Service Manager Homelessness & Resettlement
					2028	Service Manager Homelessness & Resettlement

2.7.	Develop a collaborative housing options model in Inverclyde based on consistent advice, needs assessment, referrals and case management tools for all frontline staff and services engaging with people at risk of homelessness	Number of PREVENT 1 cases who successfully avoid housing crisis Number of person led housing option interviews and interventions	Review Increase in PREVENT 1 cases which avoid housing crisis. Number of person led housing option interviews and interventions Housing Options Training Toolkit Roll-out complete Ask and Act model developed as part of new prevention duty	<ul style="list-style-type: none"> • Provide universal housing options advice and assistance model and optimise support assessment tools. • Develop multi-agency referral and consent to share framework. • Develop case management model to enable coordinated partner interventions. • Promote housing options advice and information across public sector bodies aligned to delivery of new 'Ask and Act' duty. • Multi-agency roll-out of Housing Options Training Toolkit 	2024 2025	Housing Options & Homelessness Advice Service Housing Options & Homelessness Advice Service Housing Options & Homelessness Advice Service Housing Options & Homelessness Advice Service Housing Options & Homelessness Advice Service
2.8	Develop capacity to deliver the right intensity of person-led housing support which prevents homelessness	Number of households receiving commissioned housing support services	Increase in number of households whose homelessness is prevented. Increase in households	<ul style="list-style-type: none"> • Improve awareness and access to housing support services for households at risk of homelessness. • Develop housing support planning tools and reporting frameworks. 	2024 2024	Housing Options & Homelessness Advice Service Housing Options &

	and enables tenancy sustainment	Number of housing support plan with positive outcome	receiving support in temporary accommodation. Increase in homeless households who sustain settled housing after 12 months	<ul style="list-style-type: none"> Develop multi-agency case management model which enables resettlement and housing sustainment 	2025	Homelessness Advice Service. Housing Options & Homelessness Advice Service.
2.9.	Ensure that the housing needs of individuals in prison are addressed consistently and at an early stage by fully implementing and embedding the Sustainable Housing on Release for Everyone (SHORE) standards across Inverclyde (National	Number of people moving directly to a sustainable tenancy on release from prison custody Number of people who have become homeless where the previous address was prison on liberation	This will be updated as progress towards SHORE continues due to refreshed national standards	<ul style="list-style-type: none"> Improve the reliability of data between Inverclyde Council and Registered Social Landlords with respect to the admissions of Inverclyde residents into SPS custody and liberations from SPS custody. Engage with local housing providers and SPS on current issues around SHORE implementation in Inverclyde. Support the Scottish Government in the creation of a standardised template to deliver a more collaborative and consistent approach to housing options advice and support. Consider the local implications on refreshed national SHORE standards and implications for the policy in Inverclyde. Commence the Inverclyde SHORE standards policy for Inverclyde including revised indicators and measures. 	2024 2024 2025 2025 2026	Justice Social Work/Homeless Justice Social Work/Homeless Justice Social Work/Homeless /RSL Justice Social Work/Homeless Justice Social Work/Homeless /RSL

Appendix 1

	<p>Strategy for Community Justice- Scottish Government:2022)</p>	<p>people leaving prison who have been housed by and have maintained tenancy for more than 1 year</p>		<ul style="list-style-type: none"> • Embed SHORE standards in Inverclyde. 	<p>2026/27</p>	<p>Justice Social Work/Homeless /RSL</p>
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LHS Outcome 3: People in Inverclyde are supported to live independently and well at home						
Supporting National Priorities, Plans and Targets and links to Local Improvement Plan/Locality Plans and Local Authority Plan						
Outcome: Public Health Priority, National Health and Wellbeing Outcomes, 2022 Glasgow City Region HNDA, Good Mental Health for All, Keys to Life, Age, Home and Community –The Next Phase, Scottish Strategy for Autism, Race Equality Action Plan, Site Standards - Scottish Government guidance on minimum sites standards and site tenants' core rights and responsibilities, Scottish Social Housing Charter, Improving the lives of Gypsy/Travellers 2019-21, Foundations for well-being: Reconnecting Public Health and Housing, Inverclyde HSCP Strategic Plan 2019-24, Inverclyde Housing Contribution Statement 2019-24						
Action No.	Action(s) and Commitments for Outcome Delivery	Baseline	Indicator or Measure	Milestone	Target/ End Point	Action Lead/Co-ordinator
3.1	Build on the existing success from the RCH 'Wellbeing at Home' developments and consider the feasibility of extending this model further.	Existing RCH Wellbeing at Home tenancies Baseline – how many do we have at the moment.	Increase in 'Wellbeing at Home' tenancies	<ul style="list-style-type: none"> Continue to monitor and evaluate the wellbeing at home model including customers' experience at RCH development in Port Glasgow Undertake feasibility study on extending the Wellbeing at Home service identifying the impacts, development and operational requirements, timelines and cost implications. Review funding and commissioning options across RSLs and HSCP 	2025	RCH/ RSLs/ HSCP
3.2	Review and update wheelchair accessible housing policy across all tenures.	HNDA3 Housing Estimates, LDP, SHIP, HSCP Strategic Needs Assessment	New wheelchair accessible Housing target achieved per tenure	<ul style="list-style-type: none"> Review wheelchair accessible housing evidence bases and local/ national policies. Review design guides for accessible and wheelchair housing aligned to changes in the Housing for Varying Needs and Building Standards. Review existing wheelchair accessible housing targets across all tenures and success of the policy. Undertake new data analysis of wheelchair accessible housing need and 	2028	Housing Strategy/ HSCP/ Planning Policy

				<p>project estimations of housing need in Inverclyde.</p> <ul style="list-style-type: none"> • Determine new cross-tenure wheelchair accessible housing targets. • Work in partnership with developers across all tenures to identify opportunities for wheelchair and accessible housing development for the duration of the LHS. 		
3.3	Investigate opportunities for dementia friendly design features in retrofitting existing stock and in the specification of new build	HSCP Strategic Needs Assessment	<p>Research completed and dementia friendly housing design specification in place.</p> <p>No of units with dementia friendly design features</p>	<ul style="list-style-type: none"> • Carry out research to identify opportunities for dementia friendly housing in existing and new stock in Inverclyde. • Evaluate findings and develop a action plan to inform RSL investment strategies & SHIP • Develop a dementia friendly housing design specification for retrofitting and new build • Pilot dementia friendly design specification in retrofit standards 	2027	<p>Housing Strategy</p> <p>HSCP</p> <p>Developing RSLs</p>
3.4	Project future investment requirements which arise from an aging population with growing needs for property adaptations and improve evidence for funding adaptations through enhance	<p>Existing Scheme of Assistance adaptations and spend.</p> <p>Existing Stage 3 HAG adaptations and spend.</p> <p>Scottish Household Survey</p>	<p>Projected increase in Scheme of Assistance adaptations and spend.</p> <p>Projected Stage 3 HAG adaptations and spend.</p>	<ul style="list-style-type: none"> • Carry out research evaluation of the projected future needs of Inverclyde's aging population and identify future unmet needs. • Develop and implement information sharing protocols to evidence the evaluation work. • Estimate future investment requirements and report on costed options to meet the needs for future property adaptations. 	2027	HSCP/ Housing Strategy/ RSLs

	information sharing					
3.5	Maximise the use of assistive technology including telecare, telehealth and wearable tech to enable people with particular housing needs to live independently and well at home	Existing assistive technology packages in use	More households using assistive technology to live independently at home	<ul style="list-style-type: none"> • Carry out a review to improve understanding of existing assistive technology in use, its uptake and its effectiveness. • Evaluate findings and develop recommendations to inform future use of assistive technology. • Develop information/knowledge hub to support roll out of assistive technology. • Develop and promote advice and information guide for service users and landlords • Consider SMART Homes pilot and development of SMART Homes Standard for Inverclyde newbuild • Achieve transition from analogue to digital across older persons housing and all adapted housing 	2027	HSCP/ RSLs
3.6	Work in partnership with legal services to develop and improve information sharing protocols on pipeline need for specialist housing to ensure early planning and commissioning	Existing joint evidence	Information sharing protocol in place. Joint evidence base developed	<ul style="list-style-type: none"> • Develop and implement data sharing arrangements and GDPR protocols • Analyse requirements across the partners, including information gaps • Develop data sharing partnership and processes to assess current and future specialist housing requirements. • Develop reporting mechanisms to ensure best use of data insights. • Develop shared evidence base 	2024	Housing Strategy/ HSCP/ RSLs/ Legal Services

	across housing, health and care partners					
3.7	Continue to improve housing outcomes across a range of measures for young people, including care leavers and young adults with complex needs	Current housing outcomes for all young people.	Increase in positive housing destinations achieved by looked after young people. Increase in number of tenancies sustained by young people for more than 12 months. Increase in number of young people with complex needs receiving housing support. Improve housing outcomes for all young people.	<ul style="list-style-type: none"> • Map housing and support needs of young people, including previously looked after children, to identify gaps in insight and baseline needs assessment. • Review care pathways for care experienced young people and young adults with complex needs. • Develop processes and procedures to plan housing outcomes for young adults based on their housing need. • Ensure consistent approach to identifying and planning for housing needs of young adults across Inverclyde. • Review Young People's Housing Strategy and develop updated strategy. 	2026	HSCP Childrens Services/ Housing Strategy/ RSLs
3.8	Develop pilots for housing design and innovative housing support	Existing housing support models in place	Preferred models agreed.	<ul style="list-style-type: none"> • Identify and prioritise the client groups most in need. 	2028	HSCP

	models that meet the needs of a range of client groups and carers (e.g. autism, learning disability)		Pilots developed and evaluated	<ul style="list-style-type: none"> • Research innovation in housing design and housing support models to define pilot opportunities. • Identify and agree preferred models for Inverclyde. • Pilot and evaluate innovative models for key client group. • Evaluate and review findings across planning and commissioning partners and housing developers 		
3.9	Increase tenure choice for older people by encouraging the delivery of intermediate and market housing options.	Number of older peoples' homes completed (all tenures)	Annual increase in provision of older persons housing across all tenures	<ul style="list-style-type: none"> • Carry out research to understand current and future housing options for older people and investment requirements across tenure. • Explore delivery of Intermediate Housing and Shared Ownership opportunities through Affordable Housing Policy • Deliver older persons housing through RSL newbuild programmes. • Improve access to older person housing through development of proactive housing advice and information. 	2028	Housing Strategy/ Developing RSLs
3.10	Review and update the RSL Acquisition programme and processes for purchasing specialist housing.	Existing acquisition scheme processes	Annual number of properties acquired for use as specialist housing.	<ul style="list-style-type: none"> • Review of specialist housing acquisition processes. • Identification of specialist housing requirements in Inverclyde • Update specialist housing processes. 	2024 2024 2024	HSCP/Housing Strategy/RSLs. HSCP/Housing Strategy Housing Strategy

				<ul style="list-style-type: none"> Implement targeted programme of property acquisitions in partnership across RSLs 	2028	HSCP/Housing Strategy/RSL partners.
3.11	Review provision of site requirement and services for gypsy/ travellers in Inverclyde.	Existing draft policy and procedural guidelines on the management of unauthorised encampments by Gypsy/Travellers in Inverclyde	Annual number of unauthorised encampments in Inverclyde	<ul style="list-style-type: none"> Review existing draft Policy and Procedural Guidelines on the Management of Unauthorised Encampments by Gypsy/Travellers in Inverclyde Review existing data sources in relation to gypsy/ travellers (local, regional and national) to determine housing requirements of this group. Update and finalise draft Policy and Procedural Guidelines on the Management of Unauthorised Encampments by Gypsy/Travellers in Inverclyde. Publish findings of review, including recommendations on future requirements for the Gypsy/ Travellers community in Inverclyde. 	2028	HSCP/Public Protection
3.12	<i>Review armed forces covenant and RSL allocation policies to ensure the housing requirements of the Armed Forces Community have fully been accounted for</i>	<i>Existing RSL allocation policies.</i>	<i>Update RSL allocation policies to include the housing requirements of the Armed Forces Community if not already included.</i>	<ul style="list-style-type: none"> <i>Review armed forces covenant.</i> <i>Review RSL allocation policies.</i> <i>Update RSL allocation policies accordingly.</i> 	2025	<i>RSLs/Housing Strategy/HSCP</i>

Supporting National Priorities, Plans and Targets and links to Local Improvement Plan/Locality Plans and Local Authority Plan						
Outcome: Local Heat and Energy Efficiency Strategies (LHEES), Sustainable Housing: Fuel Poverty and Climate Change Advice Note, Scottish Government's Energy Efficient Scotland Route Map, Fuel Poverty (Targets, Definition, and Strategy) (Scotland) Act 2019, Climate Action Plan (December 2021), Scottish Housing Quality Standard, Energy Efficiency Standard for Social Housing, Scottish Social Housing Charter						
Action No.	Action(s) and Commitments for Outcome Delivery	Baseline	Indicator or Measure	Milestone	Target/End Point	Action Lead/Co-ordinator
4.1	Design and deliver an Inverclyde Local Heat and Energy Efficiency Strategy (LHEES)	Current energy improvement projects	Inverclyde LHEES developed. Implementation of the LHEES Delivery Plan	<ul style="list-style-type: none"> Build partnership network to support LHEES and associated Delivery plan. Deliver actions highlighted in delivery plan covering heat networks and energy efficiency works in area wide schemes using funding available. 	2024 2024-29	LHS Delivery Group 4
4.2	Report on heat network activity delivered in other workflows (e.g. LHEES, RSLs)	Existing affordable heat provision in Inverclyde	Progress reports from relevant partners outlining stage of study/project	<ul style="list-style-type: none"> Progress strategic study on heat networks and ownership models. Undertake district heating mentoring scheme to help develop proposals. Identification of potential studies. Reporting of the completion of studies/projects. 	Ongoing	Energy & Climate Change / RSLs
4.3	Collaborate to develop design led solutions to decarbonise homes and	Existing information/best practice prototypes on design led solutions.	No of homes achieving reduction in carbon emissions	<ul style="list-style-type: none"> Work with partners to co-ordinate funding opportunities to target net zero and placemaking approaches (in line with LHEES zones). Identify and report on ongoing projects from RSLs that test design 	2028	Housing Strategy/RSLs RSLs/Energy & Climate Change

	then cost and coordinate funding opportunities across RSL partners, Inverclyde Council, the Scottish Government, finance markets and public sector bodies	Existing funding awards from local and national funding programmes		<p>led solutions to decarbonise homes. (e.g. fancy farm)</p> <ul style="list-style-type: none"> • Develop a register of good practice and innovation with learning outcomes. • Identify costs and map funding opportunities across the housing sector. 		
4.4	For low carbon design of housing, ensure adequate community engagement throughout the process of projects being identified and delivered.	Building and develop pathways through the Community Council systems	Frequency of input and outputs from local communities on regeneration and decarbonising homes.	<ul style="list-style-type: none"> • Regeneration and decarbonising homes are discussed through the local community networks. 	Ongoing	Housing Strategy/RSLs RSLs/Energy & Climate Change
4.5	Enhance and promote referral pathways and target home energy and fuel poverty advice	Number of households in fuel poverty Existing number of households accessing	Reduction in number of households in fuel poverty Promote referral pathway/acces	<ul style="list-style-type: none"> • Review, update, and promote current advice and referral pathways for fuel poverty and energy advice with Home Energy Scotland and other relevant partners. • Identify households most at risk coordinating information across partners. 	Ongoing	Public Health & Housing

	through Home Energy Scotland (HES)	advice and assistance	s route in place. Households most at risk identified for targeted advice	<ul style="list-style-type: none"> Promote the enhanced advice pathway to targeted groups. Submission of HES annual report to LHS steering group. 		
4.6	Undertake integrated asset management reviews across all landlords to coordinate and target investment at regeneration priorities and consider selective demolition proposals to tackle failing low demand housing	Existing asset management proposals to tackle low demand housing	Collaborative asset management review complete Selective demolition and housing renewal proposals in place	<ul style="list-style-type: none"> Review existing asset management plans and insights across RSLs. Undertake integrated asset management review of social housing stock assessing financial, asset, demand and place performance. Review existing demolition programme alongside regeneration priorities and identify areas for priority investment eg via small scale rebuild programme via Affordable Housing Supply Programme. Develop fundable proposals to tackle failing or low demand 	Annual	RSLs/Housing Strategy
4.7	Use the outcome of the private sector stock condition survey to target investment, support, and enforcement activity via the Scheme of Assistance	Private Sector Stock condition profile – number of homes in serious disrepair	No of private sector houses supported through Scheme of Assistance.	<ul style="list-style-type: none"> Identify key properties and locations to be targeted via support through the Scheme of Assistance /Affordable Housing Supply programme re acquisition. Integrate private sector stock condition survey into PPA regeneration masterplans and LHEES priority proposals. 	2025	Public Health and Housing

				<ul style="list-style-type: none"> • Maximise partnership opportunities to access housing repair and maintenance funding streams 		
4.8	Review and update the Inverclyde Scheme of Assistance.	Current Inverclyde Scheme of Assistance.	New Inverclyde Scheme of Assistance produced.	<ul style="list-style-type: none"> • Review and update the Scheme of assistance as well as advice pathways for owners living in poor quality housing. • Develop a wide range of channels to promote the advice and assistance available to owners to improve housing quality. • Assist owners to improve housing quality through advice and assistance and where available financial support should that be feasible and certain key criteria are met. 	Annual update	Public Health & Housing

Summary of Delivery Group 4 Amendments

Original LHS Action Plan

4.1 Explore options for heat networks and delivery models, including public/part public ownership.

4.2 Design and deliver an Inverclyde Local Heat and Energy Efficiency Strategy (LHEES).

4.3 Work with partners to coordinate funding opportunities to target net zero and placemaking.

4.4 Collaborate to develop design-led solutions to decarbonize homes and coordinate funding across RSLs, Inverclyde Council, Scottish Government, finance markets, and public sector bodies.

4.5 Ensure community engagement throughout the process of projects being identified and delivered.

4.6 Enhance and promote referral pathways for home energy and fuel poverty advice through Home Energy Scotland (HES).

4.7 Ensure LHEES is integrated into other local strategies (LOIP, Child Poverty Action Plan, Local Employability Development Plan).

4.8 Undertake integrated asset management reviews across landlords, target investment, and consider selective demolition of low-demand housing.

4.9 Use private sector stock condition survey to target investment, support, and enforcement activity via the Scheme of Assistance.

4.10 Review and update the Inverclyde Scheme of Assistance.

Delivery Group 4 - Version 2

4.1 Removed. Integrated into **4.2** and **4.3**.

4.1 Same action but expanded milestones, clearer targets (EPC ratings).

4.3 Same action, expanded to include structured funding coordination.

4.4 Same action but with additional focus on procurement models and best practice registers.

4.5 Changed to "regeneration and decarbonising homes are discussed through the local community networks..."

4.6 Strengthened referral pathways, added targeted assistance framework.

4.7 New action ensuring formal integration of LHEES into multiple frameworks.

4.8 Same action, added **low-demand housing strategy** and **mapping of demolition programs**.

4.9 Integrated into **PPA regeneration masterplans**, aligning investment with broader strategies.

4.10 Same action, added multi-channel promotion for housing support.

Inverclyde Local Housing
Strategy 2023-2028

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Introduction

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy supported by an assessment of housing need and demand. The Local Housing Strategy (LHS) sets out the strategic direction, policies and plans that will enable Inverclyde Council and partners to deliver high quality housing and housing services to meet the needs of local people across all housing tenures. The LHS also sets out the important contribution that housing makes to enabling economic growth and regeneration, improving health and wellbeing, creating connected and sustainable places, reducing climate change, and tackling poverty across Inverclyde.

On the 2nd November 2023, Inverclyde Council's Environment & Regeneration Committee approved the Inverclyde Local Housing Strategy (LHS) 2023-2028. Approval was also granted for an LHS implementation strategy which determined that the steering group used to oversee LHS development was retained to oversee implementation. In order to inform the steering group, it was proposed that a delivery group would be created for each of the four LHS outcomes co-chaired by senior officers from partner organisations and work towards achieving the strategy's overall vision and outcomes:

“Housing makes a strong contribution to ensuring Inverclyde is a place of choice, by delivering quality and affordable homes, a strong sense of community and a culture of wellbeing”.

LHS Outcome 1: People in Inverclyde live in quality homes in connected communities.

LHS Outcome 2: People in Inverclyde find it easier to access and sustain a home.

LHS Outcome 3: People in Inverclyde are supported to live independently and well at home.

LHS Outcome 4: People in Inverclyde live in good quality, carbon friendly and energy efficient homes which reduce fuel poverty.

As per the Scottish Government LHS guidance, the Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce a LHS and states that local authorities must keep their LHS under review. Therefore, the following update will evaluate progress made over 2024 by Inverclyde Council, HSCP and its partners on the Inverclyde LHS 2023-2028 outcomes:

Outcome 1: People in Inverclyde live in quality homes in connected communities

The following is a summary of activity which has been conducted within LHS delivery group 1. This activity has focused on years 1 and 2 (2024 and 2025) of the action plan which will feed into longer term strategic interventions outlined within the action plan

Integration of LHS Delivery Group and Alliance Board

Action 1.2 focuses on ensuring housing regeneration is at the centre of the Inverclyde Alliance repopulation strategy by aligning housing investment, economic development, placemaking and active transport priorities. Work has been undertaken by partners to deliver this integration. The Alliance Board has themed groups relating to the Partnership Plan. The LHS fits underneath the Place themed group. The intention is to not create new action plan but absorb the actions from LHS through the Place group, the LHS actions have been incorporated into the Partnership Plan's Place theme action plan.

This activity along with the LHS action plan will be reviewed in March/last quarter of financial year and presented to the Environment and Regeneration committee. A more comprehensive update for this action will form as the Alliance Board forms and Local Development Plan development progresses.

Low Demand Housing and Asset Management

Action 1.3 determines that partners will work with Inverclyde's Registered Social Landlords on Asset Management and Regeneration Proposals.

Work has commenced on an initial audit of what information is available to the Council including land, assets, empty homes. Once concluded it is the intention this information will be mapped and be presented to RSL partners to analyse and cross reference with their information on low demand assets. Housing Strategy have worked with officers within the Public Protection service to create the initial GIS layers and a map has been developed.

Regeneration of Clune Park

Action 1.5 of the Inverclyde LHS 2023 states that Inverclyde Council and partners will 'Facilitate the regeneration of Clune Park, Port Glasgow.' As part of this work, a design brief was developed to communicate Inverclyde Council's requirements for the delivery of mixed tenure housing on the Clune Park site and inform masterplanning of the regeneration area, supported by an assessment of housing need and demand. Subsequently, Hypostyle Architects were appointed to develop a masterplan for the Clune Park regeneration area based on the housing requirements outlined within the Council's design brief. The design brief and masterplan for Clune Park was completed in 2023 and the related LHS actions have been signed off as complete.

Work has progressed on the appointment of a development partner to take the project forward through in future years. Preliminary discussions have taken place between Housing Strategy and Procurement, and it is anticipated that the process of appointing a partner shall commence imminently, this action has been reported as on track.

Private Sector Housing Engagement and Planning Policy

Inverclyde Council and its partners are now developing the new LDP, replacing the 2021 version. An evidence report, including a housing land requirement assessment aligned with the Council's Housing Supply Targets, is currently in production. The new LDP is expected to be adopted by Q1 2026/2027 after passing through several stages, including gate checks, proposed plans, and examinations. The LDP and Local Housing Strategy (LHS) share common goals in regeneration and repopulation, with the Strategic Housing Investment Plan (SHIP) playing a crucial role in supporting the affordable housing offer that complements private developments. Various tenures, such as social rented, mid-market or intermediate rented, subsidized, and unsubsidized low-cost housing for sale, contribute to affordable housing provision.

Housing Strategy and Planning Policy have met with Homes for Scotland to being initial discussions on how the Council can improve engagement with private sector developers with a view to enabling regeneration and housing delivery. Productive discussions have focussed on effective site allocations and developing priority places. Homes for Scotland have been very forthcoming with market intelligence and shared with the team's North Lanarkshire Council approach towards producing an effective land audit and site allocations.

Sub action 1.8A instructs the delivery group to establish an updated baseline of need, considering Homes for Scotland information on future housing need. A key part of this task involves reviewing relevant evidence bases, including both statutory and wider policy network domains. To assist with this, the Delivery Group tasked housing strategy officers with analysing the Homes for Scotland: Existing Housing Need in Scotland report (HfS, 2024¹), published on 22 January 2024. A briefing note was prepared and fulfils the requirements of action 1.8a by examining the HfS report in the context of Inverclyde Council's approach to housing need and demand assessment, and how these methods align with strategic goals for regeneration and repopulation.

The paper recommends that given that the HfS report supports the “policy on” recommendations outlined within the LHS Housing Supply Target paper, its insights should form part of the development of the housing land requirement evidence paper, to ensure that Inverclyde Council's strategic planning can respond to the broader issues of housing need that is captured in the HfS report and are felt across the Glasgow City Region.

Acquisitions

Action 1.10 instructs the delivery group to work towards extending the RSL Acquisition Scheme by enhancing the budget and reshaping the criteria for stock consolidation and regeneration. Action 1.10a instructs a review of housing acquisition Scheme operation and criteria, this work was carried out in 2023 and includes the Scottish Government More Homes division guidance to allow RSL partners to approach homeowners where the property may not already be on the open market. The programme has been extended within the Inverclyde SHIP 2024 – 2029, allocating funding for 40 units per annum towards the acquisition of second-hand properties

¹ Homes for Scotland, Existing Housing Need in Scotland. Accessed at: <https://homesforscotland.com/download/existing-housing-need-in-scotland/?wpdmdl=4635&refresh=65acfb449d0481705835332>

over the five-year period². Below is an overview of market acquisitions in 2023/24 by our RSL partners:

Cloch Housing Association – In 2023/24 the RSL acquired 8 properties (6 x smaller, and 2 x larger family homes).

These acquisitions aligned with the strategic parameters of Inverclyde Council's acquisition strategy. The association purchased flats within a mixed tenure block to provide Cloch with a minimum of 75% ownership, consolidating the social housing offer and enabling future investment and maintenance. Cloch also purchased properties to provide alternative homes to tenants following severe flood damage to their existing home and increase the associations stock portfolio of 3- and 4-bedroom homes to meet demand. The total AHSP funding utilised by Cloch Housing Association on the acquisition programme 2023/24 was £182,500 (flats) and £146,000 (larger family homes).

Larkfield Housing Association – In 2023/24 the RSL acquired 4 properties. These acquisitions aligned with the strategic parameters of Inverclyde Council's acquisition strategy. The association purchased three- and four-bedroom properties due to limited supply of larger family homes in the area. Larkfield also purchased two properties which were then let through effective partnership working with the Housing Options and Homelessness Service to enable rapid rehousing.

Oak Tree Housing Association - Acquired no properties in 2023/2024

River Clyde Homes -In 2023/24 RCH acquired one 2-bedroom property in Greenock. RCH gained the majority share in the block by purchasing the property. It was noted that the RCH owned properties in the Bow Farm area would benefit from investment and in the coming years will be subject to works to raise the condition of the properties to the Social Housing Net Zero standard. Increasing the share of properties in this area improves the association's ability to deliver investment works, and any reactive repairs that may be required in the meantime.

Acquisition Programme 2024/2025

Cloch Housing Association have indicated that they intend on acquiring a further 8 properties in 2024/25. It is the association's intention to acquire 4 larger family homes (3 or 4 bedspaces) utilising £83,548 of AHSP funding per purchase, totalling £334,192. 4 smaller homes / flats (1 or 2 bedspaces) utilising £50,000 of AHSP funding per purchase totalling £200,000. These purchases will be to continue the RSLs efforts to consolidate stock for management and improvement purposes and to purchase larger family homes due to limited supply and limited development opportunities.

Larkfield Housing Association have indicated that they intend on acquiring a further 6 properties in 2024/25. It is the association's intention to target larger properties (in limited supply), properties suitable for specialist provision and for the consolidation of mixed tenure block.

Oak Tree Housing Association have indicated they intend on acquiring 6 properties in 2024/2025. They are seeking 3 amenity flats and 3 general needs units, to be 2 bed 4 person properties. The properties will provide accommodation to meet the needs of their current tenants and those on the housing waiting list. In addition, the association will seek to acquire properties which will tip the majority ownership in mixed tenure into the Association's favour to

² Inverclyde Council, Inverclyde Strategic Housing Investment Plan 2024/25- 2028/29

proceed with planned/cyclical maintenance activities to preserve, maintain the fabric and longevity of the building.

River Clyde Homes have indicated they do not intend on acquiring any properties in 2024/25 due to budget restrictions. The association remains committed to the acquisition programme and will seek to utilise the available funding in 2025/26 to acquire further properties.

Acquisition Programme and Strategy Review

A project initiation document setting out an intention to undertake an Acquisition Strategy and Programme Review 2025 is a project led by Inverclyde Council's Housing Strategy team to assess and improve the acquisition of second-hand properties for social housing. This work will contribute towards delivering several actions within the LHS action plan across all four outcomes which are focused on the acquisition of properties.

The review will evaluate past acquisitions, identify gaps, and analyse barriers to achieving strategic housing goals, particularly for specialist housing. The project runs from January to December 2025, with key milestones including data collection from January to April, stakeholder consultations from May to July, and the completion of a new acquisition strategy by October 2025. The final strategy will be approved in January 2026.

Outcome 2: People in Inverclyde find it easier to access and sustain a home.

The following is a summary of activity which has been conducted within LHS delivery group 2. This activity has focused on years 1 and 2 (2024 and 2025) of the action plan which will feed into longer term strategic interventions outlined within the action plan.

Landlord Engagement and Advice & Assistance to the Private Rented Sector

Action 2.1 directs the public health and housing team to continue to engage with private landlords to enforce compliance and support investment in repair, energy efficiency and health & safety improvements. The first part of this process is to develop a survey to gather information from landlords and to then analyse this and ascertain what further ongoing engagement will be required. The survey is currently in development with an aim to publish in autumn 2024 in time for the December deadline. This project is being developed with partners in delivery group 2. It was reported at the September delivery group 2 meeting that this action may turn into an ongoing project moving towards as it is established what support is required by landlords from survey feedback.

Action 2.2 instructs the Public Health and Housing team to Improve advice, assistance and access to the Private Rented Sector (PRS) including the rent deposit guarantee scheme, financial advice and information on rights and responsibilities. It was agreed within the delivery group that the team would produce an information leaflet which would publicise information on where people can go for advice and assistance and available services to assist tenants in the PRS. The Private Rented Sector officer has started this process by identifying agencies and departments that the team will contact and collate information to share within the leaflet. Production of the leaflet will commence Autumn 2024.

Empty Homes

Action 2.3 of the LHS directs Inverclyde Council's Housing Strategy team to develop an empty homes strategy which will:

'Prioritise targeted investment in the Inverclyde Empty Homes Service in areas where local housing pressure is evidenced.'

Work has commenced on developing the Inverclyde Empty Homes Strategy 2025-2030 which will outline how tackling empty homes can contribute towards the wider strategic outcomes presented within the LHS and the necessary interventions to achieve this. As part of the strategy's development, Inverclyde Council's Housing Strategy team have undertaken a mapping exercise of empty properties in Inverclyde. To obtain a greater insight into vacant and empty dwellings in Inverclyde, Inverclyde Council's Housing Strategy team requested Council Tax information to outline a useful snapshot of where potential empty property hotspots are located and areas where targeted interventions may yield significant impacts. This exercise has been completed and the next steps is to understand how our collective strategic response can be coordinated to ensure the affordable housing supply is adequately supplemented, positively contributing to our regeneration outcomes determined within the LHS. It is hoped that the acquisition programme can be utilised to this end.

Rapid Rehousing, Temporary and Supported Accommodation

Inverclyde Health and Social Care Partnership, like other Scottish authorities, developed a Rapid Rehousing Transition Plan (RRTP) for 2019-2024, funded by the Ending Homelessness Together Fund. In 2022, a two-year change program was launched to implement innovative strategies for the RRTP's four key objectives, overseen by a Programme Board and six sub-groups, with the goal of achieving significant progress by September 2024. Evaluation and planning for future service provision has been undertaken. A report with findings on how to move forward has now been passed to leadership teams for review.

Action 2.4 of the LHS states that we will 'transform the temporary accommodation model in Inverclyde to provide more community-based tenancies with support and decommission the Inverclyde Centre.' As part of this work, Housing Strategy and the Housing Options and Homelessness Advice Service have commenced discussion on how best to develop an evidence base to support the requirement for additional units to be utilised in tackling homelessness. The objective is to quantify both potential demand for additional temporary accommodation units as well as permanent solutions for service users and enable rapid rehousing. The acquisition programme provides opportunity for suitable properties to be identified and enhance a person-centred response to homelessness in Inverclyde.

Action 2.5a instructs the Housing Options and Homelessness Advice Service to develop a rapid rehousing support team to meet the needs of households experiencing severe and multiple disadvantage. The Housing Options and Homelessness Advice Service have reported that this work is on track and 2024 is not an end point to this work which will continue beyond this year. The Service is currently supporting 71 individuals and is looking to develop a review schedule and developing a step-down process for individuals towards independence. The Housing Options and Homelessness Advice Service also reported that there has been a 96% tenancy sustainment rate of individuals supported by the team of more than 12 months.

Action 2.7a instructs the Housing Options and Homelessness Advice Service to provide universal housing options advice and assistance model and optimise support assessment tools. The service has reported that service redesign in 2023 enabled them to provide universal housing options to Inverclyde residents and those at risk of homelessness to enable prevention of homelessness, not just assisting those through the homelessness pathway.

Action 2.8 focuses on developing capacity to deliver the right intensity of person-led housing support which prevents homelessness and enables tenancy sustainment. The Housing Options and Homelessness Advice Service report that the reporting software 'Homestar' has been adopted which is used to undertake support needs assessment and to plan the support required.

The software gives 10 outcomes which the service use to measure an individuals level of support against. This is reviewed with the individual after every 6 weeks. It reports an 86% progress from service users in at least 3 outcomes. The Performance team, have a licence to enable them to do useful reporting to assess what impact support team are having on these outcomes and it has been evidenced that the support team are having an impact on the individuals who are being monitored.

Use homestar software to undertake support needs assessment and use homestar to plan the support required. Use a star to see where there is improvements against 10 outcomes.

Continue to provide housing and support to asylum seekers and refugees as part of the Inverclyde Alliance repopulation strategy.

Action 2.6a instructs the delivery group to Review LHS objectives and Inverclyde Repopulation Strategy to improve alignment. In relation to this work a report has been presented to the Policy and Resources committee seeking approval for match funding (part funded by the Scottish Government) for an officer to address depopulation and work on actions to attract and retain people in Inverclyde. Discussions have commenced on what the role may be, and its focus is still to be determined. However, the role will cover some of these objectives and have a relationship with the LHS delivery process.

Furthermore, a new service manager will be recruited to cover both Housing Options & Homelessness Advice Service and the New Scots team with a focus on settlement due to the significant overlap between the two services focused on finding settled housing outcomes. This integration will start the process of integrating LHS Delivery Group 2 and the Refugee Integration Team as instructed to within action 2.6b.

RSL Partners continue to engage with Council services to identify opportunities to support resettlement as directed to in action 2.6c. Current focus is about developing processes to support family reunion where other family members may be entering the country.

Sustainable Housing on Release for Everyone (SHORE) Standards

Action 2.9a instructs members of the delivery group and the Criminal Justice Lead to improve the reliability of data between Inverclyde Council and Registered Social Landlords with respect to the admissions of Inverclyde residents into the Scottish Prison Service (SPS) custody and liberations from SPS custody.

The Council and SPS have signed off on a data sharing agreement. However, the stock transfer agreement does create added complexities on accessing housing with the Council not acting as a social landlord. There isn't a provision within the data sharing agreement to inform RSLs collectively when someone enters the prison system. Discussions within the delivery group identified further work is required to create the necessary processes to ensure there is better understanding when individuals are moving through the prison system and the impact on the requirement of housing.

Action 2.9b instructs the Criminal Justice Lead to engage with local housing providers and SPS on current issues around SHORE implementation in Inverclyde. In August 2024, a SHORE conference was hosted at River Clyde Homes office and led by the Criminal Justice team in collaboration with the Housing Options and Homelessness Advice Service. This event had various presentations on the SHORE standards and examples of good practice from Glasgow City Council. A report outlining engagement, feedback and findings from the event is to be developed.

Outcome 3: People in Inverclyde are supported to live independently and well at home.

The following is a summary of activity which has been conducted within LHS delivery group 3. This activity has focused on years 1 and 2 (2024 and 2025) of the action plan which will feed into longer term strategic interventions outlined within the action plan.

3.1 Build on the existing success from the RCH 'Wellbeing at Home' developments and consider the feasibility of extending this model further.

This action is scheduled to be completed by the end of 2025. Currently, none of the sub-actions have been started. Preliminary discussions have taken place regarding potential amendments, particularly concerning sub-action 3.1a: *"Continue to monitor and evaluate the wellbeing at home model, including customers' experience at RCH development in Port Glasgow."*

This sub-action appears to be too focused on RCH to be relevant to other RSLs. An amended version that reflects the work of all RSLs will be finalized at the first meeting of 2025, after which work on achieving the remaining objectives will begin.

3.2 Review and update wheelchair accessible housing policy across all tenures.

Action 3.2 of the LHS instructs the Council to *'Review and update wheelchair accessible housing policy across all tenures.'* Although this action has been identified for delivery by 2028, it was agreed by Delivery Group 3 that it should be brought forward to align with the development of the Local Development Plan. This work is now scheduled to commence in the near future as Inverclyde Council prepares its evidence report for the development of the next Local Development Plan. The review will examine the policy's deliverability within the private sector in particular with consideration toward Inverclyde Council and its partners wider regeneration and repopulation objectives.

3.8 Continue to improve housing outcomes across a range of measures for young people, including care leavers and young adults with complex needs

Action 3.8 of the Inverclyde Local Housing Strategy (LHS) 2023-2028 states that Inverclyde Council and its partners will "continue to improve housing outcomes across a range of measures for young people, including care leavers and young adults with complex needs." To address these issues, a renewed Young People's Housing Strategy will be developed, superseding the one produced in 2017.

To this end, discussions have begun with Inverclyde HSCP Children's Services and Registered Social Landlords (RSLs) through LHS Delivery Group 3 to assess the future housing requirements of care leavers and young adults with complex needs in Inverclyde. Further work is needed to identify any shortfall in provision and to develop a robust evidence base. This will inform the support model to be advocated for in the strategy.

Regarding young people more broadly, a literature review has been drafted that explores barriers at a macro level to accessing housing across tenures. This review sets the broad parameters for conducting a localised assessment of young people's access to housing and review of whether

the current supply and housing market adequately meets their needs and identify unmet needs and barriers to tenure at the local level. Consultation with RSL partners will be necessary to determine whether these housing needs can be met using existing housing stock or if a bespoke solution is required, potentially utilising Affordable Housing Supply Programme (AHSP) funding via the Strategic Housing Investment Plan (SHIP).

3.11 Review and update the RSL Acquisition programme and processes for purchasing specialist housing.

As previously noted, a project initiation document setting out an intention to undertake an *Acquisition Strategy and Programme Review 2025* is a project led by Inverclyde Council's Housing Strategy team to assess and improve the acquisition of second-hand properties for social housing.

As well as addressing Action 3.11 which Focuses on reviewing and updating the Registered Social Landlord (RSL) acquisition programme and processes specifically for purchasing specialist housing, it also deals with Action 1.10a: Instructs LHS Delivery Group 1 to review the operation and criteria of the housing acquisition scheme.

For all these actions this involves evaluating the performance of the acquisition programme, identifying barriers, and ensuring the programme meets the objectives set within the strategy.

The review will evaluate past acquisitions, identify gaps, and analyse barriers to achieving strategic housing goals, particularly for specialist housing. The project runs from January to December 2025, with key milestones including data collection from January to April, stakeholder consultations from May to July, and the completion of a new acquisition strategy by October 2025. The final strategy will be approved in January 2026.

3.13 Review armed forces covenant and RSL allocation policies

As part of the Inverclyde Local Housing Strategy (LHS) 2023-2028, Action 3.13 tasked Delivery Group 3 with reviewing the Armed Forces Covenant and RSLs allocation policies to ensure the housing needs of the Armed Forces Community were fully addressed. This action included reviewing the covenant, RSL policies, and updating them if necessary.

A comprehensive review has been completed by Housing Strategy team, confirming that Inverclyde's RSLs, including the Inverclyde Common Housing Register (ICHR) and River Clyde Homes, adequately account for the housing needs of veterans and Armed Forces personnel. Both systems award priority to veterans, with no updates required to the existing policies as the Armed Forces Community is already well-represented within the current allocation processes.

Outcome 4: People in Inverclyde live in good quality, carbon friendly and energy efficient homes which reduce fuel poverty.

The following is a summary of the activity conducted within the LHS Delivery Group, focusing on Years 1 and 2 (2024 and 2025) of the action plan. This work contributes to the longer-term strategic interventions outlined in the plan. Several actions (LHS 04.2e, LHS 4.3), scheduled for completion in 2024 and 2025 have been identified as needing a review of their scope and timelines. As a result, these actions are excluded from the narrative below.

Inverclyde Local Heat and Energy Efficiency Strategy

Inverclyde's Local Heat and Energy Efficiency Strategy (LHEES) and accompanying Delivery Plan was approved and published, May 2024. It is a place based and locally led strategy covering the following aims:

- Improving the energy efficiency and decarbonising the heat supply of all of Inverclyde
- Reducing inequality by eliminating poor energy efficiency as a driver for fuel poverty.

These two aims are guided by the priority of a just transition to net zero in Inverclyde. This strategy will play a crucial role in helping the Council meet its 2045 Net Zero target. It addresses the changes required to Inverclyde's buildings and infrastructure, including all domestic and non-domestic buildings³.

Action 4.6– Review and Update of Fuel Poverty and Energy Advice Referral Pathways

This action aims to review and enhance referral pathways for fuel poverty and energy advice in collaboration with Home Energy Scotland (HES) and other key partners. This action is on track for completion by 30 September 2024.

In 2024, Inverclyde Council services, local RSLs, and external agencies distributed the HES summer promotion pack to increase awareness. A meeting with HES identified market gaps and explored ways to improve referral pathways. As a result, HES agreed to provide awareness presentations to frontline staff, with the first presentation scheduled for 7 November 2024, ahead of the winter promotion pack's release.

Additionally, Inverclyde Council's Managing Agent is collaborating with the procurement team to tender for a works contractor to deliver the Energy Efficiency Scotland Area Based Schemes (ABS) for 2024-25. This program, funded by the Scottish Government, will contribute to fuel poverty reduction through energy efficiency measures such as External Wall Insulation (EWI) and Photovoltaic (PV) systems.

Action 4.9 – Private Sector Stock Condition Survey and Targeted Investment

The Local Housing Strategy (LHS) includes several actions under 4.9, aimed at using the outcomes of the private sector stock condition survey to inform targeted investment, support,

³ Turner and Townsend, Inverclyde Local Heat and Energy Efficiency Strategy, 2024

and enforcement activities through the Scheme of Assistance. This action is scheduled for completion by 30 September 2025.

A stock condition survey has been commissioned, with actions to be developed based on its findings in 2025. This will guide targeted efforts such as identifying key properties and locations for support (PP/LHS04.9a), integrating survey results into regeneration and energy efficiency plans (PP/LHS04.9c), and exploring partnership opportunities to access repair and maintenance funding (PP/LHS04.9d). While these actions are not yet started, they are set to progress following analysis of the survey results by the Housing Strategy Team.