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<b>Report To:</b>	Safe, Sustainable Communities Committee	<b>Date:</b> 25 October 2011
<b>Report By:</b>	Corporate Director Education & Communities	<b>Report No:</b> SCS/78/11/AH/DH
<b>Contact Officer:</b>	Drew Hall	<b>Contact No:</b> 01475 714272
<b>Subject:</b>	<b>Inverclyde Local Housing Strategy 2011 – 2016</b>	

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## 1.0 PURPOSE

- 1.1 This report seeks Committee approval to submit the Final Draft of the Inverclyde Local Housing Strategy 2011 – 2016 to Scottish Ministers, as required by Section 89 of the Housing (Scotland) Act 2001. The Final Draft is attached as the Appendix to this report. **Appendix**

## 2.0 SUMMARY

- 2.1 This is the first Local Housing Strategy (LHS) to be prepared by Inverclyde Council under the Guidance issued by the Scottish Government and COSLA in June 2008. The LHS now forms the overarching strategic plan for all housing and related matters within the local authority area. The LHS has been expanded to include:
- The Homelessness Strategy;
  - The Housing Support Strategy;
  - The Fuel Poverty Strategy;
  - The strategy for improving Private Sector Housing; and
  - An assessment of the need and demand for housing and related services.
- 2.2 The LHS has been developed in collaboration with key partners including Registered Social Landlords (RSLs), the Scottish Government Housing Supply Division (formerly the Housing Investment Division), and other Inverclyde Council and CHCP services. The strategy has also benefited from the input of the Inverclyde LHS Steering Group and the LHS Member/Officer Working Group.
- 2.3 Consultation on the LHS has been carried out over a two-year period and all stakeholders and interest groups have had the opportunity to contribute to the development of the LHS through focus groups, on line via a dedicated email address and dedicated web pages, in writing, and through the completion of questionnaires targeted at specific stakeholders and interest groups. All consultation responses have been used to refine the content and the strategic outcomes of the LHS 2011 – 2016.

## 3.0 RECOMMENDATIONS

- 3.1 That Committee:
- a) Approve the submission of the Final Draft of the Inverclyde Local Housing Strategy 2011 – 2016 to Scottish Ministers; and
  - b) Note 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.

**John Arthur**  
**Head of Safer & Inclusive Communities**

## 4.0 BACKGROUND

- 4.1 The Inverclyde LHS 2004 – 2009 came to an end in mid-2009 and Committee agreed to a continuation of the main strategic objectives to allow for preparation of the first “new style” LHS. It had originally been intended to submit the LHS 2011 – 2016 earlier this year however there was a delay in completing the Glasgow and the Clyde Valley Housing Need and Demand Assessment (the HNDA). This led to a revision of the timescale for submission of the LHS as the HNDA results are essential to the preparation of the LHS, particularly the Housing Supply Targets (HSTs). The parallel Development Plan process also relies upon the HNDA results as the HSTs are used to inform the land supply requirement of the forthcoming Local Development Plan, which is the subject of a separate report to this Committee.

## **5.0 ASSESSMENT PROCESS**

- 5.1 Unlike previous LHS submissions that were “scored” against a range of assessment criteria set by the Scottish Government (SG), the LHS 2011 – 2016 will be subject to a peer review process involving representatives of other local authorities who will examine the LHS and question relevant Inverclyde Council staff on its preparation and contents. It is hoped that this process will ensure a more considered, consistent, and equitable approach as housing and other professional staff, with appropriate knowledge and experience, from outside Inverclyde will be involved in the peer review process. The review is likely to begin before the end of 2011 however the results will not be agreed with the SG until early 2012.

## **6.0 FURTHER ACTION REQUIRED**

- 6.1 As the LHS is guided by the Inverclyde Alliance Single Outcome Agreement 2009 – 2011 (the SOA) and as the LHS is intended to contribute to several of the local outcomes of the SOA, it would be appropriate for the LHS to be formally adopted by the Inverclyde Alliance Board. Committee is therefore asked to note that the LHS will be submitted to the first available meeting of the Inverclyde Alliance Board, subject to approval of the Final Draft by Committee.

## **7.0 IMPLICATIONS**

### **7.1 Strategic**

The Inverclyde LHS 2011 – 2016 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.

### **7.2 Financial**

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), which is prepared on an annual basis. This will involve financial expenditure and will be reported to Committee as the SHIP programme is rolled out in future financial years.

### **7.3 Legal**

There are no legal implications for Inverclyde Council arising out of the LHS.

### **7.4 Equalities**

When delivering services to our customers, full cognisance is taken of equality and diversity processes and procedures. Specific equalities groups were targeted during the consultation process and were asked for their views on how the proposed policies might affect them. Their responses were considered during the development of the Policy Impact Assessment of the LHS (incorporating the Equalities Impact Assessment) and, where necessary, policies were improved for the final version of the strategy to reduce, or remove, any negative impacts.

## **8.0 LIST OF BACKGROUND PAPERS**

- 8.1
- Guidance on Local Housing Strategies (June 2008): Scottish Government/COSLA, Edinburgh
  - Inverclyde Local Housing Strategy 2004 – 2009 – Monitoring and Update Report 2009: Safe, Sustainable Communities Committee, 5 May 2009. [Min Ref. 05.05.09 Para 285]
  - Inverclyde Local Housing Strategy: Report on Engagement for Consultative Draft Report: Safe, Sustainable Communities Committee, 9 March 2010. [Min Ref. 09.03.10 Para 161]
  - Inverclyde Local Housing Strategy 2011 – 2016: Consultative Draft: Special Meeting of Safe, Sustainable Communities Committee, 24 May 2011. [Min Ref. 24.05.11 Para 375]