

**THE MORAY COUNCIL  
LOCAL HOUSING STRATEGY UPDATE**

**JULY 2005**

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## **INTRODUCTION**

This is the first annual update of the Local Housing Strategy (LHS). It contains two sections. The first section provides information to the strategy partners and the general public about the work that has been done during the first year of the LHS. The second part of the update is a revised action plan that takes account of the changing political and social environment and the achievements with the LHS of the previous year.

### **SECTION 1 - SUMMARY OF PROGRESS**

The Moray LHS was finalised in April 2004. The Action Plan contains 44 major actions and a further 77 associated tasks. The Council's Housing Services is the lead partner for the majority of these actions.

In August 2004, the Council received its assessment for the final LHS. It was assessed as 'Good' overall but two sections - the Resources Section and the Monitoring and Evaluation were graded as 'Good in Parts'. The Council re-submitted these sections in March 2005 and received the re-assessment at the beginning of June 2005. Both sections were re-assessed as 'Good'.

Although assessed as 'Good' on all areas, Communities Scotland identified areas where further work was required.

- Continue to develop the plans to involve the public in the implementation/review of the LHS
- Clarification of partners' responsibilities in relation to Monitoring & Evaluation.
- Further discussion on alternative procurement models - currently, we are likely to meet only 48% of our housing need
- Potential funding resources have been identified but have not been fully considered as an actual resource e.g. identified land released through section 75 Agreements, but now value is assumed.
- Greater clarity required on the responsibility and involvement of the Housing Strategy Group in preparing monitoring and evaluation reports.

Given the timing of the final assessment and the submission date for the 2005 update, it is proposed that these areas be developed during the forthcoming year and reported in the 2006 update.

## 1.1 SUMMARY OF PROGRESS AGAINST THE ACTION PLAN

This section considers progress and performance against the strategic objectives listed below. Rather than commenting on each action, there is a summary of progress on a number of key actions. The tables provide an indication of how many of the actions are on target and how many are being progressed but not completed to date.

The full updated action plan for 2004/05 is at the end of the summary.

### ACCESS TO HOUSING

#### *Strategic Objective 1*

*To widen and facilitate access to housing in Moray by making the housing system work more effectively*

#### *Strategic Objective 2*

*To prevent and Alleviate Homelessness*

#### *Strategic Objective 3*



*To guarantee equality of access to housing opportunities in Moray with respect to age, gender, ethnicity and disability*

### Significant achievements:

- The Council approved its revised Allocations policy during 2004. It became operational during April 2005. This involved contacting all 2500 applicants on the waiting list and re-assessing their housing needs.
- Baseline research into the private rented sector strategy was completed. This research has provided the information the Council needs to develop a private rented sector strategy. The sector makes up 13% of all households in Moray. It houses a wider variety of households compared to the rest of Scotland e.g. more families and less single parents. Proportionately, they are in greater in areas where there is a small social rented sector - e.g. rural areas around Keith, Buckie and the Cairngorms Park area. There are an estimated 1000 separate landlords operating in Moray.
- The Best Value review of the Homelessness Service has led to a complete restructuring of the Housing Needs Team - including making permanent the staff employed through the Rough Sleeper Initiative
- Health and Homelessness research was carried out during 2004. It identified that that homeless people have considerably poorer health than the rest of the Moray community. In many cases the physical and mental health problems of homeless people are complex and are often aggravated by alcohol and drug abuse. An action plan has been created and is being implemented by the Homeless team in partnership with Moray public health co-ordinator
- The Council now publicises the interpreting services that it offers - this includes the service to translate any documents into specific languages
- The Travellers Education and Information Project has been working with travellers in Moray throughout 2004/05 to establish a framework for needs assessment and has been successful in establishing dialogue with travellers. A working group (including elected members) has been set up to look at alternative site provision. This group will report its finding later in 2005.

**Significant progress with ongoing actions (8 in total):**

- The Homelessness Strategy was reviewed at the end of last year and a revised action plan has been produced.
- The revision to the Allocations policy and the application form means that information can be recorded about equalities. The Council will now report equalities indicators to committee as recommended in the original research
- The Council and its partners have worked towards developing a Common Housing Register as set out in the bid to the Scottish Executive. Following the options appraisal exercise in November 2004, a web-based model has been chosen.

			No. of actions
Year 1 Actions (2004/05)	✓	Target met	5
		Work in progress	4
On-going Actions	✓	Target met	5
		Work in progress	3

**What still needs to happen?**

- There still needs to be wider engagement with ethnic minority communities. Initial discussions with the Council's race equality specialist have indicated that work will commence to engage with ethnic minority communities about all service provision. It is anticipated that housing services could be part of this exercise.
- Further work needs to be undertaken in identifying joint training opportunities across housing providers.
- Further work needs to be taken forward with the young person's housing. The Housing Service now has a representative on Moray Youthstart Board.

## QUALITY OF HOUSING

### *Strategic Objective 4*

*To improve and maintain the quality of existing housing in Moray, including energy efficiency to HECA requirements*

### *Strategic Objective 5*





*To seek to improve the quality of new build housing in Moray across all tenures and to encourage housing that is built to Lifetime Homes standard and environmentally friendly principles*

### **Significant achievements:**

- Moray was the first Council to submit its Standard Delivery Plan. More importantly, the option appraisal showed clearly that Moray could retain its housing stock and achieve the SHQS. The house condition survey estimated that 44% of the stock would pass the standard. Most of the failings are single-element failures. Estimated investment required to take the stock up to the standard is £3.38m, with a further £4.95m required to prevent properties falling below the standard before 2015/16.
- RSL colleagues have stated a similar position. They have mostly single element failures and expect to attain the standard by 2015.
- Highest investment levels in the private sector have been achieved 1997. The initial allocation for Private Sector Housing Grant was £1.05m. A successful bid was made to Communities Scotland for additional PSHG monies and a further £0.087m was approved. The final outturn for the Council was £1.1m.
- The HECA monitoring report was provided to Communities Scotland in May 2004. It shows that the council is on target to meet its commitment to reduce energy by 24% across the 10-year period.
- The Care and Repair scheme continues to be a success. There are now 90 clients - with demand increasing. The demand for the service is throughout Moray.

### **Significant progress with ongoing actions (8 in total):**

- The housing service is involved in the review of the development plan.
- The Council continues to work in partnership with SCARF (Save Cash and Reduce Fuel). The SCARF officer works part-time for the Council and has carried out a series of awareness raising sessions in schools, tenants meetings and the tenants conference

			No. of actions
Year 1 Actions (2004/05)		Target met	8
		Work in progress	2
On-going Actions		Target met	6
		Work in progress	1

## **What still needs to happen?**

- Further work needs to be undertaken with respect to sustainable housing in new developments. A potential project has been identified around the Findhorn area but this is still in its initial stages.
- Further work needs to be undertaken to establish the feasibility of equity release schemes in Moray.
- The Housing Bill will have an impact on the way in which the Council provides its private sector service. The action plan will be altered to reflect the operation of the Act once the final guidance has been issued. The Bill also places a requirement to produce a BTS action plan as part of the LHS.

## **HOUSING AND COMMUNITY CARE**

### *Strategic Objective 6*

*Maximise the choice of housing, support and care combinations for all special needs groups and in particular to enable all those wishing to stay at home to do so with the appropriate support where practicable*

### *Strategic Objective 7*



*To meet requirements for special needs housing within communities for those not wishing or able to remain in their own home but who wish to remain in their community*

### **Significant achievements:**

- Research has been carried out into the housing needs of older people and those with physical and sensory disabilities. The former showed that there appears to be a mismatch between the demand and supply of housing in certain geographical areas of Moray. The latter showed an acute shortage of housing across the whole of Moray.
- Discussion of the research at the housing strategy implementation group led to a decision that blanket targets for specialist housing across all developments would not be appropriate. Decisions would be made on a site by site basis applying the various sources of information e.g. the research, previous build, the specific project etc.
- There is now a sub-group of the Older Persons strategy group that is focussing on community care needs assessment for older people. The housing research will help inform this. The specific recommendations from the physical disability research is taken through the LHS implementation group and the Physical and Sensory (Community Care) Strategy Group.

### **Significant progress with ongoing actions (3 in total):**

- There is still a degree of uncertainty about Supporting People. The Council will have an 18% reduction in its budget by 2007/08. There can, therefore, be no new housing support services funded through this route until the service reviews are complete.
- Discussions with colleagues in community care have identified specific Learning Disability housing needs in parts of Moray. There are however, issues with land availability and funding.

			No. of actions
Year 1 Actions (2004/05)	✓	Target met	7
		Work in progress	2
On-going Actions	✓	Target met	2
		Work in progress	2

### What still needs to happen?

- Further assessment of the housing needs of those with learning disabilities and mental illness is required.
- Investigation of the feasibility of a disabled person's housing service.
- Further work needs to be done around the potential for SMART/assistive technology in developing integrated approaches to housing provision and support.

### Sustainable Communities and Social Inclusion

#### *Strategic Objective 8.*

*Maximise the investment in and the provision of affordable housing to meet the housing need requirement in Moray*

#### *Strategic Objective 9*

*To help create and sustain neighbourhoods that are safe, socially mixed and supportive*

#### *Strategic Objective 10*

*To support and encourage wider role activities which contribute to social inclusion and community regeneration*

#### *Strategic Objective 11*

*To eradicate fuel poverty from all vulnerable groups by 2016*

#### *Strategic Objective 12*

*To provide maximum opportunities for tenant participation and empowerment throughout the social rented sector*



### Significant achievements:

- Investment levels in new affordable housing reached an unprecedented level in Moray in 2004/05. The original allocation to the Council was £1.6m. The actual outturn of the development programme in Moray was over £5M. The budget for this current financial year is £3.6m.
- Work scheduled for 2005/06 regarding Pressured Area Status was brought forward at the request of the Community Services Committee. The Council is now developing a proposal to seek pressured area status. The proposal will be submitted to the Scottish Executive towards the end of the year.

- The Council approved its Fuel Poverty Strategy on August 2004. The Scottish Executive rated the final strategy as 'Very good'.
- Craigforth Consultants undertook a tenants' survey during the summer of 2004. 83% of tenants are satisfied with the Council as a provider of housing services. Satisfaction levels across all service areas have increased since the last survey in 2001.

**Significant progress with ongoing actions (11 in total):**

- The housing and estate departments of the council have identified land that is owned by the council that may be used for future development. The Council will consider specific proposals for disposal of land for affordable housing provision later in 2005.
- The affordable housing guidelines have been implemented successfully. A total of 24 houses have been gained in 2004/05 through planning approvals (the bulk procurement deal was completed in October 2003).
- Two bulk procurement schemes have delivered and will continue to deliver in excess of in 150 houses throughout Moray.
- Tenants and elected members meet on a regular basis to review the Tenant Participation Strategy.
- The Council continues to be involved in the development of the Cairngorms Housing Strategy.

			No. of actions
Year 1 Actions (2004/05)	✓	Target met	8
		Work in progress	1
On-going Actions	✓	Target met	8
		Work in progress	3

**What still needs to happen?**

- The Council and its partners will continue to work to seek an increase in the amount of development funding.
- Further work needs to be done to establish employment opportunities through the Wider Role of RSLs and Communities Scotland.

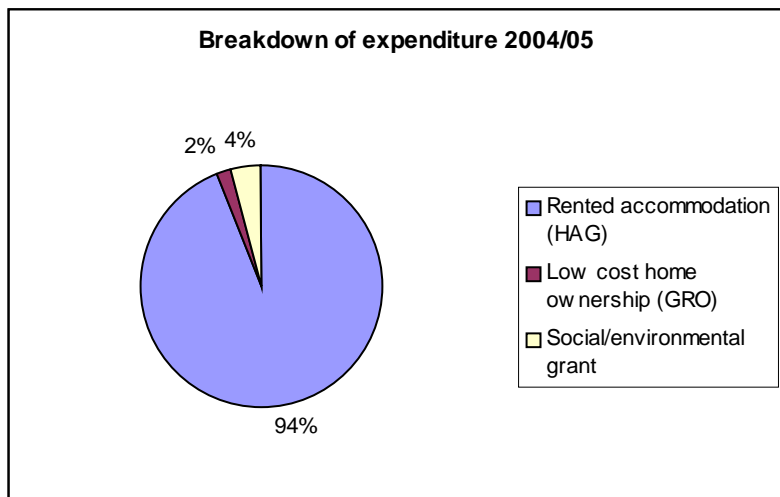
## 1.2 UPDATE ON RESOURCES

This section provides information about the main priorities for investment identified in the LHS.

### "Increase the provision of affordable housing"

**Major financial risk - that investment levels are £2m or less.**

Last year saw the largest amount of investment in new affordable housing ever in Moray. The initial allocation was £1.6M but the final outturn was £5.2M. The vast majority of the expenditure was in relation to new rented accommodation.



The annual development programme for 2005/06 is £3.6M with the anticipated spend being:

- Planned new tenders - 80 houses
- Anticipated completions - 175 houses

This level of investment is unprecedented in Moray. The council and its partners will work to ensure that these investment levels continue.

Following the completion of the Standard Delivery Plan and the decision to retain the housing stock the Council will apply to the Estate Regeneration Fund.

### "Improving quality in the private sector"

**Major financial risk - PSHG levels decrease.**

Last year saw the largest amount of investment in the private sector since 1997.

The initial allocation for PSHG was £1.05m. Towards the end of the financial year, it was noted that from the legally committed figure that the Council had the capability to spend in excess of its allocation. A successful bid was made to Communities Scotland for additional PSHG monies and a further £0.087m was approved. This was spent on the following:

- 38 disabled adaptations
- 65 clients through the Care and Repair scheme
- improvement of 50 houses either Below Tolerable Standard or in disrepair
- 30 houses provided with flood protection measures.

## **"Investing in Social Housing"**

### **Major financial risk - stock cannot remain in council ownership and attain the SHQS**

Moray was the first Council to submit its Standard Delivery Plan (SDP) to Communities Scotland. Although the formal assessment has not been received, the Council understands that the Plan has received favourable comment.

The (SDP) was produced by a Working Party that consisted of the relevant Council officers, elected members and tenant representatives. The main points from the development of the SDP are:

- Currently, 44% of the stock meets the Standard. The report published by Communities Scotland suggests that Moray has the highest proportion of social rented stock meeting the standard in Scotland
- The cost of achieving and maintaining the Standard until 2015/16 is estimated to be £8.343m. Further work to attain the higher standard 'Moray Standard' would cost £22.364m over the same period
- The Council can deliver a sustainable SDP for 30 years with a rent increase required of RPI +1.5% for 4 years (within the first 10 years of the SDP) and RPI+1% thereafter.

The Council will base all subsequent investment programmes on the Business Plan and the Standard Delivery Plan. There is also a commitment to review the Moray Housing Standard.

Discussion with RSL colleagues at the Housing Strategy Group revealed that there were no major problems in attaining the standard. Any failures tended to be single-element failures. Due to their national/Grampian-wide status, it is not possible to separate out their stock in Moray.

## **"Meeting Community Care Needs"**

### **Major financial risk - decrease in the Supporting People budget**

The budget will reduce by 18% over the next 2 years. Service reviews are being undertaken but will not be completed until March 2006 (subsequent information will be incorporated into the LHS update 2005/06). For the purposes of the LHS, it will be assumed that there will be no new housing support developments.

The housing needs research identified that there was an acute shortage of specialist housing. It also identified that this would not be met in the short/medium term through the existing development programme. The provision of aids and adaptations to existing households in need is the immediate measure.

Further work needs to be undertaken in identifying finances available for new build specialist projects e.g. housing for those with learning and physical disabilities.

## **"Eradicating Fuel Poverty"**

### **Major financial risk - change in the level of key welfare benefits in households**

There was no detrimental change in the level of key welfare benefits.

The fuel poverty strategy was based on the fact that it would have to be implemented within existing resources and this is being done. A total of £0.06m was spent on fuel poverty initiatives - this included £0.03m for the SCARF officer.

### 1.3 MONITORING AND EVALUATION

Stage 1 of the monitoring process involves recording progress on all of the actions. This is represented in the updated action plan below.

Stage 2 of the monitoring process involves gathering data to input to the detailed Monitoring and Evaluation Framework presented in Section 5 of the LHS. Data collection is on going and a mid-term evaluation of the strategy will be undertaken during 2006/07

Ensuring public involvement in the monitoring, evaluation and future development of the LHS was an area that was raised through the assessment process.

Contained within the LHS are various pathways for involvement. These are:

Level of participation	Type of involvement
Individual - not a member of any group/organisation	<ul style="list-style-type: none"> <li>➤ Feedback section is on the website</li> <li>➤ Summary document is on the website (currently going through 'Plain English' process)</li> <li>➤ Talks/presentations to non-housing interest groups</li> <li>➤ Surveys through citizens panels</li> </ul>
Neighbourhood/Estate	<ul style="list-style-type: none"> <li>➤ Tenants newsletter</li> <li>➤ Talks, presentations and annual consultation with:               <ul style="list-style-type: none"> <li>• existing tenants forums</li> <li>• proposed neighbourhood forums</li> </ul> </li> <li>➤ Community Councils</li> </ul>
Moray wide	<ul style="list-style-type: none"> <li>➤ Council tenant representatives on Community Services Committee</li> <li>➤ Annual multi-agency community planning consultation exercise</li> <li>➤ Moray Council Tenants Core Group</li> <li>➤ RSL tenant participation structure</li> <li>➤ Public representation on Moray Community Health &amp; Social Care Partnership</li> </ul>

During 2004/05, community consultation was focused on raising awareness of the LHS and how it can help meet the need for affordable housing. Presentations were given to:

- Heldon and Laich Community Council
- Forres 'Varis Club'
- Tenants Core Group
- Housing Staff - Service Planning Days

The focus for community consultation during the forthcoming year will be to develop neighbourhood indicators. These will be used in the LHS interim evaluation during 2006/07.

## UPDATED ACTION PLAN FOR 2004/05

<b>Strategic Objective 1 To widen and facilitate access to housing in Moray by making the housing system work more effectively</b>		<b>Timescales</b>	<b>Progress during 2004/05</b>
1.1 Maintain information of housing options across all providers	1.1.1 Develop the Housing Options Guide as a source of primary information	Ongoing	The Council website has been developed and there is a separate housing section. The Housing Options guide was updated during 2004/05 and has been distributed to members of the public and voluntary groups
	1.1.2 Develop the Housing Services website	2004 then ongoing	
1.2 Develop The Moray Council allocation policy by October 2004	1.2.1 Consult on proposed revisions	2004/05	The Council approved its allocations policy during 2004 and the new policy became effective as of 01/04/05
	1.2.2 Present a revised draft policy	2004/05	
	1.2.3 Implement a new policy	2004/05	
1.3 Develop a Common Housing Register by 2006	1.3.1 Carry out the actions detailed in CHR action plan for 2004/05	2004/05	The options appraisal was completed and a web-based model has been chosen. The implementation plan will not be produced until 2005/06.
	1.3.2 Prepare detailed implementation plan for 2005/06	2004/05	
1.4 Develop new partnerships with landlords within the private sector	1.4.1 Develop a forum for discussion with landlords	2004/05	The baseline research into the PRS was completed in May 2005. The strategy of the strategy will be complete during 2005/06
	1.4.2 Conduct feasibility study into a private rented strategy	2005/06	
1.5 Establish closer working practices and training opportunities across all housing providers	1.5.1 Pursue joint training opportunities	Ongoing	This has been raised at the Moray Social Forum but no further progress has been made.

<b>Strategic Objective 2 Prevent and Alleviate Homelessness</b>		<b>Timescales</b>	<b>Progress during 2004/05</b>
2.1 Implement the Moray Homelessness Strategy 2003-2008	2.1.1 See action plan in Homelessness Strategy	2004-2008	The Homelessness Strategy continued to be implemented.
	2.1.2 Submit Local Outcome Agreement to the Scottish Executive for 2004/05	2004/05	Local outcome agreement submitted.
2.2 Increase the amount of temporary accommodation by 33 units during the period 2004-08	2.2.1 See actions under Objective 6 of the Homelessness Action Plan.	Ongoing	Successful negotiations with the Defence Housing Executive and the Moray Housing Partnership has led to 20 units of temporary accommodation being provided
	2.2.2 See actions under Objective 8 of the Local Housing Strategy	Ongoing	
2.3 Maintain the Council's successful approach to ensuring that nobody sleeps rough	2.3.1 Bring the rough sleeper initiative staff into mainstream housing needs services.	2004/05	The Best Value review of the Homelessness Service has led to a complete restructuring of the Housing Needs Team - including making permanent the RSI posts.  The performance has exceeded the targets set out in the LOA
	2.3.2 Pursue targets as set out in the Local Outcome Agreement	2004/05	
2.4 Work in partnership with health agencies with respect to the NHS Grampian Health and Homelessness Plan	2.4.1 Carry out research with NHS Grampian to identify health needs/service gaps	2004/05	The Health and Homelessness research was carried out during 2004. An action plan has been created and is being actively taken forward by the Homeless team in partnership with Moray public health co-ordinator
	2.4.2 Meet the targets as identified in the Health and Homelessness action plan	Ongoing	

<b>Strategic Objective 3 To guarantee equality of access to housing opportunities in Moray with respect to age, gender, ethnicity and disability</b>		<b>Timescales</b>	<b>Progress during 2004/05</b>
3.1 Implement actions from the research into the housing experience of minority ethnic communities	3.1.1 Pursue joint training to raise awareness amongst all housing providers	2004/05	The Council housing service has carried out race awareness training with some of its staff.
	3.1.2 Monitor numbers of acceptances, rejections, refusals and transfers by applicants against the waiting list	Ongoing	The new applications forms are being used and this data can now be monitored. The indicators are reported to Committee on an annual basis
	3.1.3 Establish methods for communicating with individuals from minority ethnic backgrounds	Ongoing	Discussions have been had with the Council's race equalities specialist. There may be the possibility of housing being included in the wider consultation exercise.
	3.1.4 Publicise the existence of interpreting services	2004/05	The Council publicises the interpreting services that it offers - this includes the service to translate any documents into specific languages.

3.2 Review the current accommodation and support provided at the Travellers site in Elgin and undertake an assessment of future needs	3.2.1 Conduct a more in-depth needs assessment of travellers needs	2004/05	The Travellers Education and Information project has been working with travellers in Moray throughout 2004/05 to establish a framework for needs assessment and has been successful in establishing dialogue with travellers.  A working group (including elected members) has been set up to look at alternative site provision. This group will report it's findings in the summer of 2005
	3.2.2 Develop effective dialogue with travellers	2004/05	
	3.2.3 Complete action plan to address travellers site issues	2004/05	
3.3 Provide new accommodation for those fleeing domestic abuse	3.3.1 Develop project to reprovise refuge	2004/05	The new women's refuge and 10 affordable houses started in January 2005 with a completion date of May 2005
3.4 Ensure provision of intensive levels of support and housing to vulnerable young people subject to social exclusion	3.4.1 Review services as per the Supporting People Strategy – Objective 2.	2004/05	All the service reviews have been carried out.
	3.4.2 Continue to secure affordable housing for young people – objective 8 Local Housing Strategy	Ongoing	Changes have been made to the young persons housing due to the ending of the SIP and the creation of the ROA.

<b>Strategic Objective 4 To improve and maintain the quality of existing housing in Moray, including energy efficiency to HECA requirements</b>		<b>Timescales</b>	<b>Progress during 2004/05</b>
4.1 Reduce the number of BTS properties by 30 per annum in Moray over the period 2004-2009	4.1.1 Review the impact of the new means tested grant	2004/05	The private sector grants team have an extra member of staff to help cope with the increased workload.
	4.1.2 Develop the approach to target BTS properties linked to the outcomes agreed as part of the funding allocation	2004/05 and annually thereafter	
	4.1.3 Create a database of BTS properties	2004/2005	The BTS database has been created.
4.2 Improve quality in the private sector over the period 2004-2009 by improving 20 properties per annum, awarding grant to 70 clients through Care and Repair and bringing 5 properties per annum back into use	4.2.1 Provide owners with information and advice	Ongoing	Completed
	4.2.2 Target landlords with information and advice	Ongoing	Completed
	4.2.3 Develop the HMO licensing strategy	2004/05	The HMO licensing officer is in post but is in Environmental Services.
	4.2.4 Review the impact of the new private housing grant mechanism	2004/05 and 2005/06	
4.3 Review the Moray Council's Care and Repair Scheme	4.3.1 Conduct an annual review as per the Service Level Agreement	Annually	The annual review was carried out in July 2004. The scheme continues to be a success with 90 clients receiving a service.
	4.3.2 Evaluate the outcomes of the Care and Repair scheme	2005/06	

4.4 Improve energy efficiency across all tenures by a further 16% by 2007	4.4.1 Continue to fund SCARF	Ongoing	SCARF continues to receive funding.
	4.4.2 Carry out actions within HECA strategy	Ongoing	
	4.4.3 Provide Monitoring Report to Communities Scotland	2004/05	The monitoring report was provided to Communities Scotland.
4.5 Achieve the Scottish Housing Quality Standard by 2015 in the social rented sector	4.5.1 Review the Council Stock and Investment Strategy against the standard and produce delivery plan	April 2005	A Stock Condition Survey and an Options Appraisal were carried out during 2004 and early 2005. The Council can attain the SHQS and maintain the standard. The Council approved the Standard Delivery Plan and so the Council is pursuing the retention option. It also shows that the Council can move towards attaining the more demanding Moray Housing Standard.
	4.5.2 Carry out a stock condition survey of Council stock	2004/05	
	4.5.3 Set local milestones/targets on the basis of the stock review	2005/06	
	4.5.4 Review stock and prepare delivery plan	April 2005	
4.6 Develop the Investment Strategy for Council Housing in consultation with tenants and in accordance with the 30-year stock condition survey	4.6.1 Implement the 2003-2008 strategy	Ongoing	These tasks are now superseded with the development of the SDP
	4.6.2 Carry out a strategic review of the Council's Retention Strategy	2005/06	

<b>Strategic Objective 5. To seek to improve the quality of new build housing in Moray across all tenures and to encourage housing that is built to Lifetime Homes standard and environmentally friendly principles</b>		<b>Timescales</b>	
5.1 Monitor and Review Planning policies related to design, layout, architecture and open space	5.1.1 Input to the revision of policies as part of the Development Plan review	2004-2006	The housing service is closely involved in the review of the development plan.
5.2 Working with RSLs, Communities Scotland and developers to produce 10 Lifetime Homes over the five year period	5.2.1 Use the development programme process	Ongoing	The idea of Lifetime Homes has been raised with Communities Scotland during discussions about the development programme.
	5.2.2 Incorporate within any bulk procurement arrangement	Ongoing	

<b>Strategic Objective 6 Maximise the choice of housing, support and care combinations for all special needs groups and in particular to enable all those wishing to stay at home to do so with the appropriate support where practicable</b>		<b>Timescales</b>	<b>Progress made during 2004/05</b>
6.1 Implement the Supporting People Strategy 2003-2008	6.1.1 See actions in Supporting People Strategy	2004-2008	The strategy has still not received a final assessment from the Scottish Executive.
6.2 Develop a greater understanding of the need and requirement for special needs housing in Moray by carrying out a housing needs and support assessment for each care group identified in the Community Care Plan	6.2.1 Carry out research into housing and support needs for older people and those with physical disabilities	2004/05	The research into these two groups has been completed and the actions/recommendations have been taken through the LHS implementation group. It was decided that existing needs assessment work and desktop analysis of secondary data would suffice for the remaining community care groups.
	6.2.2 Develop a programme of research still to be completed and identify costs	2004/05	
6.3 To ensure the best use of adaptations in the public and private sector	6.3.1 Develop an action plan from the research into housing needs of the elderly and physically disabled	2004/05	An action plan was developed and discussed at the older person's strategy group. The specific recommendations from the physical disability research is taken through the LHS implementation group  This has yet to be finalised
	6.3.2 Agree a protocol with Occupational Therapists that includes prioritising requests	2004/05	
6.4 Consider the provision of a disabled person's housing service	6.4.1 Carry out a feasibility study (depending on outcome of housing needs research)	2005/06	A tender has been issued to carry out a feasibility study.

Strategic Objective 7 To meet requirements for special needs housing within communities for those not wishing or able to remain in their own home but who wish to remain in their community		Timescales	
7.1 Implement planning policies in respect of special needs housing through the affordable housing policy	7.1.1 Use the housing needs research to establish the target for the number and type of units	2004/05	It was decided following discussion of the research that blanket targets across all developments would not be appropriate. Decisions would be made on a site by site basis applying the various sources of information e.g. the research, previous build, the specific project etc
7.2 Use the findings from the housing needs research	7.2.1 Create an action plan to be taken forward.	2004/05	See 6.3
7.3 Ensure that maximum use is made of funding resources	7.3.1 Identify potential projects through the housing needs research	Ongoing	Learning disability team has identified the most immediate housing needs for the next 5 years.
	7.3.2 Adopt a partnership approach to providing large or specialist developments	Ongoing	Two houses for those with profound learning and physical disabilities will be provided through GCCCT on the bulk procurement site in Elgin.

<b>Strategic Objective 8. Maximise the investment in and the provision of affordable housing to meet the housing need requirement in Moray</b>		<b>Timescales</b>	<b>Progress 2004/05</b>
8.1 Monitor and review the supply of land for all tenures	8.1.1 Ensure that land for the RSL sector is made available by contributing details of housing need to the update of the Development Plan.	2004/05 and 2005/06	Completed
	8.1.2 Carry out research identifying existing Council land on the Housing Revenue Account	2004/05	Completed
8.2 Implement the Supplementary Planning Guidance: Affordable Housing Policy.	8.2.1 Apply the guidance to all planning applications	Ongoing	Has been implemented.
8.3 Continue to work in partnership with Communities Scotland and RSLs to deliver 161 units of affordable housing per annum	8.3.1 See actions 8.1.1 and 8.1.2	Ongoing	The Council and Communities Scotland have agreed a 6-8 weekly cycle of meetings and will carry out joint appraisals.  There have been 2 bulk procurement deals in Moray.  To be carried out during 2005/06
	8.3.2 Develop a joint appraisal of RSL strategic development programmes to allow a quicker response to building opportunities	Ongoing	
	8.3.3 Pursue bulk procurement where relevant	Ongoing	
	8.3.4 Update the housing needs study	2005/06	
8.4 Undertake further research into the impact of right to buy sales and consider the need for application for pressurised area status.	8.4.1 Undertake research to quantify the affordability of ex-RTB houses	2005/06	This has been moved forward after a summary report of RTB was presented to Committee in December 2004. An initial analysis of data has been carried out.
	8.4.2 Consider the results and decide whether to pursue pressurised areas status.	2005/06	

8.5	To consider the transfer of development funding previously administered by Communities Scotland, to Moray Council	8.5.1 Await the results of the final assessment of the LHS 8.5.2 Consider the desirability of transfer in light of the current guidance available	2004/05 2005/06	The LHS was considered 'Good' overall. The Resources and Monitoring and Evaluation scored 'Good in Parts'. These 2 sections were re-assessed as (awaiting result).
8.6	Investigate the potential of private landowners as providers and sources of affordable housing in rural areas	8.6.1 Conduct a feasibility study	2005/06	This was discussed with CS in September 2004 but no further advance has been made.
8.7	Investigate the impact of second/holiday homes	8.7.1 Carry out research 8.7.2 Create an action plan from the findings	2005/06 2005/06	Communities Scotland have carried out this research on a national level. Discussions were had with Communities Scotland during Sept 04 about joint working with Aberdeenshire. However, this has not materialised.
<b>Strategic Objective 9 To help create and sustain neighbourhoods that are safe, socially mixed and supportive</b>			<b>Timescales</b>	<b>Progress 2004/05</b>
9.1	Identify the main causes of anti social behaviour and promote effective and practical solutions to significantly reduce anti social behaviour	9.1.1 Develop anti-social behaviour strategy to include a revised Anti-social behaviour order policy	2004/05	The Council has still to finalise its Neighbourhood Disputes policy. The Housing Service has also contributed to the Council's anti-social behaviour policy.
9.2	Develop methods of evaluating the effectiveness of housing policies and management in promoting social inclusion	9.2.1 Develop targets 9.2.2 Use the data from the Neighbourhood Statistics Study to inform practice	Ongoing Ongoing	No work has been taken forward on this.

<b>Strategic Objective 10</b> <b>To support and encourage wider role activities which contribute to social inclusion and community regeneration</b>		<b>Timescales</b>	<b>Progress 2004/05</b>
10.1 To promote the involvement of RSLs in the Community Planning process	10.1.1 Ensure that there is RSL representation within the Community Planning steering group	Ongoing	There is a representation from the RSL sector on the Community Planning Steering Group
10.2 To encourage employment opportunities by creating a Build and Train scheme for 10 trainees as part of the wider role programme.	10.2.1 Establish a build and train scheme	2004/05	This has not been achieved
	10.2.2 Investigate other opportunities through the joint appraisal process	Ongoing	

<b>Strategic Objective 11</b> <b>To eradicate fuel poverty from all vulnerable groups by 2016</b>		<b>Timescales</b>	<b>Progress 2004/05</b>
11.1 Develop a Fuel Poverty Strategy	11.1.1 Develop a draft strategy for public consultation	2004/05	The Council approved its final strategy on August 2004. The Scottish Executive rated the final strategy as 'Very Good'.
	11.1.2 Publish final version	2004/05	
11.2 Continue with measures under the HECA strategy	11.2.1 See actions under 4.4	until 2006/07	
<b>Strategic Objective 12</b> <b>To provide maximum opportunities for tenant participation and empowerment throughout the social rented sector</b>		<b>Timescales</b>	<b>Progress 2004/05</b>
12.1 Implement the Moray Tenant Participation Strategy	12.1.1 Strategy Implementation monitored and reviewed annually	Ongoing	The tenants core group reviewed the strategy action plan.

12.2 Maintain the Council's commitment to the retention of its housing stock	12.2.1 Further develop the Business Plan for Council Housing	Ongoing	See Section 4.4  The tenants survey was undertaken during the summer of 2004.
	12.2.2 Undertake a strategic review of how best to manage the Council stock	2005/06	
	12.2.3 See Objective 2 of the Tenant Participation Strategy	Ongoing	
	12.2.4 Conduct a tenants survey	2004/05	
12.3 Promote co-operation between all social landlords to encourage tenant participation	12.3.1 Arrange a tenants seminar	2004/05	The tenants seminar (both TMC and RSLs landlords) was held on October 2004. Another seminar has been booked for September 2005.

## **SECTION 2 - DEVELOPMENT OF THE 2005/06 ACTION PLAN**

This section provides the 'bridge' between the original action plan in the LHS and the new action plan proposed for 2005/06.

The first part is a discussion of the important policy changes that will impact on the LHS. The second part is a table detailing where the actions have changed.

### **Access to housing**

The LHS identified that the role of the private sector was not fully understood. The Council completed research into the role of the private rented sector in Moray. This will form the basis for a private rented sector strategy. The second element of the strategy development is to establish a private landlord's forum. This will also include the role that private landowners can play in providing affordable housing.

### **Quality of Housing**

The Housing (Scotland) Bill was introduced to Parliament on 7 March 2005. The primary objective of the bill is to improve the quality of private sector housing. The key aspects of the Bill relate to the powers of local authorities to deal with disrepair in the private sector including the provision of assistance to owners, standards in the private rented sector, improving information for home owners and the rights of mobile home owners.

The Bill proposes to make specific amendments to the Housing (Scotland) Act 2001 with respect to the LHS:

- add to the purpose of the LHS "improves the standards of housing in the local authority's area"
- ensure that a local authorities' LHS includes an action plan on BTS housing including timescales for specified reductions in numbers of properties
- ensure that a local authorities' LHS includes a policy for identifying localities that should be designated as Housing Renewal Areas

It will not be possible to formulate a response to this until the Bill becomes an Act and the subsequent guidance is produced. However, an updated house condition survey will provide the base for proposals 2 and 3.

The Council's own stock is in good condition. The SDP shows that the Council can achieve and maintain the Standard, and even exceed it to the Moray Standard. RSL colleagues have a similar story with no real problems arising during the self-assessment process. The strategic focus therefore is for all social landlords to follow their standard delivery plans and for the council to remain the biggest landlord in Moray.

## **Housing and Community Care**

The Council's Supporting People budget will decrease 10% over the next 3 years (from £6.4m to £5.7m in 2007/08). The Council is confident that the reduction within the first two financial years is manageable without a major impact on service users. However the Council cannot continue to maintain the same type, range and quality of housing support services within the budgetary confines of the Supporting People Grant in the medium to long term.

## **Sustainable Communities and Social Inclusion**

The LHS identified that Moray's economy was fragile. There are two factors that have exacerbated that fragility - a large amount of job losses (scaling down of both RAF bases and over 300 jobs lost following the closure of the pork factory in Buckie), and an influx of migrant workers.

It is too early to quantify the impact on Moray. However, there are some housing issues (positive and negative) that will need to be addressed:

- A greater need for affordable housing because of job losses
- Immediate housing duties of the council to migrant workers (closely linked to Homelessness Strategy and the Housing Needs Team)
- Likely housing needs of migrant workers over the longer term
- Potential to acquire ex-DHE properties

NEW ACTION PROPOSED	LINK TO EXISTING ACTION PLAN/RISK MANAGEMENT STRATEGY	POTENTIAL BARRIERS TO ACHIEVEMENT	LEAD RESPONSIBILITY	TARGET TIMESCALE
<b>ACCESS TO HOUSING</b>				
1. Develop a Private Rented Sector Strategy	This replaces action 1.4. The completion of the baseline research into the private rented sector strategy provides the foundation for the strategy. Allied to this is the possibility of housing services being responsible for the landlords' register.	Engaging with landlords will be hard - mainly because it is hard to know who is a landlord Securing the resources - staff time and funding for any initiatives.	TMC Housing Services	December 2005
2. Implement the Moray Homelessness Strategy 2003-2008	This remains the only action specifically under the objective of alleviating homelessness. New actions/approached are taken forward through the strategy. The mid-term review of the strategy will take place later in the year.	Potential for increases in homelessness due to job losses. There may also be a requirement to provide services to migrant workers.	TMC Housing Service	2008
3. Continue the review of accommodation and support provided for travellers in Moray.	This replaces action 3.2 and reflects the progress that has been made with travellers' accommodation needs and the necessity to provide a new site/s.	Finding suitable sites	Multi-agency travellers group	August 2005
<b>QUALITY OF HOUSING</b>				
4. Carry out a private sector stock condition survey	The last survey was carried out in 1998 so there is a need to update information. Also, the requirement for the LHS to have a BTS action plan means that there needs to be updated baseline information.	None identified although costs could determine the size of the study.	TMC Housing Services, Housing Strategy Group	March 2006

NEW ACTION PROPOSED	LINK TO EXISTING ACTION PLAN/RISK MANAGEMENT STRATEGY	POTENTIAL BARRIERS TO ACHIEVEMENT	LEAD RESPONSIBILITY	TARGET TIMESCALE
5. Review the Council's approach to private sector improvements in line with the forthcoming Act and subsequent Guidance	This replaces 4.2. The type of work is likely to change - e.g. grants will not be mandatory.	These are hard to identify until the Bill becomes an Act and subsequent guidance is produced. It is likely that there may be a staffing requirement due to the widening of the scope of information and advice that council officers are expected to give.	TMC Housing Services	Ongoing
6. Ensure that Council and RSL properties maintain the Scottish Housing Quality Standard	This replaces actions 4.5 and 4.6 and reflects the development of the Standard Delivery Plans across the social rented sector	Another large-scale flood could upset the investment programme. The SDP contains a full risk management strategy.	TMC Housing Services	2015
7. Further work to investigate the feasibility of equity release schemes	This was identified in the risk management strategy as an action to try to counteract the high levels of disrepair in the owner occupier sector	There is no requirement for people to carry out repairs on their properties. There is caution amongst certain groups e.g. older people to enter into such schemes.	TMC Housing Service, Housing Strategy Group	March 2006
<b>HOUSING AND COMMUNITY CARE</b>				
8. Ensure that information from housing needs research is fed into the Communities Scotland/RSL SDPF process	This replaces 7.2 and reflects the greater use of the research in the development process.	The level of investment required is far greater than current resources allow for.	TMC Housing and Community Care services, Communities Scotland	Ongoing
9. Carry out housing needs research into those with Learning Disabilities and Mental Illness	This replaces 6.2 and reflects the progress that has been made with the 2 most prolific community care groups. It also reflects the nature of housing need for the remaining groups.	Staff resources.	TMC Housing and Community Care services	March 2006

<b>SUSTAINABLE COMMUNITIES AND SOCIAL INCLUSION</b>				
10. Update the Housing Needs Study	This is now an action. It was identified in the risk management strategy as a major action to counteract the risk of decreasing levels of development funding.	None identified.	TMC Housing Services, Housing Strategy Group	March 2006
11. Conduct joint research into the current and predicted housing needs of migrant workers within Moray	This is a new action that recognises the increase of migrant labour.	Identifying all the migrant workers	Communities Scotland, TMC and Aberdeenshire councils	March 2006
12. Develop a final proposal for Pressured Area Status for submission to the Scottish Executive	This replaces action 8.4 as the work has been brought forward	None identified in the process. There may be issues raised by the Scottish Executive post submission	TMC Housing Services	November 2006
13. To encourage employment opportunities as part of the wider role programme.	This is a slight revision to the original version that suggested developing a build and train scheme. Initial discussions have suggested that this might not be feasible in Moray. The focus needs to be on identifying all any possible work opportunities.	The lack of specific agencies who specialise in supported employment e.g. the Foyer in Aberdeen. Also the capacity of existing agencies e.g. local colleges.	Communities Scotland, Moray Youthstart, Moray College, RSLs, TMC Housing	March 2006
14. Implement the Fuel Poverty Strategy	This replaces action 11.1 as the strategy has now been developed	None identified. The strategy has been framed around the basis that existing resources must be used.	TMC Housing, SCARF	Ongoing

## SECTION 3

### NEW ACTION PLAN 2005/06

<b>Strategic Objective 1 To widen and facilitate access to housing in Moray by making the housing system work more effectively</b>		<b>Who involved (lead partners in bold)</b>	<b>Timescales</b>
1.1 Maintain information of housing options across all providers	1.1.1 Update Housing Options Guide on an annual basis	<b>TMC Housing Services</b> , all other housing providers	Ongoing
	1.1.2 Update housing services website	<b>TMC IT/Housing Services</b>	Ongoing
1.2 Develop a Moray Common Housing Register by 2006	1.2.1 Prepare detailed implementation plan for 2005/06 subject to funding from the Scottish Executive.	<b>TMC Housing Services, RSLs, TMC IT Services</b>	2006
1.3 Develop a Private Rented Sector Strategy	1.3.1 Produce a draft strategy during summer 2005/06	<b>TMC Housing Services, SLA</b>	October 2005
	1.3.2 Launch draft strategy and the new landlords forum in October 2005	<b>TMC Housing Services, SLA</b>	
1.4 Establish closer working practices and training opportunities across all housing providers	1.4.1 Pursue joint training opportunities	<b>The Moray Social Housing Forum</b>	Ongoing
<b>Strategic Objective 2 Prevent and Alleviate Homelessness</b>		<b>Who Involved</b>	<b>Timescales</b>
2.1 Implement the Moray Homelessness Strategy 2003-2008	2.1.1 See action plan in Homelessness Strategy	Multi-agency Homelessness Strategy Group, <b>Homelessness Project Group</b>	Ongoing

<b>Strategic Objective 3 To guarantee equality of access to housing opportunities in Moray with respect to age, gender, ethnicity and disability</b>		<b>Who involved</b>	<b>Timescales</b>
3.1 Implement actions from the research into the housing experience of minority ethnic communities	3.1.1 Pursue joint training to raise awareness amongst all housing providers 3.1.2 Establish methods for communicating with individuals from minority ethnic backgrounds	TMC Housing, RSLs, and all <b>Community Planning partners</b>	Ongoing
3.2 Continue the review of accommodation and support provided for travellers in Moray.	3.1.1 Implement outcome of working group's findings.	<b>Gypsy Travellers Multi-agency group, Gypsy Travellers working group.</b>	August 2005
3.3 Ensure provision of intensive levels of support and housing to vulnerable young people subject to social exclusion	3.4.1 Continue to secure affordable housing for young people – objective 8 Local Housing Strategy	<b>Housing Strategy Group</b>	Ongoing
	3.4.2 Ensure TMC Housing Services representation on Moray Youthstart Board	<b>Moray Youth start, TMC Housing Services</b>	Ongoing

<b>Strategic Objective 4 To improve and maintain the quality of existing housing in Moray, including energy efficiency to HECA requirements</b>		<b>Who involved</b>	<b>Timescales</b>
4.1 Carry out a private sector stock condition survey	4.1.1 Carry out research during spring 2006 4.1.2 Identify any potential housing renewal areas 4.1.3 Use the research to create a BTS action plan	<b>TMC Housing Services, Housing Strategy Group</b>	During 2006
4.3 Review the Council's approach to private sector improvements in line with the forthcoming Act and subsequent Guidance	4.3.1 Continue to work towards annual targets set out in 2004/05 2005/06 PSHG bid	<b>TMC Housing Services</b>	Until March 2006
4.4 Establish the feasibility of equity release schemes in Moray.	4.4.1 Identify and evaluate all possible schemes 4.4.2 Produce report detailing the most suitable option	<b>Housing Strategy Group</b>	March 2006
4.5 Review the Moray Council's Care and Repair Scheme	4.5.1 Conduct an annual review as per the Service Level Agreement	<b>TMC Housing Services, Castlehill HA</b>	Annually
	4.5.2 Evaluate the outcomes of the Care and Repair scheme	<b>TMC Housing Services, Castlehill HA, service users</b>	March 2006

<b>Strategic Objective 4 To improve and maintain the quality of existing housing in Moray, including energy efficiency to HECA requirements</b>		<b>Who involved</b>	<b>Timescales</b>
4.6 Improve energy efficiency across all tenures by a further 16% by 2007	4.6.1 Continue to fund SCARF	<b>TMC Housing Services, SCARF</b>	Ongoing
	4.6.2 Carry out actions within HECA strategy	<b>TMC Housing Services, SCARF</b>	Ongoing
	4.6.3 Provide Monitoring Report to Communities Scotland	<b>TMC Housing Services</b>	May 2007
4.7 Ensure that Council and RSL properties maintain the Scottish Housing Quality Standard	4.7.1 Use the Standard Delivery Plan to base all future investment programmes.	<b>TMC Housing Services, RSLs</b>	Ongoing Ongoing

<b>Strategic Objective 5. To seek to improve the quality of new build housing in Moray across all tenures and to encourage housing that is built to Lifetime Homes standard and environmentally friendly principles</b>		<b>Who involved</b>	<b>Timescales</b>
5.1 Monitor and Review Planning policies related to design, layout, architecture and open space	5.1.1 Input to the revision of policies as part of the Development Plan review	<b>TMC Planning</b> and Housing Services	February 2006
5.2 Working with RSLs, Communities Scotland and developers to produce 10 Lifetime Homes over the five year period	5.2.1 Use the development programme process 5.2.2 Incorporate within any bulk procurement arrangement	<b>TMC Housing Services, Communities Scotland, RSLs, housing developers</b>	Ongoing Ongoing
5.3 Investigate the potential of new technology	5.3.1 Identify the potential uses for SMART technology in older person/special needs housing 5.3.2 Identify one potential project for sustainable housing.	<b>TMC Housing Services, OT services, Older person's strategy group</b> <b>TMC Housing Services, Communities Scotland, RSLs, housing developers</b>	Ongoing Ongoing

<b>Strategic Objective 6 Maximise the choice of housing, support and care combinations for all special needs groups and in particular to enable all those wishing to stay at home to do so with the appropriate support where practicable</b>		<b>Who involved</b>	<b>Timescales</b>
6.1 Implement the Supporting People Strategy 2003-2008	6.1.1 See actions in Supporting People Strategy	<b>Supporting People Core Group, Service Providers, Service Users, TMC Housing services</b>	Ongoing
6.2 Carry out housing needs research into those with Learning Disabilities and Mental Illness	6.2.1 Carry out desktop analysis of Moray data for those with Learning disabilities	<b>TMC Housing Services, Learning Disability Team</b>	March 2006
	6.2.2 Carry out desktop analysis of Moray data for those with mental illness	<b>TMC Housing Services, Mental Health Team</b>	March 2006
6.3 To ensure the best use of adaptations in the public and private sector	6.3.1 Agree a protocol with Occupational Therapists that includes prioritising requests	<b>TMC Housing and OT services</b>	August 2005
6.4 Consider the provision of a disabled person's housing service	6.4.1 Carry out a feasibility study assessing all the options for information, advice and advocacy provision in Moray	<b>TMC Housing service, Physical and Sensory Disability Services</b>	August 2005
	6.4.2 Develop and implement an action plan following the feasibility study	<b>TMC Housing service, Physical and Sensory Disability Services</b>	August 2005

<b>Strategic Objective 7</b> <b>To meet requirements for special needs housing within communities for those not wishing or able to remain in their own home but who wish to remain in their community</b>		<b>Who involved</b>	<b>Timescales</b>
7.1 Ensure that maximum use is made of funding resources	7.1.1 Identify potential projects through the housing needs research  7.1.2 Adopt a partnership approach to providing large or specialist developments	<b>TMC Housing Services, Moray Community Health &amp; Social Care Partnership, Communities Scotland</b>	Ongoing
7.2 Ensure that information from housing needs research is fed into the Communities Scotland/RSL SDPF process	7.2.1 Ensure that there is at least one specialist housing project per annum in the development programme.  7.2.2 Promote the use of Lifetime Homes.	<b>TMC Housing Services, Moray Community Health &amp; Social Care Partnership, Communities Scotland, RSLs</b>	Ongoing

<b>Strategic Objective 8. Maximise the investment in and the provision of affordable housing to meet the housing need requirement in Moray</b>		<b>Who involved</b>	<b>Timescales</b>
8.1 Monitor and review the supply of land for all tenures	8.1.1 Ensure that there is adequate land for affordable housing in the new development plan	<b>TMC Planning Services, Housing Services, RSLs</b>	February 2006
	8.1.2 Present the findings of the council land review to committee in August 2005	<b>TMC Housing and Estates Services</b>	August 2005
	8.1.3 Incorporate the land identified in 8.1.2 into the SDFP process	<b>TMC Housing Services, Communities Scotland, RSLs</b>	July 2005
8.2 Implement the Supplementary Planning Guidance: Affordable Housing Policy.	8.2.1 Apply the guidance to all planning applications	<b>TMC Planning Services</b>	Ongoing
8.3 Continue to work in partnership with Communities Scotland and RSLs to deliver 161 units of affordable housing per annum	8.3.1 See actions 8.1.1 and 8.1.2	<b>TMC Housing Services and Communities Scotland</b>  <b>Communities Scotland, TMC Housing Services, RSLs, Housing developers</b>	Ongoing  Ongoing
	8.3.2 Develop joint appraisal of RSL SDFP		
	8.3.3 Pursue bulk procurement where appropriate.		
8.4 Update the Housing Needs Study	8.4.1 Issue the brief during summer 2005	<b>Housing Strategy Group, Communities Scotland</b>	March 2006
	8.4.2 Carry out field work during autumn/winter 2006		
	8.4.3 Final report during 2006		

<b>Strategic Objective 8. Maximise the investment in and the provision of affordable housing to meet the housing need requirement in Moray</b>		<b>Who involved</b>	<b>Timescales</b>
8.5 Conduct research into the current and predicted housing needs of migrant workers within Moray and Aberdeenshire	8.5.1 Carry out field work during autumn 2005 8.5.2 Final report during 2006	<b>Housing Strategy Group, Communities Scotland</b>	March 2006
8.6 Develop a final proposal for Pressured Area Status for submission to the Scottish Executive.	8.5.1 Carry out wider community consultation	<b>Housing Strategy Group</b>	July/August 2005
	8.5.2 Present report to Community Services Committee	<b>Housing Strategy Group</b>	October 2005
	8.5.3 Submit application to the Scottish Executive	<b>TMC Housing Services, Elected members</b>	October 2005
8.7 Investigate the potential of private landowners as providers and sources of affordable housing in rural areas	8.6.1 Conduct a feasibility study with Communities Scotland	<b>TMC Housing Services, SRPBA, Communities Scotland</b>	March 2006
8.8 Continue to participate in the development of the Cairngorms Housing Strategy	8.8.1 Attend the Cairngorms Housing Implementation Group	<b>Cairngorms Park Authority, TMC Housing, Communities Scotland</b>	Ongoing
8.9 To consider the transfer of development funding previously administered by Communities Scotland, to Moray Council	8.6.1 Consider the desirability of transfer in light of the current guidance available	<b>TMC Housing Services</b>	Ongoing

<b>Strategic Objective 9</b> <b>To help create and sustain neighbourhoods that are safe, socially mixed and supportive</b>		<b>Who involved</b>	<b>Timescales</b>
9.1 Identify the main causes of anti social behaviour and promote effective and practical solutions to significantly reduce anti social behaviour	9.1.1 Implement the anti-social behaviour strategy	<b>TMC Housing, Grampian Police, RSLs</b>	Ongoing
9.2 Develop methods of evaluating the effectiveness of housing policies and management in promoting social inclusion	9.2.1 Develop targets	Moray Social Housing Forum	Ongoing
	9.2.2 Use the data from the Neighbourhood Statistics Study to inform practice	Moray Social Housing Forum	Ongoing
<b>Strategic Objective 10</b> <b>To support and encourage wider role activities which contribute to social inclusion and community regeneration</b>		<b>Who involved</b>	<b>Timescales</b>
10.1 To promote the involvement of RSLs in the Community Planning process	10.1.1 Ensure that there is RSL representation within the Community Planning steering group	<b>Community planning partnership, RSLs</b>	Ongoing
10.2 To encourage employment opportunities as part of the wider role programme.	10.2.1 Investigate all employment opportunities through the joint SDFP appraisal process	<b>RSLs, Moray College, Moray Youthstart, Communities Scotland</b> TMC Housing, Community Planning Partnership	March 2006
	10.2.2 Raise the issue through the Community planning partnership theme group "Investing in Children and Young People"		

<b>Strategic Objective 11 To eradicate fuel poverty from all vulnerable groups by 2016</b>		<b>Who involved</b>	<b>Timescales</b>
11.1 Implement the Fuel Poverty Strategy	11.1.1 Review in November 2005 11.1.2 Publish updated action plan	<b>Fuel Poverty Strategy Working Group</b>	January 2006
11.2 Continue with measures under the HECA strategy	11.2.1 Publish HECA report in 2006	<b>TMC Housing Services</b>	May 2006
<b>Strategic Objective 12 To provide maximum opportunities for tenant participation and empowerment throughout the social rented sector</b>		<b>Who involved</b>	<b>Timescales</b>
12.1 Implement the Moray Tenant Participation Strategy	12.1.1 Strategy Implementation monitored and reviewed annually	<b>TMC Housing Service, TMC Tenants, Elected members</b>	Ongoing
12.2 Promote co-operation between all social landlords to encourage tenant participation	12.2.1 Arrange tenant seminar	<b>TMC Housing Service, TMC and RSL tenants</b>	September 2005

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