



**THE MORAY COUNCIL
LOCAL HOUSING STRATEGY UPDATE**

JULY 2006

CONTENTS

Introduction	Page 2
Section 1 -	
Summary of Progress 2005/06	Page 2
Summary of progress against the action plan	Page 3
Update on resources	Page 9
Monitoring and Evaluation	Page 11
Updated action plan for 2005/06	Page 12
Section 2 -	
Development of the 2006/07 action plan	Page 25
New action plan	Page 30

INTRODUCTION

This is the second annual update of the Local Housing Strategy (LHS). The 2005 Update received a very good assessment from Communities Scotland which praised the report's logical and clear presentation. The 2006 update is presented in the same format.

Section 1 - provides information to the strategy partners and the general public about the work that has been done during the past year. This includes completing any outstanding actions from 2004/2005 in addition to the work carried out during 2005/06

Section 2 – presents 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

1.1 SUMMARY OF PROGRESS WITH OUTSTANDING ACTIONS FROM 2004/05

Last year's report highlighted areas from the original LHS needing further development. The areas and the progress in the table below

Areas of further work	Action taken
Continue to develop plans to involve the public in the implementation/review of the LHS	All the neighbourhood forums have been established and will provide the main vehicle for general public consultation. The housing service will still carry out specific consultations e.g. private rented landlord open evenings, where required.
Clarification of partners responsibilities in relation to Monitoring & Evaluation	It was agreed by the strategy group that the LHS implementation group would take forward the 'day to day' implementation. The Strategy group received a draft copy of the 2006 update in May and have had the opportunity to provide input.
Further discussion on procurement models	The Council discusses this with Communities Scotland and RSLs on a regular basis. Bulk procurement has worked well in Elgin and a second phase is being developed. Devanha is currently being revised and will be the main procurement method for new housing developments in Moray.
Potential funding resources have been identified but have not been fully considered as an actual resource	These are considered in the resources update section.
Greater clarity required on the responsibility and involvement of the Housing Strategy Group in preparing monitoring and evaluation reports	See above

A total of 9 actions from the 2004/2005 plan were carried forward to 2005/06. Currently, only 2 remain outstanding - encourage employment opportunities as part of the wider role programme and to implement the findings of the Gypsy Travellers working group. The completion of both these actions is dependent on action being taken on a wide range of factors many of which the LHS cannot directly influence.. The Council has yet to make a decision on whether or not it provides sites for Gypsy travellers and is currently investigating a number of potential sites.

1.2 SUMMARY OF PROGRESS AGAINST THE 2005/06 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 2005/06 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 held 2 private rented landlord evenings in Elgin. Both have been well attended (70 and 120 respectively) and have generated key actions that will form the basis of a strategic approach to the sector. The Council is developing a Private Sector Leasing Scheme and has developed and launched a Rent Deposit Guarantee Scheme.
- Development of a web-based Common Housing Register has gone out to tender
- During the first year of operation, the allocations policy has increased the number of allocations to transfers achieving a ratio of 19.25%.
- Completion of the mid-term review of the Homelessness Strategy
- The Council has signed up to the Happy to Translate service
- The Travellers Education and Information Project has identified with the travelling community that the requirement is for smaller sites (possibly) scattered throughout Moray. A number of potential sites are being investigated.
- Completed research into the options for improving housing access for those with disabilities.
- Further research is being done on the housing needs of migrant workers in Moray (along with Aberdeenshire and Aberdeen city Council).

Significant progress with ongoing actions (7 in total):

- Welcome packs have been produced in various European languages for people moving into the area and all housing material is published in various languages.

			No. of actions
Year 1 Actions (2005/06)	✓	Target met	3
		Work in progress	1
On-going Actions	✓	Target met	6
		Work in progress	1

What still needs to happen?

- The timetable for the Common Housing Register has slipped and is now a joint project with Aberdeenshire. It is likely that the register will not be implemented until 2007.
- Further work needs to be undertaken to identify joint training opportunities across housing providers.
- Steady progress has been made with Supporting People reviews, which will be completed by September to enable next year's reduced budget to be planned.
- The number of Council houses allocated to the Transfer list needs to increase with a target of 30%.

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:

- The Council has installed solar heating panels into one of its properties where early indications are there may be appreciable savings to the elderly tenants.
- The Moray Development Plan contains a clear statement on the requirement to design energy efficient heating systems for developments of 10+ houses or 500m².
- The SHQS dictates a National Home Energy Rating (NHER) of a minimum of **5.0** by 2007. A survey of Council Housing Stock carried out in 2005 in connection with the Scottish Housing Quality Standard Delivery Plan, established that the average NHER in Council Housing had reached a level of **6.7**.
- Demand for the Care and Repair scheme continues to grow in Moray. The budget for the scheme has been increased by almost £0.1m which has increased staffing and Grants available. This includes £0.050 quality of Life funding from the Council.

Significant progress with ongoing actions (8 in total):

- A new very amenity housing project in Forres will build 18 properties to a Lifetime Homes Standard in 2006/07.

			No. of actions
Year 1 Actions (2004/05)	✓	Target met	2
		Work in progress	5
On-going Actions	✓	Target met	6
		Work in progress	1

What still needs to happen?

- The outstanding actions are related to the commencement of the Housing (Scotland) Act 2006. Communities Scotland has requested that the impact of the new Act should be part of next year's LHS update.

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 housing information and advice to those with a physical and/or sensory disability.
- Desktop research has been carried out of housing needs for local populations of those with mental illness and learning disabilities. Clear priorities and geographical needs have been identified.
- 80 people received the Care and Repair service with a further 80 people with works waiting approval and/or to be seen. Grants of nearly £700,000 were awarded.

Significant progress with ongoing actions (3 in total):

- There is considerable budgetary pressure on Housing Support Services funded by 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. Although the initial priority is to identify efficiency savings it is unrealistic to expect that savings of this magnitude can be achieved and reduction in levels of service and possibly closure of services may be necessary.

			No. of actions
Year 1 Actions (2005/06)	✓	Target met	4
		Work in progress	1
On-going Actions	✓	Target met	3
		Work in progress	0

What still needs to happen?

- Further work needs to be done around the potential for SMART/assistive technology and telecare in developing integrated approaches to housing provision and support. A post has been created to look at this in Community Care.
- Once all the Supporting People reviews are complete difficult budgetary decisions will have to be made.

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:

- The housing needs study was commissioned in May 2006 with a completion date of April 2007.
- The Council agreed to allocate sites identified in the council land audit for affordable housing
- A Tenants' Conference was held in September 2005.

Significant progress with ongoing actions (5 in total):

- The outturn for 2005/06 was £9.36 m which includes £2.138m HERF/HAG money. The number of units completed was 222 significantly in excess of the 161 target.
- A successful Housing Estate Regeneration Fund bid meant an additional £2.138m coming to Moray for the purchase and refurbishment of 60 Defence Housing Executive houses for social renting and 23 properties for sale in a LCHO scheme to current social housing tenants and people on the waiting list.
- Designation of Pressured Area Status for Elgin, Lossiemouth and the villages around Forres.
- Tenants and elected members continue to meet on a regular basis to review the Tenant Participation Strategy. The outcome of the current strategy will be reported to Committee in October and the 2007-2010 Strategy operational from April 2007.
- The Council continues to be involved in the development of the Cairngorms Housing Strategy, which includes a survey of landowners with their views to the provision of affordable housing.

			No. of actions
Year 1 Actions (2004/05)	✓	Target met	11
		Work in progress	1
On-going Actions	✓	Target met	6
		Work in progress	4

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.
- A review of the Council's Tenant Participation Strategy and Strategy for 2007-2010 developed.

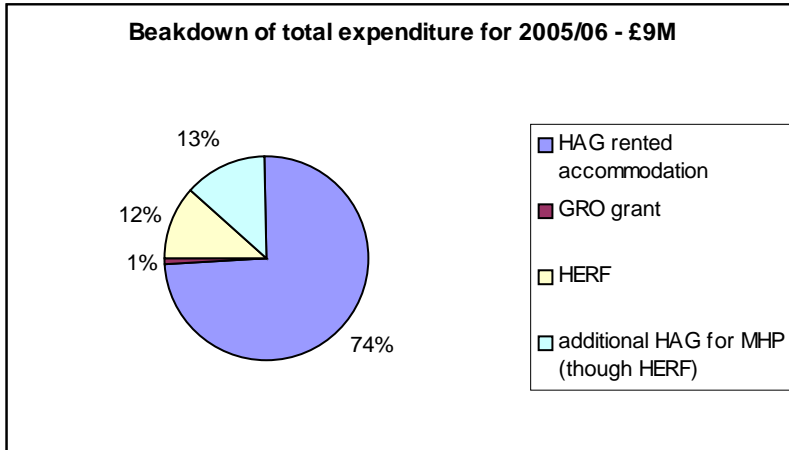
1.2 UPDATE ON RESOURCES

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.

Moray continues to receive increased amounts of investment for new affordable housing. The budget allocation for 2005/06 was £3.7m but the final outturn was over £7m (excluding HERF). The graph below shows the breakdown of expenditure.



The annual development programme for 2006/07 is £6.705m (this includes slippage of £0.705m.). The Moray Council's Council tax discount income on second homes of £0.365m has to be added to this figure making the total available £7070m.

There is no guarantee that this level of funding will remain or increase. Current proposals for the Strategic Housing Investment Framework indicate that the method of allocation is going to significantly change.

"Improving quality in the private sector"

Major financial risk - PSHG levels decrease.

The Council spent its grant allocation for 2005/06 with the final outturn of £1.118m which included an additional £0.06m allocation which continued our record of being able to spend in addition to our allocation.

The allocation for 2006/07 has increased slightly at £1.2m. However, the funding is for one year only and makes it very hard to plan expenditure. The Council has a good track record in spending PSHG. Given the condition of houses in the private sector and the increased demand for adaptations, there is need for more funding.

"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 who have now accepted it. It shows that the Council is in a position to attain the Standard whilst restricting rent rises to RPI +1%. 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 the national/Grampian-wide status of the RSL's (with the exception of MHP), it is not possible to separate out their stock in Moray, so an accurate picture cannot be obtained.

"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 September 2006 .

Although the budget cuts have been previously softened by the increase in community care funding the Council's overall financial position is pressured and savings will have to be achieved. It is still the case that there will be no new supported housing projects within the lifetime of the LHS.

The Midterm Review of the Homelessness Strategy identified a large increase in the number of homeless young people with support needs. The Supporting People budget was set before the 2012 target was introduced and does not reflect the Council's increasing obligations to Homeless persons.

"Eradicating Fuel Poverty"

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

Recent research carried out by the Scottish Executive¹ estimates that there is a slight increase in the number of fuel poor households but it does not attribute the rise to any particular factor. Although the risk is a decrease in household income it seems valid to assume that continuing price rises in domestic fuel is having a detrimental effect on vulnerable households. The Council's strategic approach remains one of education and raising awareness.

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 Scottish House Condition Survey. Key findings for 2003-2004. Scottish Executive (2006)

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 and reported to the LHS Strategy Group 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. There are various ways for involvement of organisations and individuals contained within the LHS. These are:

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

During 2005/06, community consultation was focused on implementation of specific actions within the LHS. Presentations were given to:

- Tenants Core Group- pressured area status
- 2 open evenings for private rented sector landlords re: landlord registration
- newspaper articles and letters to individual tenants re: RTB/PAS

UPDATED ACTION PLAN FOR 2005/06

Strategic Objective 1 To widen and facilitate access to housing in Moray by making the housing system work more effectively		Who involved (lead partners in bold)	Update
1.1 Maintain information of housing options across all providers	1.1.1 Update Housing Options Guide on an annual basis	TMC Housing Services , all other housing providers	Produced Sept 05
	1.1.2 Update housing services website	TMC IT/Housing Services	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.	TMC Housing Services, RSLs, TMC IT Services	2006
1.3 Develop a Private Rented Sector Strategy	1.3.1 Produce a draft strategy during summer 2005/06	TMC Housing Services, SLA	October 2005
	1.3.2 Launch draft strategy and the new landlords forum in October 2005	TMC Housing Services, SLA	There have been 2 landlord open evenings. The strategy will be developed by the Private Sector projects officer
1.4 Establish closer working practices and training opportunities across all housing providers	1.4.1 Pursue joint training opportunities	The Moray Social Housing Forum	Ongoing

Strategic Objective 2 Prevent and Alleviate Homelessness		Who Involved	Timescales
2.1 Implement the Moray Homelessness Strategy 2003-2008	2.1.1 See action plan in Homelessness Strategy	Multi-agency Homelessness Strategy Group, Homelessness Project Group	Ongoing The strategy has undergone a mid-term review

Strategic Objective 3 To guarantee equality of access to housing opportunities in Moray with respect to age, gender, ethnicity and disability		Who involved	Timescales
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 Community Planning partners	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.	Gypsy Travellers Multi-agency group, Gypsy Travellers working group.	August 2005 The TEIP project continues. The outcome of the research is taken forward through the Multi-Agency Group
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	Housing Strategy Group	Ongoing. Specialist housing not provided. Young people benefited from the increased of general affordable housing
	3.4.2 Ensure TMC Housing Services representation on Moray Youthstart Board	Moray Youth start, TMC Housing Services	Housing Programmes Manager on the Board

Strategic Objective 4 To improve and maintain the quality of existing housing in Moray, including energy efficiency to HECA requirements		Who involved	Timescales
4.1 Carry out a private sector stock condition survey	4.1.1 Carry out research. 4.1.2 Identify any potential housing renewal areas 4.1.3 Use the research to create a BTS action plan	TMC Housing Services, Housing Strategy Group	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 Achieve annual targets set out in 2004/05 2005/06 PSHG bid	TMC Housing Services	The Council will publish a scheme of assistance once further guidance is issued
4.4 Advertise the existence of equity release schemes in Moray.	4.4.1 Collate the known options 4.4.2 Include on the Council website and revised Housing Options Guide	Housing Strategy Group	Work to commence Dec/Jan 06/07
4.5 Review the Moray Council's Care and Repair Scheme	4.5.1 Conduct an annual review as per the Service Level Agreement	TMC Housing Services, Castlehill HA	Annually. Review meeting took place in November 2005

Strategic Objective 4 To improve and maintain the quality of existing housing in Moray, including energy efficiency to HECA requirements		Who involved	Timescales
4.6 Improve energy efficiency across all tenures by a further 16% by 2007	4.6.1 Continue to fund SCARF	TMC Housing Services, SCARF	SCARF funded for 2005/06
	4.6.2 Carry out actions within HECA strategy	TMC Housing Services, SCARF	Ongoing
	4.6.3 Provide Monitoring Report to Communities Scotland	TMC Housing Services	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.	TMC Housing Services, RSLs	Ongoing Ongoing

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		Who involved	Timescales
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	TMC Planning 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	TMC Housing Services, Communities Scotland, RSLs, housing developers	Ongoing
	5.2.2 Incorporate within any bulk procurement arrangement		Ongoing

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		Who involved	Timescales
5.3 Investigate the potential of new technology	<p>5.3.1 Identify the potential uses for SMART technology in older person/special needs housing</p> <p>5.3.2 Identify one potential project for sustainable housing.</p>	<p>TMC Housing Services, OT services, Older person's strategy group</p> <p>TMC Housing Services, Communities Scotland, RSLs, housing developers</p>	<p>Ongoing</p> <p>Ongoing One Council house in Garmouth has been fitted with an air-source heat pump and solar panels. TO be monitored over the next year.</p>

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		Who involved	Timescales
6.1 Implement the Supporting People Strategy 2003-2008	6.1.1 See actions in Supporting People Strategy	Supporting People Core Group, Service Providers, Service Users, TMC Housing services	Ongoing The strategy will be updated after service reviews are completed
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	TMC Housing Services, Learning Disability Team	March 2006
	6.2.2 Carry out desktop analysis of Moray data for those with mental illness	TMC Housing Services, Mental Health Team	March 2006 Discussions have taken place with the mental health team and distinct groups of clients have been identified.
6.3 To ensure the best use of adaptations in the public and private sector	6.3.1 Continue to implement the protocol with Occupational Therapists for includes prioritising requests	TMC Housing and OT services	August 2005. Not done
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	TMC Housing service, Physical and Sensory Disability Services	August 2005 Research completed. Unlikely that a stand alone DPHS would be viable for Moray. Action plan still to be implemented.
	6.4.2 Develop and implement an action plan following the feasibility study	TMC Housing service, Physical and Sensory Disability Services	

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		Who involved	Timescales
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	TMC Housing Services, Moray Community Health & Social Care Partnership, Communities Scotland	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.	TMC Housing Services, Moray Community Health & Social Care Partnership, Communities Scotland, RSLs	Ongoing 10 amenity bungalows to built to LH standards within the next phase of Elgin South. The development at Plasmon Mill in Forres should also be to LH standards

Strategic Objective 8. Maximise the investment in and the provision of affordable housing to meet the housing need requirement in Moray		Who involved	Timescales
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 8.1.2 Present the findings of the council land review to committee in August 2005 8.1.3 Incorporate the land identified in 8.1.2 into the SDFP process	TMC Planning Services, Housing Services, RSLs TMC Housing and Estates Services TMC Housing Services, Communities Scotland, RSLs	February 2006 The housing service contributed to the plan which is out for public consultation. August 05. Completed. Awaiting final decisions from P&R for the General Services account land Completed July 2005
8.2 Implement the Supplementary Planning Guidance: Affordable Housing Policy.	8.2.1 Apply the guidance to all planning applications	TMC Planning Services	Ongoing

Strategic Objective 8. Maximise the investment in and the provision of affordable housing to meet the housing need requirement in Moray		Who involved	Timescales
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	TMC Housing Services and Communities Scotland Communities Scotland, TMC Housing Services, RSLs, Housing developers TMC Housing Services TMC Housing and Planning Services	Completed
	8.3.2 Develop joint appraisal of RSL SDFP		Joint appraisal took place
	8.3.3 Pursue bulk procurement where appropriate.		Ongoing
	8.3.4 Identify land held by other government agencies for use for affordable housing		MOD AND Health sites identified. Ongoing
	8.3.5 Work with planning colleagues to implement the guidance in PAN 74		Ongoing
8.4 Update the Housing Needs Study	8.4.1 Issue the brief during summer 2005	Housing Strategy Group, Communities Scotland	March 2006 Consultants appointed May 2006. Completion date April 2007.
	8.4.2 Carry out field work during autumn/winter 2006		
	8.4.3 Final report during 2006		
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	Housing Strategy Group, Communities Scotland	Research began at the start of 2006.
	8.5.2 Final report during 2006		

Strategic Objective 8. Maximise the investment in and the provision of affordable housing to meet the housing need requirement in Moray		Who involved	Timescales
8.6 Develop a final proposal for Pressured Area Status for submission to the Scottish Executive.	8.5.1 Carry out wider community consultation 8.5.2 Present report to Community Services Committee 8.5.3 Submit application to the Scottish Executive	Housing Strategy Group Housing Strategy Group TMC Housing Services, Elected members	July/August 2005 Successful bid submitted in December 2005 -. PAS granted March 2006.
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	TMC Housing Services, SRPBA, Communities Scotland	March 2006 Taken forward through the Cairngorms Housing Strategy and SRPBA
8.8 Continue to participate in the development of the Cairngorms Housing Strategy	8.8.1 Attend the Cairngorms Housing Implementation Group	Cairngorms Park Authority, TMC Housing, Communities Scotland	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	TMC Housing Services	This option is no longer available to local authorities. The Council has responded to consultation on a revised housing investment framework

Strategic Objective 9 To help create and sustain neighbourhoods that are safe, socially mixed and supportive		Who involved	Timescales
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	TMC Housing, Grampian Police, RSLs	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

Strategic Objective 10 To support and encourage wider role activities which contribute to social inclusion and community regeneration		Who involved	Timescales
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 process where appropriate	Community planning partnership, RSLs	RSL's involved in Community Planning process.
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	RSLs, Moray College, Moray Youthstart, Communities Scotland TMC Housing, Community Planning Partnership	March 2006 Raised with RSLs through the SDFP process. Under active consideration by DEVANHA.
	10.2.2 Raise the issue through the Community planning partnership theme group "Investing in Children and Young People"		

Strategic Objective 11 To eradicate fuel poverty from all vulnerable groups by 2016		Who involved	Timescales
11.1 Implement the Fuel Poverty Strategy	11.1.1 Review in November 2005 11.1.2 Publish updated action plan	Fuel Poverty Strategy Working Group	January 2006 Annual update produced May 2006
11.2 Continue with measures under the HECA strategy 11.3	11.2.1 Publish HECA report in 2006	TMC Housing Services	As above

Strategic Objective 12 To provide maximum opportunities for tenant participation and empowerment throughout the social rented sector		Who involved	Timescales
12.1 Implement the Moray Tenant Participation Strategy	12.1.1 Strategy Implementation monitored and reviewed annually	TMC Housing Service, TMC Tenants, Elected members	Ongoing The strategy will be reviewed during 2006
12.2 Promote co-operation between all social landlords to encourage tenant participation	12.2.1 Arrange tenant seminar	TMC Housing Service, TMC and RSL tenants	September 2005 A tenant conference was held in Sept 05

SECTION 2 - DEVELOPMENT OF THE 2006/07 ACTION PLAN

This section provides the 'bridge' between the original action plan in the LHS and the new action plan proposed for 2006/07.

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 Council has made good progress in developing the private rented sector. Although there is no formal strategy, the last 2 landlord evenings have highlighted a series of actions that will form the basis of a strategic approach to the sector.

The provision of Common Housing Register software has gone out to tender and it is estimated that the system will be operational during early 2007.

Quality of Housing

The Housing (Scotland) Act 2006 received Royal Assent in January 2006. The Act will change the role of the Council in relation to the owner-occupied sector and it brings new responsibilities for the Council - the main ones being to produce a BTS action plan as part of the LHS and to publish a scheme of assistance. This is unlikely to happen until the end of the calendar year as all the guidance has not been published and the Council has to consider the workload implications, its capacity and a realistic timetable.

Following the success of the pilot renewable energy project, the Council will fit solar panels on to more properties.

Housing and Community Care

The Council's Supporting People budget will decrease 10% over the next 2 years (from £6.4m to £5.7m in 2007/08). The Council is confident that the reduction within the first financial year 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. All services will be reviewed during the year with an initial emphasis on reducing expenditure without a major impact on service users. This is unlikely to achieve sufficient savings.

Sustainable Communities and Social Inclusion

The main priority is to increase the investment in affordable housing. The Housing Needs survey will provide up to date information to help channel investment.

The size of MOD operations in Moray remains hard to define. Current information suggests that there will be increases and decreases in staff over the next 10 years. The approach within the LHS is to continue to work in partnership with the DHE, RSLs and Communities Scotland to maximise opportunities for surplus DHE properties.

The council was awarded pressured area status for part of the Council area in March 2006. Although the number of properties 'saved' is low, the Council is keen to use all available methods to increase the supply of affordable housing and we will consider the possibility of applying for pressured area status in other parts of Moray.

Local authorities are now no longer able to take transfer the management of the development funding from Communities Scotland. Proposals for a Strategic Housing Investment Framework are out for consultation and the Council will keep a watching brief on how this progresses.

NEW ACTION PROPOSED	LINK TO EXISTING ACTION PLAN/RISK MANAGEMENT STRATEGY	POTENTIAL BARRIERS TO ACHIEVEMENT	LEAD RESPONSIBILITY	TARGET TIMESCALE
ACCESS TO HOUSING				
1. Work with the private rented sector	This replaces action 1.3. There is no need to create a strategy document as such but publish a statement of how the Council intends to work with the sector.	Engaging with the majority of landlords. Although the attendance has been good at the evenings, it represents only 10-20 % of the estimated minimum.	TMC Housing Services	November 2006
2. Develop a Moray Common Housing Register by 2007	This is just a change of date to action 1.2 as a result of the expansion of the scheme and the tendering process.	There may be problems with software as it is a complex IT project	TMC Housing Services	June 2007
QUALITY OF HOUSING				
3. Establish a 'Scheme of Assistance'	This replaces actions 4.2, 4.3 and 4.4	The provision of information and advice will be easy to achieve. However, a small authority like Moray may have difficulty administering interest free loans and/or equity release schemes and other approaches may have to be considered.	TMC Housing Services	April 2007
HOUSING AND COMMUNITY CARE				
4. Development of housing information and advice services for those physical and sensory with disabilities.	This replaces action 6.4. The research was completed but the findings have yet to be discussed fully and an action plan drawn up.	resources - especially from Community Care may be an issue.	TMC Housing and Community Care Services	April 2007

NEW ACTION PROPOSED	LINK TO EXISTING ACTION PLAN/RISK MANAGEMENT STRATEGY	POTENTIAL BARRIERS TO ACHIEVEMENT	LEAD RESPONSIBILITY	TARGET TIMESCALE
5. Implement the outcomes of the Supporting People reviews	This is a new action.	There is still uncertainty as to the long term future of Supporting People as a separate revenue stream.	TMC Housing and Community Care Services	April 2007
SUSTAINABLE COMMUNITIES AND SOCIAL INCLUSION				
6. Implement the findings of the research into the needs of migrant workers	This meets a need identified across the whole of Grampian and is very much a cross-boundary issue.	This goes beyond housing and the scale of housing need for those people the Council has no statutory obligation for may be too large for the council to do anything about	Communities Scotland	April 2007
7. To follow the progress of the Strategic Housing Investment Framework	This replaces action 8.9 as TMDF is no longer available to local authorities.	No barriers have been identified	TMC Housing Services, Housing Strategy Group	Ongoing
8. Carry out a mid-term review of the Local Housing Strategy	This will be shaped primarily by the Housing Needs Survey e.g. providing an up to date picture of the type and location of housing need. However, there needs to be an element of wider public consultation to address wider issues such as equalities and the lack of affordable housing	Time and resources. Finance may not be available for external consultants to carry out public consultation. However, the neighbourhood forums could be used as a vehicle for this exercise.	TMC Housing Services, Housing Strategy Group	As a result of the Housing Needs Research slipping this will not be achieved by its intended date of December 2006. Revised date to be agreed.

NEW ACTION PROPOSED	LINK TO EXISTING ACTION PLAN/RISK MANAGEMENT STRATEGY	POTENTIAL BARRIERS TO ACHIEVEMENT	LEAD RESPONSIBILITY	TARGET TIMESCALE
9. Ensure housing representation at the local neighbourhood forums	This replaces 10.1 as all the neighbourhood forums are in place.	The capacity of some Grampian wide RSLs to attend meetings on a regular basis.	TMC Housing, RSLs	Ongoing
10. Carry out a strategic review of the tenant participation strategy and produce a Strategy for 2007-2010	This replaces action 12.1 with the need to produce a more thorough review of the approach to tenant participation.	Although the quality of tenant participation is good there are concerns about the low numbers of tenants who actively participate. There are issues about the amount of staff time available for this activity.	Tenant Participation Working Group	April 2007

SECTION 3

NEW ACTION PLAN 2006/07

Strategic Objective 1 To widen and facilitate access to housing in Moray by making the housing system work more effectively		Responsibility (lead partners in bold)	Timescales
1.1 Maintain information of housing options across all providers	1.1.1 Update Housing Options Guide on an annual basis	TMC Housing Services , all other housing providers	Ongoing
	1.1.2 Update housing services website	TMC IT/Housing Services	Ongoing
1.2 Develop a Moray Common Housing Register by 2007.	1.2.1	TMC Housing Services, RSLs, TMC IT Services	June 2007
1.3 Develop a Private Rented Sector Strategy approach.	1.3.1 Publish the Council's intended strategic approach to the sector	TMC Housing Services, SLA	June 2006
1.4 Establish closer working practices and training opportunities across all housing providers	1.4.1 Pursue joint training opportunities	The Moray Social Housing Forum	Ongoing
Strategic Objective 2 Prevent and Alleviate Homelessness		Responsibility	Timescales
2.2 Implement the revised Moray Homelessness Strategy 2003-2008	2.2.1 revise the action plan as a result of the mid term review and consultation with providers and service users.	Multi-agency Homelessness Strategy Group, Homelessness Project Group	Ongoing

Strategic Objective 3 To guarantee equality of access to housing opportunities in Moray with respect to age, gender, ethnicity and disability		Responsibility	Timescales
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 Community Planning partners	Ongoing
3.2 Continue the review of accommodation and support provided for travellers in Moray.	3.2.1 Implement outcome of working group's findings.	Gypsy Travellers Multi-agency group, Gypsy Travellers working group.	August 2006
3.3 Ensure provision of intensive levels of support and housing to vulnerable young people subject to social exclusion	3.3.1 Continue to secure affordable housing for young people – objective 8 Local Housing Strategy 3.3.2 Ensure continued TMC Housing Services representation on Moray Youthstart Board	Housing Strategy Group Moray Youth start, TMC Housing Services	Ongoing Ongoing

Strategic Objective 4 To improve and maintain the quality of existing housing in Moray, including energy efficiency to HECA requirements		Responsibility	Timescales
4.1 Consider carrying out a private sector stock condition survey	4.1.1 Decide on whether to carry out research. 4.1.2 Identify any potential housing renewal areas 4.1.3 Create a BTS action plan	TMC Housing Services, Housing Strategy Group	During 2006
4.2 Establish a Scheme of Assistance	4.2.1 Develop a scheme in accordance with guidance from the Scottish Executive	TMC Housing Services	April 2007
4.3 Review the Moray Council's Care and Repair Scheme	4.3.1 Conduct an annual review as per the Service Level Agreement	TMC Housing Services, Castlehill HA	Annually
4.4 Improve energy efficiency across all tenures by a further 8% by 2007	4.4.1 Continue to fund SCARF 4.4.2 Carry out actions within HECA strategy 4.4.3 Provide final Monitoring Report to Communities Scotland 4.4.4 If pilot of solar panels is successful then expand the scheme.	TMC Housing Services, SCARF TMC Housing Services, SCARF TMC Housing Services TMC Housing Services	Ongoing Ongoing May 2007 May 2007

Strategic Objective 4 To improve and maintain the quality of existing housing in Moray, including energy efficiency to HECA requirements		Responsibility	Timescales
4.5 Ensure that Council and RSL properties maintain the Scottish Housing Quality Standard	4.5.1 Continue to use the Standard Delivery Plan to base all future investment programmes.	TMC Housing Services, RSLs	Ongoing

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		Responsibility	Timescales
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	TMC Planning and Housing Services	February 2007
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	TMC Housing Services, Communities Scotland, RSLs, housing developers	Ongoing
	5.2.2 Incorporate within any bulk procurement arrangement		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.	TMC Housing Services, OT services, Older person's strategy group	Ongoing
	5.3.2 Identify one potential project for sustainable housing.	TMC Housing Services, Communities Scotland, RSLs, housing developers	Ongoing

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		Responsibility	Timescales
6.1 Implement the Supporting People Strategy 2003- 2008	6.1.1 See actions in Supporting People Strategy	Supporting People Core Group, Service Providers, Service Users, TMC Housing services	Ongoing
6.2 Ensure the best use of adaptations in the public and private sector	6.2.1 Review the referral protocol between housing services and occupational therapy.	TMC Housing and OT services	Ongoing
6.3 Development of housing information and advice services for those physical and sensory with disabilities.	6.3.1 Develop an action plan from the research 6.3.2 Implement the action plan	LHS implementation group	October 2006
6.4 Implement the outcomes of the Supporting People reviews	6.4.1 Action Plan needed after review completion.	Supporting People Core and Officers Groups	October 2006
6.5 Complete the strategic review of sheltered housing	6.5.1 Develop an action plan from the results of the review.	Sheltered housing review group	December 2006

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		Responsibility	Timescales
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	TMC Housing Services, Moray Community Health & Social Care Partnership, Communities Scotland	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.	TMC Housing Services, Moray Community Health & Social Care Partnership, Communities Scotland, RSLs	Ongoing

Strategic Objective 8. Maximise the investment in and the provision of affordable housing to meet the housing need requirement in Moray		Responsibility	Timescales
8.1 Continue to work in partnership with Communities Scotland and RSLs to deliver 161 units of affordable housing per annum	8.1.1 Develop joint appraisal of RSL SDPF	TMC Housing Services and Communities Scotland	Ongoing
	8.1.2 Pursue bulk procurement where appropriate.	Communities Scotland, TMC Housing Services, RSLs, Housing developers	Ongoing
	8.1.2 progress of and comment on the Strategic Housing Investment Framework		

Strategic Objective 8. Maximise the investment in and the provision of affordable housing to meet the housing need requirement in Moray		Responsibility	Timescales
8.2 Update the Housing Needs Study	8.2.1 Carry out field work during autumn/winter 2006 8.2.2 Final report March 2007	Housing Strategy Group, Communities Scotland	March 2007
8.3 Implement the findings from the research into the housing needs of migrant workers	8.3.1 Carry out field work during autumn 2005 8.3.2 Final report during 2006	Housing Strategy Group, Communities Scotland	October 2006
8.4 Continue to participate in the development of the Cairngorms Housing Strategy	8.4.1 Attend the Cairngorms Housing Implementation Group 8.4.2 Implement the action plan arising from the Cairngorms housing research into landowners	Cairngorms Park Authority, TMC Housing, Communities Scotland	Ongoing
8.5 Carry out a half-term review of the LHS	8.5.1 Use the findings of the housing needs study to inform the review 8.5.2 Carry out wider community consultation through the neighbourhood area forums	TMC Housing Services, LHS implementation group	March 2007

Strategic Objective 9 To help create and sustain neighbourhoods that are safe, socially mixed and supportive		Responsibility	Timescales
9.1 Identify the main causes of anti social behaviour and promote effective and practical solutions to significantly reduce anti social behaviour	9.1.2 Continue to implement the anti-social behaviour strategy	TMC Housing, Grampian Police, RSLs	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

Strategic Objective 10 To support and encourage wider role activities which contribute to social inclusion and community regeneration		Responsibility	Timescales
10.1 Ensure housing representation at the local neighbourhood forums	10.1 TMC representation at all 8 neighbourhood forums.	Community planning partnership, RSLs	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	RSLs, Moray College, Moray Youthstart, Communities Scotland 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"		

Strategic Objective 11 To eradicate fuel poverty from all vulnerable groups by 2016		Responsibility	Timescales
11.1 Implement the Fuel Poverty Strategy	11.1.1 Review in November 2005 11.1.2 Publish updated action plan	Fuel Poverty Strategy Working Group	April 2007
11.2 Continue with measures under the HECA strategy	11.2.1 Publish final HECA report in 2007	TMC Housing Services	May 2007

Strategic Objective 12 To provide maximum opportunities for tenant participation and empowerment throughout the social rented sector		Responsibility	Timescales
12.1 Implement monitor and review the tenant participation strategy annually.	12.1.1 Carry out a review of existing strategy 12.1.2 work on new strategy for 2007/08	TMC Housing Service, TMC Tenants, Elected members	September 2006 Ongoing. Completion date April 07
12.2 Promote co-operation between all social landlords to encourage tenant participation	12.2.1 Arrange tenant conference	TMC and RSL tenants, TMC Housing Service.	October 2006

Filename: LHS update July 2006
Directory: \\cselgin\House_Spring\Administration\Public Info
Docs
Template: C:\Program Files\Microsoft
Office\Templates\Normal.dot
Title:
Subject:
Author: evans
Keywords:
Comments:
Creation Date: 29/01/2007 14:02
Change Number: 6
Last Saved On: 29/01/2007 15:22
Last Saved By: Fiona Geddes
Total Editing Time: 41 Minutes
Last Printed On: 29/01/2007 15:22
As of Last Complete Printing
Number of Pages: 38
Number of Words: 7,387 (approx.)
Number of Characters: 42,108 (approx.)