

**THE MORAY COUNCIL LOCAL HOUSING  
STRATEGY UPDATE  
AUGUST 2008**

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## **INTRODUCTION**

This is the fourth annual update of the 2004 to 2009 Local Housing Strategy (LHS). The 2008 update is presented in the same format as the previous three updates.

The Government has issued new Guidance into future Local Housing Strategies which indicates that the Moray Council should introduce its new Local Housing Strategy along with its new Development Plan. This will mean the new LHS will probably not be introduced until 2011. As a result, interim arrangements will need to be made. Consideration of these will be part of the 2008 to 2009 Action Plan.

During the last year there have continued to be staffing difficulties in relation to Housing Strategy, with resultant pressure in relation to this activity. A restructuring of duties has taken place and recruitment undertaken. As a result, full staffing for this activity is now in place.

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 2006/2007, in addition to the work carried out during 2007/08.

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**

This section considers progress and performance against the strategic objectives listed below. There is a summary of progress on the identified actions with the updated action plan for 2007/08 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*

			No. of actions
Actions 2007/2008		Target met	8
		Work in progress	6
		To be actioned	4

**Actions Achieved: (8 in total):**

- Updated Housing Options Guide produced
- Housing service website kept updated
- Homelessness Strategy implementation monitored
- Decision made to participate in joint gypsies/travellers research
- Affordable housing secured for young people
- TMC represented on Youthstart Board
- Additional accommodation provided and funding for support identified for young people
- Equality Impact Assessments timetable agreed

**Significant progress with ongoing actions (6 in total):**

- Work progressed on the CHR
- Pursue joint training opportunities with RSLs
- Empty Homes Project achieved a grant offer
- 3 out of 4 Homelessness Theme Groups operational
- Methods for communicating being worked on through Community Planning Partnership
- 4 out of 6 high priority Equality Impact Assessments at consultation stage by the end of 2007/08

**What still needs to happen? (4 in total):**

- Consider a Low Cost Home Ownership waiting list
- Publish the Council's intended approach to the private rented sector
- Joint training to raise awareness amongst all housing providers about ethnic minority communities
- Implementing original gypsies/travellers research


**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*

			No. of actions
Actions 2007/2008	✓	Target met	9
		Work in progress	3
	✗	To be actioned	4

#### **Actions Achieved: (9 in total)**

- Annual Review of Care and Repair Service took place
- SCARF funded during 2007/08
- Energy Efficiency continued to be promoted
- Final HECA monitoring report provided January 2008
- The Moray Council Standard Delivery Plan was used to base all future investment decisions
- Milestones achieved on standard delivery plan
- New structure plan implemented
- Awaited outcome of public enquiry
- Pilot telecare project evaluated

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

- We have assessed some areas' suitability for housing renewal area status
- Air and ground source heating systems piloted as an alternative to solar panels
- Potential project for sustainable housing being developed

#### **What still needs to happen? (4 in total)**

- Develop a BTS Action plan
- Develop a scheme of assistance
- Use Development Programme to identify Lifetime Homes
- Lifetime Homes project within bulk procurement arrangements




## **HOUSING AND COMMUNITY CARE**

### *Strategic Objective 6*

*Maximise the choice of housing, support and care combinations for all special needs groups and, in particular, 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*

			No. of actions
Actions 2007/2008		Target met	3
		Work in progress	5
		To be actioned	2

**Actions Achieved: (3 in total)**

- Potential projects were identified through the housing needs research and other methods.
- Specialist developments provided in Elgin and Forres through a partnership process.
- Specialist housing in the development programme

**Significant progress with ongoing actions (5 in total):**

- All Supporting People Services reviewed. The removal of the ring-fence and the guidance in relation to Supporting People meant the Supporting People Strategy became less relevant.
- Some actions from the reviews implemented.
- Work was undertaken on the referral process between housing services and occupational therapists. A workshop to consider this slipped into 08/09
- Consultants were engaged to prepare a report on sheltered housing and run a workshop which refined potential options for service delivery.
- Lifetime Homes were promoted during discussions with RSLs

**What still needs to happen? (2 in total)**

- An action plan is required to take forward the research into housing information and advice for those with a physical and sensory disability
- Implementation of the Action Plan

**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*

			No. of actions
Actions 2007/2008	✓	Target met	16
		Work in progress	4
	✗	To be actioned	6

**Achievements: (16 in total)**

- Joint appraisals of SDFPs carried out
- Bulk procurement developed through MVP3
- Progress on SHIF monitored
- First Homestake (LIFT) pilot monitored
- Open Market Homestake (LIFT) pilot established
- Target for new affordable homes established
- Cairngorms Delivery Group attended
- Strategic Housing Investment Plan (SHIP) training was attended
- Meetings to discuss SHIP with RSLs took place
- The SHIP was submitted
- Anti-Social Behaviour Strategy continued to be implemented
- Final HECA report submitted
- The new Tenant Participation (TP) Strategy was drafted
- The TP Strategy was consulted on
- The TP Strategy was agreed
- The annual tenant conference was held

**Significant progress with ongoing actions (4 in total):**

- Implementing Cairngorms Action Plan
- Moray Council staff and tenants attended Neighbourhood Forums
- Work undertaken on Fuel Poverty Action Plan
- Employment opportunities progressed through DEVANHA

**What still needs to happen? (6 in total)**

- Review the affordable housing guidance
- Develop action plan following the research into the housing needs of migrant workers

- Agree the approach to new LHS and prepare an Action Plan for preparation.
- Report Action Plan to Committee
- Develop targets for evaluating the effectiveness of housing policies and management in promoting social inclusion
- Use data from Neighbourhood Statistics Study to inform practice

**SECTION 3  
UPDATE OF ACTION PLAN 2007/08**

<b>Strategic Objective 1: To widen and facilitate access to housing in Moray by making the housing system work more effectively</b>		<b>Responsibility (lead partners in bold)</b>	<b>Progress achieved 2007/2008</b>
1.1	Maintain information of housing options across all providers.	1.1.1 Update Housing Options Guide on an annual basis. 1.1.2 Update housing service website.	TMC Housing Services, all other housing providers TMC IT/Housing Services
1.2	Develop a Common Housing Register by 2007.	1.2.1 Develop a joint register with Aberdeenshire. 1.2.2 Consider a Low Cost Home Ownership Waiting list	TMC Housing Services, RSLs, TMC IT Services The target date for implementation of the CHR is April 2009. The delayed implementation is due to delays with the IT providers who are still developing the on-line application form. The version currently developed needs amending and we have only been able to carry out limited testing. Until the "bugs" from the first round of testing have been addressed and the IT providers have improved the flow of the running order of questions, we are unable to carryout further testing. Needs to follow CHR.
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 Strands have been developed but not assimilated into one document
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 Sharing of training plans took place.
1.5	Support Empty Homes Project in Cairngorms area of Moray	1.5.1 Implement the project	TMC Housing Services, Scottish Government, Cairngorms National Park Authority, Housing Associations The REPG project identified one potential project for an Estate to renovate a steading into 4 properties. The project achieved stage 1 with a grant offer from Communities Scotland. The Estate is still considering its options.

<b>Strategic Objective 2: Prevent and Alleviate Homelessness</b>		<b>Responsibility</b>	<b>Progress achieved 2007/2008</b>
2.1	Establish the 4 Homelessness Strategy Theme Groups	2.1.1 Organise membership and meetings	Homelessness Strategy Group The Young Person's Theme group was already established. Accommodation and Vulnerable Adults Theme Groups established during the year. Information and Advice Theme Group not established.
2.1	Implement the new actions for 2007/08 of the Moray Homelessness Strategy	2.2.1 Monitor the implementation	Multi-agency Homelessness Strategy Group, Homelessness Project Group This is an ongoing action, which is detailed in the Homelessness Strategy Update.

<b>Strategic Objective 3: To guarantee equality of access to housing opportunities in Moray with respect to age, gender, ethnicity and disability</b>		<b>Responsibility</b>	<b>Progress achieved 2007/2008</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.	<b>TMC Housing, RSLs, and all Community Planning partners</b>	Internal equalities awareness sessions run by TMC. No joint training for all housing providers arranged in Moray  This action is being taken forward by the Community Planning Partnership.
	3.1.1 Establish methods for communicating with individuals from minority ethnic backgrounds.		
3.2 Continue the review of accommodation and support provided for travellers in Moray.	3.2.1 Implement outcome of working group's findings.	<b>Gypsy Travellers Multi-agency group, Gypsy Travellers working group.</b>	Action is taking place to identify sites. The outcome of further research may influence future activities.
	3.2.2 Consider participation in joint research	<b>TMC, Aberdeen and Aberdeenshire</b>	Decision made to participate in joint research with Aberdeen and Aberdeenshire
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.	<b>Housing Strategy Group, Moray Youth start, TMC Housing Services</b>	Doubling of capacity at Covesea Road. Additional Social Housing achieved through development budget
	3.3.2 Ensure continued TMC Housing Services representation on Moray Youthstart Board.	<b>Moray Youth start, TMC Housing Services</b>	Housing services represented on the Board
	3.3.3 Give consideration of how to meet the need for significantly increased support identified in the Housing Needs Study.	<b>Homelessness Young Persons Theme Group</b>	Doubling capacity of Covesea Road. Decision to appoint 2 additional support workers for the Moray Council
3.4 Carry out priority equality impact assessments	3.4.1 Timetable key policies and functions	TMC	The key policies and functions were timetabled on schedule for September 2007
	3.4.2 Assess key policies and functions	TMC Housing Services	4out of 6 high priority carried out during year.

<b>Strategic Objective 4: To improve and maintain the quality of existing housing in Moray, including energy efficiency to HECA requirements</b>		<b>Responsibility</b>	<b>Progress achieved 2007/2008</b>
4.1 Deal with poor housing conditions	4.1.1 Identify any potential housing renewal areas.	<b>TMC Housing Services, Housing Strategy Group.</b>	The possibility of housing renewal areas looked at but none identified by Housing or Environmental Services  Due to staffing shortages, this was not achieved.
	4.1.2 Create a BTS action plan.		
4.2 Establish a Scheme of Assistance.	4.2.1 Develop a scheme in accordance with guidance from the Scottish Executive.	<b>TMC Housing Services.</b>	Due to a delay in the publication of the guidance, this was not possible.
4.3 Review the Moray Council's Care and Repair Scheme.	4.3.1 Conduct an annual review as per the Service Level Agreement.	<b>TMC Housing Services, Castlehill HA.</b>	Annual review took place in January 2008

<b>Strategic Objective 4: To improve and maintain the quality of existing housing in Moray, including energy efficiency to HECA requirements</b>		<b>Responsibility</b>	<b>Progress achieved 2007/2008</b>
4.4 Improve energy efficiency across all tenures by a further 8% by 2007 (we are awaiting figures from the Scottish Executive before we know whether or not we have reached the target).	4.4.1 Continue to fund SCARF	<b>TMC Housing Services, SCARF</b>	Funding continued
	4.4.2 Continue to promote energy efficiency as detailed in the HECA strategy.	<b>TMC Housing Services, SCARF</b>	Achieved
	4.4.3 Provide final Monitoring Report to Communities Scotland.	<b>TMC Housing Services</b>	HECA Monitoring Report submitted to Communities Scotland in January 2008. Awaiting feedback and final report from Scottish Government. TMC short of 24% target in common with many other local authorities.
	4.4.4 If pilot of solar panels is successful then expand the scheme.	<b>TMC Housing Services</b>	Air source and ground source heating systems piloted therefore the action has become further expansion of renewable heating installations to off-gas areas. Air source heat pump in progress in Rothes.
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.	<b>TMC Housing Services, RSLs</b>	Investment Programme revised Feb 2008
	4.5.2 Review milestones. Awaiting Communities Scotland Guidance on reporting.	<b>TMC Housing Services, RSLs</b>	Milestones exceeded. Report submitted to the Scottish Government.
<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>Responsibility</b>	<b>Progress achieved 2007/2008</b>
5.1 Implement new Development Plan	5.1.1 Implement the new structure plan	<b>TMC Planning and Housing Services</b>	The Moray Structure Plan was approved by Scottish Ministers in April 2007 and sets out the strategic land use planning framework for Moray.
	5.1.2 Await the outcome of the public enquiry into the local plan		The Report of the Moray Local Plan Public Inquiry was published in late June 2008. The Reporter's recommendations and Council's response will be reported to the Planning and Regulatory Services Committee in August 2008. Thereafter, a final round of modifications to the Plan will be advertised with a view to formally adopting the Plan in late 2008
5.2 Working with RSLs, Communities Scotland and developers to produce additional Lifetime Homes over the rest of the strategy.	5.2.1 Use the development programme process.	<b>TMC Housing Services, S Scottish Government, RSLs, housing developers</b>	Ongoing.
	5.2.2 Incorporate within any bulk procurement arrangement.		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>Responsibility</b>	<b>Progress achieved 2007/2008</b>
5.3 Investigate the potential of new technology.	5.3.1 Evaluate the pilot Telecare project	<b>TMC Housing Services, OT services, Older Person's strategy group</b>	Evaluation completed in April 2008.
	5.3.2 Identify one potential project for sustainable housing.	<b>TMC Housing Services, Communities Scotland, RSLs, housing developers</b>	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>Responsibility</b>	<b>Progress achieved 2007/2008</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>	A Strategic review of the use of Supporting People funding will be carried out. A project plan for this should be available in Sep 07.
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.	<b>TMC Housing and OT services</b>	The current arrangements will continue to be monitored
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.	<b>LHS implementation group</b>	Action plan not developed
	6.3.2 Implement the action plan.		Not achieved
6.4 Implement the outcomes of the Supporting People reviews.	6.4.1 Action Plan needed after review completion.	<b>Supporting People Core and Officers Groups</b>	Individual actions carried forward for different services.
6.5 Complete the strategic review of sheltered housing.	6.5.1 Develop an action plan from the results of the review.	<b>Sheltered housing review group</b>	Report submitted by Consultant

<b>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</b>		<b>Responsibility</b>	<b>Progress achieved 2007/2008</b>
7.1 Ensure that maximum use is made of funding resources.	7.1.1 Identify potential projects through the housing needs research.	<b>TMC Housing Services, Moray Community Health &amp; Social Care Partnership, Scottish Government,</b>	The housing needs research will give indications of potential projects
	7.1.2 Adopt a partnership approach to providing large or specialist developments	<b>TMC Housing Services, Moray Community Health &amp; Social Care Partnership, Scottish Government,</b>	Specialist housing provided in Waulkmill development. Planning for specialist housing in other projects underway.
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.	<b>TMC Housing Services, Moray Community Health &amp; Social Care Partnership, Scottish Government, RSLs</b>	Specialist housing in MVP3
	7.2.2 Promote the use of Lifetime Homes.		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>Responsibility</b>	<b>Progress achieved 2007/2008</b>
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 RSLs' SDFPs.	<b>TMC Housing Services and Scottish Government,</b>	Achieved.
	8.1.2 Pursue bulk procurement where appropriate.	<b>Scottish Government, TMC Housing Services, RSLs, Housing developers</b>	Ongoing. This is being done through MVP3 and DEVANHA.
	8.1.2 Monitor progress on the Strategic Housing Investment Framework.	<b>Scottish Government, TMC Housing Services, RSLs, Housing developers</b>	SHIP submitted November 2007
	8.1.3 Evaluate the first Homestake project.	<b>Scottish Government, TMC Housing Services, RSLs,</b>	First project evaluated
	8.1.4 Establish an open market Homestake pilot	<b>Scottish Government, TMC, Aberdeen, Aberdeenshire</b>	Pilot initiated January 2008
8.2 Consider the outcome of the Housing Needs Study	8.2.1 Set the target for new affordable homes.	<b>Housing Strategy Group, Scottish Government, TMC, Developers, RSLs</b>	Target set in SHIP in November 2007
	8.2.2 Review the affordable housing guidance		Although some consideration was given to this action, the completion of the review has slipped into 2008/09
8.3 Implement the findings from the research into the housing needs of migrant workers.	8.3.1 Develop Action Plan	<b>Housing Strategy Group, Scottish Government,</b>	Action plan not yet developed due to staffing pressures.
8.4 Continue to participate in the development of the Cairngorms Housing Strategy.	8.4.1 Attend the Cairngorms Housing Delivery Group.	<b>Cairngorms Park Authority, TMC Housing, Scottish Government</b>	Meetings have been attended by TMC and partner agencies.
	8.4.2 Implement the action plan arising from the Cairngorms housing research into landowners.		Landlord Information Sessions have been held to provide detailed advice on guidance on current and forthcoming legislative practices, and also good practice and available grant mechanisms - 4 sessions
8.5 Prepare for the new LHS	8.5.1 Agree approach at LHS Strategy Group	<b>All stakeholders</b>	Discussion initiated in September 2007. Detailed proposals to be developed by December 2008 in light of guidance now issued.
	8.5.2 Report to Committee		Committee Report presented October 07
8.6 Prepare the Strategic Housing Investment Plan	8.6.1 Attend training	<b>TMC</b>	The plan was submitted on time following training and meetings.
	8.6.2 Meetings to discuss the plan	<b>TMC, RSLs</b>	
	8.6.3 Submit the Plan	<b>TMC</b>	

<b>Strategic Objective 9: To help create and sustain neighbourhoods that are safe, socially mixed and supportive</b>		<b>Responsibility</b>	<b>Progress achieved 2007/2008</b>
9.1	Identify the main causes of anti social behaviour and promote effective and practical solutions to significantly reduce anti social behaviour.	2.1.1 Continue to implement the anti-social behaviour strategy.	TMC Housing, Grampian Police, RSLs Anti Social Behaviour Strategy continued to be implemented.
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 Individual landlords evaluated own actions.
		9.2.2 Use the data from the Neighbourhood Statistics Study to inform practice.	Moray Social Housing Forum Not achieved

<b>Strategic Objective 10: To support and encourage wider role activities which contribute to social inclusion and community regeneration</b>		<b>Responsibility</b>	<b>Progress achieved 2007/2008</b>
10.1	Ensure housing representation at the local neighbourhood forums.	10.1.1 TMC and tenant representation at all 8 neighbourhood forums.	Community planning partnership, RSLs Representation took place by staff and tenants
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, Scottish Government, TMC Housing, Community Planning Partnership This action is being taken forward through DEVANHA

<b>Strategic Objective 11: To eradicate fuel poverty from all vulnerable groups by 2016</b>		<b>Responsibility</b>	<b>Progress achieved 2007/2008</b>
11.1	Implement the Fuel Poverty Strategy.	11.1.1 Publish updated action plan.	Fuel Poverty Strategy Working Group Although the actions were carried out, the publication of the Action Plan was not achieved within timescale
11.2	Continue with measures under the HECA strategy.	11.2.1 Publish final HECA report in 2008.	TMC Housing Services. Achieved at target date of Jan 2008.

<b>Strategic Objective 12: To provide maximum opportunities for tenant participation and empowerment throughout the social rented sector</b>		<b>Responsibility</b>	<b>Progress achieved 2007/2008</b>
12.1	Implement monitor and review the tenant participation strategy annually.	12.1.1 Develop draft strategy for 2007 to 2011.	TMC Housing Service, TMC Tenants, Elected members. New Strategy for 2008 to 2012 approved March 2008 following consultation
		12.1.2 Consult.	
		12.1.3 Finalise new strategy.	
12.2	Promote co-operation between all social landlords to encourage tenant participation.	12.2.1 Arrange annual tenant conference.	TMC and RSL tenants, TMC Housing Service. Annual Tenant Conference took place September 2007

## **SECTION 2 - DEVELOPMENT OF THE 2008/09 ACTION PLAN**

This section provides the 'bridge' between the original action plan in the LHS and the new action plan proposed for 2008/09.

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

### **Access to housing**

There have been technical delays with the Common Housing Register. Considerable progress has been achieved over recent months. We now project that implementation could be achieved for April 2009.

We have a vacancy for a Private Rented Sector Housing Officer. As a result, there will be a delay in completing a Private Rented Sector Housing Strategy. We have carried out various planned actions, but have not brought them together in an overarching strategy. We still have a commitment to do so.

We continue to make efforts to provide sites for gypsies/travellers, having investigated 50 possible locations. We have narrowed this down and hope to have transit sites identified during the year. We also intend to review our unauthorised encampment protocol. We have commissioned further research into the housing needs of gypsies/travellers with Aberdeen and Aberdeenshire Councils and will implement findings from the research that is due to be completed in the Autumn.

The Council continues to be under considerable pressure, as a result of the increasing needs of homeless people. The 3 current Homelessness Strategy Theme Groups will continue in the short term. They will be reviewed and terminated if they have reached their objectives. It is not intended to start the Information and Advice Group until at least one of the other groups has finished, due to workload pressures.

Affordable housing for young people is normally secured as part of the allocation process. There are no plans to identify any housing specifically for young people. The only action specific to young people's housing is to consider the re-provisioning of Covesea Road. This will replace action 3.3.1

### **Quality of Housing**

The final Guidance for the Housing (Scotland) Act 2006 is not yet published. As a result, some actions in relation to it have to be finalised. The Council will continue to seek to identify any potential Housing Renewal Areas. Preliminary Work has been undertaken to develop a BTS Action Plan.

Action 4.4 is no longer relevant, as we are awaiting guidance from the Scottish Government on what action to take in relation to HECA. It should be reworded to say "improve energy efficiency across all tenures". Action 4.3 to provide HECA report is no longer relevant. Action 4.4.4 in relation to solar

panels has been broadened to renewable heating systems, as other methodologies may be more efficient. The Council has piloted ground source heating and at present assesses air source heating systems as the most cost-effective renewable methodology.

The report of the Moray Local Plan Public Enquiry was published in late June 2008. The Reporter's recommendations and the Council response will be reported to Planning and Regulatory Services Committee in August (new Action). Thereafter, a final round of modifications to the Plan will be advertised, with a view to formally adopting the Plan in late 2008.

### **Housing and Community Care**

Although the ring-fence has been removed from Supporting People funding, the budgets for 2008/2009 have been secured at the same levels as 2007/2008, with inflationary allowances made. The Supporting People Strategy is no longer relevant and Housing Support will be reported on as part of the LHS process. We are awaiting guidance from the Government on how to do this in the interim period before the new LHS is in place.

A workshop was arranged between all parties to review the current arrangements for adaptations, and to plan improvements in the speed of the service in May.

Work has been undertaken in relation to the Sheltered Housing Research and it has been concluded that this needs to be taken forward as part of Health and Community Care's Older Persons Strategy.

Identification of special needs projects is being taken forward through consultation with key professionals for the various Care categories.

### **Sustainable Communities and Social Inclusion**

The main priority, as it has been in all previous years of the LHS, is to increase the investment in affordable housing. The Housing Needs survey indicated that the target we should be trying to achieve is now 219 new affordable houses per annum. The Moray Council and its partners will continue to strive to maximise the opportunities for more affordable housing. As a result of "Firm Foundations" proposals the Council will consider the financial viability of building new housing. This is a new Action (8.7). The Council will be applying to expand the area granted Pressured Area Status to include Forres, to further protect existing stock (8.1.5). The Council has introduced a pilot project with the Rural Housing Enabler, which will be reviewed at the end of the year (8.1.6). The primary aim of the pilot is to identify housing needs in the more remote areas and provide solutions to meeting these needs.

The Tenants Groups were successful in obtaining a grant from the Scottish Government to establish their own websites. This will be reviewed under the Tenant Participation Strategy.

The Council is awaiting further guidance from the Scottish Government after submitting the final HECA report, but will continue to promote energy efficiency. In the meantime, we will continue with existing measures.

**SECTION 3  
ACTION PLAN 2008/09**

<b>Strategic Objective 1: To widen and facilitate access to housing in Moray by making the housing system work more effectively</b>		<b>Responsibility (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.	TMC Housing Services, all other housing providers Updated Housing Options Guide August 2008
		1.1.2 Update housing service website.	TMC IT/Housing Services Ongoing
1.2	Develop a Common Housing Register by 2007.	1.2.3 Develop a joint register with Aberdeenshire.	TMC Housing Services, RSLs, TMC IT Services March 2009
		1.2.4 Consider a Low Cost Home Ownership Waiting list	Target date to be established
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 March 09
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
1.5	Support Empty Homes Project in Cairngorms area of Moray	1.5.1 Implement the identified project if it proceeds	TMC Housing Services, Scottish Government, Cairngorms National Park Authority, Housing Associations Ongoing

<b>Strategic Objective 2: Prevent and Alleviate Homelessness</b>		<b>Responsibility</b>	<b>Timescales</b>
2.2	Run the Homelessness Strategy Theme Groups	2.2.1 Review the other 3 groups	Homelessness Strategy Group By Dec 08
		2.2.2 Establish Information and Advice Theme Group	Date to be established
2.2	Implement the new actions for 2008/09 of the Moray Homelessness Strategy	2.2.1 Monitor the implementation	Multi-agency Homelessness Strategy Group, Homelessness Project Group This is an ongoing action, which is detailed in the Homelessness Strategy Update.

<b>Strategic Objective 3: To guarantee equality of access to housing opportunities in Moray with respect to age, gender, ethnicity and disability</b>		<b>Responsibility</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.	<b>Moray Social Housing Forum</b> Ongoing
		3.1.2 Establish methods for communicating with individuals from minority ethnic backgrounds.	<b>all Community Planning partners</b> Oct 08
3.2	Continue the review of accommodation and support provided for travellers in Moray.	3.2.3 Draw up an Action Plan following joint research	<b>Gypsies/Travellers Multi-agency group, Gypsy Travellers working group.</b> Dec 08
		3.2.4 Develop proposals for site provision	<b>TMC</b> March 2009
		3.2.5 Review unauthorised Encampments protocol	<b>TMC</b> March 2009
3.3	Ensure provision of intensive levels of support and housing to vulnerable young people subject to social exclusion.	3.3.4 Consider the re-provisioning of Covesea Road.	<b>Homelessness Accommodation Theme Group</b> December 20 08
		3.3.5 Ensure continued TMC Housing Services representation on Moray Youthstart Board.	<b>Moray Youth start, TMC Housing Services</b> Ongoing
		3.3.6 Give consideration of how to meet the need for significantly increased support identified in the Housing Needs Study.	<b>Homelessness Young Persons Theme Group</b> Ongoing
3.4	Carry out priority equality impact assessments	3.4.2 Timetable key policies and functions	<b>TMC</b> Final annual schedule to be ready Sept 2008
		3.4.2 Assess key policies and functions	<b>TMC Housing Services</b> March 2009

<b>Strategic Objective 4: To improve and maintain the quality of existing housing in Moray, including energy efficiency to HECA requirements</b>			<b>Responsibility</b>	<b>Timescales</b>
4.1 Deal with poor housing conditions	4.1.3	Identify any potential housing renewal areas.	<b>TMC Housing and Environmental Health Services, Housing Strategy Group.</b>	Ongoing.
	4.1.4	Create a BTS action plan.		Nov 2008
4.2 Establish a Scheme of Assistance.	4.2.1	Develop a scheme in accordance with guidance from the Scottish Executive.	<b>TMC Housing Services.</b>	Nov 2008
4.3 Review the Moray Council's Care and Repair Scheme.	4.3.1	Conduct an annual review as per the Service Level Agreement.	<b>TMC Housing Services, Castlehill HA.</b>	January 2009
4.4 Improve energy efficiency across all tenures	4.4.1	Continue to fund SCARF	<b>TMC Housing Services, SCARF</b>	Ongoing
	4.4.5	Continue to promote energy efficiency	<b>TMC Housing Services, SCARF</b>	Ongoing
	4.4.6	Expand use of renewable heating systems	<b>TMC Housing Services</b>	Ongoing
4.5 Ensure that Council and RSL properties maintain the Scottish Housing Quality Standard.	4.5.3	Continue to use the Standard Delivery Plan to base all future investment programmes.	<b>TMC Housing Services, RSLs</b>	Ongoing
	4.5.4	Review milestones.	<b>TMC Housing Services, RSLs</b>	March 2009

<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>Responsibility</b>	<b>Timescales</b>
5.1 Implement new Development Plan	5.1.3	Implement the new structure plan	<b>TMC Planning and Housing Services</b>	Ongoing
	5.1.4	Await the outcome of the public enquiry into the local plan		June 2008
	5.1.5	Report to Committee		August 2008
	5.1.6	Formally adopt the Plan		December 2008
5.4 Working with RSLs, Communities Scotland and developers to produce additional Lifetime Homes over the rest of the strategy.	5.2.1	Use the development programme process.	<b>TMC Housing Services Scottish Government, RSLs, housing developers</b>	Ongoing
	5.2.2	Incorporate within any bulk procurement arrangement.		Ongoing.
5.5 Investigate the potential of new technology.	5.3.1	Evaluate the pilot Telecare project	<b>TMC Housing Services, OT services, Older Person's strategy group</b>	April 2008.
	5.3.2	Identify one potential project for sustainable housing.	<b>TMC Housing Services, Scottish Government, RSLs, housing developers</b>	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>Responsibility</b>	<b>Timescales</b>	
6.1	Implement the Housing Support Guidance	6.1.1	Await Government Guidance	<b>TMC Housing and Community Care services, housing support providers</b>	To be identified
6.2	Ensure the best use of adaptations in the public and private sector.	6.2.1	hold workshop to review arrangements	<b>TMC Housing and OT services</b>	May 2008
		6.2.2	Ensure planned improvements are implemented		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.	<b>LHS implementation group</b>	December 2008.
		6.3.2	Implement the action plan.		Jan 2009 onwards
6.4	Implement the outcomes of the Supporting People reviews.	6.4.1	Actions identified during reviews to be implemented.	<b>Supporting People Core and Officers Groups</b>	Ongoing
6.5	Complete the strategic review of sheltered housing.	6.5.1	Take forward as part of the Older people's Strategy.	<b>TMC, HHA, CHA</b>	Ongoing

<b>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</b>			<b>Responsibility</b>	<b>Timescales</b>	
7.1	Ensure that maximum use is made of funding resources.	7.1.1	Identify potential projects through discussion with relevant professionals	<b>TMC Housing Services, Moray Community Health &amp; Social Care Partnership, Scottish Government</b>	Ongoing
		7.1.3	Adopt a partnership approach to providing large or specialist developments		Ongoing
7.2	Ensure that information from housing needs research is fed into the Communities Scotland/RSL SDPF process.	7.2.3	Ensure that there is at least one specialist housing project per annum in the development programme.	<b>TMC Housing Services, Moray Community Health &amp; Social Care Partnership, Scottish Government, RSLs</b>	Ongoing
		7.2.4	Promote the use of Lifetime Homes.		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>Responsibility</b>	<b>Timescales</b>
8.1 Continue to work in partnership with Communities Scotland and RSLs to deliver up to 219 units of affordable housing per annum.	8.1.5 Joint appraisal of SDFPs.	<b>TMC Housing Services and the Scottish Government</b>	Sep 2008
	8.1.6 Pursue bulk procurement where appropriate	<b>The Scottish Government, TMC Housing Services, RSLs, Housing developers</b>	Ongoing
	8.1.7 Evaluate Homestake developments.	<b>TMC Housing Services, RSLs, Scottish Government</b>	Ongoing
	8.1.8 Monitor open market Homestake pilot	<b>The Scottish Government, TMC Housing Services, GHA, Aberdeen, Aberdeenshire</b>	January 2009
	8.1.9 Pursue Pressured Area Status application	<b>TMC</b>	September 2009
	8.1.10 Review Rural Housing Enabling Pilot	<b>TMC, Rural Housing Enabler</b>	March 2009
8.2 Consider the outcome of the Housing Needs Study	8.2.1 Set the target for new affordable homes.	<b>Housing Strategy Group,</b>	Target set in SHIP in November 2009
	8.2.2 Review the affordable housing guidance	<b>TMC, Developers, RSLs</b>	Draft for consultation September 2009
8.3 Implement the findings from the research into the housing needs of migrant workers.	8.3.1 Develop Action Plan	<b>Housing Strategy Group,</b>	December 2009
8.4 Continue to participate in the development of the Cairngorms Housing Strategy.	8.4.1 Attend the Cairngorms Housing Delivery Group.	<b>Cairngorms Park Authority, TMC Housing, the Scottish Government</b>	Ongoing
	8.4.2 Implement the action plan arising from the Cairngorms housing research into landowners.		Ongoing
8.5 Prepare for the new LHS	8.5.1 Agree approach at LHS Strategy Group	<b>All stakeholders</b>	December 2008
	8.5.2 Report to Committee		January 2009
8.6 Prepare the Strategic Housing Investment Plan	8.6.3 Meetings to discuss the plan	<b>TMC, RSLs</b>	July 2008
	8.6.3 Submit the Plan	<b>TMC</b>	November 2008
8.7 Consider the viability of new council housing	8.7.3 Initial report to Committee	<b>TMC</b>	October 2008

<b>Strategic Objective 9: To help create and sustain neighbourhoods that are safe, socially mixed and supportive</b>			<b>Responsibility</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.	2.2.3 Continue to implement the anti-social behaviour strategy.	<b>TMC Housing, Grampian Police, RSLs</b>	Anti Social Behaviour Strategy continued to be implemented.
9.2	Develop methods of evaluating the effectiveness of housing policies and management in promoting social inclusion.	9.2.1 Develop targets.	<b>Moray Social Housing Forum</b>	March 2009
		9.2.2 Use the data from the Neighbourhood Statistics Study to inform practice.	<b>Moray Social Housing Forum</b>	March 2009

<b>Strategic Objective 10: To support and encourage wider role activities which contribute to social inclusion and community regeneration</b>			<b>Responsibility</b>	<b>Timescales</b>
10.1	Ensure housing representation at the local neighbourhood forums.	10.1.1 TMC and tenant representation at all 8 neighbourhood forums.	<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, Scottish Government, TMC Housing, Community Planning Partnership</b>	Ongoing

<b>Strategic Objective 11: To eradicate fuel poverty from all vulnerable groups by 2016</b>			<b>Responsibility</b>	<b>Timescales</b>
11.1	Implement the Fuel Poverty Strategy.	11.1.1 Publish updated action plan.	<b>Fuel Poverty Strategy Working Group</b>	March 2009
11.3	Continue with measures under the HECA strategy.	11.2.1 Publish final HECA report in 2008.	<b>TMC Housing Services.</b>	Ongoing until feedback from Scottish Government

<b>Strategic Objective 12: To provide maximum opportunities for tenant participation and empowerment throughout the social rented sector</b>			<b>Responsibility</b>	<b>Timescales</b>
12.1	Implement monitor and review the tenant participation strategy annually.	12.1.1 Report to Committee	<b>TMC Housing Service, TMC Tenants, Elected members.</b>	March 2009
12.2	Promote co-operation between all social landlords to encourage tenant participation.	12.2.1 Arrange annual tenant conference.	<b>TMC and RSL tenants, TMC Housing Service.</b>	September 2008