



**THE MORAY COUNCIL  
LOCAL HOUSING STRATEGY  
MONITORING STATEMENT  
APRIL 2009**

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## **INTRODUCTION**

This is the fifth and final annual update of the 2004 to 2009 Local Housing Strategy (LHS). The 2009 update is presented in the same format as the previous four updates.

In June 2008 the Scottish Government issued new Guidance for 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 that a new LHS will not be required until 2013. In December 2008 the Housing Strategy Group agreed that the Council should develop an Interim LHS to cover the period between the current LHS (2004 – 2009) and the new LHS from 2012. Any actions remaining from this review, which are still relevant in 2009/10 will be included in the Interim LHS 2010 – 2013.

Section 1 – provides an overview of the work that has been done during the past year. This includes completing any outstanding actions from 2007/8, in addition to the work carried out during 2008/9.

Section 2 – presents an action plan to be progressed throughout 2009/10, leading to the Interim LHS 2010 – 2013. Any actions remaining from the 2009/10 Action Plan will be included in the Interim LHS.

## 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 2008/9 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 2008/9	✓	Target met	5
		Work in progress	9
		To be actioned	4

#### **Actions Achieved:**

- Updated Housing Options Guide produced August 2008
- Access Group for BME groups established.
- All Equality Impact Assessments have been completed.

#### **Significant progress with ongoing actions:**

- Work progressed on the CHR. A target implementation date has been set of November 2009.
- Review of Unauthorised Encampments Protocol will be considered by Communities Committee in August 2009.
- One site has been identified as having potential for use as an authorised site for gypsy travellers. Communities Committee has asked that more sites are identified and this work will progress through 2009/10.
- Joint training opportunities with RSLs pursued through Moray Social Housing forum but no training took place.

## What still needs to happen?:

- Consider a Low Cost Home Ownership waiting list, following implementation of the Common Housing Register.
- A review of the remits of 4 Homelessness Strategy Theme Groups will begin in May 2009 (2 actions).
- Joint training to raise awareness amongst all housing providers about ethnic minority communities
- Detailed proposals need to be developed for the reprovisioning of the Covesea Road Young Persons Project. This will be taken forward during 2009/10 and will be considered for inclusion in the 2010/11 SHIP.


## 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 2008/9	✓	Target met	11
		Work in progress	4
		To be actioned	0

## Actions Achieved:

- BTS Action Plan has been agreed
- Heating systems using renewable energy (air source heat pumps) fitted to Council properties.
- Business Plan was updated in summer 2008. SHQS milestones reviewed as part of this process.
- Moray Local Plan 2008 was adopted December 2008.
- Telecare project was evaluated and will be taken forward through the Older Persons Strategy.
- Site identified with potential for innovative, sustainably designed social housing.

## Significant progress with ongoing actions:

- A Scheme of Assistance working group has been established. A target has been set for completion of a consultative draft Scheme by August 2009.


## 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 2008/9	✓	Target met	6
		Work in progress	2
		To be actioned	2

### **Actions Achieved:**

- A multi-agency Adaptations Partnership has been established to continuously improve the disabled adaptations service and an Action Plan has been developed.
- A specialist development for persons with learning disabilities is planned in Elgin through Moray Volume Procurement 3.
- Lifetime Homes were promoted during discussions with RSLs

### **Significant progress with ongoing actions:**

- The Sheltered Housing Review is being progressed. Area reviews will be carried out during May – August 2009.

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

- The Scottish Government has yet to publish the Housing Support Guidance.
- A housing information and advice service for those with a physical and sensory disability needs to be developed.

## 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 2008/9	✓	Target met	18
		Work in progress	5
		To be actioned	1

**Achievements:**

- Target for new affordable homes updated
- Joint appraisals of SDFPs carried out, in preparation for SHIP. Progress on SHIF monitored and the SHIP was submitted in November 2008
- 3 developments in Elgin, Buckie and Forres are progressing through Moray Volume Procurement 3
- 1 open market LIFT (formerly Homestake) sale completed.
- Pressured Area Status designation for Forres granted February 2009.
- Rural Housing Enabler Project reviewed and extended
- Plans for LHS review and for Interim LHS 2010 - 2013 agreed
- The Fuel Poverty Strategy 2009 – 2014 has been reviewed and plans for a new Strategy have been agreed.
- Bid for funding for Council new build was successful.

**Significant progress with ongoing actions:**

- Consultation period on Draft Supplementary Guidance on Affordable Housing ends 8 April 2009. Report to Communities Committee in May 2009.
- The Cairngorms National Park Authority continues to promote the use of all available means to increase supply of affordable housing in the park. (Action 1.5 also refers).
- Registered Tenant Organisations (RTOs) are regularly represented at local neighbourhood forums but RTOs do not currently cover all areas of Moray. Tenant participation is promoted through the Tenant Participation Strategy 2008 – 2013.
- Employment opportunities progressed through DEVANHA.

**What still needs to happen?**

- Tenant Participation Strategy due for annual review in May 2009.

**Section 2**  
**Action Plan 2008/9 - updated April 2009**

<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.	<b>TMC Housing Services, all other housing providers</b>	Updated Housing Options Guide August 2008
	1.1.2 Update housing service website.	<b>TMC IT/Housing Services</b>	Achieved
1.2 Develop a Common Housing Register by 2007.	1.2.1 Develop a joint register with Aberdeenshire.	<b>TMC Housing Services, RSLs, TMC IT Services</b>	November 2009
	1.2.2 Consider a Low Cost Home Ownership Waiting list		Action after implementation of the CHR
1.3 Develop a Private Rented Sector Strategy approach.	1.3.1 Publish the Council's intended strategic approach to the sector.	<b>TMC Housing Services, SLA</b>	Not achieved but Landlord Registration and private sector leasing schemes established
1.4 Establish closer working practices and training opportunities across all housing providers.	1.4.1 Pursue joint training opportunities.	<b>The Moray Social Housing Forum</b>	Ongoing. RSLs have been invited to complete a training needs analysis but no training has taken place.
1.5 Support Empty Homes Project in Cairngorms area of Moray	1.5.1 Implement the identified project if it proceeds	<b>TMC Housing Services, Scottish Government, Cairngorms National Park Authority, Housing Associations</b>	One project offered grant but did not proceed.

## Section 2

### Action Plan 2008/9 updated March 2009

<b>Strategic Objective 2: Prevent and Alleviate Homelessness</b>		<b>Responsibility</b>	<b>Timescales</b>
2.1 Run the Homelessness Strategy Theme Groups	2.1.1 Review the other 3 groups 2.1.2 Establish Information and Advice Theme Group	<b>Homelessness Strategy Group</b>	Not achieved. Revision to remit to be discussed at Homeless Strategy Group meeting in May 09
2.1 Implement the new actions for 2008/09 of the Moray Homelessness Strategy	2.2.1 Monitor the implementation	<b>Multi-agency Homelessness Strategy Group, Homelessness Project Group</b>	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. 3.1.2 Establish methods for communicating with individuals from minority ethnic backgrounds.	<b>Moray Social Housing Forum</b>  <b>all Community Planning partners</b>	Ongoing but no training took place. See 1.4.1  Achieved. Access Group established

## Section 2

### Action Plan 2008/9 updated March 2009

<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>
3.2 Continue the review of accommodation and support provided for gypsy travellers in Moray.	3.2.1 Draw up an Action Plan following joint research	<b>Gypsies/Travellers Multi-agency group, Gypsy Travellers working group.</b>	Additional fieldwork delayed research.
	3.2.2 Develop proposals for site provision	<b>TMC</b>	Ongoing
	3.2.3 Review unauthorised Encampments protocol	<b>TMC</b>	Draft will be presented to Communities Committee – May 2009
3.3 Ensure provision of intensive levels of support and housing to vulnerable young people subject to social exclusion.	3.3.1 Consider the re-provisioning of Covesea Road.	<b>Homelessness Accommodation Theme Group</b>	Ongoing – to be progressed in 2009/10.
	3.3.2 Ensure continued TMC Housing Services representation on Moray Youthstart Board.	<b>Moray Youth start, TMC Housing Services</b>	Ongoing
	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>	Ongoing 2 additional Housing Support Workers recruited in 2008/9.
3.4 Carry out priority equality impact assessments	3.4.1 Timetable key policies and functions	TMC	All EIAs completed
	3.4.2 Assess key policies and functions	TMC Housing Services	

## Section 2

### Action Plan 2008/9 updated 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	4.1.1 Identify any potential housing renewal areas.	<b>TMC Housing and Environmental Health Services, Housing Strategy Group.</b>	Ongoing but none identified to date.
	4.1.2 Create a BTS action plan.		Agreed December 2008
4.2 Establish a Scheme of Assistance.	4.2.1 Develop a scheme in accordance with guidance from the Scottish Government.	<b>TMC Housing Services.</b>	No later than 1 April 2010
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>	Completed
4.4 Improve energy efficiency across all tenures	4.4.1 Continue to fund SCARF	<b>TMC Housing Services, SCARF</b>	Achieved
	4.4.2 Continue to promote energy efficiency	<b>TMC Housing Services, SCARF</b>	Achieved
	4.4.3 Expand use of renewable heating systems	<b>TMC Housing Services</b>	Achieved
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>	Achieved
	4.5.2 Review milestones.	<b>TMC Housing Services, RSLs</b>	Council milestones reviewed annually

## Section 2

### Action Plan 2008/9 updated 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	5.1.1 Implement the new structure plan 5.1.2 Await the outcome of the public enquiry into the local plan 5.1.3 Report to Committee 5.1.4 Formally adopt the Plan	<b>TMC Planning</b> and Housing Services	Achieved    Plan adopted December 2008
5.2 Working with RSLs, the Scottish Government and developers to produce additional Lifetime Homes over the rest of the strategy.	5.2.1 Use the development programme process. 5.2.2 Incorporate within any bulk procurement arrangement.	<b>TMC Housing Services Scottish Government, RSLs, housing developers</b>	Ongoing  Ongoing.
5.3 Investigate the potential of new technology.	5.3.1 Evaluate the pilot Telecare project  5.3.2 Identify one potential project for sustainable housing.	<b>TMC Housing Services, OT services, Older Person's strategy group</b>  <b>TMC Housing Services, Scottish Government, RSLs, housing developers</b>	Achieved  Achieved. One potential site identified

## Section 2

### Action Plan 2008/9 updated March 2009

<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>	Guidance not yet published.
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>	Achieved
	6.2.2 Ensure planned improvements are implemented		Achieved
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>	Not achieved
	6.3.2 Implement the action plan.		Not achieved
6.4 Complete the strategic review of sheltered housing.	6.4.1 Take forward as part of the Older People's Strategy.	<b>TMC, HHA, CHA</b>	Taken forward by the Council's multi agency Sheltered Housing Working Group, in conjunction with the Older Persons Strategy

## Section 2

### Action Plan 2008/9 updated March 2009

<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, MCHSCP, Scottish Gov</b>	Achieved
	7.1.2 Adopt a partnership approach to providing large or specialist developments	<b>TMC Housing Services, MCHSCP</b>	Achieved
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, MCHSCP, Scottish Gov, RSLs</b>	Achieved
	7.2.2 Promote the use of Lifetime Homes.		Achieved

## Section 2

### Action Plan 2008/9 updated March 2009

<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.	8.1.1 Joint appraisal of SDFPs.	<b>TMC Housing Services and the Scottish Government</b>	Annual appraisal achieved
	8.1.2 Pursue bulk procurement where appropriate	<b>The Scottish Government, TMC Housing Services, RSLs, Housing developers</b>	Achieved through DEVANHA and MVP3
	8.1.3 Evaluate LIFT/ Homestake developments.	<b>TMC Housing Services, RSLs, Scottish Government</b>	No developments in 2008/9
	8.1.4 Monitor open market LIFT/ Homestake pilot	<b>The Scottish Government, TMC Housing Services, GHA, Aberdeen, Aberdeenshire</b>	Achieved
	8.1.5 Pursue Pressured Area Status application	<b>TMC</b>	Achieved
	8.1.6 Review Rural Housing Enabling Pilot	<b>TMC, Rural Housing Enabler</b>	Achieved
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>	Achieved for SHIP 2009
	8.2.2 Review the affordable housing guidance	<b>TMC, Developers, RSLs</b>	Formal consultation period ends 8 April 09

## Section 2

### Action Plan 2008/9 updated March 2009

<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>
8.3 Implement the findings from the research into the housing needs of migrant workers.	8.3.1 Develop Action Plan	<b>Housing Strategy Group</b>	Not achieved
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>	Achieved
	8.4.2 Implement the action plan arising from the Cairngorms housing research into landowners.		Achieved in part. See Action 1.5
8.5 Prepare for the new LHS	8.5.1 Agree approach at LHS Strategy Group	<b>All stakeholders</b>	Achieved
	8.5.2 Report to Committee		Achieved - January 2009
8.6 Prepare the Strategic Housing Investment Plan 2009	8.6.2 Meetings to discuss the plan	<b>TMC, RSLs</b>	Achieved
	8.6.3 Submit the Plan	<b>TMC</b>	Achieved - November 2008
8.7 Consider the viability of new council housing	8.7.3 Initial report to Committee	<b>TMC</b>	Achieved - October 2008

**Section 2**  
**Action Plan 2008/9 updated March 2009**

<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.	9.1.1 Continue to implement the anti-social behaviour strategy.	<b>TMC Housing, Grampian Police, RSLs</b>	Anti Social Behaviour Strategy continues 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. 9.2.2 Use the data from the Neighbourhood Statistics Study to inform practice.	<b>Moray Social Housing Forum</b> <b>Moray Social Housing Forum</b>	Achieved, but through Community Planning structures, not through MSHF.

<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 neighbourhood forums.	<b>Community planning partnership, RSLs</b>	A RTO representative attends forum meetings whenever possible.
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>	Employment opportunities have been achieved through DEVANHA projects

## Section 2

### Action Plan 2008/9 updated March 2009

<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> Achieved
11.2	Continue with measures under the HECA Strategy.	11.2.1 Publish final HECA report in 2008.	<b>TMC Housing Services.</b> Achieved. New guidance awaited

<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> Strategy Implemented. Monitoring report in May 09
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> Achieved

## **SECTION 2 – DEVELOPMENT OF THE INTERIM LOCAL HOUSING STRATEGY 2010 - 2013**

This section provides the 'bridge' between the original action plan in the 2008/9 Action Plan and the 2009/10 Action Plan.

The first part is a discussion of the changes that will impact on the LHS. The second part is Action Plan for 2009/10, leading up to introduction of the Interim LHS 2010 - 2013.

### **Access to housing**

There have been continuing technical delays with the Common Housing Register. We now project that implementation could be achieved for November 2009. We will consider a Low Cost Home Ownership Waiting List after implementation of the Common Housing Register

The Private Sector Housing Grants Section is now fully staffed again and work has commenced on implementation of the Housing (Scotland) Act 2006. A Scheme of Assistance is being developed through a working group. The Care and Repair service continues to be reviewed on an annual basis. An Action Plan has been agreed to address properties known to be below tolerable standard, although this plan will be implemented through the term of the Interim LHS 2010 – 2013.

We continue to make efforts to provide sites for gypsy travellers. Members have considered one site but have asked that officers find more potential sites for consideration. The Housing Service has made good progress on reviewing its Unauthorised Encampments Protocol in an effort to balance the needs of gypsy travellers with those of the settled community, and to present an approach consistent with Aberdeen City and Aberdeenshire Councils, but the Protocol is yet to be agreed.

The Council continues to be under considerable pressure as a result of the increasing needs of homeless people. The Council was inspected by the Scottish Housing Regulator during 2009 and achieved a C grade for its Homelessness Service. An Improvement Plan has been developed to address the issues resulting from the Inspection Report. This will form the basis for the way the Homelessness Service moves forward over the next 2 years.

The Council will prepare a response to the consultation issued by the Scottish Government on the Housing (Scotland) Bill 2009. The Bill proposes restricting the right to buy, which will in turn maintain the supply of affordable housing and modernising the way social housing is regulated.

### **Quality of Housing**

The final Guidance for the Housing (Scotland) Act 2006 was published in March 2009. The Council is required to publish a Scheme of Assistance by 1 April 2010. The Council will continue to seek to identify any potential Housing Renewal Areas. The Housing Service has, in conjunction with the Environmental Health Service,

agreed a BTS Action Plan which will be taken forward during the term of the Interim LHS through the Scheme of Assistance. The BTS Action Plan involves the Council contacting owners of BTS properties, on a phased basis, offering information and advice, and in most circumstances some form of financial assistance, but ultimately may involve the Council using legal sanctions available to it.

The Fuel Poverty Strategy 2004 – 2009 has been reviewed and a plan has been agreed for the development of a new Fuel Poverty Strategy. There are linkages between the Fuel Poverty Strategy and the Social Inclusion Strategy. (11.1)

The Council will continue to support a pilot scheme to develop affordable housing in Drummur, using strawbale construction which is innovative, sustainable, and is thought to be the first of its kind in Scotland.

The Development Plan was formally adopted in December 2008 and will remain in force for 5 years, until 2012. Scottish Planning Policy SPP3: Planning for Homes (Revised 2008) sets out the Scottish Government's policy on the identification of housing requirements, the provision of land for housing and the delivery of homes through the planning system. SPP3 requires closer links between Development Plans and Local Housing Strategies.

### **Housing and Community Care**

A multi-agency Sheltered Housing Review Group has been established, which will take forward the recommendations of the Strategic Review of Sheltered Housing and Housing Options for Older People by Craigforth in 2008. The Group has agreed that area reviews of sheltered housing will be carried out in the first few months of 2009/10.

A new housing project for 9 persons with mental health problems will be delivered through Moray Volume Procurement 3.

Although the Scottish Government has not yet published its Housing Support Guidance, Moray Council has a Housing Support Review under way. The Review has two aims:

- to combine the Young Persons (16-24) Project with the Resettlement Service and will be complete by September 2009.
- to review community and residential support provided by external voluntary organisations which will be ready for retender by 2012.

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

An application for pressured area status for Forres was submitted to the Scottish Government in December 2008 and was approved in February 2009. The Council will continue to monitor key indicators with a view to identifying any other areas which merit further applications for pressured area status.

A consultation period has begun on a revised Draft Supplementary Planning Guidance on Affordable Housing. The Consultation period will end on 8 April 2009

and therefore this action will be continued into the term of the Interim LHS 2010 – 2013.

The Council reassessed the number of affordable units required over the next 5 years using secondary data and the Housing Needs Model provided with the Housing Needs and Demand Study 2007. This resulted in the number of affordable units required increasing from 219 to 255 units per year for 5 years in order to meet backlog and newly arising housing need. This work contributed to the SHIP which was submitted to the Scottish Government in 2008.

The Council has reviewed the first year's operation of the Rural Housing Enabler and has agreed to continue to fund the pilot for a second year. The primary aim of the pilot is to identify housing needs in the more remote areas and provide solutions to meeting these needs. In the first year the Rural Housing Enabler has concentrated in the Speyside area and on building relationships across all tenures, but has also completed 2 housing needs studies which will contribute to housing need assessment in the future, and has facilitated 1 open market LIFT house purchase in a rural community. In the second year, the Rural Housing Enabler will carry out similar work in the rural communities around Forres and Buckie.

Following the announcement that the Scottish Government had made £10M available for Council's to bid for funding for Council new build properties, the Council has carried out extensive research into the viability of a variety of sites for this purpose. In April 2009 the Scottish Government confirmed that Moray Council would receive funding for £1M to part-fund building 40 new Council houses. A contractor will be appointed to the project in May 2009, with the houses due for completion in 2011. The Council is currently preparing a second bid for a further 40 new Council houses. In March 2009 the Scottish Government announced that RSLs in Moray were to receive £12M AHIP funding for 2009/10.

### **Strategy Development**

During 2009/10 the Council will consult, complete and implement the revised Supplementary Planning Guidance on Affordable Housing. The Fuel Poverty Strategy has been reviewed and the Housing Service will carry out a public consultation on a new Fuel Poverty Strategy in autumn 2009.

The Housing Strategy Group agreed the future direction of Moray's Local Housing Strategy in December 2008. The Scottish Government published revised LHS guidance in June 2008 and revised SPP3 in July 2008, which require closer liaison between the LHS and the Development Plan. Moray's Local Plan was adopted in December 2008 and a new Local Plan will not be required until 2013. The Housing Strategy Group has agreed that the Council should produce an Interim LHS 2010 – 2013, with a new LHS to be published in 2013.

**SECTION 3  
ACTION PLAN 2009/10**

<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.	1.1.2 Update Housing Options Guide on an annual basis.	<b>TMC Housing Services, all other housing providers</b>	August 2009
	1.1.3 Update housing service website.	<b>TMC IT/Housing Services</b>	Ongoing
1.2 Develop a Common Housing Register by 2007.	1.2.1 Develop a joint register with Aberdeenshire.	<b>TMC Housing Services, RSLs, TMC IT Services</b>	November 2009
	1.2.2 Consider a Low Cost Home Ownership Waiting list		Action after implementation of the CHR
1.3 Establish closer working practices and training opportunities across all housing providers.	1.3.1 Pursue joint training opportunities.	<b>The Moray Social Housing Forum</b>	Ongoing
1.4 Support the Rural Housing Enabler Pilot Project	1.4.1 Review the Rural Housing Enabler project Year 2 outcomes.	<b>TMC Housing Services, Rural Housing Service</b>	January 2010
	1.4.2 Agree how RHE's Housing Needs Studies will contribute to priorities for new affordable housing.	<b>Housing Strategy Group</b>	June 2009

**SECTION 2  
LOCAL HOUSING STRATEGY ACTION PLAN 2009/10**

<b>Strategic Objective 2: Prevent and Alleviate Homelessness</b>		<b>Responsibility</b>	<b>Timescales</b>
2.1 Implement the Homelessness Inspection Improvement Plan	2.1.1 Monitor progress of implementation	<b>Homelessness Strategy Group</b>	April 2011
2.2 Review the Homelessness Strategy Theme Groups		<b>Homelessness Strategy Group</b>	Begin May 2009
2.3 Update Homelessness Strategy	2.3.1 Consultative draft for Communities Committee approval	<b>Multi-agency Homelessness Strategy Group, Homelessness Project Group</b>	August 2009
	2.3.2 Publish Homelessness Strategy update		December 2009

<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>	

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<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>
3.2 Continue the review of accommodation and support provided for Gypsy Travellers in Moray.	3.2.4 Draw up an Action Plan following joint research	<b>Gypsies/Travellers Multi-agency group, Gypsy Travellers working gp.</b>	RESEARCH TIMESCALE
	3.2.5 Continue to develop proposals for site provision	<b>TMC</b>	Ongoing
	3.2.6 Review unauthorised Encampments protocol	<b>TMC</b>	August 2009
3.3 Implement Equality Impact Assessment Action Plan	3.3.1 Develop EIA Action Plan		June 2009
	3.3.2 Annual review of EIA Action Plan		April 2010
3.4 Ensure provision of intensive levels of support and housing to vulnerable young people subject to social exclusion.	3.4.1 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
	3.4.2 Implement the Temporary Accommodation Strategy	<b>Homelessness Accommodation Theme Group, RSLs, Care providers</b>	Ongoing

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<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 Continue to monitor for and identify any potential housing renewal areas as necessary.  4.1.4 Implement BTS action plan.	<b>TMC Housing and Environmental Health Services, Housing Strategy Group.</b>	Ongoing.  Phased from April 2009
4.2 Establish a Scheme of Assistance.	4.2.1 Develop Consultative Draft Scheme of Assistance  4.2.2 Publish Scheme of Assistance	<b>TMC Housing Services.</b>	August 2009  No later than 1 April 2010
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>	Ongoing
4.4 Improve energy efficiency across all tenures	4.4.1 Continue to fund SCARF  4.4.2 Continue to promote energy efficiency  4.4.3 Continue to promote use of renewable heating systems where appropriate.	<b>TMC Housing Services, SCARF</b>  <b>TMC Housing Services, SCARF</b>  <b>TMC Housing Services</b>	Ongoing  Ongoing  Ongoing

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<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>
4.5 Ensure that Council 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</b>	Ongoing
	4.5.2 Review milestones.	<b>TMC Housing Services</b>	Annually
	4.5.3 Update Investment Strategy	<b>TMC Housing Services</b>	Feb 2010

<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 Working with RSLs, the Scottish Government and developers to produce additional Lifetime Homes over the rest of the strategy.	5.1.1 Use the development programme process.	<b>TMC Housing Services Scottish Government, RSLs, housing developers</b>	Ongoing
	5.1.2 Incorporate within any bulk procurement arrangement.		Ongoing.
5.2 Apply new technology.	5.2.1 Continue with Telecare project	<b>TMC Housing Services, OT services, Older Person's strategy group</b>	Ongoing
	5.2.2 Monitor project for sustainable housing at Drummuir.	<b>TMC Housing Services, Scottish Government, RSLs, RHE, housing developers</b>	Ongoing.

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<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 Complete the Housing Support review	6.1.1 Await Government Guidance 6.1.2 Complete scoping of review of community and residential support provided by external voluntary organisations	<b>TMC Housing and Community Care services, housing support providers</b>	December 2009
6.2 Ensure the best use of adaptations in the public and private sector.	6.2.3 Implement improvements identified through workshop reviews	<b>TMC Housing and OT services</b>	Ongoing
6.3 Development of housing information and advice services for those physical and sensory with disabilities.	6.3.1 Develop an action plan. 6.3.2 Implement the action plan.	<b>LHS implementation group</b>	September 2009
6.4 Complete the strategic review of sheltered housing.	6.4.1 Carry out locality reviews in light of the research.	<b>TMC, HHA, CHA</b>	May – August 2009

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<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
	7.1.2 Adopt a partnership approach to providing large or specialist developments	<b>TMC Housing Services, Moray Community Health &amp; Social Care Partnership</b>	Ongoing
7.2 Ensure that information from housing needs research is fed into the SDPF/SHIP development process.	7.2.1 Liaise with care agencies to identify need for specialist housing projects for inclusion in the development programme.	<b>TMC Housing Services, Moray Community Health &amp; Social Care Partnership, Scottish Government, RSLs</b>	Ongoing

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<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 the Scottish Government and RSLs to deliver up to 255 units of affordable housing per annum.	8.1.1 Update affordable housing target annually	<b>TMC Housing Services</b>	August 2009
	8.1.2 Joint appraisal of SDFPs.	<b>TMC Housing Services and the Scottish Government</b>	Ongoing annual basis
	8.1.3 Pursue bulk procurement where appropriate	<b>Scottish Government, TMC Housing Services, RSLs, Housing developers</b>	Ongoing
	8.1.4 Complete the review of the affordable housing guidance	<b>TMC</b>	May 2009
	8.1.5 Evaluate LIFT/ Homestake developments.	<b>TMC Housing Services, RSLs, Scottish Government</b>	Ongoing
	8.1.6 Monitor open market LIFT/ Homestake pilot	<b>The Scottish Government, TMC Housing Services, GHA, Aberdeen, Aberdeenshire</b>	Ongoing
	8.1.7 Review the impact of the RTB in Moray	<b>TMC Housing Services</b>	September 2009
	8.1.8 Pursue further Pressured Area Status applications if appropriate	<b>TMC Housing Services</b>	November 2009

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<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>
8.2 Develop Interim LHS 2010 - 2013	8.2.1 Review LHS 2004 – 2009	<b>Housing Strategy Group</b>	June 2009
	8.2.2 Develop Interim LHS		December 2009
	8.2.3 Carry out public consultation		January 2010
	8.2.4 Implement Interim LHS		March 2010
8.3 Continue to participate in the development of the Cairngorms Housing Strategy.	8.3.1 Attend the Cairngorms Housing Delivery Group.	<b>Cairngorms Park Authority, TMC Housing, the Scottish Government</b>	Ongoing
	8.3.2 Implement the action plan arising from the Cairngorms housing research into landowners.		Ongoing
8.4 Prepare the Strategic Housing Investment Plan 2009	8.4.1 Meetings to develop proposals	<b>TMC, Scottish Gov, RSLs</b>	September 2009
	8.4.2 Submit the Plan	<b>TMC</b>	November 2009
8.5 Develop proposals for Council new build	8.5.1 Invite tenders	<b>TMC</b>	April 2009
	8.5.2 Approve tenders		June 2009
	8.5.3 On site		By March 2010
	8.5.4 Develop proposals for Phase 2 bid		May 2009

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<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.	9.1.1 Continue to implement the anti-social behaviour strategy.	<b>TMC Housing, Grampian Police, RSLs</b>	Anti Social Behaviour Strategy continues to be implemented.

<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.	10.1.2 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

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<b>Strategic Objective 11: To eradicate fuel poverty from all vulnerable groups by 2016</b>		<b>Responsibility</b>	<b>Timescales</b>
11.1	Develop Fuel Poverty Strategy 2009 – 2014	11.1.1 Develop Consultative Draft. 11.1.2 Publish the Strategy	<b>Fuel Poverty Strategy Working Group</b> August 2009 March 2010
11.2	Continue with measures under the HECA Strategy.	11.2.1 Await guidance from Scottish Government	<b>TMC Housing Services.</b>

<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 on actions 2008/9 12.1.2 Develop new actions for 2009/10	<b>TMC Housing Service, TMC Tenants, Elected members.</b> May 2009 May 2009
12.2	Promote co-operation between all social landlords to encourage tenant participation.	12.2.1 Facilitate the annual Tenants Conference.	<b>TMC and RSL tenants, TMC Housing Service.</b> September 2009