

Fairer Scotland Fund National Outcome 10.

We live in well-designed, sustainable places where we are able to access the amenities and services we need.

Local Context

Housing

There is a serious shortage of affordable housing in Moray. It is estimated that across all tenures there will be an under supply of 219 affordable units each year until 2010. The level of affordable housing need in Moray has increased since 2001. Right to Buy legislation has resulted in the sale of over 50% of the Council's housing stock. In April 2007 there was a demand for council housing of 2,374 applicants on waiting list, 456 on transfer list. Less than 500 vacancies arise annually in council/housing association property.

In 2006/07 the Local Plan showed a requirement for 4,565 new homes by 2017. (The Moray housing market requirement for 2006-10 is 1,560 over the four years whilst in 2000 to 2004 the average annual number of house completions was 392.) Land for 1,819 houses is currently available but it is planned to release further land.

In 2005/06 Moray housing tenure was 33% owned, 34% mortgaged, 18% rented from the Local Authority, 3% rented from Housing Authority, 10% were private rentals. The percentage of social rented housing in Moray is 22% compared with a national average of 27%. In 2005/06 Moray property types included 37% detached, 34% semi detached, 20% terraced, 9% flats.

At December 2007 the proportion of the Council housing stock in Moray failing the Scottish Housing Quality Standard stood at 37.8%. The LHS 2004-2009 indicated that 27% of the housing stock in Moray fell below the Tolerable Standard (660 houses)

Homelessness

Homelessness applications in Moray have shown a significant increase year on year from 401 in 2002/03 to 808 in 2006/07. The greatest increase in applications has been from single person households.

In Moray there has been a fluctuation in the number of unintentionally homeless households being settled in to accommodation. In 2004/05 164 people were permanently rehoused, in 2005/06 132 people permanently rehoused and in 2006/07 174 people were rehoused.

Access to Services

The Scottish Index of Multiple Deprivation also highlights the inaccessibility of some areas of Moray. The SIMD records that 17% of data zones in Moray are within the 5% most access deprived areas in Scotland, 9% are in the 10%, 6% in the 15% and 4% in the 20% most access deprived areas in Scotland. It should be noted that as these sources focus on services that are found in most localities they arguably mask difficulties in accessing services such as large leisure facilities such as cinemas, retail warehouse complexes and medical services. Access to Dr Gray's Hospital in Elgin and Aberdeen Royal Infirmary, for example, are an issue for some Moray residents.

In 2006/07 80% of public service buildings were suitable and accessible to people with disabilities as opposed to 11.1% in 2004/05.

The use of buses and rail travel may appear low compared to the central belt and other more urbanised parts of Scotland. Despite the fact that Moray is a rural, peripheral area with a relatively high car ownership rate, by necessity, it is encouraging that numbers of rail and bus passengers are increasing steadily year by year.

	<p>The volume and quality of housing throughout Moray will increase</p>	<p>L52 - The number, quality and variety of affordable homes.</p> <p>L52 No of properties sold under right to buy</p> <p>L52 No of people on waiting list</p>	<p>Moray Council statistics.</p>	<p>164 Affordable units built and acquired 2006-7. 155 for rent and 9 for low cost ownership</p> <p>Right to buy legislation sold over 50% of council's housing stock</p> <p>In 2006/07 125 Council houses sold</p> <p>Demand for council housing of 2,500 applicants on waiting list, 500 on transfer list and less than 500 vacancies in council/housing association property in 2005-6</p>	<p>Increase number, quality and variety of affordable homes.</p>
		<p>L51 - Proportion of the housing stock failing the Scottish Housing Quality Standard</p>	<p>Moray Council statistics.</p>	<p>63% of stock met SHQ standard as at Dec 2007.</p>	<p>Achievement of milestones in Council's Standard Delivery Plan with 100% compliance achieved by 2015</p>
	<p>Increase the number of people assessed as homeless who are provided appropriate accommodation</p>	<p>M - Number of households assessed as homeless or potentially homeless during the year.</p> <p>Total number of cases completed during the year. Average time per case</p> <p>% of applicants found to be in priority need</p> <p>% of cases reassessed as homeless or potentially homeless within 12 months of previous case being completed</p>	<p>Audit Scotland Council House Sales PI – HS6</p>	<p>a) 572 households assessed as homeless</p> <p>b) 566 cases completed during the year Average time per case – 18 Wks</p> <p>c) 7% cases reassessed as homeless or potentially homeless within 12 months of previous case being completed in quarter 3 2007/08</p>	<p>Move towards abolition of priority need by 2012 by reducing non-priority need cases year on year</p> <p>Reduce repeat homelessness – targets 4%</p>

	Required actions/commitment by local partners for these outcomes	Project
	The volume and quality of housing throughout Moray will increase	<ul style="list-style-type: none"> • Seek to develop a land bank - held either by the council or through RSLs - to enable future development(TMC) • Work with Government, RSLs, Developers etc. to maximise the level of affordable house building in Moray (CPP) • Work with private sector to achieve a range of housing solutions (TMC) • Review housing debt and identify potential for council new build(TMC)
	Increase the number of people assessed as homeless who are provided appropriate accommodation	<ul style="list-style-type: none"> • Develop a temporary accommodation strategy, information and advice activities and revise the homelessness strategy(CPP)
	Scottish Government required Action to support delivery of local outcome	