

PERTH AND KINROSS COUNCIL**Housing and Health Committee****25 May 2016****Perth and Kinross Local Housing Strategy 2016-2021****Report by Director (Housing and Social Work)****PURPOSE OF REPORT**

This report seeks Committee approval of the new Local Housing Strategy (LHS) for Perth and Kinross which covers the period 2016-2021.

1. BACKGROUND / MAIN ISSUES

- 1.1 The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce a Local Housing Strategy which sets out their strategy, priorities and plans for the delivery of housing and housing related services over a five year period.
- 1.2 In August 2014, the Scottish Government produced new guidance for local authorities to assist the preparation of revised Local Housing Strategies.
- 1.3 Housing and Health Committee approved the current Local Housing Strategy 2011-2016 in November 2011 (Report 11/539) and the new strategy for 2016-21 includes a summary of progress in achieving the aims and objectives of this strategy, as well as outlining those for the next five years.

2. PROPOSALS

- 2.1 The proposals in the Local Housing Strategy 2016-2021, which is attached as an appendix, were developed following extensive consultation with a range of stakeholders. This included four stakeholder consultation workshops held between July and October 2015 with representatives with professional or personal interests in each workshop discussing the key priorities and agreeing local outcomes. These were developed around 4 key objectives which are summarised below.
- 2.2 Wider consultation was also undertaken, responses to which have influenced a revised strategy. This included peer review with local authority and Scottish Government colleagues. A list of those consulted is included in the appendix.

2.3 The new Local Housing Strategy has four strategic priorities, namely:

i) Supply of housing and sustainable communities

The aim here is to create more affordable homes and manage existing stock to create homes of the right size, type and location to enable people to live in local, vibrant communities.

ii) Housing and homelessness

This strategic priority promotes safe and secure communities for residents of Perth and Kinross enabling access to good quality, affordable accommodation. For those who need it, it involves appropriate support to sustain them in their homes and prevent them becoming homeless.

iii) Independent living

As with the other priorities, supporting people to live independently at home for as long as possible is a key local and national priority. The aim here is to enable this through effective integrated working with local communities and networks.

iv) House condition, fuel poverty and climate change

The importance of people's home environment is fundamental and has an impact on their general health and wellbeing. The actions from this objective support residents of Perth and Kinross to live in warm, energy-efficient and low carbon homes which are affordable to heat.

2.4 Following Committee approval the actions will be implemented by operational teams and monitored regularly through management teams, as well as Committee. There will also be regular consultation and updates through local Housing Forums and engagement with tenants through locality-based working groups. Updates will be reported to Committee on an annual basis.

3. CONCLUSION AND RECOMMENDATIONS

3.1 The Local Housing Strategy 2016-21 is an important strategy which sets out our vision and priorities for the next five years in order to meet housing need and demand, enabling people and communities to live in vibrant and sustainable communities.

3.2 Committee is asked to:

- (i) Approve the Local Housing Strategy 2016-21 in Appendix 1
- (ii) Require the Director to provide annual updates on progress

Authors

Name	Designation	Contact Details
Eileen McMullan	Service Manager, Planning & Commissioning	01738 475713 EMcMullan@pkc.gov.uk
Lorna Cameron	Head of Housing & Strategic Commissioning	LECameron@pkc.gov.uk

Approved

Name	Designation	Date
Bill Atkinson	Director (Housing and Social Work)	25 May 2016

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	None
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	Yes
Sustainability (community, economic, environmental)	Yes
Legal and Governance	None
Risk	Yes
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	Yes

1. Strategic Implications

Community Plan / Single Outcome Agreement

1.1 The Single Outcome Agreement for Perth and Kinross has five outcomes which provide clear strategic direction, inform decisions at a corporate and service level and shape resource allocation. The following are reflected in the LHS:

- Giving every child the best start in life
- Developing educated, responsible and informed citizens
- Promoting a prosperous, inclusive and sustainable economy
- Supporting people to lead independent, healthy and active lives
- Creating a safe and sustainable place for future generations

Corporate Plan

1.2 The new strategy reflects the Council's corporate plan objectives listed above.

2. Resource Implications

Financial

- 2.1 Funding for the developments in this report come from the Council's new-build housing programme, use of the second home Council Tax Fund and Developer Contributions for affordable housing.
- 2.2 The strategy sets out the 2016/2017 Housing Revenue Account and General Fund budgets. Budgets for 2017-2021 are subject to future budget decisions by the Council.

Workforce

- 2.3 There are no workforce implications.

Asset Management (land, property, IT)

- 2.3 Resource implications of this report relate to the local authority new-build housing programme and the use of land currently in Council ownership.

3. Assessments

Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

A report has been prepared using the online integrated appraisal toolkit, please follow link. <http://www.pkc.gov.uk/CHttpHandler.ashx?id=36023&p=0>

Strategic Environmental Assessment

- 3.2 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.

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Sustainability

- 3.3 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:

- v) in the way best calculated to delivery of the Act's emissions reduction targets;
- vi) in the way best calculated to deliver any statutory adaptation programmes; and

vii) in a way that it considers most sustainable.

A report has been prepared using the online integrated appraisal toolkit, please follow link. <http://www.pkc.gov.uk/CHttpHandler.ashx?id=36023&p=0>

Legal and Governance

- 3.4 The Head of Legal Services has been consulted and there are no direct legal implications in this report.

Risk

- 3.5 The Housing and Community Care Senior Management Team regularly review capital monitoring reports that highlight individual project progress and risk. The Council's Strategic Investment Group monitors the capital programme on an eight weekly cycle.

4. Consultation

Internal

- 4.1 Elected Members of Perth and Kinross Council, Perth and Kinross Executive Officer Team, Senior Management within Perth and Kinross Council and all staff of Perth and Kinross Council were consulted on the draft strategy.

External

- 4.2 The following organisations were consulted on the draft LHS for 2016-2021:

- Community Councils
- Community Planning Partnership
- Registered Social Landlords
- Local Estate Agents
- Registered Private Landlords
- Scottish Government
- Neighbouring Local Authorities
- National Parks
- Equalities Groups
- Registered Tenant Organisations
- Perth and Kinross Interested Persons Database
- Housing and Community Care Working Groups
- Homes for Scotland
- Private Landowners and Developers
- Residents of Perth and Kinross
- Other Partners Organisations within the Private, Public, and Third Sector

- 4.3 The Tenant Committee Report Panel were consulted on the report. Their comments were that "this is a comprehensive document, setting out the vision for Perth and Kinross. It shows the benefits of adding to the housing stock

and improving the lives of current tenants, particularly those with fuel poverty issues.”

5. Communication

- 5.1 A communications plan is currently being prepared to work with operational teams on delivery of the outcomes within this strategy.

6. BACKGROUND PAPERS

There are no background papers.

7. APPENDICES

Appendix 1 –Local Housing Strategy 2016-21