

Housing Strategy and Development

Preparation of the New West Dunbartonshire Local Housing Strategy 2022 - 2027

Presentation to WDTRO 24rd June 2021



West Dunbartonshire Local Housing Strategy 2022 - 2027

Introduction

Local Housing Strategy (LHS)

- LAs have a statutory requirement to prepare an LHS providing strategic direction to tackle housing need and demand and to guide investment over a five year period.
- Work has started on preparing the new LHS 2022 – 2027 which is scheduled to be submitted to the Scottish Government in November 2021



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Introduction (cont)

- The LHS is the principal strategic document for housing and housing related services across all tenures.
- The new LHS will be drafted in accordance with Guidance issued by the Scottish Government in September 2019.
- The LHS must illustrate how the housing objectives integrate with other strategic plans and how they contribute to meeting Scottish Government priorities.



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LHS Guidance September 2019 - Some National Priorities:

The guidance highlights the need for the LHS to deliver on National Priorities, Plans and Targets, in particular the:

- Race Equality Framework and Action Plan (2016 - 2030)
- A Fairer Scotland for Disabled People Delivery Plan (2016 – 2021)
- Getting It Right for Every Child
- Child Poverty Action Plan (2018 – 2022)
- Health Inequalities Reform Programme.



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LHS Guidance September 2019 (cont)

While the latest Guidance does not differ significantly from that of the previous round, some areas have increased emphasis, for example:

- **Wheelchair Accessible Housing**
- **Specialist Provision and Independent Living**
- **Implications of the new Planning (Scotland) Bill**
- **Placemaking and Communities**
- **Homelessness and Rapid Rehousing**
- **Equalities Impact Assessment**
- **Effective Engagement and Consultation**
- **Fuel Poverty, Energy Efficiency and Climate Change**
- **Gypsy/Travellers**



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- **Housing to 2040**, the Scottish Government's vision for housing was published in March 2021. It sets out the drivers of change that will impact the housing system over the next twenty years, including population and health (noting an ageing population across the country and depopulation in some rural areas), technology, energy and climate change. It outlines the route map to take housing policy forward.



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Housing to 2040

The LHS will require to reflect the changing housing landscape emerging from this discussion and its route map to 2040, within the context of the Covid pandemic recovery. It is in 4 parts:

- **More homes at the heart of great places**
- **Affordability and choice**
- **Affordable warmth and zero emission homes**
- **Improving the quality of all homes.**



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Key Themes

It is proposed to organise the LHS in a broadly similar way to the current one, with the following **5 Key Themes**:

Housing Need and Demand

Promoting Good Quality Housing

Homelessness and Housing Options

Place and Community

Particular Housing Needs.



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Theme 1: Housing Need and Demand

- Need and Demand Projections
- Housing Land Supply and Targets
- Affordable Housing Supply Programme
- Council New Build
- Tenure Balance



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Theme 2: Promoting Good Quality Housing

- Energy Efficiency Standard for Social Housing (ESSH)
- Regeneration
- The WDC Design Standard
- Fuel Poverty
- Climate Change
- Private Rented Sector
- Assistance to Owners



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Theme 3: Homelessness and Housing Options

- Housing Options
- Housing Advice and Prevention
- Temporary Accommodation
- Tenancy Sustainment and Support
- Supported Accommodation
- Rapid Rehousing Transition Plan
- Housing First



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Theme 4: Place and Community

- Place making and Public Health
- Town Centres
- 20 Minute Neighbourhoods
- Empty Homes Strategy/Buy backs
- Tenant Participation



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Theme 5: Particular Housing Needs

- Health and Social Care Integration
- Housing and Health Inequalities
- Need and Demand for Specialist accommodation
- Aids and Adaptations /Access to Suitable Housing
- Care and Repair
- Older People's Households and Hospital Discharge
- Learning Disability
- Vulnerable Young People
- Dementia
- Black and Minority Ethnic Communities
- Gypsy/Travellers



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Timetable

- Start Consultation Process 24th June 2021.
- Issue a consultative draft LHS: June/early July 2021
- Complete consultation process and analyse feedback: September 2021
- Return to WDTR0 in October 2021
- Final Draft to Housing and Communities Committee: November 2021
- Submit Approved LHS to Scottish Government: November 2021.



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Some issues for West Dunbartonshire

- A cross service Officers' Project Group has been formed to take forward the LHS. The group includes senior representation from the HSCP.
- The current LHS gives regeneration a high priority. We propose to continue in this vein. The same applies to our town centres.
- The areas noted in the Guidance for extra emphasis and Housing to 2040 correspond with policy priorities for WDC.
- The Council and the HSCP have agreed a Housing Contribution Statement which is the bridge document between the HSCP Strategic Plan and the LHS and this will be an ongoing process.



West Dunbartonshire Local Housing Strategy 2017 - 2022

Consultation

Today marks the start of the consultation process. The main elements of the consultation process are:

- A Citizens' Panel Survey and a Survey Monkey questionnaire
- A widely advertised opportunity to comment on the draft LHS
- The offer of presentations to specific groups. For example, sessions have already been arranged with the WDTRO, the Equalities Network and the Housing Providers Forum
- The use various media including Housing News, the Council website, Facebook, Twitter, local press and the Libraries Service



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Any further queries to:

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