



WEST  
DUNBARTONSHIRE  
COUNCIL

Local  
Housing  
Strategy  
2022 -  
2027

SUMMARY  
DOCUMENT





## Introduction

The Local Housing Strategy (LHS) sets out how West Dunbartonshire Council and its partners plan to address the housing and housing related opportunities and challenges over the next five year period 2022/2023 – 2026/2027.

This new plan aims to build on the significant progress made on the issues identified in the previous LHS 2017-2022 and to address newly arising housing matters particularly in response to the Covid crisis.

It sets out the local authority's strategic approach to dealing with key housing related issues such as:

- **Delivering high quality housing and housing related services across all tenures.**
- **Outlining its contribution to the effective integration of health and social care.**
- **Showing how the LHS is supporting the Scottish Government National Outcomes and Targets, whilst reflecting the needs and priorities of the local authority area.**

The Strategy contains an action plan outlining the how we plan to achieve the aims outlined for the period 2022-2027. The LHS is augmented by the annual Strategic Housing Investment Plan detailing the new social housing investment programmes. The full LHS and the SHIP can be found here:

<https://www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/housing/local-housing-strategy/>

West Dunbartonshire  
Health & Social Care Partnership



MORE HOMES BETTER HOMES

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## Strategic Policy Framework

This section outlines the wider policy framework both, local and national, affecting the Local Housing Strategy.

The LHS will be influenced by and help to deliver on the following principal background policy documents:

### Housing to 2040

Housing to 2040 sets out a Vision for Housing in Scotland to 2040 and a Route Map to get there. It aims to deliver the Scottish Government’s ambition for everyone to have a safe, good quality and affordable home that meets their needs in the place they want to be.

### West Dunbartonshire Health and Social Care Partnership Strategic Plan: 2019 - 2022

This plan outlines the vision for the delivery of integrated health and social care services across West Dunbartonshire. It contains a Housing Contribution Statement which sets out the role and contribution of the local Housing Sector - through West Dunbartonshire Council in its role as a strategic housing authority - in meeting the outcomes and priorities identified within the Strategic Plan.

### A Fairer Scotland for Disabled People Delivery Plan (2016 - 2021)

The aim of this plan is to remove the barriers that isolate, exclude and so disable the individual and instead promote an independent living model in which all disabled people are able and supported to live their lives with freedom, choice, control and dignity, participating equally alongside other citizens in their families, communities, workplaces and wider society.



### Race Equality Framework and Action Plan (2016 - 2030)

The Scottish Government is determined to show leadership in advancing race equality, tackling racism and addressing the barriers that prevent people from minority ethnic communities from realising their potential. The Race Equality Framework for Scotland sets out how the Scottish Government aims to progress this ambition over a 15-year period from 2016 to 2030.

### Getting It Right For Every Child

Tackling GIRFEC is the Scottish Government’s policy supporting families by making sure children and young people can receive the right help, at the right time, from the right people. The aim is to help them to grow up feeling loved, safe and respected so that they can realise their full potential.

### Tackling Child Poverty Action Plan (2018 - 2022)

This plan details the measures being taken to eradicate child poverty in Scotland through partnership working. Housing has a vital role to play in its delivery.

### Health Inequalities Reform Programme 2018

To improve Scotland’s health and wellbeing we need to work together to shift our focus towards preventing ill health, reducing inequalities and working more effectively in partnership. This will require a different way of working that supports everybody as part of a whole system to move towards a shared vision for public health. Success will be judged against the major public health challenges facing Scotland:

- Scotland’s relatively poor health
- The significant and persistent health inequalities
- Unsustainable pressures on health and social care services

### The Scottish Government’s Autism Strategy 2011

Autism is a national priority. Given the importance we all attach to this agenda, the development and creation of a new Scottish Strategy for Autism is vital to ensure that progress is made across Scotland in delivering quality services.

### Good Mental Health for All - NHS Scotland 2016

‘Good Mental Health for All’ is an initiative developed by Public Health Scotland and endorsed by the Scottish Government and the Convention of Scottish Local Authorities which sets out a vision to improve mental health and wellbeing.

## The Consultation Process

The pandemic made the consultation process more challenging than in previous years when in-person events and sessions could be held. Nevertheless we have taken a multi-pronged approach using a survey to allow people to engage at a time and date that suited them and workshops to allow for more detailed discussion on key topics. We offered some groups such as WDTR0 and Housing Solutions Partnership their own workshop to discuss the local housing strategy and the potential challenges and opportunities from their perspectives.

An on-line survey was our principal consultation method. The survey was available on West Dunbartonshire Council's website consultation page and in addition to this, the survey was shared through the Citizen's Panel, social media platforms, Tenants and Residents Organisation mailing lists and various mailing lists of interested people.

We received 130 responses to the survey which significantly exceeds previous years' responses and many responders took the time to leave comments and thoughts which has given us good qualitative insight into their thoughts.

In addition, we hosted a number of thematic workshops to discuss the key topics in the Local Housing Strategy which allowed us to delve into these topics in a more detailed way than the survey allowed. While these workshops were open to all, attendance numbers were quite low. However, the workshops did provide a number of good discussions in particular around homelessness, the private rented sector and particular needs housing.

We have woven the findings of the survey into our strategy and particularly into our actions ensuring that we are focusing on the areas our respondents identified as priorities. For example respondents to our survey made it clear that new homes were important to them and they should be designed to cater for a variety of needs.

There was also strong support throughout our consultation responses for both energy efficiency measures for both new and existing homes and survey respondents would like more information on how to ensure their property is energy efficient.

Respondents were very supportive of twenty minute neighbourhoods and the majority thought this would improve their neighbourhood and over 50% thought it would encourage them to walk or wheel places more. Finally, support for specialist, supported or particular needs housing was strong and survey respondents recognised the vital role this type of housing can play.

## Key Themes

The 5 key themes of the strategy and their main components are:

### 1 Housing Need and Demand

- Need and demand projections
- Housing land availability
- Housing supply targets
- New build by the different tenures

### 2 Promoting Quality Homes

- How will we improve the quality of the housing stock across all tenures
- Housing and the Climate Change Strategy
- Fuel poverty
- The Energy Efficiency Standard for Social Housing (ESSH)
- WDC Housing Asset Management Strategy
- Supporting Owner Occupier and Private Landlords with their homes
- New build housing design requirements and the West Dunbartonshire Design Standard
- Below Tolerable Standard homes

### 3 Homelessness and Housing Options

- The Council's statutory requirements on homelessness
- Evidence about homelessness
- Homelessness Prevention and Housing First
- The Scottish Government's Prevention Review Group
- The Rapid Rehousing Transition Plan
- Prison Leavers
- Armed forces housing advice
- Our Leaving Care Housing Protocol
- The Hospital Discharge Protocol
- Young People
- No Home for Domestic Abuse.

### 4 Place and Community

- Place making as a public health priority
- Place making and climate change
- Place making and Planning policy
- 20 minute Neighbourhoods
- Town Centres
- Regeneration and Housing Renewal priorities
- Empty Homes Strategy
- Compulsory Sales and Purchase Orders
- Buy back strategy
- Tenant Participation.

### 5 Supported, Specialist and Particular Needs Housing

- Housing and the Health and Social Care Partnership
- Need and demand for specialist accommodation
- Older people's housing
- Accessible housing and delivery of wheelchair housing
- People with disabilities and supported housing
- Aids and Adaptations
- Care and Repair
- Technology supported housing
- Dementia housing
- People with particular needs
- Offender and prison leaver pathways
- Gypsy Traveller Communities
- Other groups such as Ethnic minorities, Travelling Show people, LGBT+ communities, and Key workers.





# Housing Need and Demand

# 1



This section sets out the housing need and demand across West Dunbartonshire and how this affects our policy outlook. It also looks at how the LHS fits with the Local Development Plan and the wider Planning framework.

The Housing Needs and Demand Assessment (HNDA) is the tool we use to arrive at the housing supply base for the Local Housing Strategy and the Housing Land Allocation for the strategic and local development plans. The HNDA provides estimates of the amount, and likely tenure, of additional housing required to meet existing and future demand. The HNDA is undertaken through the Clydeplan process and as part of the proposed Strategic Development Plan for the eight local authorities in the Housing Market Partnership (HMP) area.

Key points from the HNDA and our analysis of the local housing market include:

- Housing within Clydebank is heavily influenced by the market in Glasgow which is a significant employment hub and Scotland's largest city. Meanwhile Dumbarton and Leven Valley are considered more discretionary markets, located further away from Glasgow. These areas are more influenced by local trends such as changes in local employment rather than region-wide trends
- There were 1,542 concealed or overcrowded households representing 3.6% of all households
- For the period 2022-2027 the HNDA sets WDC Housing Supply Targets of 150 Private and 80 Social Rented units per annum
- Local Development Plan 2 ensures that there is a generous supply of effective land to meet both the Housing Supply Target and the Housing Land Requirement for both tenures
- 53% of the housing is private sector and 39% is social rented (Council or housing association), with the remainder being private rented accommodation
- 54% of social rented households are single-person households compared to 31% of owner-occupiers. However, it is notable that 29% of households in the social rented sector have children compared to 15% of owner-occupied households
- The average house price in West Dunbartonshire is £131,922
- Private sector rents have remained relatively stable over the last decade but there is a suggestion that larger sized properties are at a premium.

## Conclusions

The Housing Need and Demand Assessment demonstrates both a clear need and demand for housing in West Dunbartonshire. Demographics play an important part in these trends and this was supported by our survey responses and Health Inequalities Impact Assessment findings which show that young and older people, along with single adult households have particular challenges accessing housing which meets their needs and is affordable.

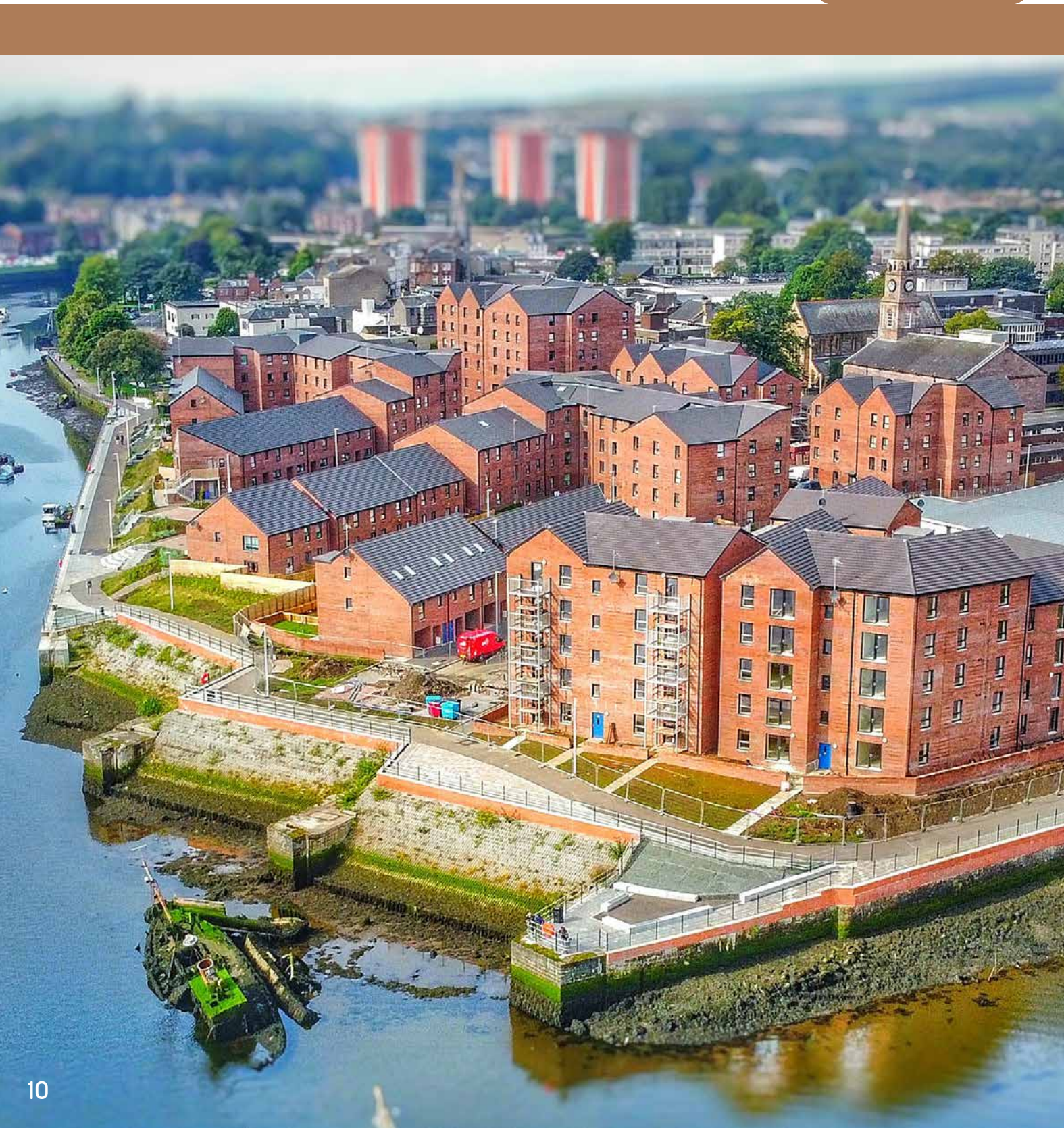
## Key Actions

- We will continue to monitor the supply of new homes, both private and social sector against housing supply targets.
- We will continue to deliver new high quality, well designed and future proofed affordable housing and support our strategic housing partners to do the same building upon the success of the More Homes Programme 2016-2021.
- We will carry out research into alternative tenure options for both younger and older households to ensure they have housing options which meet their needs and are attractive.
- We will establish the self-build webpage and register in the first year of the strategy and over the strategy's lifetime we will develop supporting information for interested parties, including how to register interest in self-build and commonly asked questions.



# Promoting Quality Homes

## 2



This chapter outlines how we plan to promote good quality housing across all tenures and the measures we will take to improve sustainability and energy efficiency as well as reducing fuel poverty.

The Scottish Government's vision set out in the Housing to 2040 strategy, is that all homes, regardless of tenure, age or location are well designed, easily maintained, and have low running costs. There is a wealth of evidence demonstrating the negative impact of poor housing conditions on residents' health and well-being. Poor quality housing can cause accidents, respiratory problems and can impact the mental health of the people who live there. Therefore, quality housing for our residents continues to be an ambition for West Dunbartonshire Council and this chapter sets out how we intend to work towards achieving that.

Highlights from this chapter include:

- There are around 45,804 homes within West Dunbartonshire and by 2050 these same homes will account for approximately 88% of homes we will be living in
- 52% of all homes in West Dunbartonshire are flats with 48% being houses
- Responding to the Climate emergency is a top priority
- Heating homes and hot water currently accounts for 31% of UK carbon emissions (Energy Savings Trust, 2017).
- In alignment with the Climate Change Strategy, this Local Housing Strategy will follow the principles of the energy hierarchy developed by the Scottish Government. This approach first looks to reduce the amount of energy consumed before employing more advanced techniques and technologies, such as renewables, to reduce the amount of energy needed
- 28% of households in West Dunbartonshire are in fuel poverty. This equates to around 12,000 households. This is marginally higher than the national figure of 25%. This is further broken down to show that 28% of older households, 30% of other household types and 24% of families are fuel poor.
- Social rented properties, both Local Authority and Housing Association owned, typically have fuel bills which are on average below the median. This reflects the investment made into improving energy efficiency in these homes under ESSH and demonstrated by the higher SAP (energy efficiency) scores. In comparison, fuel bills are typically higher and energy efficiency scores lower in the owner-occupied and private rented sectors but the likelihood of fuel poverty, whilst lower remains relatively high.
- We intend to explore through the development of a

pilot or strategy a holistic approach to achieving high levels of energy efficiency. This approach will allow us to take into consideration the variety of property types found in West Dunbartonshire, many being of non-traditional construction which were built at a time when there was no requirement for basic wall insulation levels to be met.

- The Scheme of Assistance and what other measures we can give to owners to help improve their energy efficiency and reduce their bills
- Our Design Standard and how we can improve energy efficiency in new build through a move to zero carbon and passivhaus standards.

### Conclusions

Quality homes are the foundation of many of our ambitions including reducing our impact on the environment, reducing fuel poverty and supporting the health and wellbeing of our residents. Achieving these goals will require effort, not only from, but also our strategic partners, home owners and private landlords.

In order to help everyone contribute towards these ambitions, education is important. Our survey identified that 70% of people did not know that we offered an energy advice service. Therefore we will look to promote the energy advice service to our residents and enable the energy advice officer to link in with colleagues in housing operations and Working4U to ensure that households are helped to increase their incomes.

### Key Actions

- Promote the energy advice service to residents, and landlords through the landlord form, across West Dunbartonshire Council are and report annually on number of households helped and type of advice required.
- Develop, track and share the findings from a number of holistic energy efficiency retrofit and new build pilot projects.
- Maximise the number of households who benefit from area based schemes and report annually on the number of households who have been supported through area based opportunities.
- Update the Design standard to reflect best practice to ensure all affordable homes in the area are designed and built to highest standard including dementia design and wheelchair specialist homes.



# Homelessness and Housing Options

# 3

This chapter outlines our approach to address the ongoing issue of homelessness.

Tackling homelessness has been a focus of Scottish Government policy and the legal and regulatory framework which has been put in place means that Scotland has some of the strongest rights in the world for anyone experiencing homelessness.

However, there is an ambition to do more to ensure that people experiencing homelessness can access the accommodation and support they need. This ambition focuses on preventing homelessness in the first place and then preventing it from recurring through the provision of supportive pathways.

The main areas covered in this section include:

- A summary of the Council's statutory duties in respect of homelessness
- Details of the profile of people experiencing homelessness in West Dunbartonshire.
- A key concern is around youth homelessness. The rate of youth homelessness continues to be high and a key area of concern and focus. The most recent figures published by the Scottish Government for 2019/20 highlighted West Dunbartonshire as a youth homeless hotspot, with a Youth Homeless rate of 26,7 per 1,000 population against a Scottish figure of 12.7
- The work of the Scottish Government's Prevention Review Group (PRG) and the Homelessness & Rough Sleeping Action Group (HARSAG) is explained
- The emphasis in the Council's homelessness strategy is on homelessness prevention in partnership with key stakeholders
- Home at the Heart is West Dunbartonshire Council's first Rapid Rehousing Transition Plan for the period 2019/20-2023/24 it adopts a Housing First approach to instances where homelessness cannot be prevented. The plan was developed in partnership with key stakeholders including the West Dunbartonshire Health and Social Care Partnership and local Registered Social Landlords. It followed on from the good work and progress made in "More than a Roof", West Dunbartonshire's previous homeless strategy 2017-2021
- Housing works with the WDHSCP, the Violence Against Women Partnership and other partners to improve pathways to housing solutions for groups with particular challenges including prison leavers,

young care leavers, armed forces leavers, people being discharged from hospital, young people facing homelessness and people experiencing domestic abuse or violence. This chapter contains details of our approach in these areas and the protocols and policies in place.

## Conclusions

Prevention of homelessness has, and will continue to be, our focus. We have already put in place a number of policies and pathways to support people and households at risk of homelessness to understand their housing options.

We understand that as the HARSAG recommendations come into place other public sector bodies such as education and health services will have a responsibility to prevent homelessness. We know that education and making the right information available such as that about tenant rights can be crucial in preventing homelessness and averting crisis. Therefore, as and when, more information about the Prevent duty is available we will work with our partners to develop a joint approach to helping them fulfil this duty. We already have a good working relationship with a number of partners and this action will build on those relationships.

## Key Actions

- Once details are available develop in partnership with other public sector bodies education and support to help them fulfil their prevent duties.
- Deliver our Rapid Rehousing Transition Plan including committing to continually review our pathways to ensure they reflect best practice.
- Work with our partners to establish long term financial support for Housing First acknowledging the variety of benefits it delivers across the public sector.





# Place and Community

# 4



This chapter outlines how we can help to develop high-quality communities.

High-quality places which are safe, vibrant, and community-focused are home to people who are healthier and happier. For example, creating places which encourage people to take fewer car journeys and instead travel safely and pleasantly by foot, bike or public transport brings benefits for both their health and is more sustainable.

Areas covered here include:

- Place making as a public health priority and housing has an important role to play
- Our Climate Change Plan 2018-2032 and the role of place making
- The planning context and the Local Development Plan
- The LHS promotes 20-minute neighbourhoods where services, and amenities such as public transport links, and green spaces can be accessed within a short walk
- Regeneration Areas and Town Centre Strategies remain a priority for the Council
- Our Empty Homes and Buy Back strategies are valuable tools to bring vacant homes back into use
- Compulsory Sale and Disposal Orders are likely to be used more frequently in the future
- Our Tenant Participation Strategy, Involving You, 2021-2024 outlines how communication and involvement with tenants takes place.

## Conclusions

Places and communities are vitally important to both our resident's health and well-being and our ambitions to reduce our impact on the environment. Indeed, our survey findings suggest strong support for the idea of 20 minute neighbourhoods and the opportunity they present to improve our places.

However, housing is only one part of our places and we do not have control over every element of our places but we will endeavour to work with colleagues in other teams for roads and their active travel strategy ensuring that our homes contribute the best they can. We will commit to carrying out at least one 20 minute

neighbourhoods reviews per year with our colleagues and communities where appropriate.

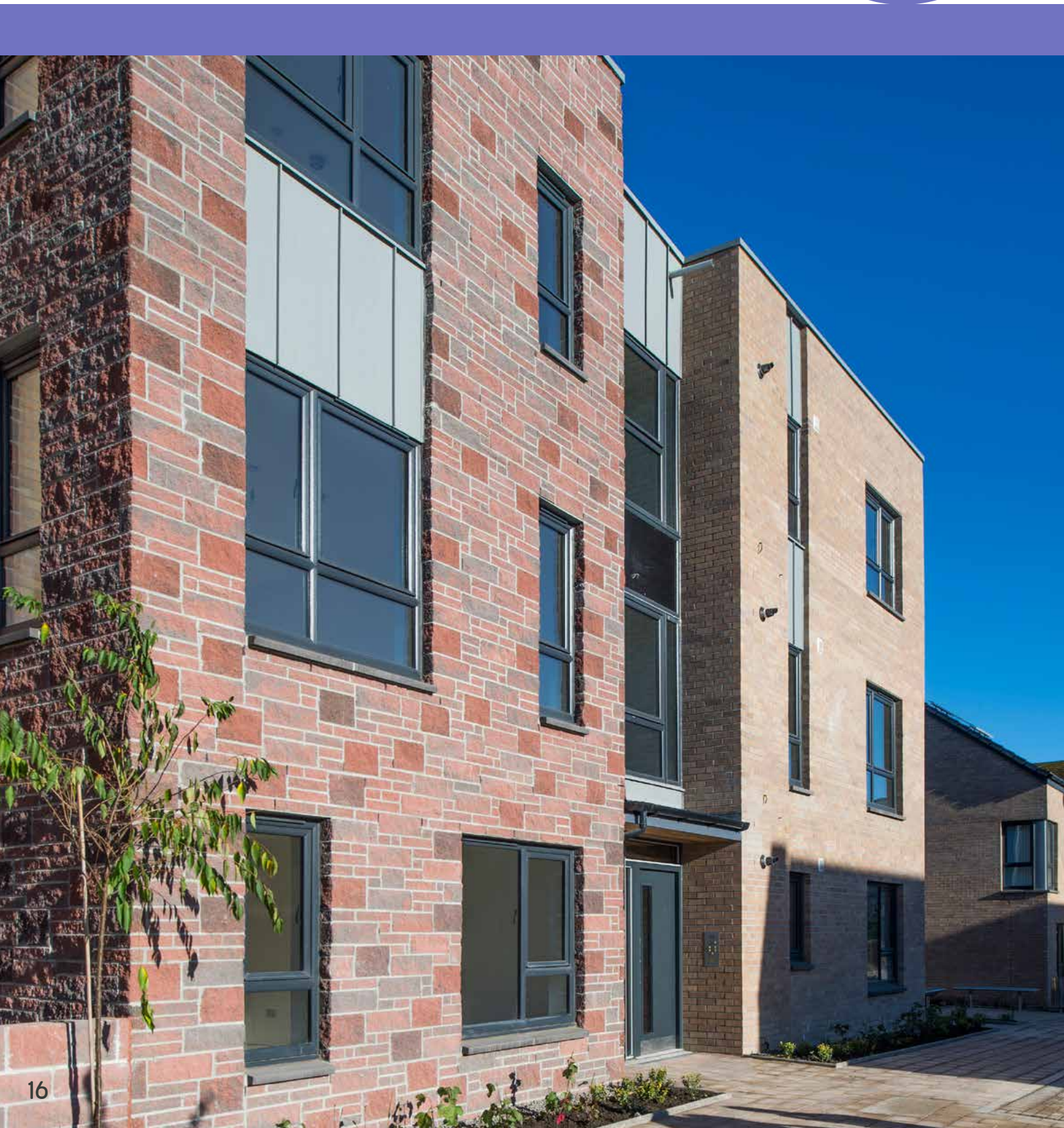
## Key Actions:

- Carry out at least one twenty minute neighbourhood review per year with colleagues from other teams, and communities where appropriate, identifying gaps and priorities. In addition we will support other teams' strategies which are in alignment with these principles for example active travel and economic development
- Report annually on investment actions taken into town centres and housing regeneration areas by ourselves (West Dunbartonshire Council) and our partners.
- Commit to delivering the Involving You Tenant Participation Strategy and in doing so look to continually improve how we engage and communicate with our tenants and residents, including private sector tenants, to ensure that our homes and places reflect what the people who live there want to see.



# Supported, Specialist and Particular Needs Housing

# 5



Here we look at how housing works with the West Dunbartonshire Health and Social Care Partnership in delivering our joint objectives.

Housing has an important role to play in health because homes can impact on people's health in a way that few other factors can. Homes are where people spend a significant portion of their time and the links to physical health are clear but homes also invoke feelings of safety and security and therefore have important connections to mental health too.

Having access to the right housing can deliver positive mental and physical outcomes and this is particularly the case for those who require specialist accommodation, support to live independently or have housing requirements that vary from other groups. This chapter sets out how we plan to ensure these groups have access to the housing and support they require. This wide ranging chapter covers areas as:

- The Housing Contribution Statement (HCS) which acts as "bridge" between the HSCP's Integration Authority's Strategic Plan and the Council's Local Housing Strategy
- Our understanding of the need and demand for specialist accommodation across the various categories of and how this may change
- The different types of housing for older people and what options are best to address demand in the future
- Accessibility is a key issue for housing in West Dunbartonshire. People who use wheelchairs face particular design and accessibility barriers and demand for accessible homes is high. Taking a person-centred approach can help ensure that everyone, regardless of their ability level can access a home that meets their needs and allows them to access support if they require it
- Our policy for adaptations and allocating adapted property
- We outline our approach to supporting the HSCP in respect of other areas of need including dementia, autism, mental health and hospital discharge
- Other groups with particular needs, such as our Gypsy/Traveller and ethnic minority communities, are considered here.

## Conclusions

Our research has shown that we have a growing number of older households in the Council area

and as such we need to plan for their housing needs. This was also a clear finding from our HIA and survey respondents who want us to prioritise support for older people. Our new allocations policy will alleviate some concerns and hopefully facilitate downsizing but we need to ensure the right properties are available. This will include the type of home, its tenure and location and level of support available or it's potential to be provided.

Ultimately, no single housing type or options will be the right option for every older household but we will commit to reviewing housing options for this demographic group. This will include an older persons' accommodation review. This will include a review of sheltered, amenity and retirement housing alongside making sure we have enough temporary properties to allow for hospital discharge or respite care to be provided. This will be supported by the provision of new homes and promoting of dementia designed homes.

## Key Actions

- Over the lifetime of this strategy we will carry out a review of older people's housing options including a sheltered, amenity and retirement housing review. We will work with our strategic partners and HSCP to do this
- In partnership with HSCP, and other partners, we will look to facilitate tech enabled care solutions in our homes. We will jointly carry out research and look at how we can take these lessons across our housing to ensure everyone benefits
- We will continue to review our adaptations approach in alignment with the anticipated updated policy guidance from the Scottish Government
- As part of our ongoing training programme investigate and provide training on how to best support people with particular support needs including mental illness, autism and any other need, identified during the lifetime of this strategy to ensure understanding and best practice is taken forward.
- We will continue to work with colleagues in HSCP to ascertain demand for specialist accommodation for people for example with learning disabilities, developing new suitable properties where appropriate
- We will explore to potential need for more and different accommodation options at Dennystoun Forge whilst continuing to improve the site and work with residents to ensure it reflects their ambitions and needs long term.



## Contact details:

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**This document is also available in other languages, large print and audio format on request.**

هذه الوثيقة متاحة أيضا بلغات أخرى والأحرف الطباعية الكبيرة وبطريقة سمعية عند الطلب.

अनुरोध पर यह दस्तावेज़ अन्य भाषाओं में, बड़े अक्षरों की छपाई और सुनने वाले माध्यम पर भी उपलब्ध है

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## British Sign Language

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