
Report to: **Place Committee**

Date of Meeting: **6 June 2019**

Subject: **Draft Clackmannanshire Housing Strategy 2018 – 2023 and Strategy and Regeneration Update**

Report by: **Strategic Director (Place)**

1.0 Purpose

- 1.1. To approve the Clackmannanshire Housing Strategy 2018 – 2023.
- 1.2. To make amendments to the Strategic Housing Investment Plan (SHIP), previously approved by Place Committee on 8 November 2018.

2.0 Recommendations

The Committee is recommended to:

- 2.1. Approves the Clackmannanshire Local Housing Strategy 2018 - 2023 (Appendix A) and
 - (a) notes that an annual update of the LHS will be brought to committee reporting the progress of the LHS and reflecting changes in legislation and statistical evidence that arise and
 - (b) approves the amendment to the Strategic Housing Investment Plan (4.0), previously approved by Place Committee on 8 November 2018 to include development of 36 additional units at Brook Street, Alva (4.3) to utilise additional Scottish Government funding that has recently been announced.

3.0 Considerations

- 3.1 This document will replace the 2012 – 2017 Local Housing Strategy (LHS). The strategic priorities contained within this document will shape and influence the Strategic Housing Investment Plan (SHIP) during the lifespan of this strategy.
- 3.2 The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce a LHS. This should set out its strategy, priorities and plans for the delivery of housing and related services. The Act also states that the LHS must be supported by an assessment of housing provision and related services, the Housing Needs and Demand Analysis (HNDA), that it must be submitted to Scottish Ministers, and that local authorities must keep

their LHS under review. The HNDA was approved by Council in December 2017.

- 3.3 The draft 2018 – 2023 LHS continues with six strategic priorities based on the previous plan. It is considered that these priorities remain pertinent and their continued use provides for consistency. The six priorities are:

- Investing in new Housing Supply
- Best Use of Existing Housing
- Homelessness
- Specialist Housing and Independent Living
- Energy Efficiency and Fuel Poverty
- Improving Neighbourhoods and Communities

3.4 Investing in New Housing Supply

Outcome: *Quality, affordable housing is maximised.*

Since the last LHS, a total of 366 properties have been added to the stock of affordable housing, including 83 Council new build. The Council is committed to reviewing the HRA financial business plan during 2019, this review will also consider whether the Council's Housing Service has the financial capacity to support an accelerated development programme and whether Council wants to re-visit previous policy decision not to build new Council homes.

Committee will be updated as the financial review is progressed. Council stock will continue to be added through off the shelf purchases.

In order to support investment in new affordable housing, the Council will work with RSLs to maximise investment from all sources including Council land, income from Council tax on second homes and encouraging commuted sums from housing developers.

3.5 Best use of Existing Housing

Outcome: *The housing we already have is optimised and effective in providing choice and meeting need.*

The Council has moved away from involvement in issues arising with private sector landlords or tenants although it continues to administer the landlord registration database.

Continuing investment in Council stock has highlighted difficulty on forcing repairs or maintenance in mixed tenure blocks, so looking at ways to make it easier to tackle mixed ownership and repairs.

The Council works closely with RSLs on house size and types on new housing developments and encourages the provision of a range of affordable housing including mid market rent and shared equity where possible.

3.6 Homelessness

Outcome: *People have access to appropriate housing options, support and advice working towards ending homelessness*

The Council is working towards tackling homelessness through implementation of a Rapid Rehousing Transition Plan (RRTP), in line with the national agenda to eradicate homelessness. Future policy emerging from the plan will be added to the LHS as appropriate.

Stopping people becoming homeless in the first place features heavily in the RRTP and continues to be a focus for the LHS. Services continue to be provided through the housing support team.

Temporary accommodation has shifted away from the use of B & B towards using Council own stock. Going forward, the focus is to be on a supply of high quality temporary accommodation, which can be made permanent and to reduce the length of time people spend in temporary accommodation in the first place.

3.7 Specialist Housing & Independent Living

Outcome: *Those requiring assistance to live independently at home have access to effective housing support*

Population projections for Clackmannanshire continue to show high increases in older people over the next 25 years. A commitment is in place to keep people in their own homes and joint working by Housing and the Health & Social Care Partnership aims to provide additional suitable housing and improved care and support services.

Along with housing for older people, the Council recognises the need to provide specialist housing and support for people with physical disabilities, vulnerable young people and individuals with learning difficulties.

The single gypsy/traveller site in Clackmannanshire has recently been assessed and a program of improvement work is being taken forward. We are currently examining options to transfer the site from General Fund to HRA. Ministers are seeking to develop a national action plan for publication in June 2019 to deliver 'transformative action' for the communities 'in a short time frame'. The next LHS update will reflect the aims of this plan.

3.8 Energy Efficiency and Fuel Poverty

Outcome: *Energy Efficiency is improved and fuel poverty and carbon emissions are reduced across all tenures*

The Scottish Government is currently developing a new Fuel Poverty Strategy which will review the definition of fuel poverty and revise targets and indicators.

The Strategy, and a Warm Homes Bill, which aims to enshrine the ambition to eradicate fuel poverty in legislation, is presently contained in the Fuel Poverty (Target, Definition and Strategy) (Scotland) Bill, presently being debated by Parliament. Following the publication of these documents, targets will be amended where appropriate. The new definition of Fuel Poverty contained in the Bill focuses on low income households and states both of the following criteria must be fulfilled to be regarded as fuel poor;

- Households need to spend more than 10% of their “after housing cost” (AHC) income on heating and electricity in order to attain a healthy indoor environment that is commensurate with their vulnerability status; and
- The remaining household net income after the payment of fuel costs and childcare costs (if any) must also be insufficient to maintain an acceptable standard of living for the household.

The next LHS update will reflect the new targets and measures required to meet revised legislation.

The Council's Fuel Poverty Team will continue to maximise funding streams from Government and Utility Company sources to improve the energy efficiency of all homes across Clackmannanshire.

3.9 Improving Neighbourhoods and Communities

Outcome: Improve long term outcomes for local communities and target town centres for improvement and regeneration to benefit the community.

There is an active new build programme throughout Clackmannanshire. The aim is to spread investment throughout the area, whilst targeting the areas of highest housing need. The budget can also contribute to wider economic regeneration aims, with new housing revitalising town centres.

The Council is currently working on new build housing in Clackmannan and Alloa Town centres to replace old, sub standard properties. Other town centres will be targeted in future where opportunity arises.

The new Local Outcome Improvement Plan 2017-2027(LOIP) replaces the Clackmannanshire Single Outcome Agreement, supported by three Locality Priority Plans for Clackmannanshire.

The Housing Service is committed to provide the right type of housing, in the areas that need it most as prioritised in the LOIP.

As well as this, better housing provision needs to be made for young people coming out of care, supporting the Corporate Parenting Role of the Council, and to provide housing suitable for disabled living. A diverse range of housing, open to a range of household needs will be provided on all housing sites going forward.

- 3.10 The Strategy will be monitored and updated regularly to account for any major changes in legislation or statistical evidence, amending or adding actions as required.

4.0. Additions to the SHIP 2019 - 2024

- 4.1 It was announced by the Scottish Government that the resource planning assumptions for Clackmannanshire for 2019/20 has increased from £5,741,000 to £6,165,000 (see Appendix E). To help meet this target, Kingdom Housing Association have proposed to spend an additional

£500,000 in 2019/20 on a further 36 units at Brook Street, Alva (see Appendix G).

- 4.2 The RPA for 2020/21 has also been increased from £6,125,000 to £6,541,000. Kingdom will draw down a further amount of £2,308,000 in 2020/21 when the 36 units in at Brook Street, Alva will be ready for completion.
- 4.3 The SHIP will require to be amended to show the additional spend and site, which takes projected spend for 2019/20 to £7,534,00, 22% over spend recommended by Scottish Government guidance and gives some room for potential slippage of other spend.
- 4.4 Revised projected spend for 2020/21 is £9,096,772, see Appendix F. There are a number of projects that can be positively progressed in the 19/20 – 20/21 period that would provide certainty for programme delivery the following year, assuming a slight reduction in RPA in 21/22 to around £6m. Our delivery partner, Kingdom HA, has the capacity to front fund which will allow these projects to proceed and secure the investment in Clacks. The Block B projects shown in 20/21 and 21/22 all have relatively high risks associated with them. The front funding of deliverable projects will mitigate this potential slippage and give the time that may be required to successfully deliver these more difficult projects. It would also provide an opportunity to benefit from potential additional funding that may become available from Scottish Government due to slippage elsewhere in the programme. Extent of Kingdom's front funding will be managed in line with annual programme agreements
- 4.5 The resource planning figures have increased substantially to support the level of new house building the Scottish Government requires to meet their ambitious target of delivering 50,000 affordable homes in Scotland by March 2021.
- 4.6 The SHIP will be brought to Committee for approval every Autumn. However, in order that the SHIP can remain flexible in the future and sites can be brought forward quickly, along side the revision of the Scheme of Delegation, delegated authority for minor adjustments to the SHIP could be considered.

5.0. Resource Implications

- 5.1 Financial Details
- 5.2 The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes ☐
- 5.3 Finance has been consulted and have agreed the financial implications as set out in the report. Yes ☐
- 5.4 Staffing
- 5.5 There are no staffing implications arising from this report.

6.0 Exempt Reports

6.1 Is this report exempt? No ✓

7.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities** (Please double click on the check box ☒)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all	✓
Our families; children and young people will have the best possible start in life	✓
Women and girls will be confident and aspirational, and achieve their full potential	<input type="checkbox"/>
Our communities will be resilient and empowered so that they can thrive and flourish	✓

(2) **Council Policies** (Please detail)

8.0 Equalities Impact

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations? Yes ✓

9.0 Legality

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes ☐

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix A - Draft Clackmannanshire Housing Strategy 2018– 2023
Appendix B - LHS 2012 – 2017 final review
Appendix C - Data for LHS
Appendix D - Local Housing Strategy Action Plan
Appendix E - Resource Planning Assumption letter from Scottish Government
Appendix F - Strategic Local Programme
Appendix G - Site Map Brook Street, Alva

11.0 Background Papers

11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered). Yes ✓

Clackmannanshire Housing Strategy 2018– 2023
Housing Needs and Demand Assessment
Strategic Housing Investment Plan 2019 – 2024

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**Clackmannanshire Housing Strategy
2018 – 2023**

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Introduction

Welcome to Clackmannanshire's third Local Housing Strategy (LHS).

The Housing (Scotland) Act 2001, requires all Councils to have a Local Housing Strategy in place; the purpose of the strategy is to identify and tackle the key areas of concern for housing. This includes providing new housing of all tenures of the size and type that the households of Clackmannanshire require. The strategies run for a period of 5 years with the first published in 2004.

Since writing the last LHS, 2012 -2017, the house building industry has seen an upturn and house completions are continuing to increase in all sectors. The Scottish Government's 'More Homes' initiative has boosted funding for social housing, £3 billion has been committed for the delivery of 50,000 new homes across Scotland by 2021. For Clackmannanshire, the allocation has increased substantially to just over £17 million for the next 3 years to 2021. To shape investment beyond this period, The Scottish Government is currently considering the future investment for housing beyond 2021.

Kingdom Housing Association, has successfully completed a number of new social housing projects to become a welcome presence in the local housing market. In addition to Kingdom's role, Ochil View Housing Association, Places for People and partnership with the Scottish Futures Trust maintain a healthy new supply of housing for social rent and mid market rent.

The Clackmannanshire and Stirling Health and Social Care Partnership (H&SCP) is the partnership delivering health and social care services across the area. We know that the proportion of older adults in the community is increasing and one of the challenges for this LHS is to adapt to the changing housing requirements of this age group. This includes providing suitable new housing and adapting existing properties.

Joint priorities and working practices will be key to transforming health and social care services with housing contributing to the agenda, specifically to promote independent living and quality of life in a persons own home. The Housing Contribution Statement is the document linking Housing and the Health and Social Care Partnership. This was reviewed in March 2019 and reflects the new actions in this LHS.

The Homelessness & Rough Sleeping Action Group (HARSAG) was set up by the Scottish Government in October 2017 to consider short and long term solutions to ending homelessness and rough sleeping in Scotland. The full suite of recommendations made by the group have been accepted, in principle, by the Scottish Government and an "Ending Homelessness Together Fund" of £50 million has been made available by the Scottish Government to enable implementation.

The Scottish Government's "Ending Homelessness Together: High Level Action Plan", published in November 2018 sets out the following actions:

1. We will end homelessness by embedding a person-centred approach across public services
2. We will end homelessness by preventing it from happening to people in the first place
3. We will end homelessness by prioritising settled housing for all
4. We will end homelessness by responding quickly and effectively whenever it happens
5. We will end homelessness by joining up planning and resources

A Rapid Rehousing approach encourages a settled, mainstream housing outcome as quickly as possible for people experiencing homelessness. In addition, aimed at providing additional support, the 'Housing First' aspect focuses on providing a settled home to people with multiple and complex needs as early as possible to enable them to access suitable support from a safe and secure home.

A draft 'Rapid Rehousing Transition Plan' was submitted by Clackmannanshire Council to The Scottish Government on 31 March 2019 and actions and future policy developments will be reflected in this LHS and in future updates.

The Council and partners continue to operate in a challenging financial climate, making it all the more important to find more efficient and effective ways of operating.

LHS 2012 – 2017: Summary of Achievements

There has been plenty of activity since the 2012-2017 strategy was approved in 2012 and many key achievements to celebrate. A full review of the strategy can be found at appendix 1 which sets out the actions and outcomes in more detail.

- Around 366 additional homes for affordable rent were built or acquired over the course of this LHS (2012 – 2017). We have also led the way for local authorities buying properties from the open market, with more than 100 units acquired.
- Home@Clacks, our housing options service, was launched in March 2014 from new offices in Kilncraigs. Everyone in housing need is now provided with advice and information across a range of housing tenures. A 'personal housing plan' geared to their circumstances can also be provided.
- A common housing register has been introduced, simplifying the process for customers who wish to apply to more than one social housing provider.
- The Council approved a 5 year Capital Investment Plan as part of the 30 year Housing Revenue Account Business Plan model, which supports the Strategic Housing Investment Plan.
- The Council's main development partner, Kingdom Housing Association, have been taking the lead to a successful future development programme in Clackmannanshire.

- We continue to be amongst the leaders in meeting the Scottish Housing Quality Standard, and 97.2% of Council properties meet SHQS, above the Scottish average of 91.4%.
- With a statutory duty to assess housing support needs for those at risk of homelessness, our Housing Support Service comfortably passed their inspection by the Care Inspectorate in 2017.

Our vision for the future

Every household in our area should have access to a good quality and affordable home, with advice and support services that meet their needs.

Our Priorities

- Investing in new Housing Supply
- Best Use of Existing Housing
- Homelessness
- Specialist Housing and Independent Living
- Energy Efficiency and Fuel Poverty
- Improving Neighbourhoods and Communities

Background

Centrally located, Clackmannanshire covers a relatively small geographical area and benefits from strong infrastructure and links to main commuter areas. With a population of 51,450¹, the county comprises of 9 main localities which are best described as a mix of 'other urban', 'small towns' and 'accessible rural' when applying the Scottish Government Urban Rural Classification² data based on the mid 2016 population figures. The largest of these is Alloa with a population of 13,000.

This population figure equates to 22,734³ households, split into the following tenure groups;

Tenure	Stock Profile	
Owner occupied	14,095	62%
Social Housing	6,501	28.6%
Private Rented Sector	1,886	8.3%

Ref: Scotland Census 2011

¹National Registers of Scotland – mid 2017 figures

² <https://www.gov.scot/Publications/2018/03/6040/5>

³ Scotland Census 2011

Key Strategic Linkages

The Local Housing Strategy has a commitment to deliver on its own priorities, while acknowledging the contribution housing makes to the wider policy framework operating in Clackmannanshire. Housing providers contribute positively to improving health, well-being and equality outcomes set out in the Corporate Plan, Local Outcomes Improvement Plan and Clackmannanshire and Stirling Health and Social Care Partnership.

The LHS sits within the planning context of the Local Development Plan, working with the planning service to help deliver affordable housing on identified housing sites.

The Local Outcomes Improvement Plan

The new Local Outcomes Improvement Plan (LOIP) 2017/2027⁴ for Clackmannanshire sets out the vision of the Clackmannanshire Alliance for the next 10 years. It builds upon the successes of the previous plan the Single Outcome Agreement for Clackmannanshire 2013/23. A central theme of this Plan is a joint commitment to tackling the inequalities that exists in Clackmannanshire as a result of poverty and socio-economic disadvantage.

In order to achieve the vision for Clackmannanshire four long term strategic outcomes were developed to drive the direction of partnership working over the next 10 years:

- Clackmannanshire will be attractive to businesses and people and ensure fair opportunities for all
- Our families; children and young people will have the best possible start in life
- Women and girls will be confident and aspirational and achieve their full potential
- Our communities will be resilient and empowered so that they can thrive and flourish

The Local Housing Strategy sets out how the Council will use its strategic housing responsibilities to support these strategic aims.

Clackmannan and Stirling Health & Social Care Partnership Strategic Plan

The Scottish Government's programme to reform and improve health and social care services has resulted in the creation of the Clackmannanshire and Stirling Health & Social Care Partnership. Its "Integration Joint Board" (IJB) has responsibility for a

⁴ <http://www.clacks.gov.uk/document/5633.pdf>

range of delegated functions from both Clackmannanshire Council and NHS Forth Valley. In April, 2016 the IJB took responsibility for planning and delivering adult and older people services across the partnership area. The IJB has created a Strategic Plan⁵ which directs NHS Forth Valley and Clackmannanshire Council to deliver services, ensuring resources are best used.

The vision of the partnership is to enable people to 'live full and positive lives within supportive communities'.

Alongside the Strategic Plan is the 'Housing Contribution Statement'⁶ which sets out the housing contribution to improving health and well-being. It recognises that housing can enable independent living for people, and also be effective in helping to prevent hospital admissions, alleviating delayed discharge, and contribute to tackling health inequalities.

Local Development Plan and planning partners

The Planning etc, (Scotland) Act 2006, together with a review of Scottish Planning Policy centres on a Local Development Plan. The emphasis for the Housing Strategy is to support consolidated planning, setting clear targets for affordable housing and consistency of policy between planning and housing.

The Housing System

The demand for housing remains continual and Clackmannanshire has completed large numbers of affordable houses the past 3 years, 63 in 2016/17, 100 2017/18 and 76 in 2018/19. Private house completions have been 84 in 2016/17 and 68 in 2016/17.

The way the housing system works is influenced by the underlying financial and economic circumstances, of both households and housing providers. Household income and available lending determine housing choices.

We need to provide additional affordable housing to meet the needs of the community. Increasing the supply of smaller housing across all tenures will help to cater for the increasing numbers of smaller households, as evidenced in the household projections, 2012 based.

⁵ <https://nhsforthvalley.com/wp-content/uploads/2015/11/Strategic-Plan.pdf>

⁶ <https://nhsforthvalley.com/wp-content/uploads/2016/02/Clackmannanshire-Council-Housing-Contribution-Statements.pdf>

Housing and Poverty

The percentage of people of working age unemployed in Clackmannanshire is currently 5.1% and is slightly higher than the rest of Scotland, 4.3%.⁷ More young people are unemployed, 6.6% of 18-24 year olds, compared to 3.3% in Scotland.

Suitable housing is just one of many essential services that local authorities need to provide for low income households. There is a wider agenda in the LOIP to tackle poverty and the root causes, involving various services including housing, social services, health, education, employment and voluntary services.

Consultation

The draft strategy has been consulted on through a range of media; Citizen Space (on ClacksWeb), the Council's social media accounts and direct email to local community groups, third sector partners, tenants and residents groups, Housing Associations, Council Services and all other relevant interested parties.

It was important to check there is support for the priorities set out in the Housing Strategy. A questionnaire published on Citizen Space asked if people agreed with our priorities and key actions. We received four responses and feedback was mixed. This has been address through a consultation report. Feedback from partner organisations and other council services has been positive.

The proposed actions set out cover a wide range of areas relevant to the local community and these have been widely supported through the consultation process. Priority areas have been cut from 8 to 6 as we felt from feedback that they were perhaps not as clear as they should have been. The remaining priority areas, actions and outcomes reflect relevant changes in legislation and Government policy.

Resources

The LHS aims to make best use of the resources available from all parties. The Scottish Government has considerably increased the resources for new build. The plans to deliver affordable housing are set out in our Strategic Housing Investment Plan (SHIP)⁸

The Council has also been successful in accessing grant funding from other Scottish Government sources, including the Home Energy Efficiency Programmes for Scotland (HEEPS).

HEEPS are the Scottish Government's flagship delivery vehicles for tackling fuel poverty and improving the energy efficiency of the domestic housing stock. Launched in April 2013 HEEPS provide an offer of support to households across Scotland.

⁷ Nomis

⁸ <http://www.clacks.gov.uk/document/meeting/1/808/5787.pdf>

The Housing Revenue Account (HRA) business plan⁹ sets out nearly £30M over the period of the LHS in its properties. General Fund expenditure is focussed on addressing statutory housing obligations as efficiently as possible. Our annual Housing, Property & Revenue Services Service Plan sets out annually the actions that the service will prioritise and sets out the funds available.

Monitoring and Evaluation Arrangements

The Strategy will be monitored and updated annually; enabling us to review any major changes in legislation or statistical evidence, monitor progress and to amend or add key actions as required.

Priority outcomes and key actions will be set up as a template in Pentana, our in-house monitoring system to identify the key indicators we will use to measure the progress of the strategy. This will be monitored as necessary to track indicators and make any necessary adjustments to actions and priorities.

Equalities

An Equalities Impact Assessment (EIA) has been carried out on the Housing Strategy.

Strategic Environmental Impact Assessment

A Strategic Environmental Assessment (SEA) screening document is to be submitted to the SEA Gateway. The Strategy is unlikely to have any significant environmental effects but we will take advice from the Gateway.

⁹ <http://www.clacks.gov.uk/document/meeting/127/821/5844.pdf>

Investing in New Housing Supply

Outcome

Quality affordable housing is maximised.

Under the Scottish Government's initiative, More Homes Scotland, £3 billion has been committed over the next 5 years for the delivery of 50,000 affordable homes across Scotland. The More Homes Scotland approach also includes new policy initiatives including: more mid-market homes; supporting home ownership; establishing a Housing Infrastructure Fund to provide loans and grants to unlock strategically important housing sites and increase the scale of housing delivery; and reviewing the planning system with a focus on improving planning processes to support the delivery of good quality housing

As a result of this initiative Clackmannanshire is receiving record levels of funding for new housing. Last financial year saw 100 units added to the social housing stock in Clackmannanshire, which is the largest number for over 20 years¹⁰.

Since 2012 a total of 366 houses have been added to the stock of affordable housing in Clackmannanshire. 252 new builds were completed, and 110 acquired through "off the shelf" purchase. There are 77 units currently on site.

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
Council New Build	0	20	27	0	36	0	83
Off the Shelf Purchases	8	10	20	15	25	32	110
RSL Completions	45	0	5	30	25	64	169
Refurbs						4	4
	53	30	52	45	86	100	366

Source: Scottish Government NB1 & NB2 data. Council records.

The total grant claimed at 31 March 2017 was £3,666,200, which exceeded the resource planning assumption of £3,654,000. This was £1.4M more than 2015/16. The resource planning assumption for Clackmannanshire for 2017/18 was £3,888,000. Between 2018-2021 Clackmannanshire will receive a further £17.286M, an average of £5.65M / year.

The Council will continue to work closely with the Scottish Government and RSLs to achieve resource planning assumptions to meet the priority needs of the area. The Council sells land to RSLs at social housing development value and actively seeks to identify future opportunities to maximise housing supply.

¹⁰ <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/NewBuildSocSec>

The Council has ended the council tax discount on long term empty and second homes. The money raised is used towards the provision of new affordable housing. In 2017/18 it brought in around £40,000 which represents a reduction of a third on the total raised in 2016/17 (£60,000), this money is ring fenced with to enable housing projects to proceed that may require additional funding such as homes with disabled adaptations.

Analysis of the social rented sector waiting lists, and the changing demographics, demonstrate a requirement for smaller, and larger, social housing units for particular needs. The 2017 Housing Needs and Demand Assessment (HNDA)¹¹ identified particular pressure on 1 bedroom and 4 bedroom properties. The social sector has fewer than 200 houses of 4 or more bedrooms. The population is in decline but there will be more, smaller households. The 2012 population projections used in the HNDA estimate:-

- an increase of around 0.1% annually to 2021, which is an average increase of around 38 people a year
- From 2022, population decline of -0.2% annually to 2037. This reverses the previous population projections of annual growth of 1%
- A steady rise of around 100 new households every year
- By 2037, 75% of all households will be single people or couples.
- A reduction in family households from 27% to only 19% of all households (1 or 2 adults plus children)
- 60-74 year olds will increase from 23% to 26%
- The highest proportional increase will be in the 75+ age group, growing from 12% to 25% of all households.

These population projections highlight that by 2037, 50% of Clackmannanshire's future population is estimated to be aged over 60 and the majority will be single person or couple households. With this in mind we aim to ensure, provision of sufficient, new housing capable of meeting the changing requirements of our community, sustainable choices across all tenures and promote mixed tenure communities.

As well as planning for affordable housing, the Council, through the Local Development Plan (LDP), considers wider economic, social and environmental factors when looking at future housing requirements. There remains the need to encourage economically active households into the area to redress the future population imbalance.

¹¹ <http://www.clacks.gov.uk/document/meeting/1/808/5786.pdf>

Housing Need Projection

As shown in the table below, the HNDA projects a requirement for 75 affordable and 47 private houses each year between 2016 and 2020; and 26 / 23 per year for the years 2021 – 2025. The Strategic Housing Investment Plan (SHIP)¹² has set out plans to provide 320 affordable homes over the next 5 years, so meeting the identified need.

Number of household who can afford:	Annual ¹ estimates of future additional housing			
	Clackmannanshire			
	2016 - 2020	2021 - 2025	2026 - 2030	2031 - 2035
Social rent	53	15	3	-4
Below market rent	22	11	2	-2
Private rent	11	5	1	-1
Owner occupation	36	18	4	-4
Total	122	50	10	-11

Non New Build Supply

In order to maximise the number of affordable housing units, the Council will maintain a programme to bring private sector properties into use for social renting. The Strategic Housing Investment Plan sets out a target of 90 homes to be brought into the social rented sector over the next 3 years. This includes the Council buying from the open market and Kingdom purchasing directly from private developers. These, together with the planned new build units, allow the Council to maximise the total additional affordable housing units.

Private housing

The HNDA has shown that the population is ageing and households are getting smaller - there is a consequential shift in the types of housing needed. The profile of the private sector is predominately large, family homes, with less choice of properties for smaller households, such as first time buyers and older people.

The private rented sector is also an increasingly important factor in relation to the housing mix across Clackmannanshire. The number of private rented properties has steadily increased since 2000, with the 2001 Census reporting 3.7% private rented stock. The 2011 Census¹³ data highlighted this figure had increased to 8.3%. Currently, there are approximately 2,500¹⁴ registered private lets in the county, which now accounts for roughly 10.5% of the households in the area.

¹² <http://www.clacks.gov.uk/document/meeting/1/808/5787.pdf>

¹³ Scotland's Census 2011

¹⁴ Data from Landlord Registration Scotland website

City Deal

In September 2016, the leaders of Stirling and Clackmannanshire Councils made a commitment for a joint City Deal for the area. One of the drivers is the overall population decline in Clackmannanshire compared to Stirling and Scotland and so a focus to 'investor confidence', particularly to unlock housing sites and business sites enabling Clackmannanshire to attract new business and households to grow the local economy.

Self Build

The Council has no specific policy on self-build. A review could be done through the LDP process to address this.

Key Actions

- Work with partners including planning and Scottish Government to maximise the amount of additional homes to be provided across all tenures
- Where possible use Council land and assets to support new additional affordable housing
- Use income from reduction in council tax discounts to support delivery of affordable housing
- Work with RSLs to deliver new affordable housing and maximise funding from all sources
- Continue to implement the Affordable Housing Policy, included as part of the Local Development Plan, including commuted sums, with a settlement focus to maximise developer contributions towards affordable housing
- Promote housing development in a range of settlement centres to contribute to economic regeneration whilst addressing housing need
- Target smaller and larger units for off the shelf purchase where possible

• **Best Use of Existing Housing**

Outcome

The housing we already have is optimised and effective in providing choice and meeting need.

As well as boosting the supply of new housing, using the housing we already have to maximum effect will ensure we can cater for the diverse needs of future of households.

Investment in Council property

The Scottish Housing Regulator's figures for 2016/17 show that Clackmannanshire Council's stock is 97.2% compliant with the Scottish Housing Quality Standard, (SHQS), whilst the figures is 78.7% for Ochil View Housing Association and 91.1% for Paragon HA.

Clackmannanshire Council has invested heavily in its housing stock over the past decade to meet the SHQS, and the bathroom, kitchen and external door replacement projects have been carried out to the higher local "Clackmannanshire Standard". The HRA business plan for the period 2018-23 identifies a further investment of nearly £30M in council housing over the next five years, in addition to £7.5M of annual revenue repairs. These levels of investment will continue to secure the long term viability of the housing revenue account business model and contribute to the comfort and satisfaction of customers.

The Council has also taken a policy decision to make it easier to carry out repairs to council properties where difficulties have been created due to mixed tenure ownership.

Private Ownership

The Clackmannanshire Private Sector House Condition Survey, 2009¹⁵ highlights 'housing conditions are generally better than or in line with the national average across all key condition indicators' and reported that, at that time, 93.5% of private sector stock met the tolerable standard. Although there are specific issues with particular properties with extensive disrepair problems particularly in blocks of flats where common ownership hinders maintenance. There have been 3 separate occasions where the Council has to use its statutory powers to deal with below tolerable standard housing. These have involved issuing 6 Work Notices since the last LHS, 4 of which were to mixed tenure blocks to enable common repairs to progress. There are no plans to conduct another survey in the near future.

¹⁵ & ¹¹ Clackmannanshire Council Private Sector House Condition Survey 2009

It was found in the 2009 House Condition Survey¹⁶ that people are often discouraged from doing maintenance and repair work because they are worried about 'rogue traders'. To help with this, a 'Buy with Confidence' trusted trader scheme has been set up jointly between Housing and Trading Standards across Stirling and Clackmannanshire Council. This service is primarily operated by Trading Standards, a shared service based within Stirling Council. It has been updated in the last year and holds details of a range of contractors available for homeowners.

Council tax records show that less than 0.6% (141) of all properties in Clackmannanshire in 2017/18 were empty for over 6 months. The Council has found it more cost effective to use the policy tool of amending council tax rather than investing in initiatives to bring these homes into use as evidenced by the reduction in Second Homes Council Tax income.

Private Renting

Data from the 2011 Census highlights the private rented sector accounts for approximately 8.3% of households (1,880 properties). There are 1,700 registered landlords¹⁷ in Clackmannanshire, which suggests many landlords own only one property.

The private rented sector has expanded over recent years and has an increasingly important role in providing housing for people who would previously have looked to the social sector or home ownership to meet their needs. Within the local private rented sector, the 2009 survey tells us that:-

- 44% have a head of household aged 34 or younger
- 34% are single, non-pensioners
- 17% are single parent families
- 44% have been resident in their current home less than a year

In recent years, the Council's Housing Service has moved away from involvement in the private rented sector and landlord issues. Any disputes arising between private landlords and tenants to do with rents or repairs are referred to the First Tier Tribunal for Scotland (Housing & Property Chamber).

The Council continues to administer the Landlords Registration Scotland database which keeps the details of all registered landlords in the area as well as processing the registration fees.

¹⁷ Scotland's Landlord Registration data

Legislative Changes in private rented sector

The Scottish Government has introduced various controls on the sector in recent years.

The Repairing Standard, contained in the Housing (Scotland) Act 2006, covers the legal and contractual obligations of private landlords to ensure that a property meets a minimum physical standard. Landlords must carry out a pre-tenancy check of their property to identify work required to meet the Repairing Standard and notify tenants of any such work.

The most significant legislative change was contained in the Private Housing (Tenancies) (Scotland) Act 2016. This created a new Private Residential Tenancy for the private rented sector in Scotland, replacing assured and short assured tenancies from 1st December 2017.

There is as yet no evidence that the recent roll out of Universal Credit has resulted in increased evictions. Although anecdotally there are concerns about the practices of some private landlords, there have been no recorded formal complaints made to the Council, and only one recorded case on the Housing and Property Chamber database for the Clackmannanshire postcode area over the period of the previous LHS.

Housing Mismatch

Evidence from the most recent HNDA shows there are currently around 22,734 properties in Clackmannanshire (Census 2011). By 2037, the number of households is projected to reach 24,036, an increase of only 6% compared to the 41% increase predicted in the 2009 household projections. By 2037, 75% of all households will be one or two adult households, the majority of whom are over retirement age. Suitable accommodation will be required for this group in particular.

There is under-occupation and overcrowding in all tenures. Overcrowding is however most acute in the rented sector, with at least 14% of all households having a property smaller than they need. On the other hand, over three quarters of all privately owned households have at least one more bedroom than they would be eligible for under social housing allocation policies. Smaller properties are required in all tenures, along with affordable larger properties.

We need smaller properties in all tenures and larger properties that are affordable. To help meet the need for larger family housing in the council sector, housing applicants with properties that are too large for their needs are placed in band 1 in the policy, giving them priority as it would free up their current home for other applicants.

There may also be a mismatch of property sizes in some of our temporary accommodation stock. The need for this is being considered with a view to increasing the numbers of temporary units, or subdividing some of the existing. The

services offered to residents in these temporary units will be reviewed at the same time. This will be looked at through the Rapid Rehousing Plan.

Improved Housing Options

Giving information and advice on housing in a person-centred way aims to allow people more control over their choice of tenure, depending on their own circumstances. By developing a diverse housing system, it will enable people to have more choice; developing home ownership options for people who can afford it, improving standards and encouraging use of the private rented sector and developing 'intermediate' tenures, such as mid market rent and shared equity, for people who have reasonable incomes but who are unable to afford the full cost of open market housing.

This 'Housing Options' approach enables the Council to meet housing need generally, as well as helping to prevent homelessness, with a wider range of solutions which will help us to use stock more effectively. The Council has made a commitment to Armed Forces personnel and their families, through a community covenant to ensure equal provision of statutory services, including housing.

Use of Temporary Accommodation

There are 159 properties available for temporary accommodation across Clackmannanshire. The majority of these properties are fit for purpose. However, there are some properties which need some improvements to bring them up to SHQS and some which could be ideal for re-categorising in terms of the level of support they provide in order to help reduce the use of bed and breakfast type placements for temporary accommodation.

It is intended to review the temporary accommodation to ensure it is;

- Fit for purpose,
- Meets the necessary repair standards,
- Addresses the needs of the client group in terms of support needs, and
- Is of the relevant property size.

Key Actions

- Review the allocations policy by April, 2019 in line with new legislation
- Maintain a programme to purchase existing housing for affordable rent
- Investigate Council stock used as temporary accommodation, increase the numbers as required, whilst considering the range of services that can be offered
- Implement additional actions in annual LHS review and HRA business plan 2018-23
- Implement the agreed policy on mixed ownership and common repairs

Homelessness

Outcome

People have access to appropriate housing options, support and advice working towards ending homelessness

The Scottish Government has recently published their high level action plan: 'Ending Homelessness Together'. The Council is currently picking up on this agenda through production of a Rapid Rehousing Plan setting out how the Council intends to make the transition to new ways of working. Future policy initiatives will be picked up in the LHS update as they are progressed.

Clackmannanshire Council is committed to tackling the issue of homelessness and ensure that people who find themselves in this situation receive appropriate support and assistance. Homelessness continues to remain a dominant feature of housing demand and to address this, our aim is to target resources at prevention to provide better outcomes for people and reduce the need for costly crisis intervention.

In recent years, the introduction of the Council's Housing Option Shop has enabled housing officers to be more proactive in assisting applicants. Officers discuss a range of options, including tenancies in different tenures, to find the most appropriate solution for a person at that time. Being trained to identify issues of addiction, officers are also well placed to discuss a range of support needs with applicants to ensure that appropriate referrals and signposting to either, internal or external, support services can be made at the earliest opportunity.

Officers regularly attend the Tayside, Fife and Central Housing Options Hub, a partnership forum for authorities to work together and share best practice in relation to Housing Options. We believe that recent reductions in homelessness and the use of temporary accommodation, along with improvements in tenancy sustainment and customer service, will continue to be achieved through the Housing Options approach and the proactive work by our Housing Officers.

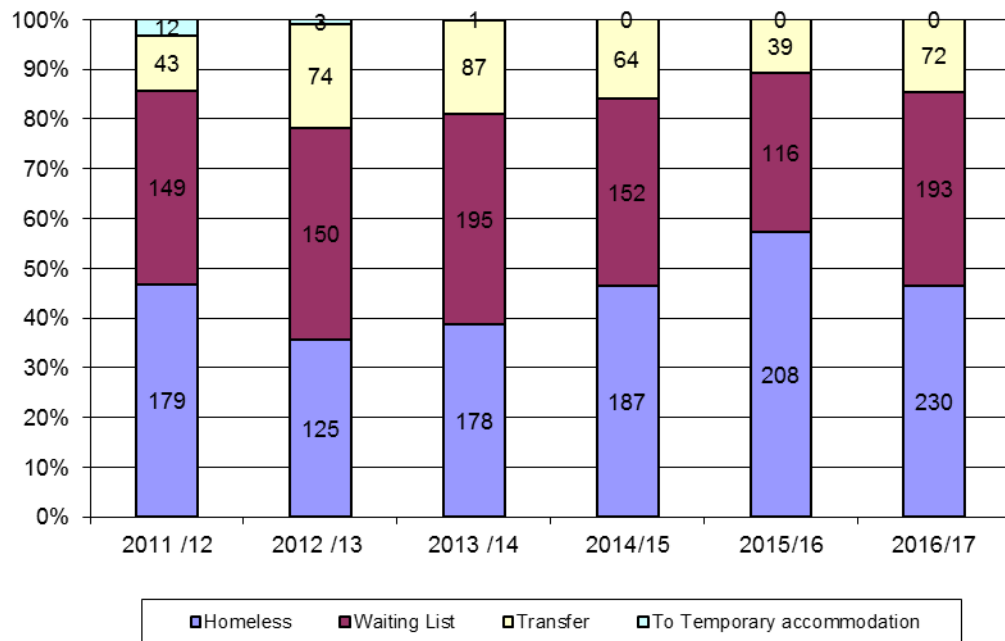
In line with national trends, the number of homeless applications has continued to reduce with 458 applications made in 2016/17. Overall, applications have dropped 67% between 2010 and 2017.

SG Homelessness in Scotland 2016/17 - Number of applications

	2010/11	2016/17	% Change 2010/11- 2016/17
Scotland	55,642	34,100	-63%
Clackmannanshire	763	458	-67%

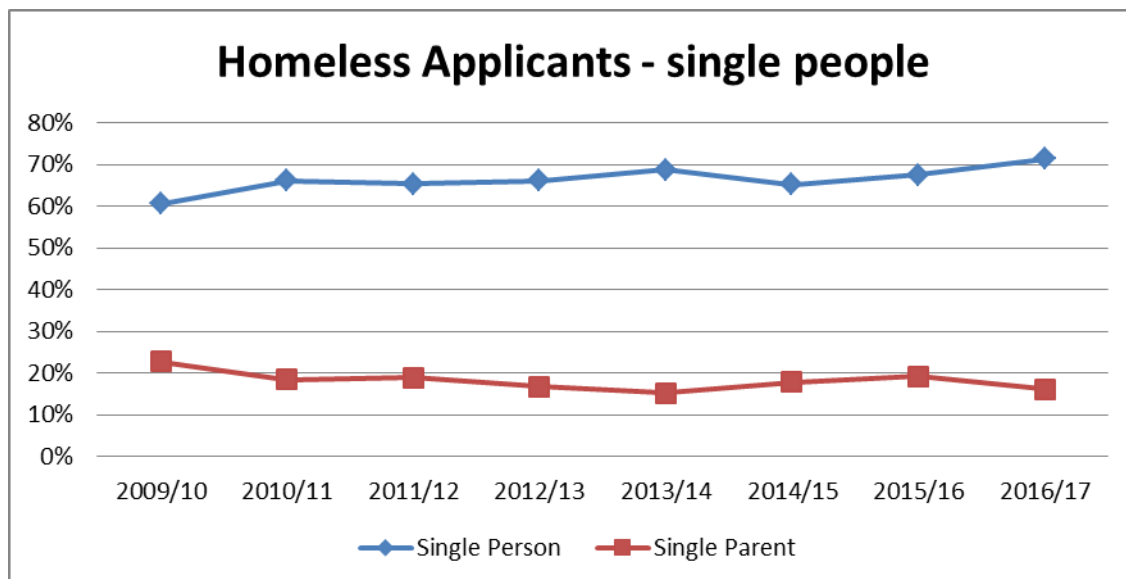
This still represents a high level of need and over the period of the last LHS between a third and a half of lets each year were made to homeless applicants. The majority of these are to single households

**Breakdown of Council Relets
11/12 to 16/17**



Source: Council Housing Database, Pentana

The majority of these are to single households. A focus is needed, therefore, on services to young people, single people and on prevention, to ensure that the needs of the most vulnerable people are being met.



Source: Council Housing Database, Pentana

The Council continues to house proportionately more statutory homeless applicants than the RSL sector¹⁸. Little use was made of the section 5 referral process over the last plan period, with the preference being for RSLs to directly house homeless people. It is intended to investigate whether the RSL sector can play a greater role in this area.

To complement new builds, the Council has purchased a limited number of 'off the shelf' properties. The range of properties bought is dependent upon waiting list demands. These additional properties have helped to stabilise the reduction in Council stock sold through Right to Buy. With the end of Right to Buy, the number of homes available for social rent will stabilise and has the potential to increase slightly over the next few years.

Homeless Prevention

Stopping people becoming homeless in the first place is by far the most effective way to deal with the growing numbers of people in housing crisis. Many people apply as homeless as it is the only option they believe they have.

Assistance to prevent people reaching a crisis point and becoming homeless, such as offering debt counselling, housing support or mediation, are increasingly the types of services offered through both the Council's Intensive Tenancy Management and the Housing Options approach.

When people are housed, tenancy sustainment is a focus for the service. The role of the housing officer has been revised to provide an integrated, generic and flexible service. The greatly expanded team are trained to provide a range of services, and to refer to more specialist agencies as necessary. This involves a fuller assessment of vulnerability and potential risks to a tenancy, and a planned approach to the process of letting and managing tenancies in partnership with other agencies and services where appropriate. The aim is targeted interventions with households. The value of this work cannot be underestimated. In 2017/18, 86.7%¹⁹ of tenancies were sustained beyond 12 months, including 82% of homeless, this is an improvement in tenancy sustainment of 4.1% from the previous year, as highlighted in the following table;

	Homeless Applicants	General List	Waiting	Overall figure
2016/17	80%	89.5%		84.75%
2017/18	82%	91%		86.7%

Source: Council Housing Database, Pentana HMO TEM 056, HMO TEM 069

The Housing (Scotland) Act 2010 also places a duty on local authorities to assess the housing support needs of homeless people. Alongside the services provided by the housing management team, a small registered support team offers more

¹⁸ <https://www.scottishhousingregulator.gov.uk/find-and-compare-landlords/statistical-information>

¹⁹ Council Housing database, Pentana

intensive support to homeless applicants. The service received a “Good” rating in a recent Care Inspectorate short notice inspection.

From data recorded in the Councils database, Pentana, in 2016/17, 35% (140) of all applicants assessed as homeless were young people aged 16 - 24. Approximately 90% of this group sustained the tenancy beyond the year.

Temporary Accommodation

For a number of years Clackmannanshire Council has been conscious of the need to provide an alternative to B&B use for the provision of temporary accommodation for people who experience homeless, in line with the rapid rehousing approach recently introduced by the Scottish Government.

Following the provision of a 25 unit homeless project at Hallpark, Sauchie in 2015/16 and making more effective use of the Council's own stock, the use of B&B accommodation has declined as detailed below:

	2013/14	2014/15	2015/16	2016/17
Number of households who occupied Bed and Breakfast	283	239	170	33
Number of households who occupied Other Accommodation	3	9	0	50

Note : In 2017/18 use is made of shared flats which are paid for on a nightly basis. This is recorded as OTHER in the SHR Annual Return on the Charter²⁰

The fall in the use of bed and breakfast is because the Council greatly increased its own supply of temporary housing provision. In 2017/18 the use of B&B units was stopped in preference of shared flats which are paid for on a nightly basis. (This is recorded as OTHER in the SHR Annual Return on the Charter). The temporary accommodation now better meets the needs of homeless people. The accommodation is furnished, maintained to high standards, and some of it managed by concierge. This has also proved to be a more efficient way of dealing with these needs. Whilst the 2012 LHS noted that the cost of B&B to the Council has almost doubled over the last four years and is predicted to rise further over the coming years, it has in fact been reduced by nearly 80% thanks to the actions taken, as shown below:-

Year	spend on B&B accommodation
12-13	£1,075,337
13-14	£812,307
14-15	£762,804
15-16	£304,430
16-17	£181,801
17-18	£230,792

²⁰ Source 2013/14 to 2016/17 From the Annual Return on the Charter

This change in process highlights that Clackmannanshire Council is moving forward, in line with Government policy, to provide settled options of accommodation to people who experience homelessness from their initial contact with Housing officers.

The main issue found is more in relation to the supply of suitable 'temporary' accommodation which can then be made 'settled' rather than having an increasing level of people presenting as homeless applicants. This will also have an impact on the Council's ability to move forward with the 'Housing First' model, encouraged by the Scottish Government. While it is agreed that this will be an appropriate way to proceed for some applicants, the logistics of having the best property available for settled accommodation and also ensure there is a sufficient level of support services in place will prove challenging given the time it can take to increase supply and also the limited resources available for support services.

The main demand for temporary accommodation is from single people, under 35 years highlighting again there is a need for services focusing on young, single people. Recent occupancy rates highlight 82% of temporary accommodation is used on a regular basis, with the average length of stay being 90 days.

Welfare reform

Welfare reform changes may place further strain on the housing system. However, there are some additional choices introduced, known as 'The Scottish Flexibilities' which may ease the anticipated issues. Those making a new claim can choose:-

- to be paid monthly, or twice monthly
- have the relevant housing costs in the Universal Credit award paid to themselves or their landlord

For people with complex needs or rent arrears, Alternative Payment Arrangements (APAs), will continue to be the first consideration in relation to their benefit.

Universal Credit (UC) was introduced in Clackmannanshire in June, 2017 for new claims. The situation will require to be monitored closely to assess the extent of any issues which may arise and how we can address any accommodation concerns promptly.

Key Actions

- Provide homelessness prevention activities, such as mediation, debt counselling and assessment of support needs
- Maintain the supply of temporary and interim accommodation in-line with legislation
- Deliver new models of supported accommodation for young people and vulnerable people, including shared tenancies and concierge support

Appendix A

- *Produce and deliver 5 year Rapid Rehousing Transition Plan as per Government policy*
- Investigate how the RSL sector can play a greater role in housing homeless applicants

Specialist Housing and Independent Living

Outcome

Those requiring assistance to live independently at home have access to effective housing support.

Many of the residents across Clackmannanshire, including a significant number of Council tenants, have a range of support needs. A range of housing based support and assistance enables people to live independently and safely in their own home, maintaining their independence, avoiding tenancy failure and preventing homelessness.

Support can include:-

- Provision of adaptations, equipment and telecare technology
- Help for people experiencing addiction, mental health issues and offending
- Assisting people to sustain their tenancies through, for example, money advice, income maximisation, training in basic living skills and budgeting
- Providing good information and advice

Partnership Working

The Clackmannanshire and Stirling Health & Social Care Partnership recently funded research into Homelessness and Older People's issues across the partnership area. The research highlighted the impact of mental health issues, addictions, social isolation and family breakdown; and the potential imbalance in 'specialist housing' provision for older people.

Key to ensuring effective support services are in place, is having robust partnership working between a range of agencies and services to ensure the right type of support is available and is reaching those who most need it. The housing service has created strong links with internal and external services (eg. Criminal Justice, Child Care, Through Care/After Care Team, Fire Service) to ensure a coordinated and integrated approach for providing care and support services is achieved. The main driver for developing these links is to ensure services are planned and delivered seamlessly, in a person centred manner.

Support for Independent Living

The HNDA shows that there is a lack of variety of specialist accommodation in Clackmannanshire. Most is provided by the Council and RSLs and ranges from amenity and sheltered housing to more specialist accommodation suitable for people with learning disabilities and wheelchair accessible housing.

There are around 800 specialist homes currently in the social sector between the Council and all local Housing Associations²¹ The vast majority of these are for older people with only 32 (4%) for people with learning disabilities and 33 (4%) for people with a physical disability. Wheelchair and ambulant disabled account for around 150 properties (almost 19% of specialist homes).

Work has been undertaken with the IJB to better identify the future housing needs of older and disabled people. As funding for new build affordable housing has increased over the last few years, so too has the opportunity to provide greater numbers of specialist homes, and the future housing program shows the commitment to purpose build specialist accommodation units on most housing sites over the next 3 years at least.

Of the 333 registered care places available throughout Clackmannanshire, the majority, 229, are again for older people. There are very few places for people with mental health issues or young people. The Council will consider opportunities to provide suitable accommodation for this group as part of the SHIP.

Adult care figures have shown an annual increase in the number of people with learning disabilities over the last 3 years. Many are now in their late 40s and 50s with very elderly parent carers and who have never lived on their own. Many may also have more complex needs due to their increasing age.

This will present challenges in the future as we will need to provide accommodation that will suit this ageing client group. We will also look at ways to enable young people with learning disabilities to become independent as early as possible by developing services housing provision accordingly. By working closely with Social Services and the Integration Joint Board (IJB), resources can be targeted to meet the requirements of these client groups in Clackmannanshire. The Council is actively pursuing suitable sites for new housing of this type.

There are currently 2 projects being developed for older peoples housing in Alloa and, in Tullibody, for adults with learning difficulties.

Older People

The Housing Needs and Demand Assessment (HNDA) highlights an increasingly elderly population in Clackmannanshire. By 2037 the number of those aged 65+ is predicted to increase by 62%. More than 97% of older people will live within the community rather than a care home, or other residential facilities.

This will put increased demands on services, such as adaptations and support services, as more than 97% of older people live within the community rather than a care home, or other institution, and prefer to remain at home for as long as they are able.

²¹ Source: Scottish Government Statistical Returns & Scotland's Housing Network Returns.

More than half of residents in Clackmannanshire aged 65 and over²² have expressed that their daily activities are impacted by poor health or disability, therefore increasing the demand for assistance to maintain independent living.

Adaptations

Since the last LHS was published 136 major adaptations have been carried out in the private sector, and from 2013 the Council has completed 169 major adaptations to its own stock, therefore assisting over 300 people to remain in their homes for longer. Provision of adaptations is demand, rather than budget, led. The Council routinely installs level access showers when carrying out bathroom upgrades, carrying out an average of 42 per year for the previous 4 years.

	Council Major Adaptations	Budget
13/14	13	£58,589
14/15	82	£51,359
15/16	29	£35,495
16/17	45	£47,414

Source: Housing Investment Team Annual reports

The Private Sector Condition Survey 2009 highlights that, at that time, 1,219 homeowners stated they required an adaptation to help them remain in their homes longer. The demand for adaptations is client led and supported by Council policy to ensure those with the most urgent needs receive prioritised assistance. The following table highlights the range of adaptations requested.

Type of Adaptation	Number of Requests	Percentage of households affected by illness/disability
Adapted Bathroom/WC	918	75.3%
Level Ramped Access	695	57%
Ground floor bedroom/bathroom	583	47.9%
Chair/Stairlift	515	42.3%
Wheelchair Accessible WC	472	38.7%
Adapted Kitchen	277	22.7%
Hoist	238	19.5%

²² Census 2011

Appendix A		Private Sector	
		Adaptations	Approved Spend
	2012/13	25	£194,279
	2013/14	24	£139,597
	2014/15	27	£150,418
	2015/16	33	£231,843
	2016/17	27	£153,910

Source: SG Housing Statistical Annual Return (Scheme of Assistance data)

These figures suggest that since the last LHS, approximately 11% of the private sector need expressed in the 2009 survey has been met. Since 2016 responsibility for adult care services provided by the Council, sits with the Clackmannanshire and Stirling Health and Social Care Partnership. The Partnership oversees the budgets for adaptations and it is anticipated they may promote certain areas of priority in the future. Given this, it may be necessary for the existing disabled adaptations processes to be reviewed to ensure they are fit for purpose.

Vulnerable Young People

The Council has a responsibility, in line with the national 'Getting It Right For Every Child' (GIRFEC) principles and our Corporate Parenting Strategy, to ensure that there is suitable housing available for vulnerable young people, including supported housing. Services to support young people and give them the skills necessary to live independently need to be targeted to those most in need.

Many young people, 16 to 25, need help with basic living skills, including budgeting and cooking. Some also need support with mental health, alcohol and drug related issues. For some, intensive support is required and there can be issues with isolation and getting young people to engage. For others, more general support or information and advice, including preparing for a tenancy, is needed.

To provide a Housing Support service, all staff must be appropriately qualified in Health and Social Care and are required to register with the Scottish Social Services Council.

The Housing Support Team work with vulnerable people, of all ages, across Clackmannanshire. Their aim is to provide targeted, flexible support to address the needs and personal goals of individuals. A recent Care Inspectorate Inspection, conducted in November, 2017, received a 'Good' rating. The inspection was conducted at short notice and highlighted favourable responses from clients who commented they receive valuable assistance from the team in supporting them deal with a range of issues and making these tenants feel more settled and safer in their tenancies.

Scottish Gypsies and Gypsy/Travellers

The Council has a shared gypsy/traveller sites manager with Stirling Council. The Council does not currently provide any short-stay halting sites, having assessed and analysed the potential need for such sites. Historically, there has been no major issue with unauthorised encampments.

Planning Policy dictates, however, that suitable locations for gypsy/travellers' sites should be identified where need is demonstrated. The Council rarely has a waiting list for pitches at its site and occupancy remains consistent throughout the year.

Recent experience suggests that there may be a move towards the national trend for smaller sites. We will keep the situation regarding need under review and assist planning colleagues in preparing planning policy on transit or private owned sites accordingly.

COSLA is working constructively with Scottish Government on shared objectives to improve the lives of Gypsy/Travellers. This work recognises that Gypsy/Traveller communities are amongst the most disadvantaged in Scotland and face high levels of racism and discrimination. Ministers are seeking to develop a national action plan for publication in June 2019 and have requested to do this in partnership with COSLA. The intention is that this will deliver 'transformative action' for the communities 'in a short time frame'.

We are also working to ensure the site meets current standards, and that the recommendations set out in the Scottish Housing Regulator's thematic study are all addressed.²³

Tenancy Sustainment

We are monitoring the length of time people stay in their tenancies and can now identify people who may be at risk of tenancy failure when they receive an offer of a house. We intend to adopt person centered services, through an Intensive Tenancy Management approach. This will involve a full assessment of vulnerability and early identification of support needs and potential risks to a tenancy, and a planned approach to the process of letting and managing tenancies, in partnership with other agencies and services where appropriate. This means that more intensive support can be targeted to these households to help them to sustain their tenancy, reducing the number of abandonments and preventing homelessness.

Alongside the services provided by Housing Support staff, the role of Housing Officers has been revised to be more generic and flexible in dealing with the range of issues which present themselves on a regular basis. Staff are trained to look for signs of mental health issues such as hoarding, along with assisting tenants on practical aspects of managing a tenancy including budgeting. This approach to tenancy management has seen a reduction in rent arrears and a lengthening of tenancies for some of our vulnerable tenants.

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<https://www.scottishhousingregulator.gov.uk/sites/default/files/publications/GypsyTravellers%20in%20Scotland.pdf>

Key Actions

- Improve current referral processes and information sharing between services
- Improve joint working for young people leaving care, for example: improved referral processes, risk assessments and information exchange
- Identify people at risk of tenancy failure and put in place support package
- *Explore options for developing Housing First approach*
- Working with the IJB, plan to provide specialist housing for elderly, and adults with particular needs
- Review the private sector adaptations service
- Develop the current travelling persons' site to meet current standards
- Explore new models of supported accommodation for young people
- Ensure the Gypsy Traveller site meets current standards, and that the recommendations set out in the Scottish Housing Regulator's thematic study are all addressed²⁴
- Take forward recommendations from the Gypsy/ Traveller National Action Plan, due for publication in June 2019
- Deliver new specialist housing for adults with learning difficulties or autism

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<https://www.scottishhousingregulator.gov.uk/sites/default/files/publications/GypsyTravellers%20in%20Scotland.pdf>

Energy Efficiency and Fuel Poverty

Outcome

Energy efficiency is improved and fuel poverty and carbon emissions are reduced across all tenures.

The Scottish Government has designated energy efficiency as a national infrastructure priority, the cornerstone of which will be the Energy Efficiency Scotland (EES) Programme 15 to 20 year programme. EES takes a wide ranging approach, which will help to develop and deliver new, innovative approaches to energy efficiency across the community by:

- Removing poor energy efficiency as a driver for fuel poverty
- Reducing greenhouse gas emissions through more efficient buildings and decarbonising our heat supply

The Scottish Government is currently developing a new Fuel Poverty Strategy which will review the definition of fuel poverty and revise targets and indicators. In the Strategy Consultation the Government highlighted that when the 2016 target was originally set, fuel prices were substantially lower than at present, and by 2015 fuel prices had increased by approximately 170% of their 2003 prices. The proposed strategy is presently contained within the Fuel Poverty (Target, Definition and Strategy) (Scotland) Bill which is presently being debated by parliament. Following final publication and Royal Assent, our targets will be amended where appropriate.

Fuel Poverty and Energy Efficiency

The new definition, provided in the Fuel Poverty (Target, Definition and Strategy) (Scotland) Bill, 2018 focuses on low income households and states both of the following criteria must be fulfilled to be regarded as fuel poor;

- Households need to spend more than 10% of their “after housing cost” (AHC) income on heating and electricity in order to attain a healthy indoor environment that is commensurate with their vulnerability status; and
- The remaining household net income after the payment of fuel costs and childcare costs (if any) must also be insufficient to maintain an acceptable standard of living for the household.

The latest figures of the Continuous Scottish House Condition Survey (2014-16) suggest that Clackmannanshire has approximately 7,360 families experiencing fuel poverty. At 32% of all households this represents an approximate 9% increase over the previous 5 year period. This may be due to the large increases in fuel costs.

A particular concern for all social landlords is the amount that people, who can least afford it, are charged for their pre-paid supply. In 2017 Clackmannanshire Council became a member of Our Power, a not-for-profit energy supplier. This supplier is owned by RSLs, community organisations and local authorities, and aims to reduce heat and fuel costs by passing benefits from the energy sector to communities. The

Council have facilitated the transfer of 500 supplies to Our Power, of which 200 tenants are using 'Smart Meters'. They enable a far more flexible and customer focussed top up service. Tenants can easily see how much energy they are using and spending. Our Power is also able to provide personal, tailored and confidential advice on the best ways to get value for money from energy use, and to stay warm and save money.

The Council's Home Energy Advice team have successfully targeted those in fuel poverty who have traditionally failed to engage in national campaigns due to particular vulnerabilities. Since forming, the Energy Advice team have accumulated £1.34m in energy efficiency savings within the community. Seen as a model of good practice within the Scottish Government's Home Energy Efficiency Programme, and supported by Home Energy Scotland (HES), this initiative will continue to help those in greatest need across all tenures.

Energy Consumption

The energy efficiency of approximately 2,500 Council homes has been improved since 2014 through a heating replacement programme which has included the installation of 'A' rated boilers.

Since 2012 the council has secured funding of over £16 million to deliver energy efficiency measures to home owners in the area. In many cases, this has been targeted to owners in some of the most deprived areas, who have benefitted from a range of works including external insulation, central heating, and solar panels, at no, or very limited, cost.

Only a handful of Council owned non-traditional construction properties remain to be upgraded with external thermal wall insulation. By 2028 all Council stock will have energy efficient, heat reflective glass, following a 10 year window replacement programme, which will replace 500 windows annually. This work contributes towards the targets within the Energy Efficiency Standard for Social Housing (EESH).

Although in roads have been made into tackling energy efficiency improvements in the owner occupied sector, there are still a considerable amount of energy inefficient non-traditional/solid wall properties that require to be tackled. The Council's Home Energy Team aims to continue to focus on encouraging participation from owners of low energy efficient housing to participate in local Home Energy Efficiency Programmes and will continue to develop this approach under the Scottish Governments SEEP programme.

The Private Rented Sector is recognised as lacking a dedicated energy efficiency standard, subsequently, private rented sector tenants may be disadvantaged due to this. The Council welcomes work being carried out by the Scottish Government to develop the Regulations of Energy Efficiency in Private Sector Homes (REEP) and will develop approaches to monitor and manage this once the standard is agreed and implemented

Household Income

As part of the Council's Community Well-being and Safety Partnership remit the group deliver support in areas of fuel poverty and have established a local Home Energy Advice surgery. The partnership has facilitated training and support to help raise awareness of support mechanisms providing employment advice, helping maximise household incomes, tackle debt and assist with house and fuel poverty.

The Council has recently formed a local Fuel Poverty Forum, which consists of energy efficiency experts, front line staff, key activists, local support agencies and energy company representatives. The aim of the Forum is to share knowledge, review local fuel poverty and energy efficiency programmes and to align resources to maximise support for local residents.

Developing local and community led renewable energy initiatives is considered to be a potential tool to help reduce the Council's carbon footprint and to provide cleaner, greener and more affordable energy for the community. Via the Council's developing LHEES the Council are in the process of developing a detailed approach which will aim to benefit domestic and non-domestic properties.

The finalised detailed approach will assist the Council to deliver on planning goals and to meet core objectives and statutory duties such as;

- The Clackmannanshire and Stirling City Deal – which incorporates the development of District Heating and Energy.
- The Local Development Plan, which promotes the development of decentralised energy and renewable energy initiatives to help create sustainable communities for the future.
- Development of District Energy Networks (DEN) will assist in the Council's vision for a sustainable Clackmannanshire which benefits from a vibrant low-carbon economy.
- The Climate Change (Scotland) Act 2009 - target of a 80% reduction in CO₂ by 2050 and a legally binding target of 15% of totally energy from renewable energy by 2020 Part 4 Sec 44 of the act – places a duty on public bodies to reduce carbon emissions.
- Commitment to eradicate fuel poverty within Clackmannanshire – with 1 in 3 households in Clackmannanshire suffering from fuel poverty, SEEPs renewable energy initiatives could contribute to the provision of more affordably warm homes, tackling social inequalities, improving health and providing a better learning environment for children.

As it has proved difficult to eradicate to fuel poverty, the Government has proposed a new target to ensure that no more than 5% of Scottish households be in fuel poverty by 2040. This new target, and approach, recognises that due to changes in income and energy costs, there will always be households which move into and out of fuel poverty.

In order to effectively tackle fuel poverty, and its causes, the Government has introduced the Fuel Poverty (Target, Definition and Strategy) (Scotland) Bill 2018. This Bill addresses the issues in 3 aims;

- a new target for fuel poverty
- updated fuel poverty definition, focusing support on those who need it most
- produce a new long-term fuel poverty strategy

In order to meet this new target, the Government has also highlighted 4 more areas which drive fuel poverty;

- energy efficiency
- income (income and benefits)
- energy costs
- how energy is used in the home

Improving Energy Efficiency

Because of its impact on individual households and their quality of life, improving the energy efficiency of a home is a priority. The Council is committed to meeting the targets within the Energy Efficiency Standard for Social Housing (EESH) and is carrying out a range of works to its stock which will help our tenants get the most from their energy usage, while aiming to keep fuel costs down. The EESH, introduced in 2014, encourages social landlords to improve the energy efficiency of their homes and contributes to reducing greenhouse gas emissions in line with the Climate Change (Scotland) Act, 2009. The first milestone set is to achieve a reduction in greenhouse gas emissions by 42% by 31 December, 2020 followed by a target of 80% reduction by 2050. Clackmannanshire Council is on target to meet the first milestone by May, 2020 and at May, 2018 was 71.69% compliant with the EESH standard²⁵.

To help meet the 2020 target, the Council is replacing heating systems in our stock and installed 420 new boilers during 2017/18. This now takes total Council homes upgraded with an “A” rated combi boiler to 2,498 since the replacement programme began in 2014.

Alongside this, 45 steel framed homes in various locations throughout Clackmannanshire were upgraded with external thermal wall insulation and cladding. This work greatly improves the energy efficiency of these homes and increased their lifespan, as well as improving their external appearance.

Private owners were able to take advantage of these upgrading works due to additional grant funding through the Government’s Home Energy Efficiency

²⁵ Clackmannanshire Council – HRA Capital Programme & SHQS/EESH Update, May, 2018

Programme (HEEPS). Since 2013, Government funding has helped over 950 homes, both Council and privately owned, be upgraded with modern external thermal wall insulation.

2017/18 has also seen 408 Council homes upgraded as part of the ongoing Window Replacement Programme which aims to have all Council stock fitted with energy efficient, heat reflective glass by 2028.

By 2015 the Council had achieved an overall SHQS compliance rate of 92.4%, since then this has increased steadily and in May, 2017 the overall compliance rate was 97.2%.

Key Actions

- Maximise funding from Government and utility company initiatives to help households improve the energy efficiency of their home
- Maximise funding from energy providers to increase renewable energy use across all housing, such as solar panels and air source heat pumps
- Establish current levels of fuel poverty and the reasons
- Develop a Housing Carbon Management Plan and to record Housing carbon reductions in Council owned domestic properties to input into the Council's corporate Carbon Management Plan
- Continue with the programme of improvements of council stock to meet the EESSH standard
- Maximise HEEPS:ABS and SEEP funding
- Implement developing Regulations for Energy Efficiency in the Private Sector (REEP)
- Continue to develop fuel poverty initiatives within of the Community Well-being partnership and the local Fuel Poverty Forum
- To develop a Local Heat and Energy Efficiency Strategy (LHEES)

Improving Neighbourhoods and Communities

Outcome

Improve long term outcomes for local communities and target town centres for improvement and regeneration to benefit the community

Clackmannanshire has proportionately more deprived data zones than the Scottish average and its share of deprived data zones is the 8th highest of the 32 local authorities in Scotland. The places with the most significant areas of concentrations of deprivation in Clackmannanshire are: Alloa South and East, Tullibody North and Glenochil, Tullibody South and Fishcross, Devon Village and Coalsnaughton.

New Housing

As set out in section 1, there is an active new build programme throughout Clackmannanshire. The aim is to spread investment throughout the area, whilst targeting it the areas of highest housing need. The budget can also contribute to wider economic regeneration aims, with new housing revitalising town centres. For example, new mid market rented housing has recently been completed in Alloa town centre, and a further large RSL development of social housing is planned on an adjacent site. Clackmannan is seeing its first new rented properties built for several years, with further investment also planned in the heart of the town addressing long standing issues of dereliction.

Building communities

The Housing Service has developed an Intensive Tenancy Management service, which encourages tenants to take responsibility for their own properties and surroundings.

Regular visits from Housing Officers in the redesigned service are helping relationships with tenants and communities. Through the “Making Clackmannanshire Better” budget, housing officers are working with local people to address safety issues, such as providing new divisional fencing and lighting.

Working with partners in Police Scotland, the council continues to support the CCTV system, and has recently augmented the fixed system with a mobile device that can be deployed as problems emerge.

Housing and other council staff work closely with Police Scotland as part of the MATAC (Multi-Agency Tasking and Coordination) group. Meeting fortnightly, the group discusses victims, offenders and locations that are impacting upon multiple agencies. This is an early intervention process that is primarily focused on antisocial behaviour, but which will also consider individuals where some form of vulnerability has been identified. The group has the ability to allocate appropriate tasks to members to resolve matters.

The quality of housing is important to the general local environment. Common ownership issues often mean that people cannot get neighbours to agree to repairs. Housing can deteriorate to a point where minimum living standards are not met; buildings look dilapidated and can even be dangerous.

The Council is currently working on new build housing in Clackmannan and Alloa Town centres to replace old, sub standard properties. Other town centres will be targeted in future where opportunity arises.

Regeneration

Work is underway to identify development sites owned by the Housing Revenue Account which, as well as providing new housing which meets local needs, will be part of wider initiatives to improve local areas. This might include lock-up/garage areas, amenity areas considered surplus to requirements and potentially selective demolition of unpopular or difficult to manage housing which is no longer financially viable.

Local Improvement Plan

The new Local Outcome Improvement Plan 2017-2027(LOIP) replaces the Clackmannanshire Single Outcome Agreement, supported by three Locality Priority Plans for Clackmannanshire. The differences we want to make:

- Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all
 - Our families; children and young people will have the best possible start in life
 - Women and girls will be confident and aspirational, and achieve their full potential
- Our communities will be resilient and empowered so that they can thrive and flourish

The Housing Service is committed to provide the right type of housing, in the areas that need it most. As well as this, better housing provision needs to be made for young people coming out of care, supporting the Corporate Parenting Role of the Council, and to provide housing suitable for disabled living. A diverse range of housing, open to a range of household needs will be provided on all housing sites going forward.

The housing development planned for Alloa South and East shortly will provide a range of house types, sizes and tenures to encourage diversification.

Area Planning

Town centres are very important to the economic health of the area and should be places where people want to live. Town centres have benefitted from a targeted approach with Sauchie and Tullibody commercial centres benefitting from recent upgrade and improvements. Where possible, investment in the housing stock has been scheduled to compliment that in the commercial property.

Alloa town centre is currently undergoing housing development on a prominent town centre site, previously the location of a large retail unit and currently derelict. The site at Primrose Street has the potential to regenerate the town centre and fill a gap in the requirement for housing for older people. Increased residential properties leads to increased footfall in the town centre and the location offers direct access to public transport, community services, shops and medical facilities, all amenities which help people stay independent for longer.

Architecture & Design Scotland²⁶ is a non departmental Government body set up to promote the value of good architecture and place making and they are working with the Council and partners to explore opportunities to bring together care and place making in town centre locations to tackle the challenges of an aging population. There is potential here to develop innovative models of living and care to meet older peoples social and health needs.

The 'Place Standard tool' is a complimentary piece of work carried out with Council departments and external stakeholders to assess the wider town centre environment and produce a masterplan for wider town centre improvements. The masterplanning process will be led by Planning and implemented through the local development plan.

Key Actions

- Put forward proposals for regeneration of targeted areas in Alva, Tillicoultry and Alloa and areas in the LOIP
- Target resources to the Council's priority areas as identified in the LOIP
- Target resources to town centres and regeneration priorities
- Housing to have an active role on the Community wellbeing and Safety Partnership Group
- Housing Officers continue to provide assistance to tenants and the role of the officers continues to expand to continue to improve outcomes for the community
- Continue to actively support the MATAC group.
- Continue to support housing officers to build relationships with tenants and communities, including targeting use of budgets to tenant priorities

²⁶ www.ads.org.uk

Glossary

Affordable Housing

Housing made available at a cost below full market value, to meet an identified need. It includes social rented housing, subsidised low cost housing for sale (discounted, shared ownership or shared equity) and low cost housing without subsidy (entry level housing for sale), private rented accommodation available at lower cost than market rents.

Below Tolerable Standard (BTS)

The minimum standard for housing is the Tolerable Standard, defined in the Housing (Scotland) Act 2006. Housing that does not meet this standard is called BTS housing.

Equalities Impact Assessment

An impact assessment required under the provisions of equalities legislation. Every strategy/ policy that will affect people must undertake one.

Fuel Poverty

Where a household, in order to keep their home comfortably warm, spends more than 10% of its income on all household fuel. Income includes Housing Benefit and Income Support for Mortgage Interest.

Housing Need and Demand Assessment

Research to estimate current and future housing need, carried out to Scottish Government requirements and assessed by the Government for robustness.

Housing Market Area

A geographical area which is relatively self-contained in terms of housing demand i.e. a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.

Housing Market Partnership

A grouping of local authorities who come together to assess the need for, and plan the delivery of, housing across a joint housing market area.

Housing Revenue Account Business Plan

Sets out the funds to meet the Council's landlord and tenant obligations and priorities.

Housing Services Business Plan

Sets out the annual actions that the service will deliver to contribute to the achievement of priority outcomes.

Local Development Plan

Sets out the direction for long term development and policy framework within which planning decisions will be taken.

Low Cost Home Ownership

Housing for sale which involves some form of subsidy to make it more affordable. See Shared equity.

Market housing

Private housing for rent or sale, where the price is set in the open market.

Mid-Market Rent

Housing with a rent level between affordable and full market rents, provided by either the public sector or private sector.

Owner-occupation

This housing sector refers to home owners.

Private Sector

This housing sector includes both owner-occupation and the private rented sector.

Private Rented Sector

The private rented sector consists of accommodation that is privately owned i.e. not owned by a council or housing association, and that is being rented out by a private landlord.

Scheme of Assistance

A system of help provided by councils for private sector housing, introduced by Section 72 of the Housing (Scotland) Act 2006. Assistance can be financial as well as practical help and advice/information and can include work to improve house conditions and accessibility (disabled adaptations).

Shared Equity/Ownership

A form of Low Cost Home Ownership. This allows a person to buy a share of the house, whilst the rest is owned by another party.

Sheltered /Supported Housing

Housing which gives people the independence of having their own flat within an associated warden service, call duty system and controlled entry

Scottish Housing Quality Standard

Standard set by the Scottish Government for the condition of homes, to be achieved in all social housing stock by 2015.

Scottish Planning Policy

This is the statement of the Scottish Government's policy on nationally important land use planning matters.

Scottish Social Housing Charter

The Charter lists the standards and outcomes that social landlords should be aiming to achieve for their customers. It will make it clear what people can expect from a social landlord.

Local Outcome Improvement Plan

This plan sets out the priorities and targets for the Council and its Community Planning Partners and outlines how these will contribute to the Scottish Government's national priority outcomes.

Stakeholders

An individual or group that affects or can be affected by the actions of the Strategy.

Strategic Housing Investment Plan

Sets out the plans for development sites to deliver affordable housing using public funding, including government funding, for a 3 year period. This supports the priorities set out in the Local Housing Strategy.

Telecare

The range of equipment and services available to assist a person to remain safely in their own home. It includes movement and fall detectors, panic buttons and automatic medication management.

The Audit Commission

The Audit Commission is a public corporation set up in 1983 to protect the public purse. It audits Councils, and helps public bodies manage the financial challenges they face by providing authoritative, unbiased, evidence-based analysis and advice.

Third Sector Interface (TSI)

Third Sector Interface is a new initiative to ensure that the third sector (voluntary sector) is effectively supported and represented at the local level. In Clackmannanshire it is independent and funded solely by the Scottish Government.

Strategic Environmental Assessment

This is an impact assessment required under the Environmental (Scotland) Act 2005.

Local Housing Strategy 2018 – 2023

Background Evidence

This is the supplementary evidence to support the detailed information in the Local Housing Strategy complete with referenced data sources.

1. New Housing Supply

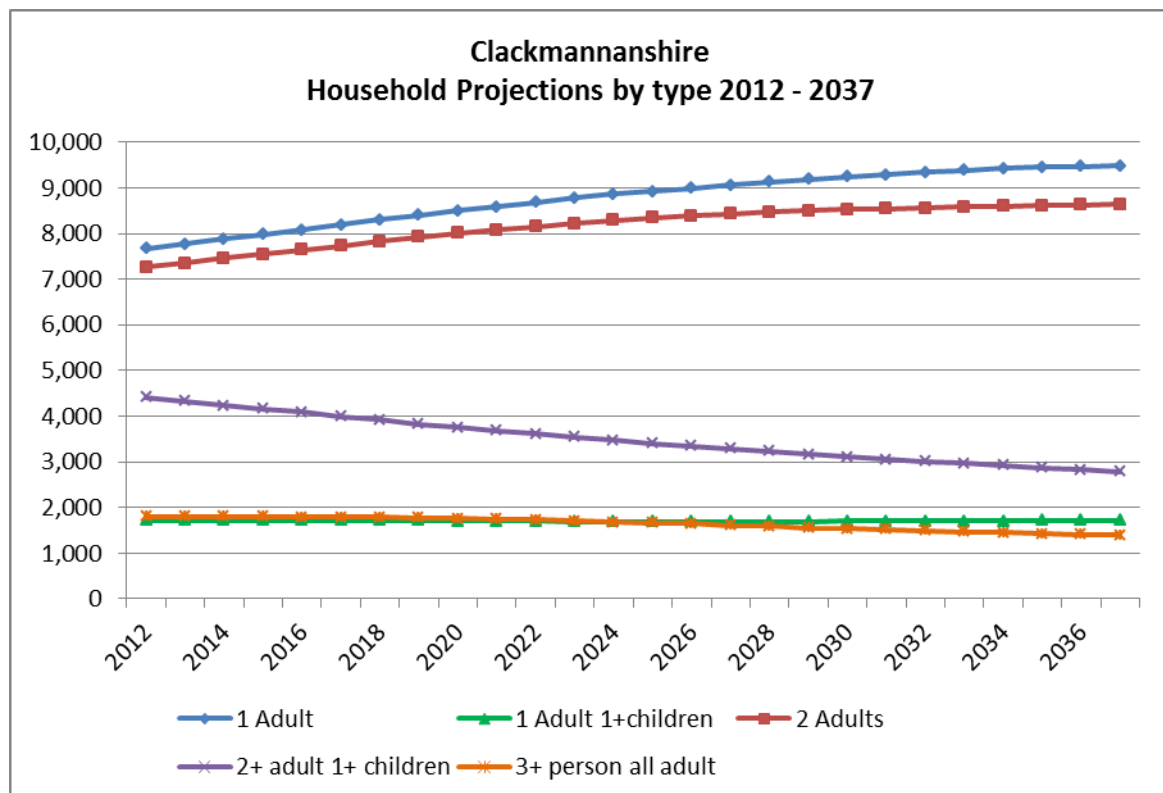
Affordable Housing - completions

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	Total
Council New Build	0	20	27	0	36	0	83
Off the Shelf Purchases	8	10	20	15	25	32	110
RSL Completions	45	0	5	30	25	64	169
Refurbs						4	4
	53	30	52	45	86	85	366

Source: Scottish Government NB1 & NB2 data. Council records.

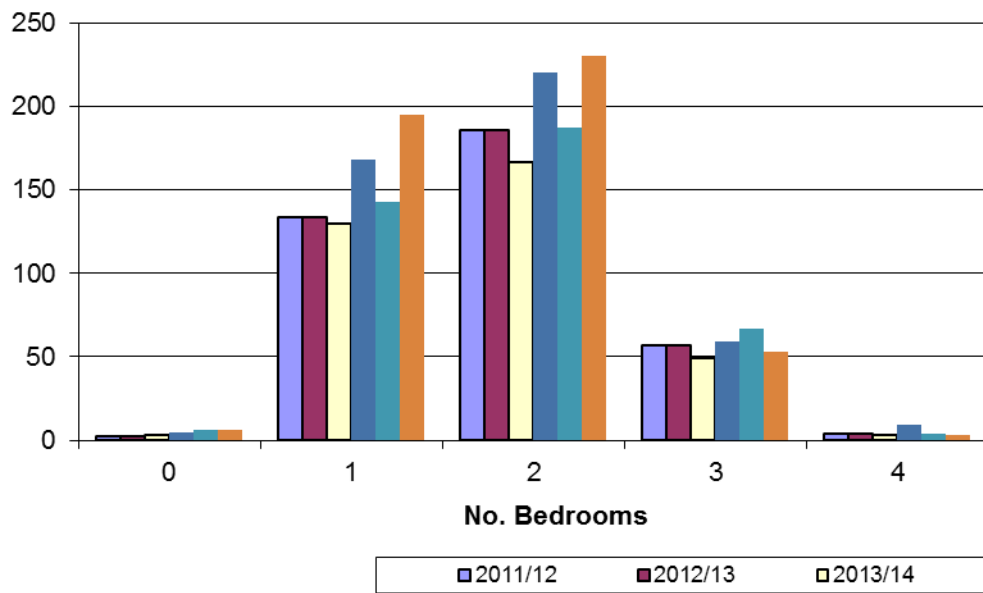
Household Projections by type

Family households are in decline vs increase in single and couple households



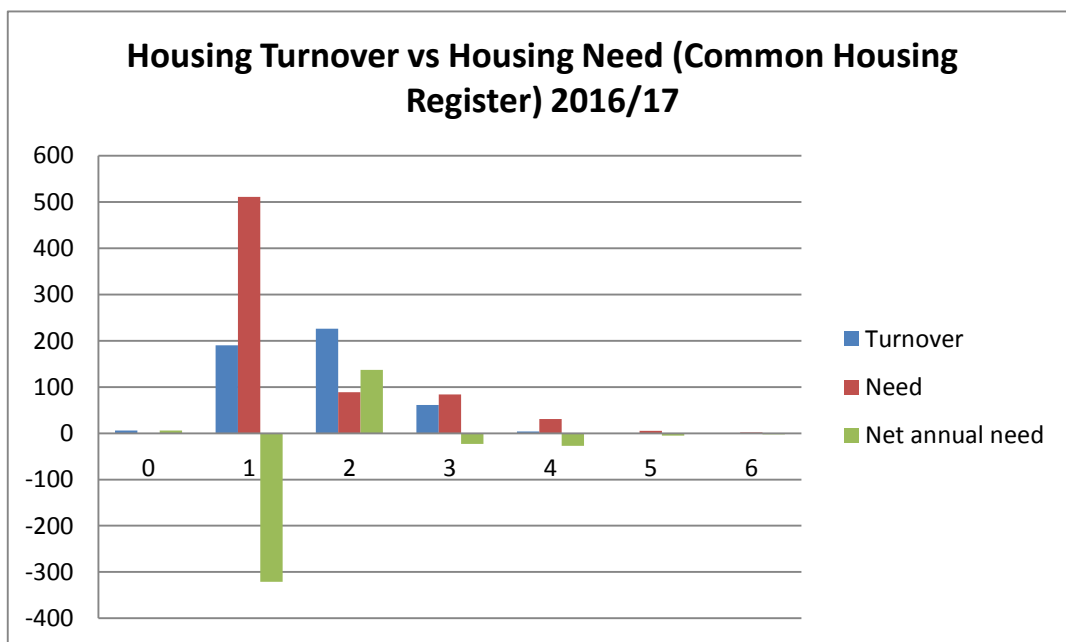
Source: National Records of Scotland (www.nrscotland.gov.uk) © Crown Copyright 2014
Household Projections for Scotland 2012 based.

Council Turnover 2011/12 - 2016/17



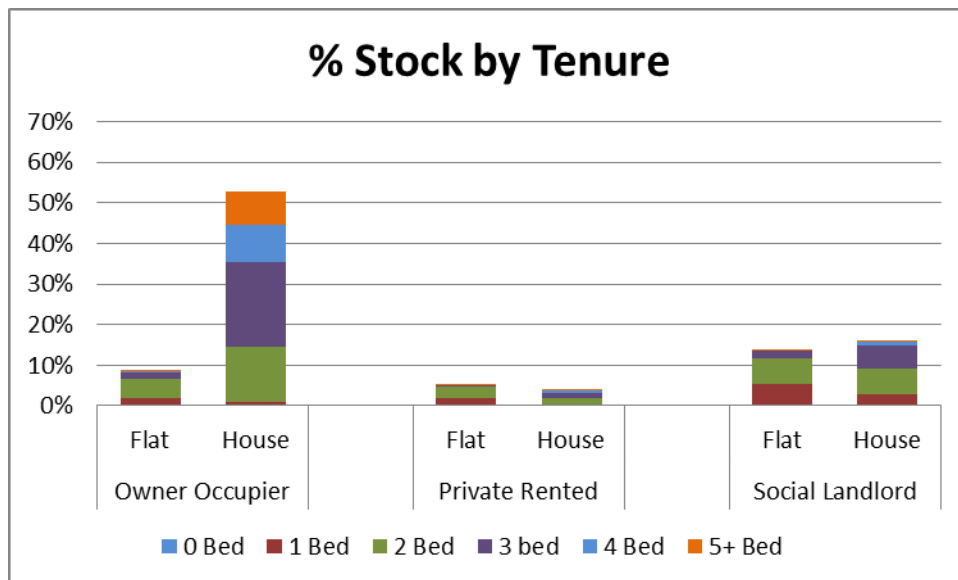
Source: Council records, Pentana

Compares waiting list demand with turnover: A negative net annual need shows need is greater than supply. 1 bedroom properties are under the greatest pressure.



Source: Council records, Pentana & Northgate OHMS. Housing\Housing Strategy\HNDA2016\Data Output 3\Turnover Analysis

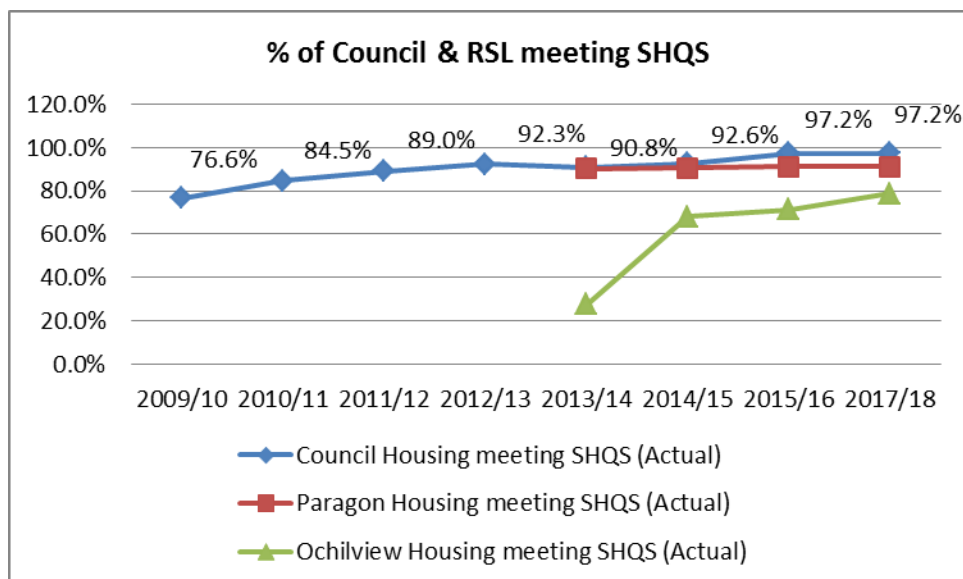
Housing stock profile



Source: Assessors data 2014, RSL Data. LA data & PRS DATA

2. Making Better use of existing housing

Meeting the Scottish Housing Quality Standard (SHQS). Currently, the council is 97.2% compliant, Paragon 91.1% and Ochil View 78.7%.



Source: CIPFA Benchmark Report (Council). Charter Info from 2013/14

Private Sector Stock condition

Presence of Disrepair by HMA (Private Sector Housing)

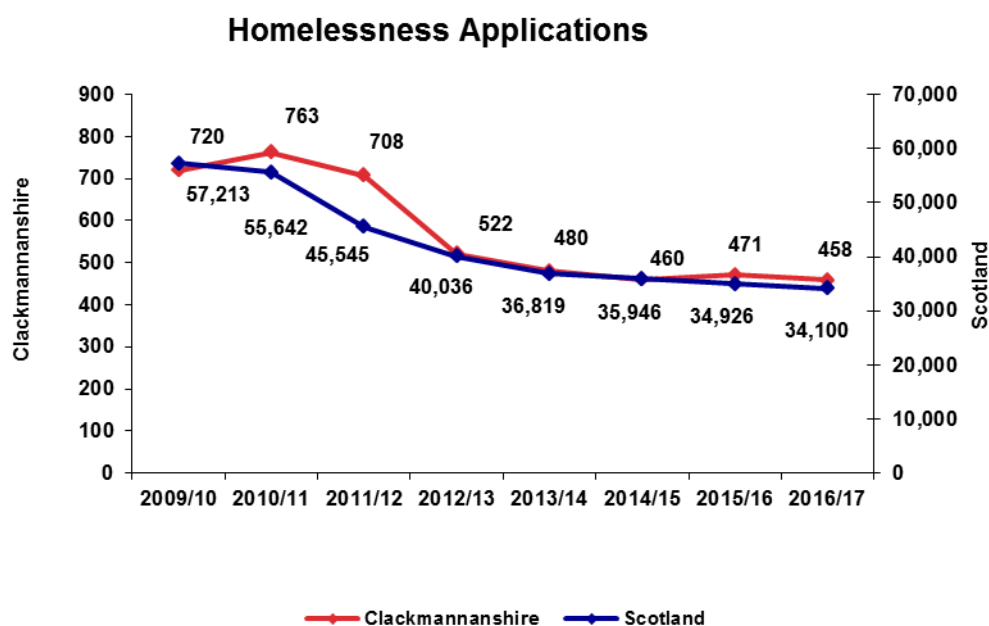
	No Repairs Required		Repairs Required		Total	
	Dwgs	%	Dwgs	%	Dwgs	%
HMA 1 Alloa	4,615	45	5,531	55	10,146	100
HMA2 Hillfoots	2,192	44	2,814	56	5,006	100
HMA 3 Dollar	849	58	608	42	1,457	100
Clackmannanshire	7,656	46	8,953	54	16,609	100

Source: Clackmannanshire PSHCS (2010)

It was reported in the survey that 6.5% of all private dwellings are Below Tolerable Standard (BTS), which is just over 1,000 properties. The vast majority of the failures are down to electric systems that are inadequate or unsafe to use.

3. Homelessness

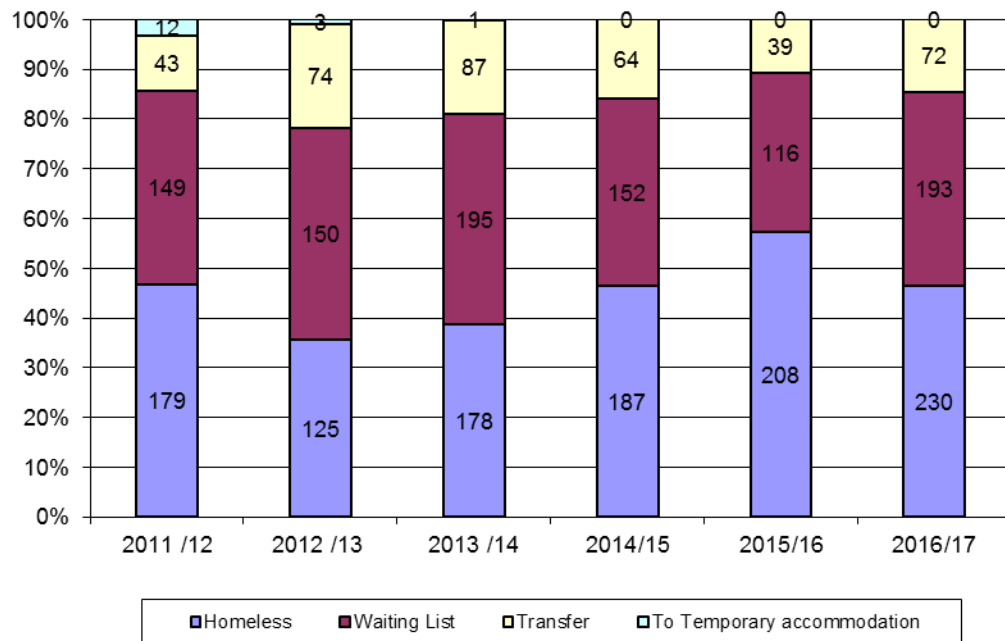
Homeless Applications



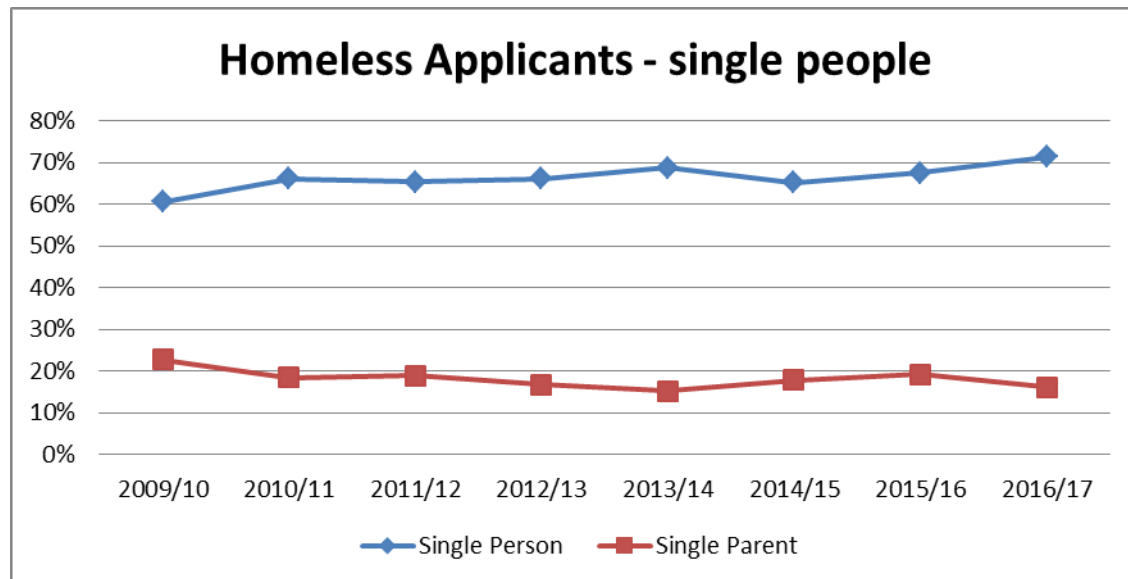
Source : Operation of the Homeless Persons Legislation in Scotland - Detailed tables

Between a third and half of all permanent lets go to homeless applicants.

**Breakdown of Council Relets
11/12 to 16/17**

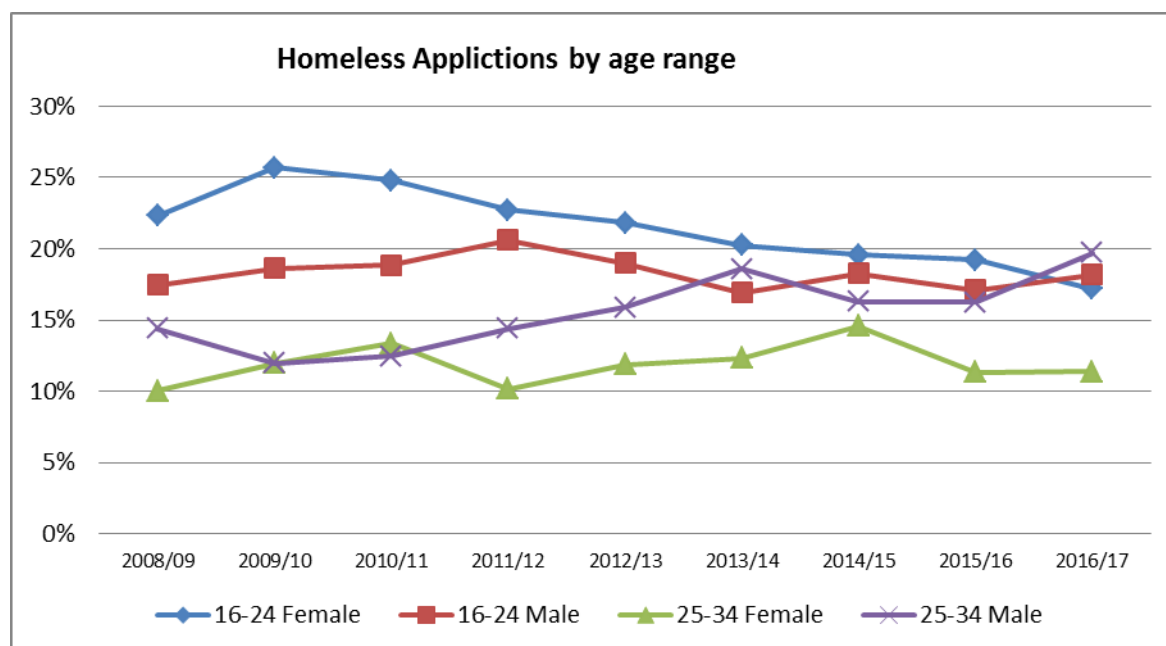


Source: Council Housing Database, Pentana



Source: Operation of the Homeless Persons Legislation in Scotland - Table 19a Yearly

The majority of homeless applications are under 35 and in 2016/17, 34% of all applicants assessed as homeless were under 25.



Source: Operation of the Homeless Persons Legislation in Scotland - Table 19a Yearly

The numbers of people placed in B & B has reduced considerably.

	2013/14	2014/15	2015/16	2016/17
Households in B & B	283	239	170	33
Households in other accom	3	9	0	50

Source: The Annual Return on the Charter

4. Specialist Housing and Independent Living

Over the course of the last LHS, 136 adaptations were carried out in private sector properties and 169 major adaptations in Council properties.

Private Sector

	Private Sector	
	Adaptations	Approved Spend
2012/13	25	£194,279
2013/14	24	£139,597
2014/15	27	£150,418
2015/16	33	£231,843
2016/17	27	£153,910

Source: SG Housing Statistical Annual Return (Scheme of Assistance data)

Public Sector

	Council Major Adaptations	Budget
13/14	13	£58,589
14/15	82	£51,359
15/16	29	£35,495
16/17	45	£47,414

Source: Housing Investment Team Annual reports

Clackmannanshire Housing Strategy 2012 - 2017

Final Review

2018

Our vision for the future

Every household in our area should have access to a good quality and affordable home, with advice and support services that meet their needs.

Our Priorities

- New Housing Supply
- Best use of Existing Housing
- Homelessness
- Support for Independent Living
- Specialist Housing
- Energy Efficiency and Fuel Poverty
- Improving Neighbourhoods and Communities
- Housing Investment

Introduction

The Housing Strategy 2012 -2017 sets out the strategic housing priorities and the context for delivering the Council's corporate priorities and those of the Scottish Social Housing Charter. The Strategy also makes links to our Community Planning Single Outcome Agreement, 2013 - 2023 (SOA) (now succeeded by the Local Outcome Improvement Plan) and to the Local Development Plan. Key actions identified to deliver the Housing Strategy's priorities were delivered through annual updates in the Housing and Community Safety Business Plan, and other strategic action plans.

At the publication of our Housing Strategy in 2012, the supply of new build private housing locally had been stagnant since 2009, with new house building levels lower than in any other Scottish local authority area. However, in line with our priority to maximise house construction in the area, new house building has risen since 2012 and is continuing to rise at the present time. The past 5 years has also seen increasing numbers of private house sales, pointing to a recovering housing market. This is good news for the wider economy and will help to take pressure off the social housing sector to tackle market failure.

Key Developments

There has been a lot of activity since the Strategy was approved in 2012 and key achievements to celebrate:

- Around 322 additional homes for affordable rent were built or acquired over the course of this LHS(2012 – 2017). We have also led the way for local authorities buying properties from the open market, with more than 100 units acquired.
- Home@Clacks, our housing options service, was launched in March 2014 from new offices in Kilncraigs. Everyone in housing need is now provided with advice and information across a range of housing tenures. A 'personal housing plan' geared to their circumstances can also be provided.
- A common housing register has been introduced, simplifying the process for customers who wish to apply to more than one social housing provider.
- The Council approved a 5 year Capital Investment Plan as part of the 30 year Housing Revenue Account Business Plan model, which supports the Strategic Housing Investment Plan.
- The Council's main development partner, Kingdom Housing Association, have been taking the lead to a successful future development programme in Clackmannanshire.
- We continue to be amongst the leaders in meeting the Scottish Housing Quality Standard, and 97.2% of Council properties meet SHQS, above the Scottish average of 91.4%.
- With a statutory duty to assess housing support needs for those at risk of homelessness, our Housing Support Service comfortably passed their inspection by the Care Inspectorate in 2017.

The Changing Environment

There are a number of changes that took place during the course of the LHS, with updated procedures to ensure that the Council is working as effectively as possible:

Scottish Social Housing Charter

Implementation of the Social Housing Charter aimed to improve the quality of the services that social landlords provide to their customers. The Charter has been fully implemented, worked up through the self-assessment process as part of our Annual Return on the Charter and has been picked up in detail in the Service Business Plan.

Housing Support Regulations

Introduced in June 2013, the review of Section 32b of the Housing (Scotland) Act 1987, places a statutory requirement on the Council to offer every homeless household, or those at risk of homelessness, an assessment of their housing support needs.

Home Energy

The Fuel Poverty (Target, Definition Strategy) (Scotland) Bill 2018, introduced 3 new aims:

- A new target for fuel poverty
- Updated fuel poverty definition, focusing on those that need it the most
- Produce a new long-term Fuel Poverty Strategy






There are therefore a number of new targets and actions to be added to the new LHS.

Monitoring

Progress against the Strategy has been monitored through the Council's Pentana performance management system. Actions are being incorporated within the Housing & Community Safety Business Plan to help drive progress which is directly controlled by the Housing Service.









The following pages give a summary of progress against each of the priorities and the previously approved key actions, as well as proposing new actions. The key to the symbols used is shown below.

Key

Action Status	
	Cancelled
	Overdue; No longer assigned
	Unassigned; Not Started; Check Progress
	Resuming; In Progress; Assigned
	Completed

New Housing Supply

Quality affordable housing is maximised

Key Actions	Progress
Develop a flexible Affordable Housing Policy, including commuted sums, with a settlement focus to maximise developer contributions towards affordable housing	
Continue to develop and implement innovative and flexible models for providing cost effective new housing	
Maximise the impact of new housing, including affordable housing in areas of demand	
Optimise the Council's new build programme	
Work with Housing Associations to deliver new affordable housing and maximise funding from all sources	
Promote and increase low cost home ownership schemes with public funding or private developer cross subsidy	
Promote central development sites, including Council owned, for housing in Alva, Tullibody and Tillicoultry	
Introduce incentives where required for tenants to move from larger to smaller properties	







The Housing Service has adjusted to the changing face of the housing market by expanding the range of housing being provided with subsidy and providing an ongoing active programme of new build and other housing solutions:

- 194 New build affordable homes completed between 2012 – 2017.
- 28 mid-market rent properties completed in 2014 in Coalsnaughton and another 14 in 2017
- 25 interim, homeless accommodation units completed in June 2014 in Sauchie
- 48 new 'Greener Homes' provided on the old Alva Academy site
- Tillicoultry Library reconfigured to provide 3 additional council properties
- The Council has worked with Kingdom Housing Association, Ochil View, Paragon, Link Housing and Places for People over the course of the LHS to help to achieve new social rented properties in all areas of Clackmannanshire.
- Development of the Council's first new build housing in over 30 years, with the completion of 25 new homes

- Supplementary guidance on affordable housing policy implemented in to the Local Development Plan
- £782k town centre funding received from the Scottish Government to redevelop the former Tillicoultry Community Centre site with new affordable housing for older people
- New RSL development partner approved at Council in December 2013

Best Use of Existing Housing

The housing we already have is optimised and effective in providing choice and meeting need.

Key Actions	Progress
Introduce a Housing Options Service	
Review the allocations policy, considering downsizing, mutual exchange and choice based lettings.	
Maintain a programme to purchase existing housing for social stock	
Consider options to better match social sector property sizes to demand	
Work with private landlords to maximise the number of private lets available for households in need, including deposit guarantees	
Improve quality across the private rented sector, encouraging training and accreditation	

Changes in the welfare system, along with a shift in demographics to smaller households, is making it increasingly important to use the properties we already have in Clackmannanshire to their full potential.

Homes lying empty are a wasted resource, and the Council works with owners of empty homes to bring them back into residential use. Over the past 5 years, many properties have been brought back into use and additional Council Tax revenue generated on properties identified to be no longer empty. Empty homes is under the remit of the Housing Strategy Team, rather than a dedicated officer.

The Housing Options approach was launched in 2014 to helping customers find suitable housing to help match customers with vacancies. It is no longer financially viable, however, for the Council to lease properties from private landlords and this has been removed from the key actions.






There is no current resource to actively work with the private rented sector and enquiries are passed on to the Housing and Property Tribunal.

- Launch of 'Clacks Home Finder' - an online information service for private landlords and prospective tenants
- The launch of a Housing Options Shop, and introduction of Personal Housing Plans for customers
- Successful implementation of a new system for Personal Housing Plans
- Completed a review of the Housing Allocations Policy
- Empty Homes Officer successfully brought 14 empty properties back into use, and increased Council Tax income

- Housing Strategy Team continue to monitor empty homes through liaising with Shelter Scotland
- 97.3% of social housing stock met SHQS in March 2017
- The allocations policy was reviewed and updated in March 2014 and under review in 2018
- 119 'off the shelf' purchases for permanent accommodation during 2012 – 2017
- 20 'off the shelf' purchases for temporary accommodation during 2013/14

Homelessness

Homelessness is reduced and homeless and potentially homeless households have access to effective and appropriate housing options

Key Actions	
Develop homelessness prevention activities, such as mediation, debt counselling and assessment of support needs.	
Continue our commitment to deliver new models of supported accommodation for young people and single people, including shared tenancies and concierge support.	
Increase the supply of temporary and interim accommodation through newbuild, purchasing 'off the shelf', private renting and stock conversions.	
Implement a plan for the reduction of B & B use	
Deliver a detailed Homelessness Action Plan with Partners	

The Council continues to improve service quality and reduce costs associated with homelessness, through buying properties on the open market, converting low demand flatted properties and development of purpose built interim accommodation. The Council no longer uses bed and breakfast; in 2012, 283 households used B & B, reducing to 33 in 2016/17 and zero in 2017/18.





The biggest challenge for the homeless service continues to be finding accommodation for young, single households. Although presentations reduced from year on year from 2012 to 2017, this group still account for around 70% of all homeless applicants.

Housing Options approach now incorporates homelessness prevention and tenancy sustainment.

- The supply of temporary and interim accommodation has been increased through new build and off the shelf purchase.
- The use of B & B reduced by 100% since November 2013.
- Implementation of Personal Housing Plans

Support for Independent Living

Those requiring assistance to live independently at home have access to effective housing support

Key Actions	Progress
Improved referral processes and information sharing between services	
Improve joint working for young people leaving care, for example: improved referral processes, risk assessments and information sharing	
Identify people at risk of tenancy failure and put in place support packages	
Launch a redesigned Supported Owners service	





Legislation in place means that every member of a homeless or potentially homeless household is entitled to an assessment of their housing support needs. This could include help to develop budget, cooking and other life skills required to sustain a tenancy. Non-homeless households where a need has been identified will also be referred to the Housing Support team.

The Supported Owners Service has been overtaken by budget restraints. The 3rd sector provide a limited service through CMee to carry out small repairs and gardening services.

- Improved housing support and homeless referral systems in place
- A 65% increase in the number of referrals made to the housing support team by March 2014
- Improved joint working between the housing support team and third sector support groups
- Improved joint working between housing support and throughcare and aftercare teams to consider the long term needs of young people leaving care
- £170k funding received from the Scottish Legal Aid Board to provide advice to the community and maximise household income through 'Making Advice Work'
- New Tenancy Sustainment Strategy in place to identify new tenants who may be at risk of failing in their tenancy, to offer early intervention
- Intensive tenancy management plans in place, detailing the nature of measures in place and the frequency of visits to monitor the situation
- Training complete for 51 staff on raising awareness of service-users with drug and alcohol issues
- Housing service redesigned with a focus on tenancy support and sustainment

Specialist Housing

People have access to specialist or adapted accommodation where there is an assessed need.

Key Actions	Progress
Review the adaptations service across all tenures	
Deliver specialist housing on all appropriate new housing development	
Keep gypsy/traveller needs under review and develop the policy on small sites through the LDP	
Define the need for specialist housing and agree best way to supply gaps in provision	

The context for the adaptations service is changing both at national and local levels and this has meant that the adaptations review has been superseded by Health and Social Care integration.

A 'Joint Commissioning Strategy' between Social Services and Health is being finalised, which contains a statement setting out how housing services will add to changing agendas. A short life working group, comprising Housing and Social Services staff, is delivering an action plan to enable better use of council accommodation, through matching individuals to appropriate housing.





The Housing Needs and Demand Assessment will incorporate an assessment of particular needs, supplemented by more detailed research in to housing for older people, which will feed into the provision of targeted specialist housing.

- 9 out of the 25 new Council units completed in 2013 were specialist housing
- 17 Council bungalows for older people were completed in 2016
- Gypsy / Traveller needs have been reviewed as part of the Local Development Plan process
- Working group set up to better match specialist council housing to appropriate client

- All future social housing developments will include a proportion of specialist housing, set out clearly in the annual SHIP
- Specialist research on older peoples housing requirements carried out jointly with the Health and Social Care Partnership
- Housing Contribution Group consisting of health, social care and housing staff meets regularly to take forward partnership care reforms
- Joint working with social care to enable gaps in specialist housing are addressed through new housing development

Energy Efficiency and Fuel Poverty

Energy efficiency is improved and fuel poverty and carbon emissions are reduced across all tenures

Key Actions	Progress
Implement the Affordable Warmth and Home Energy Action plan	
Continue to maximise funding from Government and utility company initiatives to help households improve the energy efficiency of their home	
Continue to provide match funding where possible, to maximise income	
Maximise funding from energy providers to increase renewable energy across all housing, such as solar panels and air source heat pumps	
New Actions	
Deliver the new Energy Efficiency Standard for Social Housing by 2020	
Approve the Renewable Energy Plan in 2014	

The new Energy Efficiency Standard for Social Housing (EESH) was introduced in 2017, in line with requirements set out in the Climate Change (Scotland) Act 2009. The Council's stock is estimated to be around 65% compliant with EESH, which puts us in a good position to meet the standard by 2020.







The greatest challenge locally is to tackle the increasing numbers of people falling into fuel debt due to changes in local demographics, welfare reform and rising energy prices.

High on our priorities continues to be to improve the energy efficiency of our 'hard to treat' properties, which are of non-traditional construction, or have solid walls.

- We have had significant success in attracting external funding for energy efficiency programmes in both social and private stock. Over £15.5 m has been secured for energy efficiency improvements
- We work with the Scottish Government to maximise resources to help support energy schemes.
- Retrofit programme completed 100 units, with 8 air source heat pumps, 8 solar photo voltaic panels
- Over £1.34m in individual financial savings achieved for the most vulnerable in the community
- Around £16.5 million has been secured for energy efficiency improvements to local homes
- New social housing tenants offered a visit from the Home Energy Team
- Renewable Energy Plan drawn up

Improving Neighbourhoods and Communities

Organisations and partnerships working with communities will improve the quality of life for all households

Key Actions	Progress
Develop action plans for Alloa, Sauchie and Alva town centres and prioritise areas where housing management initiatives are established	
Review the private sector Scheme of Assistance and target resources to tackle Below Tolerable Standard properties and disrepair	
Explore the role of the social enterprise approach to improve the look of neighbourhoods and improve employment and skills opportunities	
Implement area plans with partners, targeting resources to the Council's priority areas	
Enforce responsibilities of tenants and owners	
Work with CTSI to consider services that may be better provided by voluntary sector	





Significant partnership work has taken place to help improve local neighbourhoods, through initiatives such as the Making Clackmannanshire Better pilot in Tullibody, and the Asset Based approach in Hawkhill. Working together with partners, including the community and voluntary sectors, is the way forward if neighbourhood improvements are to be realised, and a number of initiatives are underway in Clackmannan and Alva.

The Council registered as a property factor in November 2012, formalising the role of the Council to carry out maintenance and repairs to flatted properties previously sold through Right to Buy.

- Community Safety Strategy completed via Community Planning Partnership
- Improved Tenancy Management Anti-social Behaviour procedures in place
- Review of CCTV arrangements
- Multi-agency Tasking and Co-ordination group set up between the Council and Police Scotland to reduce the risk from offenders
- New, improved monitoring system for anti social behaviour cases
- Private Housing Sector Section 72 Scheme of Assistance reviewed

Housing Investment

New, improved and innovative funding opportunities will ensure a flow of funds to achieve essential housing priorities

Key Actions	Progress
All social housing stock to meet the SHQS by 2015	
Maximise the funding for new housing through private sector investment, match funding and bidding for challenge funds	
Use Council land and assets to provide additional affordable housing	
Use income from reduction in Council Tax discounts to provide additional affordable housing, including bringing empty homes back to use	

As part of the Council's overall Strategic Housing Investment Plan, the Scottish Government allocated an Affordable Housing Supply Fund of £2.2 million for 2015/16, £3.706 million for 2016/17 and £4.238 million for 2016/17. This was supported by both Housing Revenue Account (HRA) and General Fund (GF) monies, as well as Housing Association resources, to help maximise affordable housing activity.

We have attracted over £4 million in external resources through challenge fund initiatives, including the Town Centre Housing Fund, Empty Homes, Home Energy and Scottish Legal Aid Board, and will continue to bid for resources where we can.

- HRA funding set aside over the course of the LHS to provide affordable housing
- 97.2.% of social stock meets SHQS at 31 March 2017
- £782k secured through town centre funding for former Tillicoultry Community Centre site
- £2.26 million attracted for Greener Homes development in Alva
- Partnership scheme of 42 mid market rent properties built in Coalsnaughton
- New homes completed on Council owned land, including Tillicoultry, Tullibody
- 2 previous school sites at Fairfield, Sauchie and Alva Academy developed for affordable housing
- Income from reduction in Council Tax discount used for providing new affordable housing

Local Housing Strategy

Action Plan 2019 - 2020

ACTION	IMPLEMENTATION	KEY PARTNERS	RESOURCES	TIMESCALE	OUTCOME	FIRST REVIEW
1. INVESTING IN NEW HOUSING SUPPLY <i>QUALITY AFFORDABLE HOUSING IS MAXIMISED</i>						
Work with partners including Planning & Scottish Government to maximise the number of additional homes provided across all tenures	SHIP Scottish Gov Resource Planning LDP	Clacks Council Scottish Government RSLs	Affordable Housing Grant RSL Investment Private Dev Investment	Annual review	Affordable housing targets met.	31 March 2020
Use Council land & assets to support new affordable housing	SHIP Land Audit Annual Property Audit	Housing Planning	HRA Land GF Land & assets	Annual review	Additional housing opportunities	31 March 2020
Use income from reduction in Council tax discount to support affordable housing	SHIP	Housing Revenues Finance	Ringfenced budget for affordable housing	Annual review	Annual report of funding	31 March 2020
Work with RSLs to deliver new affordable housing & maximise funding opportunities	SHIP Scottish Gov Resource Planning	Housing RSL Scottish Government	Affordable Housing Grant RSL Investment Other funds	Annual review	Additional housing opportunities	31 March 2020

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ACTION	IMPLEMENTATION	KEY PARTNERS	RESOURCES	TIMESCALE	OUTCOME	FIRST REVIEW
Continue to implement the affordable housing policy, part of the LDP, including commuted sums	Planning Policy	Housing Planning Private Developers	Private Developer contributions	Annual Review	Developer contribution on 100% of sites	31 March 2020
Promote housing development to promote regeneration	SHIP LOIP	Housing Planning Community Planning	Affordable Housing Grant RSL Investment Private Dev Investment	Annual Review	Regeneration targeted in priority areas as identified in LOIP	31 March 2020
Target smaller and larger units for off the shelf purchase	SHIP Housing Annual Business Plan	RSLs	Affordable Housing Grant RSL Investment HRA Investment	Annual Review	Reduce strain on properties in most need	31 March 2020

ACTION	IMPLEMENTATION	KEY PARTNERS	FUNDING SOURCE	TIMESCALE	OUTCOME	FIRST REVIEW
2. BEST USE OF EXISTING HOUSING <i>THE HOUSING WE ALREADY HAVE IS OPTIMISED AND EFFECTIVE IN PROVIDING CHOICE AND MEETING NEED</i>						
Maintain a programme to purchase housing for affordable housing	SHIP Housing Annual Business Plan	RSLs	Affordable Housing Grant RSL Investment HRA Investment	Annual Review	20 new properties annually	31 March 2020
Review Council stock used as temporary accommodation	Housing Annual Business Plan	Housing	HRA Investment	Annual Report	Temporary Accom is fit for purpose	31 March 2020
Implement policy on mixed ownership and common repairs	Housing Annual Business Plan	Housing	HRA Investment		Policy in place and actions added to LHS review	
Implement additional actions in annual LHS review and the HRA business plan 2018-23	Housing Annual Business Plan	Various	Various	Ongoing to 2023	Actions reviewed and revised annually	31 March 2020

ACTION	IMPLEMENTATION	KEY PARTNERS	FUNDING SOURCE	TIMESCALE	OUTCOME	FIRST REVIEW
3. HOMELESSNESS <i>PEOPLE HAVE ACCESS TO APPROPRIATE HOUSING OPTIONS, SUPPORT AND ADVICE, WORKING TOWARDS ENDING HOMELESSNESS</i>						
Provide homelessness prevention activities, mediation, debt counselling and support services	Housing Annual Business Plan Rapid Rehousing Plan	Housing Social Services CAB	HRA Staff General Fund CAB	Annual Review through Rapid Rehousing	Reduced levels of homeless presentations	31 March 2020
Maintain the supply of temporary accommodation in line with legislation	Rapid Rehousing Plan National Legislative guidelines	Housing Scottish Government	General Fund	Ongoing	Continue to monitor numbers of temp accom	31 March 2020
Deliver new models of supported accommodation for young and vulnerable people	SHIP Rapid Rehousing Plan	Housing Scottish Gov RSLs Social Services	General Fund RSL Investment	Annual review through Rapid Rehousing	Wider range of supported accomm on offer	31 March 2020
Produce and deliver on 5 year Rapid Rehousing Transition Plan as per Government Policy	Rapid Rehousing Plan Stirling & Clackmannanshire Health & Social Care Strategy Housing Contribution Statement	Housing H & SC partnership	General Fund Scottish Government H & SC partnership	5 year plan with annual review	Work toward eradicating homelessness in Clacks	31 March 2020
Investigate how the RSL sector can play a	Rapid Rehousing Plan	Housing RSLs	General Fund Staff	Review and report by	Increase homeless lets	31 March 2020

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greater role in housing homeless applicants				2019/20	to RSLs where appropriate	
ACTION	IMPLEMENTATION	KEY PARTNERS	FUNDING SOURCE	TIMESCALE	OUTCOME	FIRST REVIEW
4. SPECIALIST HOUSING AND INDEPENDENT LIVING <i>THOSE REQUIRING ASSISTANCE TO LIVE INDEPENDENTLY AT HOME HAVE ACCESS TO EFFECTIVE HOUSING SUPPORT</i>						
Improve current referral process and information sharing between services	Annual Housing Business Plan Annual Social Services Business Plan	Housing Social Services	Housing Staff Social Services Staff	Review by 2019/20	Reduce crisis housing	31 March 2020
Improve service for young people leaving care	Annual Housing Business Plan Annual Social Services Business Plan	Housing Child Care	Housing Staff Child care Staff	Review by 2019/20	Reduce crisis housing. Improved housing solution	31 March 2020
Identify people at risk of tenancy failure and implement support packages	As per housing procedures	Housing Social Services Other agencies	General Fund Staff	Annual review	Reduce tenancy failure	31 March 2020
Explore options for Housing First through Rapid Rehousing Plan	Rapid Rehousing Plan	Housing H & SC partnership	General Fund	Scoped options by 2019/20	Implement SG Housing First model	31 March 2020
Work with H & sc partnership to plan and deliver specialist housing for older people & adults with particular needs	SHIP	Housing H & SC partnership	Affordable Housing Grant RSL Investment Private Dev	Annual review	Additional specialist housing delivered on appropriate sites	31 March 2020

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			Investment			
ACTION	IMPLEMENTATION	KEY PARTNERS	FUNDING SOURCE	TIMESCALE	OUTCOME	FIRST REVIEW
Review the private sector adaptation process	Annual Housing Business Plan Clackmannanshire Health & Social Care Strategy Housing Contribution Statement	Housing Social Services H & SC Partnership	H & SC Partnership budget	Review by 2019/20	Improved procedures. Limited grant best spent	31 March 2020
Develop the current travelling persons' site to meet current standards	Annual Housing Business Plan Developed Plan for scope of work	Housing	General Fund	June 2018	Met in June 2018	31 March 2020
Ensure the Gypsy Traveller site continues to meet current standards and recommendations set out in the SHR thematic study are addressed	Annual Housing Business Plan Developed Plan for scope of work	Housing	General Fund	June 2021	Continue to meet standards	June 2019
Take forward recommendations from the Gypsy/ Traveller National Action Plan, due for publication in June 2019	National Action Plan	Housing Scottish Government COSLA	General Fund	June 2019	Implement findings from Plan	31 March 2020

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ACTION	IMPLEMENTATION	KEY PARTNERS	FUNDING SOURCE	TIMESCALE	OUTCOME	FIRST REVIEW
Examine new models of supported accommodation for young people	Annual Housing Business Plan Annual Social Services Business Plan SHIP	Housing Child Care	Affordable Housing Grant RSL Investment	Scope out models to include in SHIP for October 2019	Suitable new build properties for young people coming through care	October 2019
Deliver new specialist housing for adults with learning difficulties or autism	Annual Housing Business Plan Annual Social Services Business Plan SHIP	Housing Adult Care	Affordable Housing Grant RSL Investment	Identify sites / models to include in SHIP for October 2019	Suitable new build properties	October 2019
5. ENERGY EFFICIENCY AND FUEL POVERTY <i>ENERGY EFFICIENCY IS IMPROVED AND FUEL POVERTY AND CARBON EMISSIONS ARE REDUCED ACROSS ALL TENURES</i>						
Maximise all funding from Government & Utility company initiatives to improve home energy efficiency	Energy Efficiency Strategy	Energy Efficiency Team Scottish Gov Utility Co's	Scottish Gov External funding	Ongoing to 2023	Improve energy efficiency	31 March 2020
Maximise funding from utility companies to increase renewable	Energy Efficiency Strategy	Energy Efficiency Team	External Funding	Ongoing to 2023	Increase use of renewable energy in	31 March 2020

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energy use		Scottish Gov Utility Co's			Clacks	
ACTION	IMPLEMENTATION	KEY PARTNERS	FUNDING SOURCE	TIMESCALE	OUTCOME	FIRST REVIEW
Establish current levels of fuel poverty in Clacks and reasons for this	Energy Efficiency Strategy	Energy Efficiency Team	General Fund staff	Research by	Improved approach and targets to improve fuel poverty	31 March 2020
Assist individuals likely to be significantly at risk of fuel poverty	Energy Efficiency Strategy	Energy Efficiency Team Housing	As appropriate	Ongoing	Reduce risk of fuel poverty	31 March 2020
Develop a Carbon Management Plan	Energy Efficiency Strategy	Energy Efficiency Team	See Lawrence			
Council Stock continues to meet changing EESH standards	Energy Efficiency Strategy Annual Housing Business Plan	Energy Efficiency Team Housing	HRA Capital Funding	Ongoing	Annual Targets for Capital work	31 March 2020
Maximise HEEPS:ABS and SEEP funding in the private sector	Energy Efficiency Strategy	Energy Efficiency Team Scottish Gov Utility co's	Scottish Gov External Funding Private funding	Ongoing to 2023	Higher energy efficiency in private sector	31 March 2020

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Implement developing regulations for Energy Efficiency in the private sector	Energy Efficiency Strategy	Energy Efficiency Team Scottish Gov Utility co's		Ongoing	New regulations to be implemented	31 March 2020
ACTION	IMPLEMENTATION	KEY PARTNERS	FUNDING SOURCE	TIMESCALE	OUTCOME	FIRST REVIEW
6. IMPROVING NEIGHBOURHOODS AND COMMUNITIES <i>IMPROVE LONG TERM OUTCOMES FOR LOCAL COMMUNITIES AND TARGET TOWN CENTRES AND AREAS OF DEPRIVATION FOR IMPROVEMENT AND REGENERATION TO BENEFIT THE COMMUNITY</i>						
Make proposals for regeneration of targeted areas, in Alva, Tillicoultry and Alloa and areas in LOIP	SHIP LOIP	Planning Housing Community Planning RSLs	Scottish Gov HRA RSL Investment	Ongoing	Prioritise areas for regeneration	October 2019 SHIP
Target resources to Town Centres	SHIP LDP LOIP	Planning Housing Community Planning Roads	Scottish Gov HRA General Fund	Ongoing	Prioritise Town centres for regeneration	March 2020
Housing have active role on the community wellbeing and safety group	Annual Housing Business Plan	Housing Community Planning	General fund staff	Ongoing		
Role of housing officers expands to continually improve outcomes for the	Annual Housing Business Plan Team Plans	Housing	HRA Staff	Ongoing	Continual service improvement and	31 March 2020

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community					community benefit	
Actively support MATAC group	Annual Housing Business Plan Team Plan	MATAC partners		Ongoing		
Target use of HRA budgets to tenant priorities	Annual Housing Business Plan Housing Regulator	Housing Tenants Federation Housing Regulator	HRA	Annual priority setting	Tenants are fully informed and consulted on current priorities	31 March 2020

30 April 2019

Dear Sir/ Madam

**AFFORDABLE HOUSING SUPPLY PROGRAMME (2019/20)
RESOURCE PLANNING ASSUMPTIONS (RPAs) – Clackmannanshire Council**

This letter contains important information about the operation of the Affordable Housing Supply Programme (AHSP) and the confirmed level of your Resource Planning Assumption (RPA) for 2019/20 and revised minimum level for 2020/21.

Resource Planning Assumptions for 2019/20

Councils received notification of their long term minimum RPAs for the three years 2018/19 to 2020/21 on 13 June 2017. We wrote to you in April last year to advise that the figures for 2018/19 had increased and to inform you of what your revised RPA for that year was. The Scottish Government is now allocating the **full** 2019/20 RPAs, with immediate effect. This results from investment of over £827 million being available for the confirmed 2019/20 Affordable Housing Supply Programme. From this, a total of £633.602 million is being allocated to councils across Scotland.

The full RPA for 2019/20 for your local authority area is **£6.165m**. This RPA is intended to assist you to finalise the planned programme of affordable homes which you will deliver from your Strategic Housing Investment Plan (SHIP) in 2019/20. RPAs for 2020/21 have also been revised and for your authority this is now £6.541m.

We know that there are some local authority areas for whom it may be very challenging to spend their full RPA allocation in 2019/20. This allocation is available to invest in your local area, but please agree with the local area team as soon as possible, in the context of your SHIP and further discussions with us, how much you realistically may spend. This will allow us to maximise the use of resources across the programme. Conversely, where a larger pipeline of projects is available to allow spend beyond your planning assumption, please also discuss this with us.

The Affordable Housing Supply Programme beyond March 2019

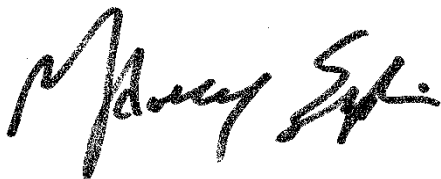
You are aware that the Scottish Government has already made a commitment to invest over £3 billion in affordable housing to deliver at least 50,000 affordable

homes over the lifetime of the current parliament, and that long term RPAs are enabling you to put the plans in place to meet the affordable housing priorities in your area. We greatly appreciate the hard work that our delivery partners have already contributed towards the delivery of our ambitious target. We would ask that you continue to build on those excellent foundations, maintaining the momentum of delivering the ambitious increase by maximising approvals and site starts in 2019/20 in order that building programmes complete by March 2021.

Whilst recognising the importance of achieving the 50,000 target, we would also encourage you to continue to ensure that the programme is delivered efficiently and that value for money can be demonstrated (including making the most efficient use of subsidy). In particular we would ask that you continue to explore innovation and consider the most appropriate procurement options (including the scope for collaboration with housing associations and other councils with similar objectives), sharing best practice wherever possible.

As we are now in the fourth year of our five year target period, it is crucial that final approvals are in place before the end of this year and that all approvals are quickly turned into site starts to ensure completion by March 2021. We will arrange an early meeting with you to discuss your plans to achieve this. In the meantime if you have any questions, please do not hesitate to give me a call.

Yours sincerely,



North East Area Manager
Scottish Government – Housing and Social Justice – More Homes Division

Clackmannanshire Council Strategic Local Program with resource allocation

2018-19 £5,074,000					RPA *	
Project Name	tenure	units	Acquisition	site start	completion	spend
BLOCK A						
KHA - Harbour View, Alloa	SR	28			18/19	£776,260
Pension Fund, Clackmannan		35			18/19	£1,373,000
TOTAL BLOCK A					28	£2,149,260
BLOCK B						
KHA OVHA Todds Yard, Phase 2	SR	11		Apr 18	19/20	£966,039
KHA Branshill Road, Sauchie	SR	10		18/19	19/20	£415,000
KHA - Harbour View Ph 2	SR	18		18/19	19/20	£1,373,000
OVHA OTS	SR	8		18/19	18/19	£280,000
Off the Shelf - Council	SR	20			18/19	£700,000
TOTAL BLOCK B				67	28	£3,734,039
TOTALS 2018/19				67	56	£5,883,299
TOTAL POTENTIAL 2018/19						£5,883,299

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2019-20					RPA £5,741,000	
Project Name	tenure	units	Submission	site start	completion	2019/20 spend
BLOCK A						
KHA OVHA Todds Yard, Phase 2	SR	11			19/20	£0
KHA Branshill Road, Sauchie	SR	10			19/20	£379,160
KHA - Harbour View Ph 2	SR	18			19/20	£0
TOTAL BLOCK A					39	£379,160
BLOCK B						
KHA Primrose St, Alloa	SR	60	Aug 19	Sept 19	20/21	£1,800,000
KHA OVHA Elm Grove, Phase 1	SR	33	Aug 19	19/20	20/21	£1,600,000
KHA Elm Grove Phase 2A	MMR	21	Aug 19	19/20	20/21	£800,000
KHA OVHA Engelen Drive Regen	SR	8	Nov 19	19/20	20/21	£125,000
KHA Branshill Road, Sauchie Ph 2	SR	24	Jul 19	19/20	20/21	£600,000
OVHA OTS	SR	8		19/20	19/20	£280,000
Council Off the Shelf	SR	20		19/20	19/20	£700,000
KHA Alva Glen Hotel (OTS)	SR	9	Jun 19	19/20	20/21	£0
KHA Brook St Alva (Burn Mill) Ph 1 & 2	SR	36	Oct 19	19/20	20/21	£500,000
KHA Lower Mill St, Tillicoultry Ph 1	SR	25	Aug 19	19/20	20/21	£450,000
KHA Lower Mill St, Tillicoultry Ph 2	SR	25	Aug 19	19/20	21/22	£300,000
TOTAL BLOCK B				269	28	£7,155,000
TOTALS 2019/20				269	67	£7,534,160

Appendix F

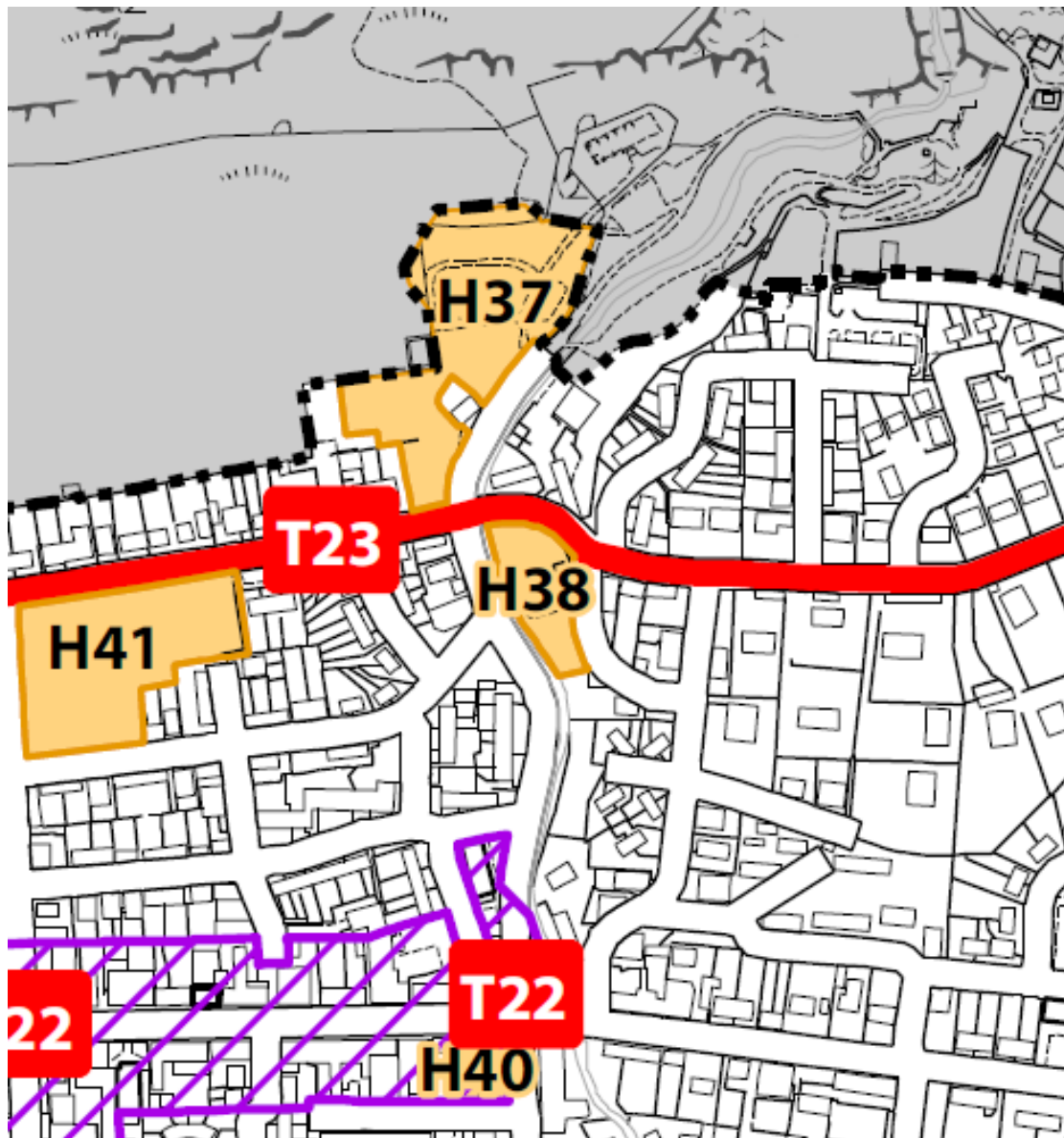
2020-21					RPA £6,125,000
Project Name	tenure	units	site start	completion	2020/21 spend
BLOCK A					
KHA Primrose St	SR	60		20/21	£2,738,916
KHA OVHA Elm Grove Phase 1	SR	33		20/21	£867,245
KHA Elm Grove Phase 2A	MMR	21		20/21	£308,527
KHA Branshill Road, Sauchie Ph 2	SR	24		20/21	£648,000
KHA OVHA Engelen Drive Regen	SR	8		20/21	£499,000
KHA Alva Glen Hotel (OTS)	SR	9		20/21	£706,320
KHA Brook St Alva (Burn Mill) Ph 1 & 2	SR	36		20/21	£2,308,000
KHA Lower Mill St, Tillicoultry Ph 1	SR	25		20/21	£1,500,000
KHA Lower Mill St, Tillicoultry Ph 2	SR	25		21/22	£650,000
TOTAL BLOCK A				216	£10,226,008
BLOCK B					
KHA Pool of Muckhart (Springfield)	MMR	12	20/21	21/22	£0
KHA Park Street, Tilli	SR	8	20/21	21/22	£622,000
KHA Lochies Road, Clackmannan	SR	10	20/21	21/22	£450,000
OVHA OTS	SR	10	20/21	20/21	£350,000
Council Off the Shelf	SR	20	20/21	20/21	£700,000
TOTAL BLOCK B			40	30	£2,122,000
TOTALS 2020/21			40	246	£12,348,008

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2021-22			RPA*		
Project Name	tenure	units	site start	comp	spend
BLOCK A					
KHA Lower Mill St, Tillicoultry Ph 2	SR	25		21/22	£1,000,000
KHA Pool of Muckhart (Springfield)	MMR	12		21/22	£936,000
KHA Lochies Road, Clackmannan	SR	10		21/22	£330,000
KHA Park Street, Tilli	SR	8		21/22	£0
TOTAL BLOCK A				55	£2,266,000
BLOCK B					
KHA HRA land for regeneration Phase 1 (AV)	SR	29	21/22	22/23	£750,000
KHA HRA land for regeneration Phase 1 (TC)	SR	29	21/22	22/23	£250,000
Council OTS	SR	20	21/22	21/22	£700,000
TOTAL BLOCK B			78	20	£1,700,000
TOTAL 2021/22			78	75	£3,966,000

Appendix G

Brook Street, Alva



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