



West Lothian
Council

COUNCIL EXECUTIVE

WEST LOTHIAN LOCAL HOUSING STRATEGY 2012 – 2017

REPORT BY HEAD OF HOUSING, CONSTRUCTION AND BUILDING SERVICES

A. PURPOSE OF REPORT

To report to the Council Executive on the finalised West Lothian Local Housing Strategy 2012-17 and to seek formal approval to submit it to the Scottish Government.

B. RECOMMENDATION

The Council Executive is invited to approve the Local Housing Strategy and agree that it is formally submitted to the Scottish Government. The summary of the Local Housing Strategy is appended and the full version is available at <http://www.westlothian.gov.uk/media/downloadaddoc/1799479/2324734/LHSfull2011>

C. SUMMARY OF IMPLICATIONS

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| I Council Values | Focusing on our customers' needs
Being honest, open and accountable
Providing equality of opportunities
Developing employees
Making best use of our resources
Working in partnership |
| II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment) | The Housing (Scotland) Act 2001 requires that the Council produces a Local Housing Strategy. A Strategic Environmental Assessment pre-screening report for the Local Housing Strategy has been submitted to Scottish Government. An Equality Impact Assessment was conducted on the Draft Local Housing Strategy. The recommendations have been taken on board in developing the final LHS. A Health Impact Assessment has also been carried out on the draft LHS. |
| III Implications for Scheme of Delegations to Officers | N/A |
| IV Impact on performance and performance Indicators | Performance indicators have been included in the LHS. |

V Relevance to Single Outcome Agreement	The Local Housing Strategy has strong links with the Single Outcome Agreement. The main outcomes it links to are Outcomes 7, 8, 9, 10, 11,12 and 13.
VI Resources - (Financial, Staffing and Property)	Resources will be required to implement the strategy and a resource plan will be developed, primarily through the Housing Capital Programme.
VII Consideration at PDSP	May 2011, November 2011, February 2012
VIII Other consultations	Consultation has taken place with Services for the Community PDSP and a number of stakeholders. The Tenants' Editorial Panel was consulted on the content of the Draft Local Housing Strategy. The Local Housing Strategy has been developed with input of officers from a range of Council Services including Social Policy and Environmental Health. A draft has been available on the council website in November December and January and responses were considered at the February PDSP

D. TERMS OF REPORT

Background

The Local Authority has a statutory duty to develop and publish a Local Housing Strategy (LHS). It is the main housing planning document for the council and supports the council's single outcome agreement with central government. The LHS sets out the Council's strategic direction to help meet housing need and demand and prioritise investment in housing and related services across the local authority area. The West Lothian Local Housing Strategy covers all housing and housing need across the area. It relates to home-owners, Council and Housing Association Tenants as well as tenants of private landlords. It covers previously separate strategies on Homelessness, Housing Support and Fuel Poverty. It has a close relationship with council planning policies and in particular the council's Affordable Housing Policy. Six key themes have been agreed for the Strategy. These are Meeting Housing Need and Demand, Housing Options, Independent Living, Improving Communities, House Condition, Fuel Poverty and Climate Change.

West Lothian Local Housing Strategy 2012 - 2017

A summary of the final draft Local Housing Strategy is set out in appendix 1. The full version of the final Local Housing Strategy is available on the Council's website at <http://www.westlothian.gov.uk/media/download/doc/1799479/2324734/LHSfull2011>.

Proposed Outcomes of the Local Housing Strategy

As a result of consultation and research eight desirable outcomes have been identified for the LHS. These outcomes link to West Lothian Council's single outcome agreement and will be worked towards over the next five years and are as follows;

- People in West Lothian can find a suitable place to live and have quality housing options available to them.

- Homelessness is prevented in West Lothian as far as possible. Effective advice and support is put in place for people who become homeless.
- People living in West Lothian can access the appropriate range of care and support services enabling them to live independently in their own homes where they choose to do so.
- Our communities are attractive, safe places to live and work.
- House Condition in West Lothian is improved: In the social rented sector this will be achieved by investment by the Council and by Registered Social Landlords in the housing they own and manage. In the private sector, the Council will encourage home owners to take responsibility for repair and maintenance of their property.
- People in West Lothian live in energy efficient housing.
- People facing fuel poverty can access the help and support they need.
- Improve sustainability of existing housing

Proposed Recommendations of the Local Housing Strategy

To achieve these outcomes, the following recommendations are made in the Local Housing Strategy:

- At least 1000 new affordable homes will be built between 2012-2017
- The Council and its partners will continue to provide housing options for people facing homelessness and provide the necessary support.
- People in West Lothian can access a range of support to live independently where they choose to do so.
- We want people to have pride in their communities and will continue to support Community Safety services, regeneration projects and new build community facilities.
- The Council and Housing Associations will continue to work towards meeting the Scottish Housing Quality Standard for their houses by 2015.
- The Council will continue to provide advice and information to owners in regard to the repair and maintenance of their property
- The Council will develop its approach to the private sector to enable regulation to be used effectively
- Services will continue to be provided to assist those people facing fuel poverty with appropriate signposting to energy advice and information. Projects will be developed that are appropriate for West Lothian that aim to reduce carbon emissions.

Next Steps

The Local Housing Strategy will be submitted to Scottish Government by the end of February. It will be the subject of peer review managed by Scottish Government. The Local Housing Strategy will be reviewed and updated on annual basis.

E. CONCLUSION

The Local Housing Strategy 2012-2017 sets out the key, outcomes and recommendations for housing and related services for the next 5 years. The Local Housing Strategy will be submitted to Scottish Government and then reviewed on annual basis to monitor the actions and progress towards outcomes identified.

F. BACKGROUND REFERENCES

Report to Services for the Community Policy Development and Scrutiny Panel February 2012. West Lothian Local Housing Strategy 2012-2017

Report to Services for the Community Policy, Development and Scrutiny Panel November 2011. Draft West Lothian Local Housing Strategy 2012-2017 Consultation
<http://coins.westlothian.gov.uk/coins/viewDoc.asp?c=e%97%9Db%97p%7D%8D>

Report to Services for the Community Policy, Development and Scrutiny Panel June 2011
Development of a new Local Housing Strategy 2011
<http://coins.westlothian.gov.uk/coins/viewDoc.asp?c=e%97%9Db%8Fn%7B%http://www.scotland.gov.uk/Publications/2008/06/25093503/128C>

Report to Services for the Community Policy Development and Scrutiny Panel September 2010
Development of a new Local Housing Strategy
<http://coins.westlothian.gov.uk/coins/viewDoc.asp?c=e%97%9Db%94m%7C%8B>

Scottish Government and Cosla Local Planning Strategies- Supporting Improvement
<http://www.scotland.gov.uk/Publications/2008/06/25093503/12>

West Lothian Local Housing Strategy 2003-2008

West Lothian Local Housing Strategy Update 2007

Strategic Housing Investment Plan (SHIP 2007, 2008, 2009, 2010)

South East Scotland Strategic Development Plan Proposed Plan

http://www.sesplan.gov.uk/docs/Proposed_Plan_Package.pdf

South East Scotland Housing Need and Demand Assessment

http://www.sesplan.gov.uk/docs/supporting_docs/sesplan_hnda.PDF

Appendices/Attachments: one

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