

LOCAL HOUSING STRATEGY UPDATE

2006



www.clacksweb.org.uk



Contents

	Page
Introduction	4
<ul style="list-style-type: none">▪ Feedback▪ Key Developments▪ Housing Needs▪ Monitoring	
Key and Glossary	8
Objective 1	10
70% of Social Housing in Clackmannanshire meeting the Scottish Housing Quality Standard by 2009	
Objective 2	13
An additional 20% of privately owned or rented housing attaining or exceeding the Scottish Housing Quality Standard by 2009.	
Objective 3	16
Fuel Poverty in Clackmannanshire reduced by a third of its 2002 level by 2009.	
Objective 4	18
All private rented housing in Clackmannanshire meeting minimum Council specified physical standards and managed to minimum Council specified quality standards by 2009.	
Objective 5	20
Achievement of best value in housing services through making them both customer and community oriented by 2009.	
Objective 6	22
Strengthened contribution of housing allocation policies of all social landlords to the promotion of sustainable communities by 2006.	
Objective 7	24
Housing service and investment priorities integrated into the community planning process and informing the development of local community plans by 2006.	
Objective 8	26
Address shortfall of specialist housing and housing support services promoting independent living by 2009	
Objective 9	29
Take preventative measures to reduce the future incidence of homelessness in Clackmannanshire by 2009.	
Objective 10	32
Understanding of current trends in demand and supply and capacity to monitor these over time, improved by 2005.	

Introduction

Clackmannanshire's Local Housing Strategy (LHS) covers the years 2004 to 2009. Each year a review of the LHS is carried out to make sure the Strategy is on track and to incorporate any policy changes or new priorities which have surfaced over the year.

This second update focuses on the Action Plan which includes the 10 priority objectives and the specific tasks identified for each objective. Overall, one of our key aims is to ensure that the Strategy is fully implemented and, following feedback that the update should be easy to follow, we have adopted a 'traffic light' framework where colour coded progress is marked within the action plan itself.

This update has been endorsed by two of our key partners, Ochilview and Paragon Housing Associations, and their logos are included on the front cover. We hope that more partners will sign up as the LHS Core Group and our partnership working develops further.

Feedback

Feedback received from Communities Scotland on the 2005 review highlighted that the Council is making good progress in implementing and developing the LHS. Several suggestions were made to help strengthen the Strategy, echoing issues raised in consultation events throughout the year, and work is progressing to develop these areas, including: -

- More detail on the findings and implications of the Housing Needs Assessment
- Joint resourcing and procurement to improve efficiency
- Further development of the monitoring and evaluation framework

Key Developments

There are a number of significant developments over the last year which have an impact on the LHS: -

- Following detailed research and consideration of a Stock Options Appraisal, the Council decided in December 2005 to retain the housing stock. Work has now started on producing a 10 year Business Plan to shape the future of the service.

LHS UPDATE 2006

- The Council has now compiled its Standard Delivery Plan (SDP) setting out plans to bring its housing up to Scottish Housing Quality Standard (SHQS) by 2015
- A series of consultation events focusing on the regeneration areas of Bowmar, Tullibody and Sauchie have been organised throughout the year.
- A bid for Housing Estate Regeneration Funding was submitted in May this year, after wide consultation with staff, partners, residents' group and Councillors.
- There has been a major review of the allocations policy resulting in a system which is to be more efficient, transparent and in line with customer needs.
- Through the Housing (Scotland) Act 2006 we are planning for major change in the way the Council assists home owners to maintain and improve their homes. To assist with this we will undertake a further survey to assess conditions in the private sector against the SHQS.
- A consultative conference focusing on homelessness was held in March 2006, helping to drive the programme for action to enable the Council to meet its obligations on the removal of priority need status.
- A Fuel Poverty seminar in March was well attended by a wide range of people, helping to shape the Fuel Poverty Strategy and promote energy efficiency generally.
- The reconfigured multi-agency Clackmannanshire Housing Investment Partnership (CHIP) has now met several times and is improving joint working in relation to resources, including development programmes and procurement.
- Looking at the wider housing context and the important issue of developing housing needs and demand, officers are working to contribute to Alteration 3 of the Structure Plan and the Local Plan Review.
- Preparations for the forthcoming inspection of the Housing Service by Communities Scotland is ensuring that policies and practices are being assessed against good practice.
- The major restructuring of the Housing Service is complete, although a number of vacant positions remain as a result of opportunities for staff. Two staff conferences have taken place which has helped to consolidate the new structure and develop a shared vision for the future. Work is underway to build on this strong base and ways to further improve team working, communication and customer focus will be progressed.

Housing Needs

Ongoing work on the Housing Needs Assessment carried out in 2005 is adding to our knowledge of the local housing system. Training has taken place to enable us to update the model adopted for the original research and both Members and tenants have requested an information session on housing needs in the Autumn. The original study highlights that there is a surplus of social rented housing across the area as a whole, suggesting careful consideration is needed when looking at new build development. Local sustainability studies carried out in the regeneration areas have given a clearer picture of housing needs at these individual settlement levels. Well targeted development of new social housing to better meet the needs of households is required, including stripping out of ineffective stock through selective demolition.

House prices in Clackmannanshire are relatively low, although a substantial increase has been seen over the last 2 years. In spite of this recent rise, it remains uncertain if market conditions will support a demand for low cost home ownership initiatives which will not prejudice the operation of second hand sales, particularly ex-Right-to-Buy stock. However, the recent upturn in local circumstances, combined with future infrastructure improvements, make the prospects for successful tenure diversification in the regeneration areas more positive.

The Particular Housing Needs study carried out indicates that there is a below average supply of specialist housing in the area. It supports the need for new housing for older people, including care packages, as well as provision of housing to wheelchair standard. There is a strong desire from people to stay in their own home for as long as possible - an issue since much of the social rented housing is unsuitable for adapting because of size or design. Further research concentrating on older people's housing needs and aspirations will be available shortly and will help inform future development requirements.

Housing needs issues, including affordability needs, will be considered fully by the Planning and Development Group proposed as a sub group to the Core Group.

Monitoring

Ensuring implementation is on track is the responsibility of the multi-disciplinary LHS Core Group. This was originally established to oversee the development of the LHS, but work is underway to review the remit of this group to ensure that the LHS is effectively monitored and that progress is evaluated. This is essential if the LHS is to meet local needs as best as possible and to ensure that the Strategy develops into an evolving, 'living' plan rather than a document left to gather dust. Positive discussions on ways to improve links with the Community Planning framework continue.

LHS UPDATE 2006

The developing Monitoring and Evaluation framework will assist in reviewing the Strategy and may well, given that we are now at the mid point of the Strategy, point to a more major review of objectives and actions for next year's update. Further development on the Monitoring and Evaluation framework is a priority so that we can determine how well we are achieving our goals and whether objectives and targets need to be adjusted.

The Council's corporate priorities are an important part of the overall performance management framework, being developed to help ensure individuals are clear on their contribution to the LHS and corporate priorities. Progress on the corporate priorities is monitored twice a year through the service planning process.

The following key and glossary will help when reading the Action Plan:-

Key

	- Complete
	- Ongoing
	- Behind target
	- Future Target
	- New Target

Glossary

ASB	Antisocial Behaviour
ASBO	Antisocial Behaviour Order
BME	Black Minority Ethnic
CAB	Citizens Advice Bureau
CALM	Clackmannanshire Antisocial Liaison and Mediation
CHIP	Clackmannanshire Housing Investment Partnership
CHR	Common Housing Register
CS	Communities Scotland
CSP	Central Scotland Police
EEC	Energy Efficiency Commitment
HA	Housing Association
HITF	Housing Improvement Task Force
HMO	Houses in Multiple Occupation
HRA	Housing Revenue Account
LA	Local Authority
LHS	Local Housing Strategy
M & E	Monitoring and Evaluation
PRS	Private Rented Sector
PSHG	Private Sector Housing Grant
RSL	Registered Social Landlord
SDP	Standard Delivery Plan
SHQS	Scottish Housing Quality Standard

ACTION PLAN 2006

LHS UPDATE 2006

Objective 1 70% of Social Housing in Clackmannanshire meeting the Scottish Housing Quality Standard by 2009					
Action 1A		Undertake a major review of the Council's investment plans and stock options in light of opportunities available through the introduction of prudential borrowing, the Scottish Housing Quality Standard and Community Ownership Programme			
Target	Target Date	Progress	Lead	Resources	
1A1	Independent benchmarking of Council stock against the SHQS (using existing data) and initial appraisal of financial viability of stock retention.	2004/05	Complete	Council Housing Services	Around £40,000 per annum from HRA Capital Programme 04/05: £5.154m 05/06: £7.23m 06/07: £8.4m (est.) 07/08: £9.2m (est.) 08/09: depends on prudential borrowing/ possible Scottish Executive funds External Consultancy In-house staff
1A2	Engage tenants on possible options for securing SHQS	2004/05	Complete. Series of road-shows held.		
1A3	Submit completed Standard Delivery Plan for SHQS to Scottish Executive.	Spring 2005	Complete. SDP submitted April 2006.		
1A4	Commission and complete updated stock condition survey and stock options appraisal.	2005/06	Complete. Commissioned FP Savills and David Adamson & Partners for survey and O.D.S. for appraisal.		
1A5	Tenants actively involved in discussions on stock retention or transfer to community ownership.	2005/06	Complete. Extensive consultation facilitated by independent adviser TIS.		
1A6	Decision made on the future ownership of the council's housing stock.	2005/06	Stock retention agreed December 2005.		
1A7	Implement approved investment plans.	Ongoing	Annual plans approved by committee.		
1A8	Implement revised investment plan to take account of stock options decision, and Housing Investment Group outputs (see 1C).	2006/07			

LHS UPDATE 2006

Action 1B		Identify adjustments in RSL investment programmes to deliver the Social Housing Quality Standard Target			
Target		Target Date	Progress	Lead	Resources
1B1	Ochil View HA and Paragon HA to prepare Standard Delivery Plans (SDPs).	2004/05	Complete	Ochil View, Paragon and other locally operating HAs	Ochilview HA 05/06: £0.03m 06/07: £0.697m 07/08: £1.044m Paragon HA 05/06: £0.254m 06/07: £0.073m 07/08: £0.02m
1B2	Implement approved investment plans.	Ongoing	Annual plans approved by committees.		
1B3	Annual investment programme in line with SDPs.	Ongoing from 2006/07	Annual plans to be approved by committees.		

Action 1C		Review adopted capital works specifications, secure joint procurement and develop selective demolition programme			
Target		Target Date	Progress	Lead	Resources
1C1	Agree demolition plan for Newmills, Tullibody.	2004/05	Complete. Phase 1 demolished and phase 2 scheduled for 2006/07.	Council Housing Services, Ochil View and Paragon HAs	Staff from council and RSL investment planning teams. HRA and RSL own funds.
1C2	Multi-agency group established.	2004/05	Complete. CHIP established 2005/06.		
1C3	Group to agree the volume and location of social housing to be decommissioned.	Ongoing 2005/06	Ongoing. Master-planning exercise for Bowmar currently out to tender, to be commissioned July 2006. Further demolitions to be considered.		
1C4	Council and RSLs to approve joint procurement arrangements for contracts.	2006/07	Underway via CHIP.		
1C5	Monitor joint procurement of improvement and repair works.	2007/08			

LHS UPDATE 2006

Action 1D		Investigate a 'Clackmannanshire Standard', incorporating higher specifications than the Scottish Housing Quality Standard			
Target		Target Date	Progress	Lead	Resources
1D1	Examine the technical feasibility, rent implications and tenants views and opinions on introducing a Clackmannanshire Standard.	2005/06	Considered as part of Stock Options Appraisal.	Council Housing Services	Independent expert support funded through existing HRA/ RSL funding streams.
1D2	Decision on whether to implement a Clackmannanshire Standard reached.	2006/07	To be considered as part of Business Planning process.		
1D3	Develop a 10 year business plan for the housing service.	2006/07	Underway		

LHS UPDATE 2006

Objective 2 An additional 20% of privately owned or rented housing attaining or exceeding the Scottish Housing Quality Standard by 2009.					
Action 2A Increase use of statutory powers, especially in areas of regeneration and mixed tenure estates					
Target		Target Date	Progress	Lead	Resources
2A1	Undertake Local private sector condition survey to establish baseline profile of private sector disrepair.	2004/05	Completed - Savills - Feb 05 New survey to be commissioned late summer 2006. Will evaluate Private Sector against SHQS.	Council Housing Private Sector Team	Private Sector Housing Grant (PSHG), supplemented with private finance. Possible Scottish Executive funding for implementing HITF/ Housing Bill provisions. Council Private Sector Housing Team Staff
2A2	Year on year increase in use of Statutory powers in relation to serving notice on unsafe buildings.	2005/06	Working group to be set up between housing, environmental and development services.		
2A3	Develop new policies as a result of powers and duties detailed in the Housing (Scotland) 2006 Act, including Housing Renewal Areas and Scheme of Assistance.	2005/06 deferred to 2006/08	Existing policies being reviewed and developed.		
2A4	Commission Local Private Sector Stock Condition Survey to establish SHQS levels.	2006/07			

Action 2B Implement pilot project of house MOT Services for low income or vulnerable owners					
Target		Target Date	Progress	Lead	Resources
2B1	MOT pilot project to be established with secure funding.	2006/07	Funding secured and pilot surveys carried out March 2006, with mixed results	Care & Repair Service	PSHG and alternative grant sources (to be identified). Owner contribution.
2B2	Complete 50 MOT's	2006/07	Project team to review target following full pilot appraisal.		
2B3	Evaluate MOT pilot and decision to be made on extension.	2008/09			

LHS UPDATE 2006

Action 2C		Implement Council approved contractors and consultants (architects etc), focusing in the first instance on grant aided works			
Target		Target Date	Progress	Lead	Resources
2C1	Establish an approved list of Contractors and Consultants	2005/06	Care and Repair Project have led review of their Trade Referral Scheme. Review complete and shortly to be evaluated – possibility of extending that scheme.	Council Housing Private Sector Team and Clacks Care & Repair Project	PSHG Council Private Sector Housing Team - £15k
2C2	Independent evaluation to be completed	2008/09			

Action 2D		Increase PSHG budget, targeting vulnerable owners and properties in the worst condition			
Target		Target Date	Progress	Lead	Resources
2D1	Establish baseline of proportion PSHG grant received by households who are either (a) "passport" (b) low income or (c) vulnerable.	2004/05	93% of grants allocated to either 'passport' or low income households (<£13K) – 2005/06 figures	Council Housing Services	PSHG 03-05: £510k/annum 06-09: £520k/annum
2D2	Continue to maintain / improve 2004/05 baseline target of 93% PSHG grant funding received by households who are either (a) "passport" (b) low income or (c) vulnerable.	2005/06	Being monitored year on year.		
2D3	95% of PSHG grant received by households who are either (a) "passport" (b) low income or (c) vulnerable.	2008/09			

LHS UPDATE 2006

Action 2E		Improve awareness about rights and responsibilities of homeownership			
Target		Target Date	Progress	Lead	Resources
2E1	Prepare leaflet on owner's rights and responsibilities for those enquiring about grants.	2005/06 deferred to 2006/07	Deferred due to resource issues. Publicity will be reviewed after policy review. Meantime, Homepoint booklet is available.	Private Sector Housing Team	PSHG Care and Repair Service Homepoint
2E2	Publish press articles on owner's rights and responsibilities.	2005/06 deferred to 2006/07	Deferred due to resource issues. Publicity will be reviewed after policy review.		
2E3	Ensure leaflets and other material available on Clacks website and from a range of public venues (such as libraries, community schools etc)	2005/06 deferred to 2006/07	Deferred due to resource issues. Publicity will be reviewed after policy review.		
2E4	Overhaul leaflet on owners' rights and responsibilities for those enquiring about grants in light of new policy regarding private sector assistance by 2009.	2009			

LHS UPDATE 2006

Objective 3 Fuel Poverty in Clackmannanshire reduced by a third of its 2002 level by 2009.					
Action 3A		Invest in heating systems and thermal insulation to social housing stock			
Target		Target Date	Progress	Lead	Resources
3A1	280 new heating systems to be installed	2004/05	345 heating systems installed 2004/05.	Council Housing Management Team and RSLs	HRA funding National funding (Warm Deal, Fuel Switcher, Central Heating Initiative, EEC funding) RSL funds
3A2	100 heating systems to be installed.	2005/06	250 heating systems installed (records to March 2006)		
3A3	100 heating systems installed per annum.	Annually from 2006/07	Standard Delivery Plan (SDP) projections cite 133 heating systems per annum		
3A4	Externally thermal clad 250 properties.	2007/08	Thermal Cladding programme has begun		

Action 3B		Establish an innovative RSL lead energy efficient project			
Target		Target Date	Progress	Lead	Resources
3B1	RSL to secure funding package and complete project	2005/06 deferred from 2004/05	Communities Scotland funding secured for 2006/07 for project.	Paragon HA	Communities Scotland Scottish Energy Efficiency Office Scottish Executive
3B2	Renovated energy efficient project property to be allocated.	2006/07	Project scheduled for completion this year.		
3B3	Independent evaluation of cost benefits to be completed.	2008/09			
3B4	Complete Energy Efficiency Project	2006/07	Transfer of property to Paragon HA in hand.		

LHS UPDATE 2006

Action 3C		Introduce energy efficiency conditions on PSHG applicants			
Target		Target Date	Progress	Lead	Resources
3C1	Incorporate energy efficiency conditions into grants policy.	2005/06 deferred to 2006/07	Not yet incorporated into policy as review deferred. In practice, conditions are incorporated into individual grant works.	Council Housing Private Sector Team	PSHG Utility companies match funding
3C2	Percentage of PSHG that have energy efficiency conditions steadily increases to 50%	2008/09	Grants officer includes energy efficiency check as part of property survey. Info requires to be recorded electronically which is ongoing.		

Action 3D		Debt advice packs prepared with the Citizens Advice Bureau published on-line and in paper form.			
Target		Target Date	Progress	Lead	Resources
3D1	Debt advice packs to be prepared and published.	2005/06 deferred from 2004/05	Target reviewed and to be deleted. Clacks offers comprehensive range of individual advice leaflets and casework which is more effective than generic packs.	Council Advice Services	Existing staff resources General Fund
3D2	Increase in households claiming all state benefits to which they are entitled.	2007/08			

Action 3E		Prepare Fuel Poverty Strategy, incorporating HECA Strategy and Actionplan			
Target		Target Date	Progress	Lead	Resources
3E1	Develop a Fuel Poverty Strategy	Deferred from 2005/06 to 2006/07	Restructure and staff shortages resulted in target being deferred. Draft Strategy issued for consultation - to be published Summer 2006.	Private Sector Housing Team	Existing staff resources Including voluntary sector and care and Repair Service
3E2	Implement Strategy in line with Action plan	2008/09			

Objective 3

Fuel Poverty in Clackmannanshire reduced by a third of its 2002 level by 2009

LHS UPDATE 2006

Objective 4 - All private rented housing in Clackmannanshire meeting minimum Council specified physical standards and managed to minimum Council specified quality standards by 2009.					
Action 4A		Establish Private Sector Landlords Forum			
Target		Target Date	Progress	Lead	Resources
4A1	Establish a Private Rented Sector (PRS) Landlord Forum	2005/06 deferred from 2004/05	Established November 2005. Agreed to meet 3 times per year.	Council Housing Private Sector Housing team	Council Housing Strategy Team
4A2	Review impact and future role of PRS Landlord Forum	2008/09			PSHG
Action 4B		Develop and implement a Code of Management practice to ensure landlords, or their agents are fit and proper service providers			
Target		Target Date	Progress	Lead	Resources
4B1	Draft Code of Management to be prepared for consultation with PRS Landlord Forum.	2005/06 deferred to 2007/08	Code of management (Accreditation) deferred due to Private Sector Landlord Registration. Will be prepared in 2007/08 depending on feedback from Forum.	Private Sector Housing Team	Advice and Information Team
					Council Housing Strategy and Environmental Services staff
					Scottish Executive funds for new Housing Bill
					Private Finance
4B2	Code of Management to be finalised and disseminated (will build on the Housing Act proposals, including the proposed repairing standard)	2006/07 deferred to 2007/08			
Action 4C		Produce Best practice guide to letting and renting property, including guidance on tenancy agreements.			
Target		Target Date	Progress	Lead	Resources
4C1	Best Practice Guide to be published.	2005/06	Best Practice Guide published March 2006. Will be issued to landlords when registration status is confirmed.	Private Sector Housing Team	Homelessness and Advice Teams
					Council Housing Strategy Team
					PSHG

LHS UPDATE 2006

Action 4D		Develop and implement a Houses in Multiple Occupation (HMO) Licensing Scheme			
Target		Target Date	Progress	Lead	Resources
4D1	Prepare an HMO Strategy	2004/05	Complete	Council Environmental Services Team	Scottish Executive Council Environmental Services
4D2	Introduce an HMO licensing scheme	2004/05	Ongoing		
4D3	At least 95% of all known HMO registered	2005/06	100% of known HMOs registered. Process to locate more HMOs ongoing.		
4D4	100% of all known HMO private landlord properties to be registered	2006/07	Have 100% of known HMOs registered.		

Objective 4

All private rented housing in Clackmannanshire meeting minimum Council specified physical and management quality standards by 2009

LHS UPDATE 2006

Objective 5 Achievement of best value in housing services through making them both customer and community oriented by 2009.					
Action 5A Further develop and expand the CALM Team and other services to address antisocial behaviour.					
Target		Target Date	Progress	Lead	Resources
5A1	Services of CALM extended to RSLs and private landlords on fee paying basis	2004/05	Mediation has been extended free of charge. Professional witness service available to RSLs and also to private landlords if asked.	Council Housing Services/ Environmental Service	Scottish Executive ASB funds In-house resources HRA funding
5A2	Staff trained in issuing fixed penalty powers ongoing	2004/05	18 staff have now been trained		
5A3	Antisocial behaviour co-ordinator and Environmental Link Officer recruited	2004/05	Both officers are in post		
5A4	Finalise Forth Valley wide information sharing protocol with Central Scotland Police, Falkirk Council and Stirling Council.	2005/06	Finalised.		
5A5	Implement protocols regarding the application of ASBOs and other enforcement measures for challenging antisocial behaviour.	2006/07			

LHS UPDATE 2006

Action 5B		Review and implement all Housing Service policies & procedures in line with current best practice			
Target		Target Date	Progress	Lead	Resources
5B1	Prepare critical plan for reviewing policies and procedures	2004/05	Complete.	Council Housing Services	In house resources External consultancy support HRA funding Estimate £50,000
5B2	All policies and procedures to comply with the Equal Opportunities duties of the Council	2005/06	Ongoing. To be incorporated in all policy reviews.		
5B3	Housing policies and procedures meet CS Regulation and Inspection minimum acceptable standards	2006/07	R & I self assessment checklist used as basis. Inspection date to be confirmed.		
5B4	Begin rolling programme of integrating LHS targets into individual workplans.	2006/07		Housing Managers and Coordinators	In house resources
5B5	Annual programme of LHS awareness raising with all staff	2006/07			

Action 5C		Review services to gypsies/ travellers and implement environmental & management improvement programme			
Target		Target Date	Progress	Lead	Resources
5C1	Arrangements for liaising with gypsy travellers agreed.	2005/06	CAB commissioned to liaise with Gypsy Travellers.	Council Housing Homeless Team with CAB	In house resources Consultancy support General Fund
5C2	Begin review of services and facilities available to gypsy/travellers (deferred from 2004/05)	2006/07	Gypsy traveller site being assessed by homeless team.		
5C3	Complete review and implement improvements.	2006/07			

LHS UPDATE 2006

Objective 6 Strengthened contribution of housing allocation policies of all social landlords to the promotion of sustainable communities by 2006.					
Action 6A Joint review of Council, Ochil View and Paragon housing allocation policies					
Target		Target Date	Progress	Lead	Resources
6A1	Parameters and remit of the joint allocations review to be established and agreed by all social landlords.	2004/05	Complete	Council Housing Services, Ochil View & Paragon HA's	Existing Council Housing Service & RSL resources
6A2	Complete review of Allocation policies.	2005/06	New Council policy approved by council December 2005. PHA in process of finalising their policy.		
6A3	Implement programme of amendments to allocations.	2006/07	New procedures and consultation ongoing.		
6A4	Put in place framework for monitoring impact of revised allocation policy	2006/07			

Action 6B Develop a Common Housing Register					
Target		Target Date	Progress	Lead	Resources
6B1	Appoint CHR co-ordinator	2004/05	Working towards appointing co-ordinator	Council Housing Policy Planning and Performance Team and RSLs	CHR Implementation Funding: 04/05: £30K 05/06: £30K HRA Funding Council Housing and RSL staff time
6B2	Implement CHR critical plan.	2005/06	Draft policies and procedures have been drawn up and are awaiting partnership agreement.		
6B3	Secure ICT system for operating the CHR	2005/06	Agreement has been reached on IT requirements, these are currently being costed by Anite.		
6B4	Introduce CHR.	2006/07			

LHS UPDATE 2006

Action 6C		Pilot a choice-based lettings system			
Target		Target Date	Progress	Lead	Resources
6C1	Proposed pilot scoped out and costed.	2005/06	Complete	Council Housing Management Team	Existing Council Housing Service
6C2	Implement a choice based letting pilot	2006/07	Local Authority pilot will be in the 2 nd implementation phase in late September / October 2006		

Action 6D		Research the overcrowding problem in the social rented sector			
Target		Target Date	Progress	Lead	Resources
6D1	Complete internal research	2004/05	Overcrowding research Complete, used to inform review of allocations policy.	Council Housing Strategy Team	Council Housing Strategy Team
6D2	Review of allocations policies informed by research findings	2005/06	Complete		

Objective 6

Strengthened contribution of housing allocation policies of all social landlords to the promotion of sustainable communities by 2006

LHS UPDATE 2006

Objective 7 Housing service and investment priorities integrated into the community planning process and informing the development of local community plans by 2006.					
Action 7A/B		Deliver housing related activities detailed in the regeneration outcome agreement for: Alloa South and East, Tullibody, Sauchie, Coalsnaughton			
Target	Target Date	Progress	Lead	Resources	
7A/B1	Visible presence of community wardens expanded, along with Estate Management Support Officers and two community police officers in Alloa, Tullibody and Sauchie.	2004/05	Complete	Council Housing Services	Council Housing Service
7A/B2	Introduce intensive housing management to vulnerable tenants and tenants at risk of behaving antisocially	2005/06	Warden scheme expanded and an environmental link warden appointed. Forth Valley wide survey on Attitudes to ASB and warden scheme sent out to tenants and residents, results in July 2006. Floating support team to be introduced October 2006		Council Housing Capital Programme (including funds for demolition)
7A/B3	Commission Master plans for redeveloping parts of Alloa South and East, Tullibody and Sauchie.	2007/8	Bowmar master Planning exercise out to tender June 2006.		Scottish Executive Regeneration Funding
7A/B4	Demolition of Newmills flats in Tullibody	Deferred from 2005/06 new target date 2006/07	Phase 1 demolished. Phase 2 In progress.		Wider Action Funding
7A/B5	Complete Master plans	2007/08			
7A/B6	Submit Housing Estate Regeneration Fund Bid	2006/07			
7A/B6	Ensure LHS fits with Community Planning structure	2006/07			
7A/B6	Ensure LHS Core Group feeds into Community Planning	2006/07			

LHS UPDATE 2006

Action 7C		Implement rolling programme of Area Based Studies			
Target		Target Date	Progress	Lead	Resources
7C1	Undertake area-based studies for Alloa South and East and Tullibody.	2004/05	Studies are now complete and are currently being updated to 2005/06. Studies used as basis in Housing regeneration consultation process	Council Housing Service	HRA funding Community Plan/Regeneration Funding
7C2	Undertake area based study for Sauchie	2005/06	Study complete and used in housing regeneration consultation process		

Objective 7

Housing service and investment priorities integrated into the community planning process and informing the development of local community plans by 2006

LHS UPDATE 2006

Objective 8 Address shortfall of specialist housing and housing support services promoting independent living by 2009					
Action A/B		Develop Supporting People Accommodation Strategy that covers each client group setting out priorities for the provision of dedicated housing and/or housing related support.			
Target		Target Date	Progress	Lead	Resources
8A/B1	Carry out external research into unmet need for dedicated housing and housing related support for each client group.	2004/05	Particular needs study completed and used to inform supporting people strategy and LHS update.	Council Housing Strategy Team and Social Work	LHS Implementation Funding Stirling Council funding Supporting People Social Services resources Council Housing Strategy Team
8A/B2	Review sheltered and amenity provision for older people	2005/06 Deferred from 2004/05	Near completion report will be ready in July 2006		
8A/B3	Agree remits and begin Service Reviews for other client groups.	2006/07 deferred from 2005/06			
8A/B4	Complete Supporting People Strategy	2006/07			
8A/B5	Implement client group housing strategies in line with Action plan.	2006/07			

LHS UPDATE 2006

Action 8C		Implement a fully integrated a single shared assessment across the Council and RSLs by 2007/8			
Target		Target Date	Progress	Lead	Resources
8C1	Develop information-sharing protocols between housing; social work and NHS Forth Valley required to support single shared assessment.	2005/06 deferred from 2004/05	Ongoing. Being developed.	Joint Future Group	Staff resources across participating agencies Housing Service staff training - HRA funded
8C2	Develop referral arrangements designed to ensure individuals receive a co-ordinated service.	2005/06	Waiting on development of information sharing protocols		
8C3	Conduct single shared assessment training programme for Council, Health Board and RSL staff.	2006/07			
8C4	Complete feasibility study into establishing a support link worker to ensure that the housing needs of clients applying for housing are assessed as part of a wider single shared assessment.	2006/07			
8C5	If appropriate, establish link support officer.	2007/08			

Action 8D		Construct and maintain a register of purpose built and adapted housing suitable for those with particular needs			
Target		Target Date	Progress	Lead	Resources
8D1	Database constructed and populated with social rented stock.	2005/06	Database specification complete. Database now at development stage.	Housing Occupational Therapy Team	Council Housing Service Staff
8D2	Database extended to include RSLs and known adaptations to private sector properties	2006/07	Cross tenure information available.		
8D3	Database to be linked to main housing system.	2007/08	To be progressed by systems analyst.		

LHS UPDATE 2006

Action 8E		Introduce an integrated equipment and adaptations service between LA Housing and Social Services.			
Target		Target Date	Progress	Lead	Resources
8E1	Continued participation in Forth Valley Equipment Loan Scheme	2004/05	Clacks presently run an equipment service with health and social work.	Council Housing Team, Social Work and Forth Valley Health Board	Council Housing, Social Services and Forth Valley Health staff
8E2	Complete a feasibility study into the setting up of a single team to co-ordinate the delivery of equipment and adaptations by 2006/7. Future targets will be based on the outcomes of this investigation	2006/07	Report on length of waiting times for adaptations and equipment is complete. Reduction in waiting times is target in community plan and corporate service plan.		Existing resources within the above teams

Action 8F		Extend the small repairs service to all tenures			
Target		Target Date	Progress	Lead	Resources
8F1	Service level agreement for funding and delivery of expanded service Agreed.	2006/07	Currently offered to over 60s and people with a disability. Service to be expanded. To be taken forward by Private Sector Co-ordinator.	Care and Repair Service	Care & Repair PSHG General Fund resources Private Sector Housing Team
8F2	Small repairs service extended	2007/08	To be taken forward by Private Sector co-ordinator.		

Action 8G		Where possible require all new housing provision to meet varying needs standard by 2009			
Target		Target Date	Progress	Lead	Resources
8G1	Housing for varying needs standard adopted for all new housing.	2007/08	RSLs currently comply as condition of HAG funding. To be progressed by planning group	Council Planning Services	Communities Scotland Development funding Private Developer contributions
8G2	Arrangements for monitoring the proportion of new build across all tenures that meets varying needs standards in place.	2008/09			

LHS UPDATE 2006

Objective 9 Take preventative measures to reduce the future incidence of homelessness in Clackmannanshire by 2009.					
Action 9A Introduce intensive housing support for vulnerable tenants and those at risk of tenancy failure					
Target		Target Date	Progress	Lead	Resources
9A1	Intensive housing management service for council tenants in operation.	Deferred from 2005/06 to 2006/07	Business case for support workers co-ordinator awaiting approval. Should be in place by Sept 2006.	Council Housing Management Services and Homeless Team	HRA funding Supporting People funding
9A2	Floating housing support provided to those at risk of homelessness or making the transition to independent living.	Deferred from 2005/06 to 2006/07	Business case for support workers and co-ordinator awaiting approval. Should be in place by Sept 2006.		

Action 9B Review Existing Housing Information & Advice Services.					
Target		Target Date	Progress	Lead	Resources
9B1	Develop Information and Advice Strategy building on the Homepoint model.	2006/07	In progress to be completed by September 2006.	Council Housing Homeless Team	General Fund resources - £5k Consultancy support
9B2	Implement Information and Advice Strategy.	2007/08	Programme of Homepoint accreditation for staff being put in place.		

LHS UPDATE 2006

Action 9C Put in place additional measures to prevent homeless and improve access to suitable Housing.					
Target		Target Date	Progress	Lead	Resources
9C1	Review existing emergency accommodation against need and (if required) improved provision.	2005/06	Current research by MRT consultants. Review ongoing.	Council Housing Homeless Team and Housing Strategy Team	Scottish Executive homelessness funds HRA funding
9C2	Introduce furnished accommodation tenancies for people at risk of homelessness.	2005/06	Will be informed by ongoing research underway.		
9C3	Introduce rent deposit scheme	2005/06	Scheme has been proposed and approved. Will be taken forward by Homelessness Development Officer during 2006.		
9C4	Section 5 agreements with RSL's in place	2005/06	Section 5 protocol not yet in place between Council and Ochil View HA. Discussions are ongoing		
9C5	Establish baseline number of temporary and crisis accommodation places available	2006/07			
9C6	Establish baseline number of furnished tenancies available	2006/07			
9C7	At least 10 low income households able to secure private rented housing per annum	2008/09			

LHS UPDATE 2006

Action 9D		Introduce procedures to ensure all agencies and council services in contact with homeless or potentially homeless people can guide them to the Council's Homeless Service.			
Target		Target Date	Progress	Lead	Resources
9D1	Develop shared definition and associated set of indicators of "vulnerability to homelessness".	2005/06	Homeless Development Officer will take up position 3 July 2006. Urgent progression thereafter.	Council Housing Homeless Team	Existing staff resources
9D2	Relevant agencies and services adopt procedures for advising and directing those "vulnerable to homelessness" to appropriate support and assistance.	2005/06	Homeless Development Officer will take up position 3 July 2006. Urgent progression thereafter.	Council Social Services	External budget to support staff training on procedures
9D3	Monitoring arrangements for securing service user feedback in place.	2006/7			

LHS UPDATE 2006

Objective 10 Understanding of current trends in demand and supply and capacity to monitor these over time, improved by 2005.					
Action 10A Develop Clackmannanshire Strategic Housing Forum and LHS Steering/ Implementation Group					
Target		Target Date	Progress	Lead	Resources
10A1	Review achievements and future role of LHS Steering Group (now core group)	2004/05	Now LHS core group. Ongoing reviews.	Council Housing Strategy Team	Existing staff resources across all agencies Research contingency fund (£20k)
10A2	Establish LHS Forum and its terms of reference	2004/05	LHS forum established. Schedule of sessions agreed by Core Group to include Housing Needs, Particular Needs		
10A3	Annual end year review of impact and future remit of LHS Steering Group and Forum to be looked at.	2004/05	Remit and membership reviewed. Ongoing basis.		
10A4	Establish a planning & development group to consider wider housing system issues	2006/07	Sub group to be established.		

Action 10B Develop and formalise arrangements for sharing and analysing information required to monitor progress in delivering the LHS					
Target		Target Date	Progress	Lead	Resources
10B1	Establish critical plan detailing information required to monitor and evaluate the LHS and timescale and arrangements for securing data	2004/05	Underway. Information database set up. Key indicators being agreed with Core Group. Reports to go to Core Group.	Council Housing Strategy Team	General Fund (staff and research contingency funding)
10B2	Agreement with departments and RSLs etc regards provision of information required for M+E for LHS.	Deferred from 2004/05 to 2006/07	Discussions underway with HA s and other departments. Ongoing		
10B3	Mid-term appraisal of LHS and any required modifications to objectives and Actionplan approved.	2006/07			

LHS UPDATE 2006

Action 10C Promote the establishment of a regional strategic housing forum					
Target		Target Date	Progress	Lead	Resources
10C1	Terms of reference with other LA agreed.	2005/06	Discussions have taken place with further discussions planned	Council Housing Strategy Team	Council Housing Strategy Team and Planning Department staff
10C2	Secure agreement with Stirling and Falkirk to undertake annual 5 year assessment	2006/07 deferred from 2005/06			

Action 10D Assess the impacts of planned major transport infrastructure on the housing system and regeneration issues					
Target		Target Date	Progress	Lead	Resources
10D1	Draft Research commission brief.	2004/05	Research by Entec. Complete	Council Planning Services	General Fund Scottish Enterprise funding (to be agreed)
10D2	Findings used to inform the LHS 2006 update	2004/05	Housing Strategy Team taking forward with Planning.		

Action 10E Research Black and Minority Ethnic Housing Needs					
Target		Target Date	Progress	Lead	Resources
10E1	Internal fact finding work initiated	2004/05	Complete	Council Housing Strategy Team	Council Housing Strategy Team staff
10E2	Commission Forth Valley wide assessment of the housing related needs of BME households	Deferred from 2005/06 to 2006/07	Ongoing meetings set up. Will progress 2006.		
10E3	Findings used to inform 2007 LHS update	2006/07			

Action 10F Undertake ongoing research into Housing Needs					
Target		Target Date	Progress	Lead	Resources
10F1	Carry out awareness raising sessions with Members & Tenant/Resident Groups.	2006/07		Council Housing Strategy Team	Council Housing Strategy Team staff
10F2	Update 2006 Housing Needs Assessment.	2007/08			
10F3	Engage with young people to establish specific needs.	2007/08			

