

Key Actions 2011 and Outcomes : Final 22/07/16
Key Theme 1: Housing Need and Demand

Key Actions

- **Encourage and support appropriate applications to the SG Innovation and Investment Fund;**

The Council was successful in all 3 applications it made to the IIF. The fund is no longer available and has been replaced with a much more effective resource planning based approach, the Affordable Housing Supply Programme

- **Investigate alternative funding sources to contribute towards the provision of new housing;**

Various discussions have taken place and are ongoing over alternative funding sources to augment Scottish Government resources. WDC's Strategic Partnership arrangement with the Wheatley Group is an example will deploy WG private financial bond funding and deliver affordable rented housing at 25% below cost benchmark levels.

- **Maintain generous supply of suitable housing land;**

The Council has succeeded in meeting its housing land supply targets every year.

- **Continue to review housing land supply to ensure a choice of land for housing development of all tenures;**

The housing land supply is subject to annual review and this forms part of the annual LHS review.

- **Establish an integrated housing options approach with all partners;**

Establishment of a housing option approach remains a key task for the Council.

- **In consultation with partner RSLs, identify and designate appropriate housing types/areas for Pressured Area Status;**

The Council ended its consideration of PAS when the Scottish Government announced its intention to remove the Right to Buy from July 2017.

- **Carry out further research on the value of mid-market/intermediate tenure options in West Dunbartonshire;**

Work was carried out in 2014 by consultants, Arneill Johnston on housing affordability and alternative tenures.

- **Consult on and produce an annual Strategic Housing Investment Plan**

A SHIP has been produced annually in consultation with partners.

Key Theme 2: Promoting Good Quality Housing

Key Actions

- **Direct Council housing capital investment into larger scale projects over a longer period of time to ensure that all West Dunbartonshire Councils stock meets the SHQS by 2015;**
The Council successfully concluded the huge task of bring its stock up to the SHQS by the April 2015 deadline.
- **Work towards achieving the Scottish Government's targets contained in relevant legislation for reducing energy consumption and CO2 Emissions in line with Council Corporate Policy;**
The Council continues to work towards meeting its climate change responsibilities and the new requirements introduced by the EESSH. below)
- **Work in partnership with developers and RSLs to ensure that all new build affordable housing incorporates sustainability measures where possible and energy efficiency standards;**
WDC introduced the West Dunbartonshire Design Standard which requires developers accessing AHSP support funding to meet higher energy efficiency standards.
- **Work with partners to achieve a holistic approach to integrating housing policy, strategy and investment with wider area regeneration activities that contribute to creating sustainable and safe communities;**
The West Dunbartonshire Housing Providers Forum meets quarterly and provides the focus for joint working across housing organisations.
- **Encourage private landlords to register with the Landlord Registration Scheme through participating in the Private Sector Leasing Scheme and building on established links with the private rented sector to improve awareness of tenant and landlord responsibilities;**
The West Dunbartonshire Landlords' Forum continues to develop relationships with a view to encouraging good practice in the PRS. Registration with the Landlord Registration Scheme is now compulsory.
- **Engage with owners in mixed tenure blocks at an early stage to increase participation in improvement programmes and promote support and advice available through the Scheme of Assistance;**
The Council published its Owner Engagement Charter in 2013 which improves service delivery and encourages owner involvement.
- **Improve our understanding of fuel poverty in the local area, in order to target advice and assistance at those households who are most in need; and**
While the introduction of the EESSH has improved information on the social rented sector, concerns remain over the lack of knowledge of the position in the private sector.
- **Work closely with all partners including other Council Departments to ensure that funding opportunities are maximised for all households in West Dunbartonshire**

Working4U offer support with benefits and money/debt issues to all residents of West Dunbartonshire. We also provide advice and assistance on a range of energy related issues such as heating, insulation and fuel bills. We can advise on how to access grants for replacement heating.

Key Theme 3: Homelessness and Housing Options

Key Actions

- **Ensure that the aims and objectives of West Dunbartonshire's Homelessness Strategy 2008-2013 are realised;**

West Dunbartonshire Homelessness strategy had 4 main aims. Many of the actions were completed within the timescale. A new strategy and action plan is now in place.

- **Develop and Implement a new West Dunbartonshire Homelessness Strategy 2012-2016;**

The homelessness strategy 2013 – 2016 was developed in 2013 and is still being implemented. A new strategy for 2017 – 2020 will be developed following on from this LHS

- **Undertake a review of supported and temporary accommodation in West Dunbartonshire;**

A couple of reviews have been undertaken since the last LHS was published. The latest one looked at welfare reform and how this affected the affordability of certain types of stock. The reviews have resulted in introduction of dispersed refuge accommodation and the development of a new West Dunbartonshire Council supported accommodation project – Ashton View.

- **Implement a new temporary accommodation strategy;** A temporary accommodation strategy was agreed at committed in November 2012. This was for the period up to 2016. This strategy is now being reviewed as part of the new LHS and will become part of the next homelessness strategy.

- **We will develop and implement an Empty Homes Strategy which will seek to bring empty properties back into use in West Dunbartonshire;**

An empty homes strategy was developed in 2014 with the aim to bring 25 properties per year back into use. This will be achieved by providing positive support to owners of empty homes and people within the region affected by empty homes and assist them where

possible to bring the empty home back into use

- **Strengthen partnership with WD CHCP and Employability Services;**

Working4U brings together advice and employability services under the wider service area of *Housing and Employability*.

- **Continue to work in partnership to tackle homelessness in West Dunbartonshire;** The homelessness and housing access forum meet quarterly. The forum consists of internal and external partners who discuss any issues relating to homelessness and also share best practice.

- **We will introduce a housing options approach to ease access to suitable accommodation for West Dunbartonshire households;**

West Dunbartonshire Council is currently working towards introducing a housing options approach within the council. We are a member of the West of Scotland Housing Options Hub.

- **Develop and implement a West Dunbartonshire Common Housing Register and Common Allocation Policy;**

A decision was taken to stop the development of the CHR within WDC. It was agreed by all parties that the expense involved could not be justified given the amount of lettings activity that would come through the register.

- **We will develop a West Dunbartonshire Tenancy Sustainment Strategy to improve tenancy sustainment levels in West Dunbartonshire**

WDC introduced in partnership with local RSLs a common approach to tenancy sustainment;

- **We will carry out a review of Housing Support in West Dunbartonshire to plan for future service provision; and**

WDC is currently undertaking a review of all temporary and supported accommodation to assess what we have against the needs of people who are homeless. A previous review resulted in the opening of Ashton View.

- **We will introduce a Private Sector Leasing Scheme in West Dunbartonshire**

After careful consideration it was decided that a private sector leasing scheme would not be financially viable given the changes to the welfare system.

Key Theme 4: Sustainable and Supportive Communities

Key Actions

- **Further develop joint working between Estate Management and Community Safety / ASB services in relation to West Dunbartonshire Council tenants and their communities**

Post 2010 CS ASB restructure, the inception of the Public Reassurance Team further developed joint working between Estate Management ASB and CS services. The split remit of this team ensured a collective harmony between all service areas.

- **To continue to support the RSL partner's forum and to strengthen links with ASB Task Group action plans**

RSL Forum was chaired by TL ASB Services and met with quarterly occurrence. All matters of ASB and respective information protocols were taken forward by this group to ensure a collective delivery of ASB authority wide.

- **Continued commitment by partners to monthly ASB Task Group meetings and problem solving groups, both generic and area-based, as part of the West Dunbartonshire Community Safety Partnership**

The monthly ASB Task Group continues to develop especially in partnership with RSLs who now attend on a regular basis. Although the Community Safety Partnership has been reorganized through Community Planning, the Safe Strong and Involved DIG continues to provide high level outcomes for this work.

- **Continue to develop specific partnership working and developing integrated services between WDC and Strathclyde Police, from early intervention to enforcement**

Post 2010 restructure Strathclyde Police (now Police Scotland) committed 2 dedicated officers to infuse with ASB and CS teams. There has been continued co-operation and joint working with Police Scotland. An officer is attached to the Public Reassurance areas and provides weekly in-depth briefings, and day to day liaison. As well as operational joint working, proactive campaigns and early intervention are a key focus.

- **Further develop and monitor existing information sharing protocols, and continue to provide funding for information and intelligence sharing posts**

Post 2010 restructure information sharing posts were financed through the ASB budget and this remains the current position. Information protocol is still in force and is currently being reviewed.

- **Engage in joint actions to reduce antisocial behaviour and disorder, in particular alcohol and drug related initiatives**

Public Reassurance strategy encompassed these categories. Any areas subjected to this have been subject to strategy deployment in partnership with Police Scotland. Over the period, Public Reassurance areas have been identified on a rolling programme across West Dunbartonshire. These are then the focus of joint action by WDC and Police Scotland on priorities identified by the community such as drug dealing, antisocial behavior, and environmental concerns. Very positive results in each area have been identified and this work is led by the ASB Task Group. Through joint working with the Alcohol and Drugs Partnership, the NightZone West initiative over the festive period has promoted increased safety for the town centre areas, including the development of SafeZone which provides outreach and support at these times.

- **Work with communities to encourage increased reporting and involvement in KIN networks to increase flow of community intelligence**

Both Police Scotland and Public Reassurance Team have identified and facilitated meetings with established kin networks in relation to Public Reassurance areas. In addition, the Public Reassurance team (now *Your Community* Assistants) gathers intelligence through maintaining excellent contacts with individuals within the community, and this is passed to police through a secure process.

Key Theme 5: Addressing Particular Housing Needs

Key Actions

- **Decide on the proposals to bring up WDC care home facilities to the Care Commission standards and agree on any re-provisioning arrangements;**
Two new state of the art Care Homes are under development, designed to replace the six existing ones. It is anticipated that the Dumbarton facility will be completed and occupied by spring 2018, with Clydebank following in 2019.
- **Identify which sheltered housing developments should be developed into extra care housing and establish a programme to meet this objective;**
In 2015 a review was carried out of older people's housing models, need and demand in West Dunbartonshire. The study noted the potential value of the extra care model but recommended that further investigation

of the options be carried out.

- **Maximise the capital generated from reducing the WDC directly provided care home provision to contribute towards the capital cost of developing extra care housing and investing in technological developments;**
As part of the ongoing transformational change of residential and daycare services as capital projects are completed release of funds will be reviewed and targeted as required.
- **RSL partners will be encouraged to include a specified element of particular needs housing in any new developments;**
Ongoing discussions as part of the Housing Providers' Forum and the development of the Local Housing Strategy are facilitating these discussions.
- **WDC and RSL partners will work with private developers to investigate options for the provision of new extra care housing;**
Ongoing discussions as part of the Providers' Forum and the development of the Local Housing Strategy are facilitating these discussions.
- **Consideration will be given to how best to incorporate all aids and adaptations income streams and to adopt a better strategic approach to their provision**
As part of the development of the Integrated Joint Board these workstreams have become part of the business of the HSCP described within the Housing Contribution Statement and subsequently delivered as part of the HSCP Strategic Plan and the Local Housing Strategy
- **Promote the use of telecare as a safe and valuable contribution to maintaining a tenancy;**
The HSCP has sought external funding to pump prime this approach, which will be delivered in partnership with the wider housing sector
- **WDC/RSLs to revise the allocations policy to make better use of accessible stock such as sheltered housing and ground floor accommodation;**
Still to be considered but allocation policy and nominations agreement are both currently under review
- **Social housing providers to collaborate in the reprovisioning of support housing for people with learning disabilities, mental health and addiction issues to allow efficiencies through clustering arrangements**
A successful cluster arrangement for residents with learning disabilities was put in place as part of Dunbritton HA's Leven Street new build project in Alexandria. Such opportunities will continue to be investigated.