

Dundee Partnership
Dundee City Council
Local Housing Strategy
2013 - 2018

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Introduction

The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to prepare a Local Housing Strategy supported by an assessment of housing need, demand and affordability. The Local Housing Strategy is the primary strategy for the provision of housing and associated services to address homelessness, meeting housing support needs and tackling fuel poverty.

This is Dundee City Council's second Local Housing Strategy covering the period 2013 to 2018. This strategy and its action plans have been developed in partnership with other government agencies, NHS Tayside, voluntary organisations and have been subject to consultation with all of these organisations, residents within the city and equalities groups. This strategy sets out our aims and objectives responding to the housing issues that we have identified.

The Strategy analyses the main needs and demands in Dundee's wider housing market area and sets out the local and national policy context for housing in the City. The strategy has identified a number of main areas for consideration, these being:

- The built environment.
- The standard of the housing stock.
- Regenerating the City.
- Tackling Climate Change.
- Providing housing for particular needs.
- Sustaining safe communities.
- Tackling Homelessness.
- Providing good access to housing.

We have identified the main issues surrounding each of these areas and developed actions which will tackle the problems which we have identified. Every year we will report progress against our strategy to Dundee City Council and to the Dundee Partnership. We will also continuously review the Strategy and explain any changes that we make to ensure that housing needs are met effectively.

A Picture of Dundee

Dundee's People

The population of Dundee is expected to increase by 6.5% over the next 25 years from 2011 Mid Year Estimate approx. 145000 and the Census 2011 initial results 147,000 persons to 153,695 by 2035. This increase is seen over all age groups and is the first set of projections in many years which has not projected decline in Dundee.

Table 1. Projected Population

Projected Population Figures for Dundee Next 5 Years					
Year	2012	2013	2014	2015	2016
Dundee City	145,453	146,021	146,562	147,013	147,431

Source; GROS Feb 2012

Dundee has the third largest percentage of its population (28.8) living in the most deprived areas in Scotland and Dundee has the fourth largest percentage of its population (24.4%) classed as income deprived in Scotland. The economic downturn has seen the number of jobs in the city decline from 83,833 in 2008 to 78,110 in 2011.

Dundee has an ageing population. The number of people aged over 65 is expected to rise by approximately 30%, equating to 6,700 people by 2035. Furthermore, the number of people aged over 75 will increase by 40% and those over 85 will increase by 96% by 2035. Alzheimer Scotland reported that there are currently approximately 700 older people in Dundee with dementia however; this figure will rise in line with the ageing population (Alzheimer Scotland, 2010).

Householders in the 50 - 70 age cohorts currently have higher rates of home ownership and may have different expectations from the present generations of older people. Future demand may need to focus more on housing support to assist older households remain in their own home, possibly through the provision of home care and various telecare services. This suggests that it will be important for service providers to continue to monitor the changing aspiration of people over 50 and to adapt the assistance they can offer to meet changing expectations.

Dundee, in common with other city authorities has experienced a flow of younger and less well off people into the City, and a flow of more mature and affluent households (especially families) from the city to the suburbs. However, whether a larger share of smaller households will choose to remain in Dundee is likely to depend on the quality of the residential offer available. In other words, much may depend on the extent to which the range and quality of housing available and the attractiveness of the local environment are sufficient to entice more affluent households to remain in Dundee once they have established a foothold in the labour market.

The projected increase in households, and in particular single person and couple households as well as the impact of welfare benefit changes are likely to have implications of the type and size of housing required in the future.

A report on Migrant workers was produced in May 2006 and key data has been subsequently reviewed through the Tayside Area Migration Report (General Register Office for Scotland January 2009). The key findings of the migrant workers research identified in 2004/05 that 36% of migrant workers in Tayside go to Dundee. On a pro rata basis this suggests that the Dundee migrant labour population is estimated at around 1,440.

The research showed that 55% of migrant workers surveyed lived in either a house (15%) or flat (40%) during their time in Tayside. A total of 41% however, stayed in a caravan during their time here. It is likely that the pattern for overseas workers living in Dundee will be quite different with significantly fewer living in caravans and higher proportions living in flats.

Dundee City Council provides a purpose built caravan park for use by gypsies / travelling people. It is located in a rural setting at Balmuir Wood, Tealing about 6 miles from Dundee. The site has 20 individual pitches each with its own utility unit, a hook up facility for electricity and hardstanding for parking caravans and motor vehicles. There is also a safe children's play area. Each utility unit has been refurbished with a new kitchen and bathroom with shower, there is also room for storage.

Research was carried out in 2004 into the needs of Gypsy Travellers as part of the Local Housing Strategy. The issues identified from this research were unlike the other sites in the research. Dundee's Travelling People's site at Balmuir Wood has a young transient population with fluctuating levels of occupation. Dundee City Council has been experiencing a problem of under occupation of the site. At the current time, most of the current residents are long-term and willing to stay. A specific housing need for this group was not established in the HNDA.

Dundee's Housing

The 2010 estimate of the number of households in Dundee City is 70,401 (Source; Single Outcome Agreement 2012-17). There were 13,157 Council houses in March 2012. Council housing consists predominately of flats and maisonettes (74%) only 26% of the stock consists of houses and 14% of the stock is multi storey flats. There are 8,327 housing association units. There are approximately 3,500 sheltered units between the council and Housing Associations. Private sector housing in Dundee is estimated at 50,628 dwellings. Owner-occupation is the majority tenure in the city at 36,337 dwellings; however levels of owner occupation are lower than the Scottish average. Dwellings rented from a private landlord account for 14,291 dwellings. Within the private housing sector 12625 dwellings are ex Right to Buy (RTB) representing 24.9% of the total private sector housing stock.

The Climate Change Act 2009 requires the Scottish Government to publish progress targets on reducing emissions by 42% by 2020 compared to 1990 levels. The Dundee Single Outcome Agreement annual report recorded a reduction of CO2 emissions in Dundee from 7.2 tonnes per capita to 6.6 between 2008 and 2012. Dundee also has the best recycling rate of any other Scottish city at 40.1% and has reduced the tonnage of waste sent to landfill by 28.5 % between 2008 and 2010.

The quality of the local environment has a strong influence on the quality of life and the annual survey indicated high levels of satisfaction with the quality of the built and natural environment (99% satisfied or very satisfied). Latest surveys show high levels of satisfaction with the quality of life and homes in neighbourhoods with the main comments of dissatisfaction being in relation to drug problems and facilities for children and young people.

The housing market and wider economy are cyclical and there remains little clarity in terms of the duration and severity of the current recession. It is therefore not possible to anticipate with any certainty the impacts of the present downturn of the local housing market over the next 3 years or so.

Housing Needs, Demand and Affordability

The LHS is informed by a Housing Need and Demand Assessment (HNDA). The Dundee Partnership commissioned Craigforth and Newhaven consultants to deliver a comprehensive study of housing need, demand and affordability within the Greater Dundee Housing Market Area.

The aim of the study was to provide robust and reliable evidence to inform the authority's Local Housing Strategy and the Strategic and Local Development Plans. The study specifically sought to determine if there was the need for intervention in the market to secure the provision of affordable housing and to seek to inform the future planning and targeting of public and private investment.

The study was approved in September 2009 and was considered to be "robust and credible" by the Scottish Government's Centre for Housing Market Assessment in March 2010.

A copy of the full report, "Assessing Housing Need, Demand and Affordability in the Greater Dundee Housing Market Area", can be found on the Council's website at: www.dundee.gov.uk/dundee-city/uploaded_publications/publication_1384.pdf

Main findings of the Study were:

- There is still a need to seek to retain more of Dundee's resident population over the medium to long term.
- There is a need to continue to plan for a broad mix of house types and in particular larger properties to improve the range and quality of housing and locations to meet current housing preferences and provide for choice.
- There is insufficient evidence to justify the introduction of an Affordable Housing Policy within Dundee at present.
- There have been no new major policy issues raised for housing in land use planning terms.
- Although the study shows less of a surplus than previous studies, housing supply and demand are broadly balanced.
- The distinction between household and dwelling numbers reflects that it cannot be assumed that smaller households typically want or choose to live in small accommodation.
- Smaller households, including single people, often require larger accommodation if they have children from a previous relationship.
- Moreover, available evidence suggests that single person and couple households in the owner occupied sector mostly own properties with 3 or more bedrooms.
- There is a mismatch between the size of housing available and the size of houses required within the social rented sector, particularly for larger (3 bedroom plus) family housing and housing to meet particular needs.
- The demolition programme has helped to reduce the risk of low demand housing. This must be matched with a strong programme of building in this sector to ensure that the mismatch in size, type and quality of social rented housing is addressed.

Issues arising from HNDA which have been considered appropriate to address in this Local Housing Strategy are:

- Projected increase in single and couple households expected to 2017/18.
- A need for more 4 apartment accommodation in the social rented sector.
- There is a mismatch between the size of housing available and the sizes of houses required within the social rented sector, particularly for larger 3 bedrooms plus family housing and housing to meet particular needs.
- Dundee has a lower proportion of home owners than most of Scotland; it suggests that there may not be sufficient housing opportunities within Dundee for those who wish to buy.
- Requirement to provide a range of housing tenure and types at price levels that give households greater housing choice throughout their lifecycle.
- Single pensioners appear to be seeking to move to smaller housing and potentially to be closer to friends and family.
- Until recently, Dundee had a lower rate of single homeless presentations compared to Scotland as a whole: however, since 2000/01, the number and rate of presentations has risen year on year; between 2001 and 2006 there has been an overall rise of 125% compared with 31% for Scotland. Despite this, Dundee's level of presentations has remained constantly lower compared with Scotland as a whole, although the trend over the past few years suggests that Dundee is fast catching up with the Scottish average. Indeed, the presentation rate amongst single person households has been increasing at a faster rate than of all homeless households in Dundee since 2003.
- The profile of needs amongst single people seeking housing from the social rented sector shows that needs are becoming more complex with chaotic behaviours, often related to substance misuses and/or mental health problems. This can pose particular problems for services in terms of securing long-term sustainable housing solutions.
- Very high levels of repeat homeless (63% of repeat presentations in 2005/06 were single households) and lost contact (33% in Dundee compared to 12% for Scotland). Cases resolved before assessments are also high in Dundee at c25% and there is also evidence to suggest high numbers of people returning to previous/present housing circumstances.

Housing Policy

National Policy Context

The Scottish Government's overarching purpose is "to focus Government and public services on creating a more successful country with opportunities for all of Scotland to flourish, through increasing sustainable economic growth". Their five strategic objectives are designed to make Scotland:

Wealthier and Fairer:

- Enable businesses and people to increase their wealth and more people to share fairly in that wealth.

Healthier:

- Help people to sustain and improve their health, especially in disadvantaged communities, ensuring better, local and faster access to health care.

Stronger and Safer:

- Help local communities to flourish, become stronger, safer places to live, offering improved opportunities and a better quality of life.

Smarter:

- Expand opportunities for Scots to succeed from nurture through to life long learning ensuring higher and more widely shared achievements.

Greener:

- Improve Scotland's natural and built environment and sustainable use and enjoyment of it.

Table 2: The Scottish Government's National Housing Priorities & Wider Policy Context

Policy / Priority	Detail
Homes Fit for the 21st Century	The Scottish Government's strategy and action plan for housing in the next decade, 2011 - 2020, focussing on "increasing new supply" and delivering "choice & equality". It acknowledges the vital role that high quality, affordable housing can play in achieving sustainable economic growth and in tackling poverty and health inequalities.
Homelessness (2012 target)	That priority need should be abolished by December 2012 and everyone assessed as unintentionally homeless is entitled to settled accommodation.
Scottish Housing Quality Standard (SHQS 2015 target)	That Registered Social Landlords and Local Authority homes meet the SHQS by 2015.
Fuel Poverty (2016 target)	That fuel poverty is eliminated as far as reasonably practicable by 2016.
Energy Efficiency (2020 target)	For a 12% reduction in total energy consumption by 2020.
Leading a cultural change in the private sector (2006 ACT)	For private sector owners to invest in repairs and maintenance to substandard private houses.
Wider Planning for an Ageing Population - Housing & Communities	For more people to live independently in their own homes with the adaptation and support required to enable them to do so.

The Single Outcome Agreement for Dundee 2012-2017

The Concordat is the key mechanism for developing National and Local Government partnership working within the public sector. A central component of the Concordat is a performance and outcome framework, which is based on fifteen national outcomes and forty-five national indicators and targets. These national outcomes, indicators and targets are linked to Local authorities' strategic planning and monitoring framework through a Single Outcome Agreement. Each local authority has a Single Outcome Agreement with the Scottish Government. Local Authorities are required to provide annual progress reports to the Scottish Government on agreed targets within their respective Single Outcome Agreements.

Through the Single Outcome Agreement and, with the support of the Scottish Government, the Dundee Partnership aims to make a significant contribution to the achievement of national outcomes by improving the quality of lives of those who live, work, visit or study in Dundee.

Dundee's most recent Single Outcome Agreement covers the period 2012-2017. The Agreement represents the shared ambitions of the Dundee Partnership and lays a firm foundation on which community planning for the future of the city will be built.

National Outcome 10 states "We live in well-designed, sustainable places where we are able to access the amenities and services we need". The Dundee, Single Outcome Agreements sets the following objectives:

- People in Dundee will be able to live independently and access support when they need it.
- Our people will live in strong, popular and attractive communities.
- Our communities will have high quality and accessible local services and facilities.

The Community Plan for Dundee 2005 to 2010

The Community Plan sets out the targets that the Dundee Partnership will work together to achieve to improve the City. The vision is that Dundee will:

Be a vibrant and attractive city with an excellent quality of life where people choose to live, learn, work and visit.

Offer real choice and opportunity in a city that has tackled the root causes of social and economic exclusion, creating a community which is healthy, safe, confident, educated and empowered.

Have a strong and sustainable city economy that will provide jobs for the people of Dundee retain more of the Universities' graduates and make the City a magnet for new talent.

Building Stronger Communities (BSC) is one of 6 Strategic Theme Groups set up to deliver the Community Plan. The strategic theme set out in the Community Plan for the BSC Group is "to regenerate communities and create stable, attractive and popular neighbourhoods throughout the City."

The Community Plan acknowledges that whilst Dundee continued to face serious threats from depopulation and parts of the City were characterised by high levels of deprivation, in many respects the future for Dundee was positive.

The Community Plan recognises that despite the progress made over recent years Dundee still has areas which continue to experience aspects of deprivation when compared to Scotland as a whole.

In response to this the Dundee Partnership has produced a Community Regeneration Strategy which focuses attention where it is needed most in communities across the City. The following areas have been identified as falling within the worst 15% of deprived communities across Scotland and are a focus for Fairer Scotland funding and activities:

- Area One Menzieshill/Charleston/Lochee/Beechwood
- Area Two St Mary's/Ardler/Kirkton
- Area Three Hilltown/Stobswell/Fairmuir
- Area Four Mill O' Mains/Fintry/Whitfield
- Area Five Mid Craigie/Linlathen/Douglas.

The Development Plan

Under the new planning system, the development plan for Dundee consists of two documents, the TAYplan Strategic Development Plan and the Dundee Local Development Plan.

TAYplan Strategic Development Plan

The Dundee, Perth, Angus and North East Fife Strategic Development Planning Authority (TAYplan) was established under the 2006 Planning etc. (Scotland) Act to produce a Strategic Development Plan for the TAYplan area.

The TAYplan Strategic Development Plan 2012-2032 was approved in June 2012 and sets out the vision of how the Dundee, Perth, Angus and North East Fife area should develop over the next 20 years. The Plan provides a broad indication of the scale and direction of growth up to year 2032. The Plan through Policy 1: Location

Priorities seek to focus the majority of development in the region's principle settlements with Dundee being a Tier 1 settlement.

The vision for the TAYplan area states:

"By 2032 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work and visit, and where businesses choose to invest and create jobs".

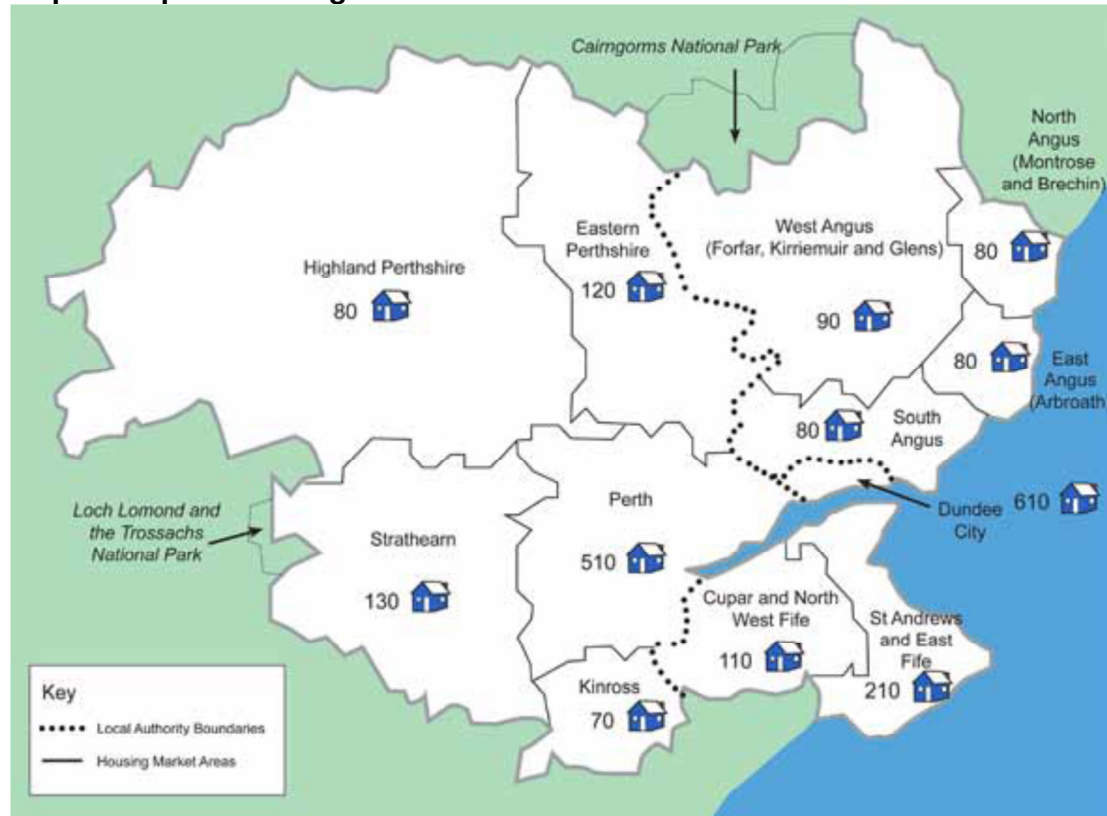
From the vision the TAYplan Strategic Development Plan sets out three main guiding principles:

- Supporting sustainable economic development and improving regional image and distinctiveness.
- Enhancing the quality of places through better development outcomes.
- Ensuring effective resource management and promoting an accessible connected and network region."

An important aspect of the TAYplan Strategic Development Plan is setting out the scale of new house building that will be required to meet identified need and demand for the plan period. The identified average annual build rates set out in the Plan reflect a population and household change similar to those in the General Register Office of Scotland 2006 based population and household projections, with the exception of Dundee City where growth in excess of the projections is planned for.

Policy 5 of the approved TAYplan Strategic Development Plan (2012) requires the Dundee Local Development Plan to identify a sufficiently generous land supply to ensure the delivery of average annual housing build rates of 610 homes per year for Dundee City.

Map 1 TAYplan Housing Market Area Annual Build Rates



Source; Average annual housing Market area build rates (TAYplan p17)

Dundee Local Development Plan

The Local Development Plan for Dundee will set out a strategy to guide future development within the City for a period of 5 years (up to 2019) and provide broad indications of growth for up to 10 years (up to 2024) in the future. The plan will also contain policies and proposals covering the principal land use issues in the City and set out where new development should and should not happen.

The Local Development Plan for Dundee is required to be consistent with the TAYplan Strategic Development Plan. As such the Local Development Plan for Dundee will need to ensure that there is sufficient effective land available to meet the requirements set out in the proposed TAYplan Strategic Development Plan. The TAYplan Strategic Development Plan highlights that the build rates are average rates for the first 12 year period.

The Plan advises that it is anticipated that given the current economic climate that build rates will be lower than the average in the early part of the 12 year period and greater in the later.

The level of land required to maintain a 5 year effective supply over the period of the Local Development Plan requires to be identified and land identified for a further 5 years up to 2024. At the annual average build rate of 610 units this would amount to a requirement of land being allocated to accommodate 6100 houses over the 10 year period from adoption of the Local Development Plan 2014 - 2024.

The requirement for housing land over the period 2014 - 2024 is set out in the table below:

Table 3: Supply of Land for Housing

A	Housing Land Requirement 2014 - 2024 (10 years @ 610 units p.a.)	6,100
B	Established Supply at March 2011 (Housing Land Audit)	4,987
C	Take up 2011 to 214 (at 400 completions pa)	650
D	Potential Established Supply at 2014 (B-C=D)	4337
E	Windfall Sites at 20% of 6,100	1,220
F	Small Sites contribution (30 units pa)	200
G	Additional Housing Land Required for 2014 - 2024 (A - (D+E+F) = G)	343

Source: Dundee Local Development Plan Main Issue Report (pp29)

The Local Development Plan will seek to identify land for the additional land required for the plan period of 2014 to 2024

The following information identifies the eight Local Community Planning Partnership Areas where potential new housing developments throughout the City may be developed over the next 5 to 30 years.

Map 2. Local Community Planning Partnership Areas



Table 4 Housing Land Potential Sites

Housing Land Potential Sites	
Local Community Partnership Areas	Land Supply
Lochee	1250 - 1300
Maryfield	1000 - 1500
Coldside	700 - 750
Strathmartine	500 - 550
Ferry	100 - 150
West End	550 - 600
North East	500 - 1000
East End	750 - 800

Source: Dundee City Planning Corporate Planning Unit.

The above table shows the range of potential houses / flats that may be built on land available for housing by LCPP Areas. This is based on land supply information from Local Development Plan (September 2011).

Dundee's Built Environment

Scottish Housing Quality Standard

The Scottish Housing Quality Standard was introduced in February 2004 with a requirement that all houses in the Social rented sector meet the Standard by 2015. The main elements of the standard are:

- Properties will be free from serious disrepair;
 - Roof coverings
 - Structure
 - External fabric
 - window condition

- Houses will be energy efficient
 - Central Heating
 - Insulation
 - NHER level 5 as a minimum

- Houses will have Modern Facilities and Services
 - Kitchen and Bathrooms

- Healthy Safe and Secure
 - Electrical wiring
 - Secure Entry
 - Footpath
 - Lifts
 - Common stairs

The City Council is investing £140 million by 2015 to ensure that all its core stock meets the Scottish Housing Quality Standard. Following the progress of regeneration initiatives in the city since 2005 and the implementation of a substantial demolition programme within the Council's stock the most recent Housing Need and Demand Study has indicated that the supply and demand for social rented housing is more balanced. The remainder of the demolition programme including properties in Mill O' Mains, Whitfield and Hilltown will be completed by 2015.

Multi storey blocks within Lochee at three separate locations are now core stock. Investment has commenced in 2011/12 to bring these blocks up to SHQS and Community Energy Saving Projects in partnership with Scottish Gas are being delivered at Whorterbank and Lansdowne in 2012/13. Community Energy Savings projects have also been completed to the four multi storey blocks at Dallfield and the block at Dudhope has already been insulated and externally reclad.

The Council's delivery plan relies on income from the sale of land in the City to finance its improvement and repair to the stock by 2015. Clearly a balance is required between the sale of land to RSL's at social rented valuation and sale to private developers at market value.

As a result of changed economic circumstances assumptions for the sale of land and right to buy sales have been remodelled to reflect existing market conditions. A review of the SHQS delivery plan, including extensive tenant consultation with the Dundee Federation of Tenants Associations has been completed and was approved in 2010.

Revised targets have been set for the installations of kitchen and bathroom in particular as experience in contracts so far has identified a greater need for replacement than was envisaged at the time of the original delivery plan submitted. Additional investment has been programmed to multi storey properties previously identified at risk in 2005 but which have now been brought back into core stock.

The capital programme for 2013/14 to 2017/18 was agreed by the Council's Policy and Resources Committee in January 2013. All programmes are subject to SHQS criteria in order that Council Houses in the core stock meet the standard by 2015. A summary of the approved HRA Capital Plan is detailed below.

Table 5: Housing HRA Capital Plan 2013/14 – 2017/18

HOUSING HRA CAPITAL PLAN 2013/14 – 2017/18					
Projected Capital Resources	2013 - 14 £'000	2014 - 15 £'000	2015 - 16 £'000	2016 - 17 £'000	2017-18 £'000
Capital Expenditure Funded from Borrowing	13,465	10,439	9,787	11,865	11,532
Capital Receipts - Council House Sales	2,062	2,117	2,172	2,227	2,310
Capital Receipts - Land Sales	1,400	1,700	1,800	1,800	1,800
Capital Receipts - Sales of Last House in Block	800	850	850	850	850
Total	17,727	15,106	14,609	16,742	16,492
Slippage at 15% on SHQS Expenditure only	2,512				
Total Projected Capital Resources	20,239	15,106	14,609	16,742	16,492
Council House Sales	55	55	55	55	55
Average Selling Price	£37,500	£38,500	£39,500	£40,500	£42,000

Source: Five Year Housing Capital Budget Committee Report Jan 2012

The Council has adopted a policy of selling flats where these are the last in a communally owned block subject to assessment of whether such flats if on the ground floor would meet the needs of applicants with disabilities. This minimises Council management of mixed tenure blocks, releases the Council from liability for mutual common repairs and realises capital receipts to assist in delivery of SHQS and Council new build properties.

Registered Social Landlord's (RSL's) also have a duty to meet the SHQS by 2015 and they will need to ensure that programmes are in place to achieve this in their existing stock. Future investment profiles for new build stock should also ensure that dwellings as a minimum meet the standard at all times. RSL's in Dundee are all confident that they will meet the SHQS by 2015 albeit with some abeyances. The Scottish Housing Regulator annual returns identifies that the projected RSL investment in Dundee from April 2012 – March 2015 will be £44m. The main issues are similar to the Council's in that those with high numbers of mutually owned tenements will have difficulties in installing controlled entry systems.

The Council has introduced a Tenement Management Scheme so that controlled entry systems can be installed in mixed tenure tenements on the basis of majority voting. To improve energy efficiency, meet NHER ratings required for the SHQS, to address fuel poverty and reduce carbon emissions the Council is installing gas central heating systems fuelled by energy efficient condensing boilers and insulating properties. The Dundee Energy Efficiency Project works with tenants across all sectors to assist tenants and address fuel poverty.

The table below shows the current situation within the RSL's in Dundee regarding their housing stock and how it should develop over four years to achieve SHQS.

Table 6: Council and RSL Stock Achieving SHQS

RSL Name	Projected 2012			Projected 2013			Projected 2014			Projected 2015		
	Total stock for SHQS	Stock failing SHQS	% of stock failing SHQS	Total stock for SHQS	Stock failing SHQS	% of stock failing SHQS	Total stock for SHQS	Stock failing SHQS	% of stock failing SHQS	Total stock for SHQS	Stock failing SHQS	% of stock failing SHQS
Abertay	1,781	690	38.7	1,775	444	25.0	1,775	202	11.4	1,775	0	0.0
Angus	566	0	0.0	566	0	0.0	566	0	0.0	566	0	0.0
Bield	428	53	12.4	428	2	0.5	428	0	0.0	428	0	0.0
Cairn	43	38	88.4	43	36	83.7	43	31	72.1	43	0	0.0
Hillcrest	2,418	311	12.9	2,432	76	3.1	2,431	50	2.1	2,431	0	0.0
Home	1,495	0	0.0	1,494	0	0.0	1,493	0	0.0	1,492	0	0.0
Blackwood	105	0	0.0	105	0	0.0	105	0	0.0	105	0	0.0
Sanctuary	921	10	1.1	921	0	0.0	941	0	0.0	961	0	0.0
Scottish Veterans	2	0	0.0	2	0	0.0	2	0	0.0	2	2	100.0
Caledonia	631	168	26.6	631	145	23.0	631	2	0.3	631	0	0.0
Dundee City Council	12944	5799	44.8	12871	3550	27.6	12791	1432	11.2	12711	0	0.0

Source: Scottish Housing Regulator - (SHQS RSL returns 2011)

Regeneration

Priorities for Investment

The historical problem of low demand for parts of the Housing stock has been addressed by applying a range of initiatives some of these initiatives have been highly successful in turning unpopular stock into sustainable long term attractive properties and the Council will continue to promote opportunities for long term sustainability of stock through such initiatives. However in some instances the only practical solution is demolition.

Hilltown

The Hilltown Physical Regeneration Framework was approved in January 2008. Implementation of the Action Plan is now underway. The proposals within the Framework aim to significantly improve the physical environment of the Hilltown and create a safe and attractive neighbourhood. The Framework promotes opportunities for the development of new housing for sale and for the rent as part of an integrated approach to improve the physical, economic and social environment of this important part of the City.

The Council is partnering with British Gas under the Community Energy Saving Programme to deliver district heating and insulation schemes for multi storey blocks at Dallfield MSD assisting in the alleviation of fuel poverty for some of the most vulnerable groups within the City.

Whitfield

The Whitfield design Framework has been approved by Dundee City Council. The Framework proposes significant new housing development together with investment in improved community infrastructure such as schools, shops, open space and community facilities. The first phases of new social rented housing development which commenced in 2009 have been completed and are occupied. A key element of the Framework is to provide a more balanced tenure within the Whitfield area. Sites for new private housing development have therefore been identified and these are being marketed by the Council.

Lochee

The Lochee Physical Regeneration Framework was approved by the City Development Committee on 10 December 2007. The Framework focuses on the land use themes of housing, employment, transportation, retail, leisure and recreation, public realm and environment. It promotes a cohesive approach to the regeneration of Lochee by pulling together the District Centre focussed 'Central Lochee Development Framework / Master plan' and planning proposals for the wider area. Investment in new private and social rented housing is critical to the successful regeneration of this historic part of the City. The multi storey blocks within Lochee at Kirk Street, Whorterbank and Pitalpin are core stock. Investment has commenced in 2012/13 to bring these blocks up to SHQS and Community Energy Saving Projects in partnership with Scottish Gas will be delivered at Whorterbank and Lansdowne in 2012/13.

Mill O' Mains

In Mill O' Mains a partnership with HOME Scotland is delivering Phase 2 of a phased demolition and new build programme to remove unpopular blocks of flats with lower density family housing for rent as well as housing for shared equity and for sale. Phase 1 involving the construction of 74 houses has been completed in 2011/12. The masterplan identifies that there is a capacity for up to 308 new homes.

Investment Outside Priority Areas

In addition to the priority areas for housing investment opportunities to improve housing choice will arise in other neighbourhoods and that these opportunities should be taken to ensure that existing stable neighbourhoods do not deteriorate. The requirements of people with particular housing needs (e.g. community care needs) may require investment out-with the priority areas.

Development opportunities are expected to arise which is associated with demolition of council owned multi-storey blocks in Menzieshill. Opportunities to develop sites resulting from small scale demolitions and existing gap sites are also likely to arise.

Local Authority New Build

As part of the Root & Branch Review Tenants Conference in June 2010 tenants were asked for their views on the new build programme. The view that prevailed is that Housing Associations and the Council should plan together for new housing under the Lead Developer arrangements. Most tenants felt that the council should provide housing for wheelchair users in co-operation with Housing Associations.

A new build programme is underway to increase the supply of council housing. The New build policy agreed in 2007 allowed for a programme of 135 homes. Since that date 33 have been purchased on the open market and the Council has built 69 units, 32 of which are houses built for wheelchair users. The construction of 12 units at Ann Street will be completed in 2012/13. Housing Revenue Account (HRA) capital resources will be directed towards meeting SHQS in the council stock to 2015. The remainder of the new build programme will be completed after 2015.

National Housing Trust/Mid Market Rent

The National Housing Trust (NHT) is a scheme developed by the Scottish Government to increase the supply of affordable housing from all sources of funding available for this purpose to meet housing needs. The properties will be let on short assured tenancies at mid market rents (MMR), with rents set around 80% of local housing allowance, making rents affordable to households on low to moderate incomes (£15,000 - £25,000 per year). Properties provided under the scheme will assist those who are not likely to be housed through social rented housing waiting lists and assist those who cannot obtain mortgages due to the levels of deposits required by lenders.

In September 2011 Montagu Evans carried out a study on Mid Market Rents within Dundee City, the research found in terms of rent differentials between the private and social rented sector, all ward areas of Dundee City would appear to be suitable for MMR.

The Strategic Housing Investment Plan has identified in its programmes the development of MMR housing in Mill O' Mains, Whitfield and Wallace Craigie Works over the next 5 years.

There are a number of key issues which require focus for this strategy and for the resources that are available to the Council and its partners. These issues are identified below:

Issues

- Funding levels for affordable housing from Scottish Government has reduced for the period 2012/13 to 2014/15 with £11m available over the three year period.
- There is an overall benchmark subsidy of £40,000 per unit (based on a 3 person home) for housing associations to build properties for social rent.
- In order to maximise the provision of new units of affordable housing the Council is participating in the National Housing Trust Scheme and will appraise new mechanisms for the provision of affordable housing as these emerge.
- Homeownership has been affected by the recession; mortgage lenders are demanding an average deposit of 25% from first time buyers.
- Cost of land to potential developers.
- Mismatch between Council houses available and the number of bedrooms required.

Taking into consideration the main issues identified above, we have developed the following actions which will cover the lifetime of the LHS. These actions shall be updated on an annual basis and any new actions identified during the year will be added to the action plan.

ACTION PLAN 1: Regeneration / New Build

Strategy Outcome	Relevant Indicators	Data Frequency/Type/Source	Baseline (data)	Targets	Timescale
Improve quality, affordability & balance of housing	Implement SHQS delivery Plan(s) to increase number of social rented houses meeting the SHQ standard	Annually Single Outcome Agreement	65%	100%	March 2015
	Sell land to developers and RSL's.	Annually Housing Investment Unit	£2.598m to 2011/12	£2.450m projected to 2015	March 2015
	Number of social housing properties built in the last 12 months	Annually Council Plan	91	95	2017
	Number of residential properties built in the last 12 months (Private)	Annually Council Plan	339	610	2017
	Number of new affordable homes started for New Shared Equity	Annually; Dundee City Council Housing and Planning Department	n/a	65	2011 - 2016
Identify & promote housing development opportunities to improve quality & choice across tenures & markets as part of an integrated strategy to tackle population decline.	Number of new affordable homes started for Low Cost Ownership	Annually; Dundee City Council and Planning Department	No baseline	4	2011 - 2016
Key actions and commitment by local Partners for this outcome	<ul style="list-style-type: none"> Identify sites with housing development potential and prepare site planning briefs as appropriate Identify and promote sites in community regeneration areas for private housing building to increase the mix of tenures Have quality, choice and affordability of Housing Implement Scottish Housing Quality Standard Delivery of the Affordable Housing Supply Programme Build new energy efficient homes in partnership with Housing Associations and the new National Housing Trust Maintain a 5 year effective housing land supply Ensure that adequate land for affordable housing is available for development through the Strategic Housing Plan Identify and access new funding mechanism to provide affordable housing including Council housing and establish 				

Strategy Outcome	Relevant Indicators	Data Frequency/Type/Source	Baseline (data)	Targets	Timescale
	<p>ways to improve procurement.</p> <ul style="list-style-type: none"> • Review and prepare the Strategic Housing Investment Plan (SHIP) • Implement Action Plan from approved Lochee Physical Regeneration Framework • Implement Action Plan from approved Hilltown Physical Regeneration Framework • Progress regeneration in Whitfield in accordance with Whitfield Planning Framework • Progress regeneration of Mill O' Mains in accordance with approved Masterplan • Bring back into use 30% of land identified in Scottish Vacant and Derelict Land Survey in Dundee <p>Commitments by local partners to achieve outcomes:</p> <ul style="list-style-type: none"> • Private Housing suppliers: Develop a working partnership to deliver an effective affordable housing development programme. • Housing Association: Continue to deliver effective affordable housing development. • Sepa: Support proposals for development of priority sites. 				

Private Sector Housing

Private Sector House Condition Survey

A private sector house condition survey was carried out in 2010 which detailed the size, type, tenure and household make up of the private sector housing in Dundee as well as providing information on housing condition and energy efficiency. The survey also provides information on household attitude towards their homes and barriers to carrying out repairs to their homes. Additional information was gathered on the right-to-buy housing sector and the private rented sector.

Private sector housing in Dundee is estimated at 50,628 dwellings. The private sector housing in Dundee is significantly older than the national profile. Nationally 44.0% of private housing was constructed post 1964 compared to 38.8% in Dundee. Conversely 18.6% of private housing nationally is of pre-1919 construction compared to 27.0% in Dundee. The oldest housing age profiles are associated with the West End, Maryfield and Coldside LCPP areas.

Housing tenure patterns are dominated by owner occupation: 36,337 dwellings (71.8%). Dwellings rented from a private landlord account for 14,291 dwellings (28.2%). Within the private housing sector 12,625 dwellings are ex Right to Buy (RTB) representing 24.9% of total private sector housing stock. High rates of private rental are associated with a large student population.

The housing stock of 48,851 dwellings contains 51,971 households and a household population of 107,146 persons. 47,076 dwellings were occupied by a single household, the remaining 1,775 occupied dwellings contain more than one household and are in multiple occupation.

Households are predominately small in size - 18,518 households (35.6%) contain a single person, an additional 20,165 households (38.8%) contain two persons. Elderly households account for 30.5% of all households with single person non pensioner households accounting for an additional 21.3%

Housing conditions in Dundee are generally in line with the national average across all key condition indicators. Nationally 65% of private dwellings fail the requirements of the SHQS compared to 70% locally. The research shows that the defects identified within the SHQS are:

- 3,352 dwellings (6.6%) defective on the tolerable standard
- 1,515 dwellings (3.0%) defective on repair
- 9,671 dwellings (19.1%) defective on amenities
- 16,230 dwellings (32.1) defective on health / safety / security
- 27,069 dwellings (53.5%) defective on energy efficiency

Section 72 Statement

The Statement sets out Dundee City Council's Scheme of Assistance and outlines the provision of advice, information and assistance, including financial assistance available to homeowners to enable and encourage them to maintain and improve their homes. Our vision is to improve the Quality of Private Sector Property to Ensure Well Maintained Safe and Secure Housing.

Private Sector Housing Grant (PSHG) is the main source of finance for the provision of financial assistance to home owners and delivery of the Scheme of Assistance. PSHG now forms part of the General Services allocation and amounts to £1.8m for 2012/13. The statement of assistance has been re-drafted to take into account the reducing allocation of PSHG.

www.dundee.gov.uk/dundee/uploaded_publications/publication_1531.doc

Private Rented Sector

Owing to the economic downturn there is difficulty for first time buyers to get into the housing market. This in turn means that more people are renting privately. We may be entering a period where owner occupation is no longer the tenure of choice for many people so it is important that the private rented sector is regulated and supported to provide good quality housing.

Housing conditions within the private rented sector are generally worse than the all tenure averages for Dundee. 6.9% of private - rented dwellings are BTS; 35.7% require extensive repairs and 61.4% are non-compliant with the SHQS. 6,868 private-rented dwellings (48.1%) fail the requirements of the Repairing Standard introduced within the Housing (Scotland) Act 2006. Within the standard the main areas of failure relate to wind and weatherproofing and internal fixtures and fittings.

There are problems of either the absence or poor management of common areas within private sector dwellings. This leads to poor appearance and quality of environment which has a detrimental affect within the sector. The improvement of management of private sector dwellings and the introduction of quality factoring services is a priority for the Council.

3,352 dwellings (6.6%) fail the requirements of the tolerable standard, 35,529 dwellings (70.2%) fail the requirements of the Scottish Housing Quality Standard, and 12,197 dwellings (24.1%) require extensive repairs. Costs to achieve the tolerable standard for BTS dwellings are estimated at £6.277m rising to £65.650m to address deficiencies in the Scottish Housing Quality Standard and £75.024m for comprehensive repairs.

The majority of private-rented tenants regard their housing conditions as good although negative views are stronger within the sector compared to owner-occupiers. 88.3% of private-rented tenants had no ongoing or outstanding tenancy issues with their landlords.

The use of Dundee Homefinder's and the Housing Option Services will assist clients to meet the needs by having appropriate lets in the private sector.

Within the private rented sector 1,750 households (3.4%) have insufficient bedrooms to meet their family needs and are overcrowded while 2,849 households (5.5%) have bedrooms surplus to family requirements.

The Welfare Reform Bill (changes to Local Housing Allowance) means that single people under the age of 35 will only be eligible for the level of housing benefit for a room in a shared flat. This may lead to an increase in demand for single rooms in flats rather than a flat to rent and an increase in Houses in Multiple Occupation (HMO's) and a possible increase in the number of homelessness presentations.

There are a number of key issues which require focus for this strategy and for the resources that are available to the Council and its partners. These issues are identified below;

Issues

- Difficulty for first time buyers to get onto the housing market meaning that there is increased demand for private and mid market rent.
- comparatively high levels of overcrowding in the private rented sector
- considerable dis-repair in the sector
- Increase in demand for single rooms in flats and pressure towards Houses in Multiple Occupation (HMO's).

Taking into consideration the main issues identified above, we have developed the following actions which will cover the lifetime of the LHS. These actions shall be updated on an annual basis and any new actions identified during the year will be added to the action plan.

Action Plan 2: Private Rented Sector

Local Housing Strategy Outcome	Relevant Indicators	Data Frequency/Type/Source	Baseline (date)	Targets	Timescale
People`s Housing circumstances enable them to live in stable, attractive and popular communities.	Maximise uptake of Scheme of Assistance	Annual Housing Dept Service Plan	1,200 applications pa.	1,200 applications pa.	2012 - 2017
	Maintain people in their homes for as long as is possible. Number of grant applications: (Disabled adaptations , Care and Repair)	Annual Housing Dept Service Plan	n/a	60 applicants	2013
	Provide grant assistance to improve properties in the private sector	Annual Housing Dept Service Plan	n/a	400 applicants	2013
Key actions and commitment by local Partners for this outcome.	<ul style="list-style-type: none"> • Assist elderly and disabled home owners to remain in their homes through Care and Repair scheme and through introduction of Handyman Scheme. • Annual Review of section 72 statement. • Enable RTB owners to participate in common repair and improvement programmes. • Proactive investigation to identify premises operating as Houses of Multiple Occupation (HMO) • Fully implement Part 5 Housing (Scotland)Act 2006 and associated statutory guidance (HMO Licences and Registration) • Implement Scheme of Assistance, 100% of budget committed • Reduction in disrepair in Older People households 				

Climate Change

Climate change is now largely accepted to be a result of high level greenhouse gases most notably carbon - dioxide in the atmosphere. This is due to modern society's insatiable demand for energy and in recent years, nations in the developed world have realised that this must be addressed before increasing global temperatures reach catastrophic levels. As the built environment is one of the principal sources of carbon emission, and domestic dwellings a major contributor within this, it is clear that Housing has a major role to play in reducing emissions to achieve a safer future for coming generations. One of the first pieces of legislation designed to encourage the reduction and recording of CO2 emissions was the Home Energy Conservation Act (HECA) 1995.

Under this Act, Scottish Local Authorities were tasked with obtaining reductions in CO2 emissions from housing across their areas of around 30% between the years 1997-2009, with progress reports required every 2 years. Dundee achieved savings of just below 30%, but more importantly, embedded carbon saving projects such as replacement of electric with gas heating and installation of loft and cavity insulation into the capital programme. In addition, an in-house (Dundee) Energy Efficiency Advice Project (DEEAP) was established and this grew from one person to its current team of six officers who provide a full-time, holistic fuel poverty and education service.

Review of HECA by the Scottish Government over the last few years has resulted in the repeal of HECA. In its place, Local Authorities have been asked to incorporate consideration of the Housing contribution to climate change within their Local Housing Strategies. The approach and actions outlines in this document are the first of this nature to appear within the LHS.

Before outlining the specific actions that Housing will take over the period of the LHS to reduce carbon emissions, other legislative and regulatory drivers which impact on climate change will be described in order to give an overall context for these actions.

Climate Change (Scotland) Act 2009

Recognised as the most ambitious pieces of climate change legislation in Western Europe, this sets the overall CO2 targets across all sectors. These are:

- A reduction in CO2 levels of 42% by 2020 (over 1990 levels).
- A reduction in CO2 levels of 80% by 2050 (over 1990 levels).

Housing will be required to contribute its share of reduction in CO2 emissions by these dates. It is for individual authorities to determine the relative proportion of overall savings which come from the different sectors.

The Act talks about 3 main areas where changes are required namely:

- Mitigation
- Adaptation
- Education and Community Engagement

Housing Departments can play a major part in mitigation (i.e., reducing CO2 emissions to stop climate change getting worse) and can have some role in educating householders as to how they can make their contribution. However, adaptation (i.e. dealing with the effects of climate change such as improving flood defences, avoiding building in flood risk areas etc.) is something which needs to be tackled on a corporate level, headed up by the City Development Department.

Scottish Housing Quality Standard (SHQS)

All social Housing in Scotland must reach the SHQS by 2015. There are several elements to the standard and one of these is energy efficiency. To pass this component means having loft insulation of at least 100mm and cavity wall insulation (where applicable) and having an NHER rating of 5 or SAP rating of 50 (for gas heated properties, 60 for electrically heated).

Although these standards are stretching Council and Housing Association resources and necessitating the identification of external funding, the standards themselves are fairly minimal i.e. a domestic property with an NHER of 5 is not highly energy efficient. The Scottish Government launched it's consultation on an Energy Efficiency Standard for Social Housing (ESSH) in July 2012. The proposed ESSH standard will establish minimum EPC ratings within every social rented dwelling must meet by 2020.

The Scottish Government has also launched a consultation on Scotland's Sustainable Housing Strategy. "Homes that Don't Cost the Earth" setting out the vision for warm, high quality affordable low carbon homes and housing sector that helps establish a successful low carbon economy across Scotland. The strategy's objectives are to:

- Deliver a step - change in provision of energy efficient homes to 2030 through retrofit and new build.
- Ensure that no-one in Scotland has to live in fuel poverty, as far as practicable by 2016.
- Make full contribution to the Climate Change Act targets and enable the refurbishment and house building sectors to contribute to and benefit from Scotland's low carbon economy and to drive Scotland's future economic prosperity.

Energy Efficiency Action Plan for Scotland

When attempting to reduce emissions caused by the burning of fossil fuel (either directly in the home by the burning of gas or indirectly by the burning of coal, oil and gas in power stations to meet the demand for electricity from homes) there is a hierarchy of measures which should be carried out. Before looking to renewables to provide heat and electricity within the home, steps should first be taken to ensure that heat generated (and already paid for by the household) is retained within the home and not lost through the building envelope. Also, energy (both heat and electricity) should be used wisely and is not wasted. Both of these constitute energy efficiency and again result in lower fuel bills for householders and a reduction in CO2 emissions. The Scottish Government recognises that energy efficiency actions can have an equally important role to play in mitigation against climate change and hence the production of an Energy Efficiency Action Plan. The target is for a reduction in energy use of 11% by 2020.

Current Actions and Proposals for the Future

As alluded to elsewhere in this document the main actions the Housing Department within Dundee City Council has taken and will continue to take to contribute to reductions in CO2 emissions have been in mitigation and education / community engagement. This mitigation has been achieved through energy efficiency measures mainly to the Council's own housing stock and through the use of external funding. However, Council housing stock accounts for only 18.7% of all dwellings in the city and it is vital that partnerships are forged with the Housing Association, private rented and owner occupied sector at large to attract funding to Dundee and to publicise and encourage take - up of all monies for energy efficiency measures. Moving forward, the role of Green Deal and ECO (Energy Company Obligation) funding and incentives for implementation of renewable forms of energy, together with greater engagement with the private sector will become more important aspects of the Housing Department's climate change actions. Also it is likely that there will be more examples of housing joining with other Council Departments and external agencies in the city in heat networks, district heating schemes and sharing of energy resources and technologies.

There are a number of key issues which require focus for this strategy and for the resources that are available to the Council and its partners. These issues are identified below:

Issues

- Introduction of the EESSH establishing minimum EPC ratings which every social rented dwelling must meet by 2020.
- Post 2015 likelihood of regulation being introduced for energy efficiency in the private domestic sector from the current consultation "Homes that Don't Cost the Earth".
- 2016 date for eradication of fuel poverty in U.K.
- early 2013 introduction of Green Deal/ECO which are billed as radically transforming the energy efficiency landscape and seeing the introduction of large-scale installations of external insulation for all domestic tenures.
- roll out of more domestic scale renewable energy generation - both heat and electricity - with both FiTs (the Feed-in tariff) and RHI (renewable Heat Incentive) playing a role in the early days.

Taking into consideration the main issues identified above, we have developed the following actions which will cover the lifetime of the LHS. These actions shall be updated on an annual basis and any new actions identified during the year will be added to the action plan.

Action Plan 3: Climate Change

Local Housing Strategy Objective	To Provide Quality Houses for our tenants that meet SHQS and Dundee Standard				
Outcome	Relevant Indicators	Data Frequency / Type/Source	Baseline	Targets	Timescale
All Dundee City Council properties to achieve SHQS (energy efficiency element) by 2015	All Roofs to have at least 100mm roof insulation	Annually	95%	100%	March 2015
	All DCC properties with cavity walls to have cavity wall insulation installed	Annually	90%	100%	March 2015
	All DCC properties to achieve a minimum NHER of 5 (SAP 50 for gas heated, SAP 60 for electric heated)	Annually	77%	100%	March 2015
	All electric storage heating systems replaced with gas wet systems or equivalent	Annually	77%	98%	March 2015
	Reduce U-values of solid wall and other non cavity Council dwellings to same levels as insulated cavity wall properties	Annually	57.5%	100%	March 2020
Key actions and commitment to achieve this outcome	<ul style="list-style-type: none"> • All roofs deemed to have 100mm insulation, any properties outstanding to be identified and work ordered by end 2014. • All cavities deemed to be insulated, any properties outstanding to be identified and work ordered by end 2014. • NHER ratings established by EPC system. • Programme for complete removal of all electric systems embedded in capital programme. • Investigate projects to take advance of utility / government initiatives e.g Green Deal. • Ensure renewable technologies deployed where appropriate as means of reducing costs of heating / electricity for tenants and reducing carbon emissions. • Maximise grant funding for Energy Efficiency / renewable measures across domestic sector in Dundee. • Form partnerships with other Council departments and external agencies in Dundee and beyond in energy networks that benefit households. 				

Community Care

The Scottish Government's Vision for community care in the 21st Century is to further develop the concept of independent living, thereby continuing the long-term national policy to shift the balance of care from institutional care settings to community based service provision. This will be achieved by allowing individuals to have more control and influence on how, where and when they receive their care and support services. In this respect, services will become more focused on service user outcomes rather than organisational out-puts. It is recognised nationally that Housing and Housing Support Services have a significant role to play in realising the Government's vision.

The LHS is committed to working in partnership with all relevant stakeholders to deliver the Government's 21st Century Vision for Community Care. The philosophy of Partnership working is reflected throughout Dundee's community care strategic planning processes. The City has five main Community Care Strategic Planning Groups. These groups are the driving force behind Dundee's community care and housing support planning process. Membership includes representatives from service users, carers, Third Sector and statutory organisations, including NHS Tayside, Dundee City Council's Social Work and Housing Departments.

The remit of the Strategic Planning Groups is to work in conjunction with relevant stakeholders, including service users and their carers, to develop strategies and commission services that promote independent living for individuals who require care and support to live in the community.

At the time of writing the LHS, many of the strategic planning groups' strategies are either currently under review or coming to the end of their respective cycles. As these revised strategies become available they will be reflected in the Local Housing Strategy annual updates.

Based on the strategic information currently available, the following sections outline how the Dundee Partnership will make the necessary service changes and improvements to ensure that individuals with assessed community care and support needs are assisted to live as independently as possible in their own homes.

Older People

The future community care and support needs, demands and aspirations of older people have raised questions about the current capacity to deliver the required service user outcomes. These factors are compounded by the significant projected increase in the older people's population over the next twenty years, and the reduction in Government public spending, which is not expected to return to 2010 levels in real terms until 2025.

The Scottish Government has set out proposals on health and social care integration to address demographic pressures and achieve more integrated working (Integration of Adult Health and Social care in Scotland, Consultation on Proposals May 2012). The vision for the future is that people should be supported to live well at home or in the community for as much time as they can.

These financial, demographic and service delivery challenges have led the Council of Scottish Local Authorities (COSLA) and National Health Service (NHS) to conclude that a radical reform in the way that older people's services are developed and delivered is required. Reshaping Care for Older People, a Programme for Change is the Government's main flagship policy for radically reforming older people's care and support services.

To facilitate the implementation of Reshaping Care for Older People programme, the Government has introduced a Health and Social Care Change Fund for the period 2012- 2015. To gain access to the monies, the thirty-two Scottish Partnerships are invited to submit an annual Change Plan. Nationally, the fund has an allocation of £80 million for the period 2012-13. In addition the Government has committed £80m for 2013/14 and £70m for 2014/15. The proposed Change Fund allocation to the Dundee Partnership over the three year period is £7.330 million (Annually: 2012-13: 2.550m; 2013/14: 2.550m; 2014/15: 2.230m).

Similar to the national situation, the Dundee Partnership recognises that its 'current model of service delivery will not allow delivery against the increased demand that will arise as a result of demographic shift' (Dundee Partnership, 2011, p6).

To facilitate the required shift in service delivery over the coming years, Dundee's Older People's Strategic Planning Group has developed an Integrated Care Model for Older People. Dundee's Change Fund allocation between 2012 -2015 will be used to accelerate the pace of change under this model. In addition, the Dundee Older People's Strategic Planning Group is currently developing an Older People's Commissioning Strategy. The strategy will reflect the aims of the Government's Reshaping Care Policy.

The Partnership's key strategic aims for older people services are:

- i) Fewer people delayed in hospital
- ii) Fewer people in care homes
- iii) More people cared for at home
- iv) More direct support for carers; and
- v) A wider range of alternatives to statutory services for individuals and communities.

In relation to aims i-iii, the Dundee Partnership has set a target of developing an additional 54 housing with care units over the next five years. These will be developed within existing social rented sheltered housing; resulting in 100 units City wide. In light of the way in which older people's services will be developed in the future, Dundee City Council will implement a city-wide review of the Supporting People element of RSLs' sheltered housing service.

This review will take place over the duration of the LHS. In addition, the Council will review its own sheltered housing provision over the same period. Both reviews will be carried out in conjunction with all relevant stakeholders. To increase housing options for older people, the Council also plans to introduce amenity housing within its housing stock.

Mental Health

The Strategic Planning Group's focus over the coming years will be to increase the availability and choice of community based care and support services, thereby assisting more individuals to live independently in community settings. The development of services will be in accordance with the priorities outlined in the Scottish Government's "Mental Health Strategy for Scotland: 2012-2015".

To facilitate the development of community based care and support services, the Strategic Planning Group developed the Dundee Adult Mental Health and Mental Well-Being Strategy 2008-2012. The strategy sets out nine work-streams and associated working groups; the most relevant to housing is the "Where We Live" stream.

The Strategic Planning Group has indicated that to facilitate its long-term objective to increase adult mental health care and support services within communities, the city requires approximately two supported housing units per annum over the next five years.

Learning Disabilities

"The Same as you?" A review of services for people with learning disabilities (2000) report has been at the centre of Government learning disabilities policy development over the last twelve years. It advocates the empowerment of individuals with learning disabilities. Within each of thirty-two Local Authority geographical areas of Scotland, the Partnership in Practice Agreement (PIP) is the driving force behind the implementation of "*Same as you*" national objectives at a local level. These objectives include the development of housing and housing support options for individuals with leaning disabilities.

The Dundee Learning Disabilities Strategic Planning Group is currently in the process of developing it's forth PIP Agreement; with an anticipated completion date of spring 2013. During the interim period, the Learning Disabilities Strategic Planning Group has indicated that it requires twenty-one supported housing units over the duration of the LHS.

Once the Dundee Partnership PIP Agreement is complete, any additional, identified housing and housing support requirements will be reflected in future LHS annual updates.

The following service users have been identified by the Strategic Planning Group as a priority for supported housing over the next five years:

- Individuals with learning disabilities living with older carers
- Individuals with profound and multiple learning disabilities
- Individuals with complex needs
- Individuals with forensic needs

Physical Disability and Sensory Impairment

Dundee Partnership has recently developed a Dundee Health and Social Care Interim Strategy for People with a Physical Disability, and Sensory Impairment, 2012-2014. The Partnership anticipates that the related Strategic Planning Group will be set-up by the end of 2012, and will be responsible for planning service provision in the city. When the details of service planning becomes available, related housing and housing support aspects will be reflected in the Local Housing Strategy annual updates.

With specific reference to social rented housing for people who require wheelchair adapted housing in the city, waiting list demand over recent years has almost halved; reducing from sixty-five applicants in 2009/10 to thirty-five in 2012/13. Dundee's Housing Needs Demand and Affordability Study highlights an increase in demand for physically adapted housing in future years, but believes that the needs of the majority of service users 'can be met through in-situ-solutions; such as adapting existing housing'. However, to ensure sufficient supply of suitable housing for waiting list applicants requiring wheelchair or level access accommodation, Dundee City Council plans to build twelve ambulant, disabled flats by 2013, and is working in partnership with RSLs to ensure that wheelchair and level access accommodation is provided within the Affordable Housing Supply Programme.

There are a number of key issues which require focus for this strategy and for the resources that are available to the Council and its partners. These issues are identified below:

Issues

The availability of:

- Sufficient capital funding for new build housing in the Social Rented Sector
- Suitable properties from existing Social Rented housing stock

Taking into consideration the main issues identified above, we have developed the following actions which will cover the lifetime of the LHS. These actions shall be updated on an annual basis and any new actions identified during the year will be added to the action plan.

Action Plan 4: Community Care

Local Housing Strategy Objective	We will provide housing and support services that meet your needs				
Outcome	Relevant Indicators	Data Frequency Type/Source	Baseline	Targets	Timescale
Older People					
Increase housing support options for individuals who require support to live independently	The number of additional Housing with Care units	1. Annually 2. LHS action plan update 3. Older People Strategic Planning Group	46 units	54 units (resulting in 100 units city wide)	By 2017
Provide housing and housing support services that meet the needs and aspirations of older people	Council Sheltered Housing Sector Review: Completion of review	1. Annually 2. LHS action plan update 3. Dundee City Council Housing Department	N/A	Complete review	April 2013
	RSLs: Supporting People Element of Sheltered Housing Review: Completion of review	1. Annually 2. LHS action plan update 3. Older People Strategic Planning Group	N/A	Complete review	By 2017
Increase housing options for older people	The number of amenity housing in the city	1. Annually 2. LHS action plan update 3. Older People Strategic Planning Group	114	Develop and Implement Model of Accommodation	July 2013
Mental Health					
Increase housing support options for individuals who require support to live independently	The number of additional supported housing units	1. Annually 2. LHS action plan update 3. Adult Mental Health Strategic Planning Group	35 units	10 units	By 2017
Learning Disabilities					
Increase housing support options for individuals who require support to live	The number of additional supported housing units	1. Annually 2. LHS action plan update 3. Learning Disabilities Strategic Planning Group	63 units	21 units	By 2017

Local Housing Strategy Objective	We will provide housing and support services that meet your needs				
independently					
Physical Disabilities/ Sensory Impairment					
Increase housing and housing support options for individuals who require support to live independently	The number of additional social rented ambulant disabled housing units	<ol style="list-style-type: none"> 1. Annually 2. LHS action plan update 3. Learning Disabilities Strategic Planning Group 	217 units	12 units	By 2017
Key actions and commitment to achieve community care outcomes	<p><u>Older People</u></p> <ul style="list-style-type: none"> • Agree the bridging funding requirements to modify existing sheltered housing for Housing with Care purposes • Develop a Partnership Agreement to develop additional Housing with Care Units in the Housing Association Sector <p><u>Mental Health & Learning Disabilities</u></p> <ul style="list-style-type: none"> • Develop Accommodation Specification Briefs for supported housing • Submit Accommodation Specification Briefs to the Dundee Community Care Housing Forum <p><u>Physical Disabilities and Sensory Impairment</u></p> <ul style="list-style-type: none"> • Secure capital funding for developing wheelchair housing 				

Sustainable Safe Communities

Community Safety

Our approach to tackling anti-social behaviour is framed by National Outcomes that: "We live our lives safe from crime, disorder and danger; we have strong resilient and supportive communities where people take responsibility for their own actions and how they affect others". These outcomes are translated into Dundee Partnership's Strategic Outcomes: 7- "Our communities will be safe and feel safe and; 9 Our people will live in strong, popular and attractive communities."

The Community Safety Partnership, on behalf of the Dundee Partnership drives forward the Community Safety theme of the Dundee Community Plan and the Single Outcome Agreement. The Community Safety Partnership has continued to evolve and further develop its strong ethos of effective partnership working and commitment to ensure resources are maximised effectively. Key to our success is in our ability to target resources on an intelligence led basis. There are now over 20 partner organisations contributing to the overall intelligence picture. In addition, information comes into the Community Intelligence Unit via local community groups and individuals through the Local Community Planning Process.

Crime trends in Dundee continue downwards and have been so for the past six years. There has been significant investment in recent years by the Council in Close Circuit Television (CCTV), White lighting, community wardens and dealing with anti-social behaviour. What is particularly welcome is the fact that people's perception of crime and fear of crime in the city is improving.

The Dundee Community Safety Partnership Strategic Assessment identifies community safety outcomes in Dundee:

- To reduce crime and fear of crime and create an environment in which people feel safe as well as being safe.
- To support the voluntary sector and encourage positive developments, with particular reference to the priorities set within Dundee's Community Safety Plan.
- To encourage networking between voluntary & community organisations with an interest in community safety.
- To act as a focal point for consultation and action on safety issues.
- To act as a channel of communication with the Community Safety Partnership on issues relevant to community organisations.
- To collate voluntary organisations views to influence the Community Safety Partnership and other relevant bodies.

Issues

Taking into consideration the main issues identified above, we have developed the following actions which will cover the lifetime of the LHS. These actions shall be updated on an annual basis and any new actions identified during the year will be added to the action plan.

- The requirement to work together across public and voluntary agencies to achieve safer communities.
- Crime & fear of Crime are displaying a downward trend

Action Plan 5: Community Safety Partnership

Local Housing Strategy Outcome	Relevant Indicators	Data Frequency/Type/Source	Baseline (date)	Targets	Timescale
Dundee has reduced levels of crime	Reduce the number of anti-social behaviour complaints by 3% annually	Annually Antisocial Behaviour Database	Reduce complaints by 3%	1490	2013
	% of residents satisfied with neighbourhood they live in	Annually Single Outcome Agreement	85.5%	Improve	2017
Key actions and commitment by local Partners for this outcome	<ul style="list-style-type: none"> • Increase the range of partners contributing to gathering community intelligence reports • Deliver partnership training / awareness raising session • Improve perception of quality of life in the local communities • Improve the quality and co-ordination of housing and estate services by working with our partners • Increase number of crime prevention initiatives • Improve police response in localities by enhancing levels of community police officers and placing an increased emphasis on visible community policing • Increase measures to tackle re-offending • Increase youth diversionary activity for young people engaging in substance misuse • Introduce measures to assist communities to reduce risk from any potential terrorist threat • Deploy Community Safety Wardens & antisocial behaviour team on the basis of intelligence led tasking to increase the level of response to ASB hotspots 				

Tackling Poverty

Whilst Dundee is a modern, vibrant city which has undergone a remarkable transformation it also has levels of poverty and deprivation which make every day life a struggle for individuals, families and communities across the city. Too many people are more likely to have insufficient income, lower life expectancy, experience higher levels of crime, greater unemployment and lower educational attainment and too many children are less likely to achieve positive life outcomes.

The Dundee Partnership believes that every person and family in Dundee wants, and should have the right, to share in the success we achieve as a city. Everyone should have the right to be heard and valued and to participate fully in our community and that no one should be denied that because of their economic status.

The biggest obstacle people face in achieving this are poverty and inequality which have an enormous impact on the chances of being healthy and happy, educated and employed and safe and secure

So in Dundee we will pursue fairness (**A Strategy for Challenging Poverty and Promoting Inclusion in Dundee**) by ensuring that every person and family in the city has **"a fair household income, someone to turn to and hope for the future"**.

There is no official measurement of poverty for Scotland or the U.K. though it has been recommended that those with a household income 60 percent of the median income should be used as the measure for income poverty and this is now the favoured measure of the U.K Government.

The Scottish Government has made tackling financial exclusion a high priority for Community Planning Partnerships. In November 2008 the Government published 'Achieving Our Potential; A Framework to Tackle Poverty and Income Inequality in Scotland'. The policy aims to support efforts to achieve the target of increasing overall income and the proportions of income earned by the lowest 30% of people as a group by 2017. This focus on poverty and income inequality reflects the importance of both on the life chances and outcomes of people in Scotland. The Framework links with the national policies set out in *"The Early Years Framework"* and *"Equally Well"*.

The Single Outcome Agreement for Dundee 2012-2017 makes an explicit commitment to reducing inequality. Over the next five years the challenge will be to achieve greater fairness in the city by ensuring that people from our community regeneration areas are able to benefit from the major economic developments in Dundee and support people even as they experience the impact of welfare reform and the difficult economic climate.

The Dundee Partnership, with support from the Financial Inclusion Fund has given significant attention to addressing poverty in the City. However, considerable exclusion still exists.

As a result of work undertaken by the Anti Poverty/Social Inclusion Group and, latterly, by a Financial Inclusion Strategy Group, the Dundee Partnership has a range of actions already in place to respond to the Achieving Our Potential Framework. In 2009, in approving a Report No 158-2009 to its Policy and Resources Committee on the Framework, the Council agreed to develop a revised Financial Inclusion Strategy and Action Plan and to incorporate provisions into the Single Outcome Agreement to tackle the broad range of factors which impact on poverty and deprivation.

Dundee has the third largest percentage of its population (28.8%) living in the 15% most deprived areas. Dundee has 179 Datazones and of these 54 is ranked to be within the 15% most deprived areas in Scotland according to the SIMD.

There have been a number of initiatives on-going to tackle poverty and inequality in Dundee with support and encouragement from the Dundee Partnerships. Examples of how the partnership has been tackling poverty and deprivation with a focus on Financial Inclusion are set out below.

- Longer Term measures to tackle poverty and drivers of low Income:
 - A 3rd Sector Pre-Tenancy project helps tenants, often previously homeless, get and sustain tenancies, and the Housing Department has a starter pack scheme for homeless applicants to assist them to move into and sustain their tenancies.
- Support for those experiencing poverty or at risk of falling into poverty:
 - Welfare Benefits Team and 3rd Sector Partners deliver income maximisation and money advice.
 - Fuel poor households are helped to get into social tariff (lower energy costs) and to take advantage of a White Goods Initiative operated by Dundee Energy Efficiency Advice Project and Discovery Credit Union (Energy efficient white goods are discounted forces via affordable loans).

Council Strategies to Minimise the Impacts of Welfare Reform

The Council's strategy to minimise the impact on Welfare Reform has been to establish a Corporate Welfare Reform Working Group which is focussing on key themes relating to the changes. These include Universal Credit/Council Tax, Scottish Welfare Fund, Housing Services, Supporting Initiatives, Employability & Learning and Welfare Rights.

To mitigate the effect of some of Welfare Reform changes, Welfare Rights in conjunction with external agencies intend to offer an income maximisation review to any interested parties. Letters will be issued to those claimants affected by these changes to inform them of who to contact and what assistance can be provided.

Considerable thought and effort is already being devoted to addressing those challenges. The Dundee Partnership has a Financial Inclusion Strategy in place which is being implemented and monitored by a multi-agency group. The Dundee Partnership has recently developed "For Fairness in Dundee" which is a strategy for challenging poverty and promoting inclusion in Dundee.

The housing benefit changes relating to under occupancy come into effect from April 2013. These changes will mean that depending on the number of extra bedrooms a household has, the eligible rent used to calculate Housing Benefit will reduce by a set percentage. For households who have one extra bedroom the eligible rent will reduce by 14%, for households with more than one extra bedroom the eligible rent will reduce by 25%. The Council is implementing actions to mitigate these affects by awarding greater priority for under occupation within its Allocations policy and introducing a Housing Incentive Scheme. These changes will mean there is a greater need for one bedroom flats.

In parallel an internal Council working group has developed a Corporate Debt Recovery Policy which seeks to maximise the collection of income due to the Council while recognising financial inclusion principles and the Financial Inclusion Strategy. This will require the Council debt recovery procedure to assess individual's financial situations and total indebtedness when coming to arrangements about what they can afford to pay towards the indebtedness so that for example, if possible, they are not made vulnerable to homelessness by being left with insufficient funds to meet rent or mortgage costs.

Closely linked, is the work of the Welfare Rights Review Group set up under the Changing for the Future Programme. This Group is working to develop plans to maximise the effectiveness of Welfare Rights Services across the City, linking Council teams and external advice agencies. Key aims are to maximise the take up of benefit entitlement and to reduce levels of debt in Dundee.

The Welfare Rights Review Group and the Financial Inclusion Strategy Group are working together to maximise the effectiveness of the expertise available in advice projects. The processes being developed under the Corporate Debt Recovery Policy will mean that intervention should become possible at the first signs of problems, not as has all too often been the case in the past, when debts or arrears have developed to a serious level.

Large numbers of front line Council Staff will be trained on how to recognise the signs of financial difficulties to ascertain the nature of these difficulties to offer basic advice where possible, and to signpost or directly refer to appropriate advice sector expert support in areas such as income maximisation, debt resolution etc. Information sharing mechanism and protocols are being explored and a close partnership between public and voluntary sector agencies is developing well.

Scottish Fuel Poverty Statement

All Scottish Local Authorities are required, as far as is reasonably practicable, to eradicate fuel poverty in their areas by 2016. Fuel poverty describes the situation whereby householders are too poor to afford to stay warm in their homes (the technical definition says that households who would have to spend 10% or more of their disposable income on an adequate heating regime are fuel poor). Both the high price of fuel and low incomes lead to fuel poverty. The Housing Department is working in the investment programmes to make council houses as energy efficient as possible by insulating them, installing efficient heating systems and educating tenants as to the best way to use heating and minimise expenditure on fuel. As well as addressing fuel poverty, this has the added benefit of reducing emissions and contributing to climate change targets.

Fuel Poverty

Fuel Poverty continues to be a significant problem, which is being exacerbated by rising fuel costs and in the current winter, long periods of cold weather. The DEEAP project continues to make an impact in this area and the White Goods Scheme helps keep people away from expensive doorstep lenders by giving access to low cost borrowing through the Credit Union.

The Housing Department works with the Scottish Government to deliver Universal Home Insulation Schemes (UHIS) within the city to improve insulation standards, reducing fuel bills and carbon emissions. The Department is also installing efficient condensing gas boilers in council housing to provide efficient low cost heating, and enhancing thermal insulation. With partner agencies, the Housing Department is delivering Community Energy Saving Projects (CESP) where district heating schemes will reduce household fuel bills. Such schemes have been delivered to 4 multi storey blocks at Dallfield and 4 multi storey blocks at Whorterbank and Lansdowne in Lochee. Under the Energy Company Obligation (ECO) the Council is rolling out a further project at Adamson and Elders Courts/Kirk Street in Lochee. The Council's new build housing programme aims to minimise running costs of new homes by ensuring they are highly thermal efficient.

Advice and Support

The demand for money and debt advice has also increased and the work done in this area and in income benefit maximisation will be a key element of the Financial Inclusion Strategy. The Council's Welfare Rights service and agencies such as CAB, Brooksbank, Dundee Carers Centre, Hillcrest Housing Association, Shelter (Scotland) and the Money Advice Workers all contribute to the pool of advice and support available in the City.

There are a number of key issues which require focus for this strategy and for the resources that are available to the Council and its partners. These issues are identified below:

Issues

- Employment (and low pay)
- Income maximisation and benefit advice
- Education
- Affordable energy
- Welfare Reform

Taking into consideration the main issues identified above, we have developed the following actions which will cover the lifetime of the LHS. These actions shall be updated on an annual basis and any new actions identified during the year will be added to the action plan.

Action Plan 6: Tackling Poverty

Local Housing Strategy Outcome	Relevant Indicators	Data Frequency/Type/Source	Baseline (date)	Targets	Timescale
We have reduced financial exclusion, income inequalities and fuel poverty	Percentage of households living in fuel poverty	Annually Single Outcome Agreement	26%	Substantially eradicate fuel poverty by 2012	2017
	No. of White Goods packages delivered	Annually Housing Service Plan	493	1000 House holds	March 2013
	No. of Completed income Maximisation / Benefits Checks	Annually Housing Service Plan	£217,046	£200,000 to be raised	March 2013
	No. of Houses Registered for Warm Home Discount	Annually Housing Service Plan	769	500 properties (£130 per Household)	March 2013
Key actions and commitment by local Partners for this outcome	<ul style="list-style-type: none"> • Maximise the take up of welfare, money and fuel poverty advice and solutions. • Develop a Corporate debt recovery policy which takes account of people's circumstances and signposts to sources of advice on benefit, money and debt problems. • Increasing access to social tariff and energy efficient appliances for people in fuel poverty through the Dundee Energy Efficiency and Advice Project. • Provide free cavity and loft insulation through Universal Home Insulation Scheme. • Improve access to financial inclusion advice for offenders and pre-release prisoners. • Support vulnerable individuals and households to maintain their tenancies. • Implement Living Wage for Dundee City Council employees. • Target benefit advice to low paid workers. 				

Homelessness

Total homeless applications reached 2,788 in Dundee in 2008/9. This decreased to 1,611 in 2011/12. The profile of Homeless Applicants in Dundee largely mirrors the national situation. There was a reduction in the number of homeless applications of 19% in 2011/12 and in Dundee this was 16%.

Youth Homelessness (aged 16 - 24) also peaked in Dundee in 2008/9 at 630 applicants which represents 28% per head of population. In 2011/12 there were 441 applications from the 16 - 24 age group and this represents 19.7% of the population against a Scottish average of 18.9%. A pilot project has been running in 2012/13 with 16/17 year olds, this has shown a 14% reduction. The project has now been extended to include 16 – 21 year olds from 4 February 2013.

The proportion of homeless applicants who we lose contact with prior to assessment and prior to case closure has reduced in recent years at 6% prior to assessment and 13% post assessment in 2011/12, this is comparable with national averages. This change is attributed to better data recording together with improved practices within the Homeless Service.

The percentage of homeless assessments identified as repeat cases (i.e. where a previous application from the household had been closed less than 12 months before the current assessment) has fallen from 9.8% in 2002-03 to 5% in 2011-12 across Scotland compared with 4% in Dundee in 2011/12. In Dundee 30% of all repeat homeless are returning prisoners and the total of single repeat presentation homeless has risen to 69% compared to the HNDA figure on page 7 of 63% from 2005 / 06.

Overall homeless households accounted for an estimated 43% of available social lets during 2010-11, and have been at similar levels since 2008-09. In Dundee the target proportion of lets for people assessed as homeless is 45% of all council vacancies. In 2010/11, Homeless Applicants achieved 49% (595lets). Additionally, 203 applicants were successfully referred to Registered Social Landlords in 2011/12.

Preventing Homelessness

In line with Scottish Government legislation and guidance early intervention through a housing options approach will assist to reduce the number of clients becoming homeless. In 2011/12 Dundee achieved a 16% reduction through partnership working a more holistic approach has been developed; resulting in a more person centred, outcome focussed approach.

In July 2009 the Homeless Prevention Team was formed and their aim was to focus on early intervention and provide a first point of contact for single people, couples or families experiencing difficulties in their current home. The service provide advice and is for anyone facing housing problems or the possibility of becoming homeless in social housing, private rented housing, those with a mortgage and people with complex housing needs.

The main aim of the team is to try and prevent people from becoming homeless and allow them to stay within their existing home where that is a suitable and safe option. The team work closely with people threatened with homelessness to identify and diagnose issues, provide possible solutions and arrange for appropriate support when needed. The team refers onto a number of organisations when it is needed to ensure independent advice is available for legal financial and health issues that people may need help with on a planned or crisis basis.

The Prevention Team deliver housing awareness sessions to young people in s4 – s6 in secondary schools in Dundee throughout the academic year. The Housing Education for Youth (HEY) Project has been developed and delivered in conjunction with partner agencies to allow young people to make informed decisions when thinking about leaving the parental home.

Very much a prevention tool that encourages young people to remain in the parental home if it is safe to do so. The Project does however outline the responsibilities of being a tenant along with the financial outlay that a young person will have if they chose to get a house.

The Prevention Team respond to notices of eviction served under section 11 of the Homelessness etc (Scotland) Act 2003. In 2010/11, 145 referrals were received and of those only 5 became homeless. The table on the following page shows a breakdown for the financial year 2011-12 of the number of s11 referrals by RSL's.

Table7 - Homeless Prevention Statistics

Prevention Statistics April 2011 - March 2012 Registered Social Landlord s11 Referrals												
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
s11 Received	20	18	10	15	10	18	11	5	6	4	15	13
Contact made within 5 working days	20	18	10	15	10	18	11	5	6	4	15	13
Resulted in Homeless Application	0	1	1	1	1	0	1	0	0	0	0	0
Total April - March												145

There are a number of protocols in operation between public bodies to prevent homelessness and assist re-settlement. These include:

- A Care Leavers Policy between Dundee City Council's Housing and Social Work Departments.
- A Tayside Inter Agency Prison Discharge and Homelessness Prevention Protocol.
- Tayside Joint Health and Social Care Adult Discharge Protocol.
- Partnership Protocol between Actions for Children & DCC Homeless Prevention Team.
- Youth Housing Options Protocol between Dundee City Council and Action for Children.

There are also a number of partnership projects with the voluntary sector which aim to prevent homelessness by educating and providing support and accommodation where required. Some of these services are focused on young people and young people within family settings in response to the number of young single people who are threatened with homeless. These projects include:

- Residential and Floating Support for families - Dundee Families Project
- Parenting Project – Dundee Family Project
- Intensive Supported Tenancies - Positive Steps.
- Housing Education Programme for Youths (HEY) project
- Youth Housing Options Service
- Health and Homeless Outreach team.
- Prevention of repeat Homelessness Team - Positive Steps.
- Floating Housing Support – Positive Steps
- Floating Tenancy Support – Hillcrest Housing Association
- Floating Tenancy Support – Home Scotland Housing Association
- Floating Tenancy Support –Dundee City Council Housing
- Tenancy Sustainment Services - Hillcrest Housing Association.
- Dundee Homefinder Service
- Transform Furniture Project

Providing Temporary Accommodation

The Council currently has access to 376 units of temporary accommodation, 106 dispersed furnished units, 106 direct access hostel places and 100 resettlement places available for temporary homeless accommodation. There have been no breaches of the Temporary Accommodation Order in Dundee since 2008.

Research carried out by Craigforth Consultancy in May 2011 "Assessing Need for Homeless Temporary Accommodation in Dundee" suggests that temporary accommodation need and supply is currently in net balance.

When commenced, section 31B of the Housing (Scotland) Act 1987 (inserted by Section 15B of the Housing (Scotland) Act 2010) will place a duty on local authorities to assess the housing support needs of homeless applicants to whom they have a duty to secure settled accommodation. The local authority must then ensure that housing support services are provided to those assessed as being in need of them.

The Scottish Government has taken a three stage approach to developing the policy on the duty of local authorities to assess for, and provide, housing support. The first stage involved a public consultation which sought views on what the regulations should address and include. The second stage involved drafting regulations which were then issued to a smaller group of key stakeholders for consultation. The last stage involved submitting the regulations for Parliamentary debate and approval under affirmative procedure.

There is an ongoing need to provide support to people whilst they are in temporary accommodation and to assist their move to permanent solutions. Projects which are specifically focused on temporary accommodation and resettlement include:

- Salvation Army
- Transform Communities Development
- Dundee Survival Group
- Positive Steps Intensive Supported Tenancies

Tackling Chaotic Lifestyles

There is an increase in the number of people who become homeless because of a history of drug or alcohol mis-use. In some instances this may be associated with mental and physical health conditions. It is important that all services work together well to tackle these issues. During 2012/13 an accommodation unit for 10 people has opened for people who have no immediate prospect of maintaining their own tenancy owing to alcohol related illness, this will enable the client to have a permanent accommodation situation with the care and support that they require.

Issues

There are a number of key issues which require focus for this strategy and for the resources that are available to the Council and its partners:

- Access to support and care services can be difficult to obtain for clients with chaotic lifestyles.
- The council and its partners need to develop a "Housing Options" service.
- The impacts of welfare reform need to be researched and planned for.
- Address issues raised through the Temporary Accommodation Review and provide supported/move on accommodation.
- A new duty under the Homeless (Scotland) Act 2010 to provide a support assessment to all applicants who apply as Homeless.

- Provision of sufficient permanent accommodation across all sectors.

Taking into consideration the main issues identified above, we have developed the following actions which will cover the lifetime of the LHS. These actions shall be updated on an annual basis and any new actions identified during the year will be added to the action plan.

Action Plan 7: Homelessness

Local Housing Strategy Outcome	Relevant Indicators	Data Frequency/Type/Source	Baseline (date)	Targets	Timescale
Prevent homelessness:	Homeless presentations	Annually HL1	1614	5% reduction on previous year	2017
Provide temporary accommodation	Duration of stay in temporary accommodation <ul style="list-style-type: none"> • Hostel • Bed & Breakfast • Furnished 	Annually Housing Performance Report Housing Service Plan	31 days 0 days 119 days	60 days 10 days 130 days	2013
3. Provide permanent accommodation	Number of homeless people finding permanent accommodation.	Annually HL1	1025	100%	2013
Key actions and commitment by local Partners for this outcome	Prevent homelessness: <ul style="list-style-type: none"> • Improve access to private rented sector • Continue good partnership working through continued use of protocols. • Providing access to support and care services • Provide housing options information and advice • Improve access to private rented sector • Assess the impacts of welfare reform • Reduce Youth Homelessness by targeted early intervention and joined up services to include; • Conflict resolution • Parenting skills • Social development • Meaningful activity Provide temporary accommodation: <ul style="list-style-type: none"> • Address issues raised through the Temporary Accommodation Review • improved assessment through joined up working • ensure a supply of suitable, good quality temporary emergency accommodation • provide supported/move on accommodation Provide permanent accommodation: <ul style="list-style-type: none"> • Access to LA Housing • Access to Housing Association housing • Access to Private renting • provision of support and care to sustain settled accommodation 				

Violence Against Women

Dundee Violence Against Women Partnership leads the strategic response to violence against women across the Dundee City area and are responsible for ensure co-ordinated and consistent service provision that meets the needs of the target group. The Partnership is also responsible for supporting service developments and specific partnership projects. The Partnership has a wide range of established networks at both the operational and strategic level in relation to violence against women, housing and related issues.

The Violence Against Women Partnership has established a Strategic Framework 2011 - 2016 which identifies short, medium and long term outcomes aiming towards the goal of eradicating all forms of violence against women, housing and related issues. The partnerships "Safer Live: Changed Live" is the national framework for VAW which informs their work, this is focused on the four Ps;

- Prevention - to prevent, remove or diminish the risk of violence against women and its impact on children and young people.
- Protection - to protect women from victimisation, repeat victimisation or harassment by perpetrators and protect the children and young people affected.
- Provision - to provide adequate services to deal with the consequences of violence against women and children to help them rebuild their lives.
- Participation - to ensure policy making and practice development around violence against women is shaped by the experiences, needs and views of those who use services.

Dundee City has the 3rd highest prevalence rate of domestic abuse in Scotland. In 2010/11, 174 people were assessed as being homeless due to domestic abuse; this is 9% of all homeless presentations. A further 523 women who were at risk of homelessness, were supported within specialist services. The prevention of homelessness through, for example, options advice is a high priority for Government and this is reflected in the National Domestic Abuse Delivery Plan.

Multi-agency partners have been involved in two recent research projects which indicate that there is a need for:

- early and comprehensive housing advice for women;
- reduced reliance on temporary accommodation as the single option for women;
- wider access to legal advice and representation on housing matters;
- wider access to home security services and
- A holistic approach that combines housing, legal and security interventions with women's wider emotional support services.

The research also indicates that the quality of intervention offered by mainstream housing and legal services requires to be improved in order that women receive an appropriate and supportive response.

One of the biggest obstacles to women leaving their partner is lack of readily available information about their housing options. Women have reported that they had routinely been given the impression that their only option was to leave and set-up home elsewhere.

To meet these gaps we are implementing a project drawing together existing local service provision alongside new resources (dedicated housing information and advice workers, home security resources to support the provision of legal advice and actions) to establish the multi-agency team described in the research recommendation. This partnership approach combines existing services with new resources to add value to current service provision that can, be sustained by building the capacity of existing services to provide enhanced information and support to women.

The project replicates multi-agency good practice established within the Edinburgh City Council "Safe as Houses" initiative, which in turn was built on experience from a number of sanctuary schemes located within England.

There are a number of key issues which require focus for this strategy and for the resources that are available to the Council and its partners:

Issues

- Dundee has the highest reported rate of domestic abuse allegations per head of population in Scotland.
- The prevention of homelessness through options advice is a high priority for Government.
- Wider access to home security services is needed.
- An approach that combines housing, legal and security interventions is needed.

Taking into consideration the main issues identified above, we have developed the following actions which will cover the lifetime of the LHS. These actions shall be updated on an annual basis and any new actions identified during the year will be added to the action plan.

Action Plan 8: Violence Against Women

Housing Strategy Outcome	Relevant Indicators	Data Frequency/Type/Source	Baseline (date)	Targets	Timescale
Women, children and young people in Dundee experiencing violence against women feel safer:	Number of referrals of women, children and young people to specialist violence against women service providers by housing professionals	Quarterly data from Barnardo's, Tayside Domestic Abuse Initiative / Dundee Women's Aid / Women's Rape and Sexual Abuse Centre	30 (note; this figure does not include women who have received information and self-referred)	Increase	March 2013
	Number of women provided with safe accommodation	Quarterly data from Dundee Women's Aid / Dundee City Council		Increase	March 2014
	Proportion of women involved with the MARAC system who report increased feelings of safety	Quarterly data from MARAC Independent Advocacy Service (MIA)	N/A	Increase	March 2014
Key actions and commitment by local Partners for this outcome	<ul style="list-style-type: none"> • There is increased prioritisation / recognition of violence against women issues within strategic plans in Dundee. • Women children and young people in Dundee affected by violence against women are healthier (both physically and mentally). • Women, children and young people in Dundee will have greater awareness of sources of support. • An increasingly knowledgeable and skilled workforce is able to respond appropriately and consistently to the needs of women, children and young people affected by violence against women. • Deliver partnership training / awareness raising session • Improve perception of quality of life in the local communities • Improve the quality and co-ordination of housing and estate services by working with our partners 				

Access to Housing

Housing Options

Good quality housing advice can help people to achieve the housing solutions that best suit them and can help prevent homelessness. Whilst homeless referrals have reduced, demand for advice and information has increased. Research carried out by Heriot Watt University measured the average annual cost to a local authority of a homeless presentation at £5,300.

Preventing homelessness is a key priority of the Scottish Government. In June 2010, Scottish Housing Options funding was launched to enable local authorities to make changes needed to provide a holistic housing options approach to homeless prevention. The Scottish Government set up and has funded 5 regional housing options hubs. Dundee City Council is a member of the Tayside, Fife and Central Housing Options Hub. This Hub received funding of approximately £140,000 to develop and implement a Housing Options approach.

The target outcome is to have a consistent and good housing advice and information from the Council, Housing Associations and other voluntary agencies. The advice can also cover personal circumstances which may not necessarily be housing related, such as debt advice, mediation and mental health issues. The outcome of the assessment is to deliver a personalised housing plan.

Actions

We are currently working within the Housing Options Hub to procure a Housing Options IT system. An overall approach to provision of Housing Options will then be developed and be promoted to local housing associations and other partners. There will be a requirement for training housing options and advice workers to National Standard Level II in Advice and Information training.

Common Housing Register

Given the pressures put on the housing system by the economic downturn, welfare reform and restrictions on public expenditure it is increasingly important that we make the best use of the social housing stock. Common Housing Registers involve social housing providers working together to achieve three main objectives:

- co-ordinated housing information and advice;
- a single housing application route; and
- A single database of housing applicants.

Many CHRs also include additional elements, such as a common housing allocation policy. But they can be as simple or complex as partners decide is appropriate. The central aim of a CHR is to simplify access to social housing. CHRs can also have benefits for landlords, including improving information on housing need and demand, and reducing duplication of staff effort.

The Scottish Government has supported CHR development since 2000, through a programme of funding and practical support including training, networking, research and guidance, latterly through the Scottish Housing Best Value Network. To date, the Scottish Government has taken a voluntary and participative approach to CHR development although they do have the power to enforce CHR development through the Housing (Scotland) Act 2001, section 8.

Discussions on progressing a CHR in Dundee thus far have informally agreed that the administrative centre for the CHR would be the Council's Letting Centre and that the function of the CHR would be enabled by the Council's Letting I.T. system.

The Council and Hillcrest Housing Association have progressed a pilot CHR in early 2012. It is the Council's intention to involve other Housing Associations across 2012/13. This will require agreements on costs and governance arrangements.

Actions

Have two Housing associations involved in the CHR by April 2013
Have five Housing Associations involved in the CHR by April 2015
Review the Allocations policy by April 2013

There are a number of key issues which require focus for this strategy and for the resources that are available to the Council and its partners:

Issues

- Demand for advice and information has increased.
- Housing Options advice is crucial to preventing homelessness.
- A need to streamline access to social housing.
- A need to match housing need and supply within the social rented sector.

Taking into consideration the main issues identified above, we have developed the following actions which will cover the lifetime of the LHS. These actions shall be updated on an annual basis and any new actions identified during the year will be added to the action plan.

Action Plan 9: Housing Options

Housing Strategy Outcome	Relevant Indicators	Data Frequency/Type/Source	Baseline (date)	Targets	Timescale
Prevent and reduce homelessness by progressing and implementing the homeless strategy	% of those approaching Homeless Service who were provided with information and advice that were prevented from becoming homeless	Annually Housing Department Performance Report		30%	
Key actions and commitment by local Partners for this outcome	<ul style="list-style-type: none"> • People looking for housing get information that helps them make informed choices and decisions about the range of housing options available to them. • Tenants and people on housing lists can review their housing options. • People at risk of losing their homes get advice on preventing homelessness • Tenants get the information they need on how to obtain support to remain in their home and ensure suitable support is available including services provided directly by the landlord and by other organisations. • Develop Common Housing Register (CHR) • Have a CHR with key RSL's by 2016 				

Performance and Monitoring Framework

Consultation

In developing the LHS we have held a number of Public Consultation Events in conjunction with our Planning Colleagues who were consulting on the Main Issues Report (MIR). These events were held between September and November 2011 in various locations throughout the City.

We also attended various meetings with Community Council's to outline our proposals and asked various questions regarding the action within the Strategy and if these actions were correct and if we had missed any actions.

The Strategy will be posted on Dundee City Council's Home page with a link which will allow the public to comment on the LHS and add any comments which they have or any issues which they feel should be included in the LHS.

The Strategy was also presented to the Local Community Planning Partners and requested their input to the Strategy and received information for the community which they covered.

The Strategy has been provided to all Equal Opportunities Groups via the Council's Equality and Diversity Co-ordinator and meetings held where this was requested.

Equalities

Dundee City Council is committed to equalities and the prevention of discrimination on the grounds of sex, marital status, race, disability, sexual orientation, language or social origin, or personal belief or opinions.

To make this commitment work in practice, Dundee City Council has established a Dundee Equality and Diversity Partnership which will be responsible for ensuring that equality implications are considered across all community planning themes.

All procurement strategies and contracts will be screened and where appropriate undergo full Equalities Impact Assessment screening to ensure that actions associated with this strategy support the equalities agenda of the government, council and its partners.

The Housing Department aims to ensure that quality housing is provided for the people of Dundee in a safe and healthy environment.

Delivery

A specific aim of this strategy will be delivering affordable and good quality housing for:

- Ethnic minorities (inc economic migrants)
- Community care groups
- Gypsy travellers
- Homeless

Targets for provision for these groups have been identified in the SHIP. However, additional provision for these groups where it is seen as appropriate will be encouraged.

Procurement

All procurement strategies and contracts will be screened and where appropriate undergo full Equalities Impact Assessment screening to ensure that actions associated with this strategy support the equalities agenda of the government, council and its partners.

Monitoring and Reviewing Local Housing Strategy

Monitoring processes are in place so that we know how successful we have been in achieving what we set out to do. This involves measuring progress against indicators and targets which help us see whether we are achieving our outcomes. We will also ask our partners and communities for their views on progress and the impact of the Local Housing Strategy through, for example, existing networks. This monitoring progress will be carried out on an annual basis.

We will produce a report on the Local Housing Strategy once a year. As well as highlighting our progress, it will also update elements of our approach to take account of changed influences including policies, priorities and resources.

Strategies/Document's Which Link to Local Housing Strategy

- Single Outcome Agreement
- Council Plan
- Dundee Partnership
- Dundee City Council Community Plan
- For Fairness in Dundee A Strategy for Challenging Poverty and Promoting Inclusion in Dundee
- TAYplan
- Local Development Plan
- Strategic Housing Investment Plan (SHIP)
- Strategic Local Programme (SLP)
- Welfare Rights Strategy
- Private Sector Research
- Violence Against Women Partnership Strategic Framework 2011 - 16
- Community Regeneration Strategy
- Dundee Older People Joint Strategy and Commissioning Framework

Glossary of Terms

BTS – Below Tolerable Standards
 BSC – Building Stronger Communities
 CESP – Community Energy Saving Project
 CHR – Common Housing Register
 CoSLA – Council of Scottish Local Authorities
 DEEAP – Dundee Energy Efficiency Advice Project
 ECO – Energy Company Obligation
 EESSH – Energy Efficiency Standard for Social Housing
 HECA – Home Energy Conservation Act
 HNDA – Housing Need and Demand Assessment
 HRA – Housing Revenue Account
 LDP – Local Development Plan
 LHS – Local Housing Strategy
 MIR – Main Issue Report
 MMR – Mid Market Rent

NHS – National Health Service
PIP – Partnership in Practice Agreement
PSHG – Private Sector Housing Grant
RSL – Registered Social Landlord
RTB – Right to Buy
SHQS – Scottish Housing Quality Standard
SHIP – Strategic Housing Investment Plan
SOA – Single Outcome Agreement