

Falkirk Council Local Housing Strategy 2017-22



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Foreword

Welcome to the Local Housing Strategy (LHS) for the Falkirk Council area, covering the period 2017 to 2022. The LHS has been developed following widespread consultation with key stakeholders including local residents, elected members, Registered Social Landlords (RSL), service providers and statutory bodies. The LHS is the leading strategic framework for housing and related services across all tenures. It is a requirement of the Housing (Scotland) Act 2001 to provide a LHS accompanied by an assessment of housing need (Housing Need and Demand Assessment - HNDA). The LHS must also be accompanied by the Strategic Housing Investment Plan (SHIP) and the Housing Contribution Statement (HCS). The SHIP sets out plans for new affordable housing in the short to medium term. The HCS sets out housing's role in health and social care integration.

We carried out consultation between March and September 2016, however, we also linked with on-going engagement carried out for the HCS, Draft Older Peoples' Plan, HNDA and Local Development Plan (LDP). We also carried out second stage consultation on the draft Local Housing Strategy between 17th March and 12th May 2017.

The Scottish Government timescale for the LHS is linked to the LDP. The Main Issues Report for the Local Development Plan was agreed by Falkirk Council in December 2016 and influenced this LHS. As per Scottish Government guidance a review of this LHS was carried out by the Scottish Government and Midlothian Council. This review has been taken account of within this document.

Our proposals for the next five years reflect the Scottish Government's vision for high quality sustainable homes that people can afford and meet their needs. The LHS takes account of the Single Outcome and Local Delivery Plan (SOLD), the Falkirk Integrated Strategic Plan and a range of partnership plans reflecting the importance of good quality housing across all aspects of life. Most importantly the LHS reflects the views of residents on the key housing issues for them as outlined in LHS consultation appendix 5.

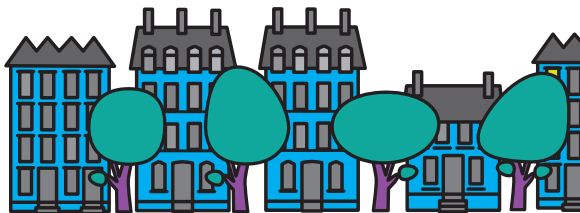
The new LHS comes at a challenging time with continued resource reductions in public services across all sectors, the integration of health and social care services as well as continued uncertainty around welfare reform and the potential impact on peoples' lives along with British Exit from the European Union (BREXIT).

The success of Falkirk's LHS is based on the willingness of local people and organisations to work in partnership to address local housing issues.

Thank you for your support of the Falkirk LHS.

May 2017

Introduction



The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy (LHS) supported by an assessment of housing need and demand. The Scottish Government sets out guidance to be followed when preparing the Local Housing Strategy.

The Falkirk LHS is taken forward by the Strategic Housing Group (SHG) and supports the Scottish Government's vision that "a housing system provides an affordable home for all". In order to progress the national vision, the Falkirk LHS 2017-2022 provides housing outcomes to address housing need and demand locally.

Six priorities have been identified in the Falkirk LHS which are set out below:

Priority 1

Increasing housing supply

Priority 2

Creating sustainable communities

Priority 3

Access to housing

Priority 4

Providing housing and support to vulnerable groups

Priority 5

Tackling fuel poverty, energy efficiency and climate change

Priority 6

Improving housing conditions

The above priorities reflect the following:

- national outcomes and strategic local plans (Section Strategic Links);
- statutory requirements (Section Legislation);
- housing requirements (Local Context and Evidence, Appendix 1);
- consultation (Section Consultation, Appendix 5).

These priorities form the basis of outcomes and actions (Section Action Plan).

The LHS 2017-2022 places greater emphasis on prevention and early intervention. This is informed by how quality housing and related services help to avoid costly crisis interventions across a range of health, social and economic agendas.

An important function of the LHS is to set out Housing Supply Targets (HST) which are consistent with the LDP (Priority 1: Increasing Housing Supply).

Under each priority consideration is given to outcomes, actions and indicators and targets.

The section on Risks and Impacts set out the resources and the options appraisal to set actions.

Local Housing Strategy 2011 to 2016

The key achievements from LHS 2011-2016 were reported in the annual update to Executive in August 2016 and are set out below.

Best use is made of existing and new affordable housing to address local needs

- 659 social rented properties were built
- 81 Mid-Market Rented properties were built
- 188 specialist housing properties were built
- 240 empty homes were brought back into use
- 300 former Council houses purchased by Falkirk Council

Advice and information is provided on a range of affordable housing options in order to prevent homelessness

- Family mediation service was established
- Mainstream housing options advice introduced
- Prison outreach worker in post
- Bed and breakfast is no longer used as temporary homeless accommodation
- Hospital discharge protocols developed in relation to homelessness

People with disabilities are able to adapt their homes or have information they need to make appropriate housing choices

- Older Peoples' Housing Plan was developed
- Housing Contribution Statement was developed to inform health and social care integration (HSCI)
- Project to streamline disabled adaptations on-going with ihub¹, housing services, RSLs, Social Work and National Health Service (NHS) Forth Valley

Housing support services are provided to help people live independently

- Review of supported accommodation carried out

The condition and sustainability of housing is improved and measures put in place to address fuel poverty

- Scottish Housing Quality Standard (SHQS) met in 91% of properties with the remaining 9% due to either abeyances or exemptions.
- The extension of the gas network completed allowing properties to have efficient gas heating systems installed

¹: Improvement hub, new improvement resource for health and social care through Healthcare Improvement Scotland

All rented housing is managed effectively and efficiently

- Applicants looking for social rented housing can register interest online with the 3 largest RSLs locally
- Online tools developed with East Hub
- On-going activities to mitigate against Welfare Reform including Tenancy Sustainment Officers

In total 93% of actions were achieved. The text below summarises the actions not met and the reasons for this.

Action	Reason action is not met
Social rented landlords increase mainstream lets to 50% to statutory homeless applicants with right to permanent accommodation to 50% by 2013 in line with the Scottish Government requirements	This action has been impacted on by policy changes. The introduction of Housing Options interviews has seen a decrease in the numbers presenting as homeless, which in turn, has seen a reduction in the percentage of lets to homeless applicants
Actions relating to a CHR	There is a facility on Falkirk Council's website which allows applicants to advise if they are interested in housing with the main general needs RSLs in the area. The applicant's details are passed on to the relevant RSL who contact the applicant directly

The outstanding actions have been revised in the LHS 2017-2022.

Equality Statement

Both locally and nationally there is a commitment to developing an inclusive Scotland considering the needs of equality groups. The Equality Act 2010 protects specific groups of people in relation to: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation and marriage and civil partnership. In April 2011, it became a legal requirement for public authorities to eradicate discrimination, advance equality of opportunity and enable good relations between protected groups and the general population.

Increasing new affordable housing, ensuring the correct support is available to people who require it, providing up to date housing options information, tackling fuel poverty, driving up standards in the private sector and improving our estates will have a positive impact on all communities. The LHS is designed to benefit all protected characteristics set out in the Equality Act 2010.

An Equality and Poverty Impact Assessment (EPIA) was completed alongside the LHS which assists to ensure the LHS is robust with no potential for discrimination and with opportunities to promote equality undertaken. All priorities, outcomes and actions have been designed to contribute towards improving our communities for all residents. The EQIA is available at Appendix 3.

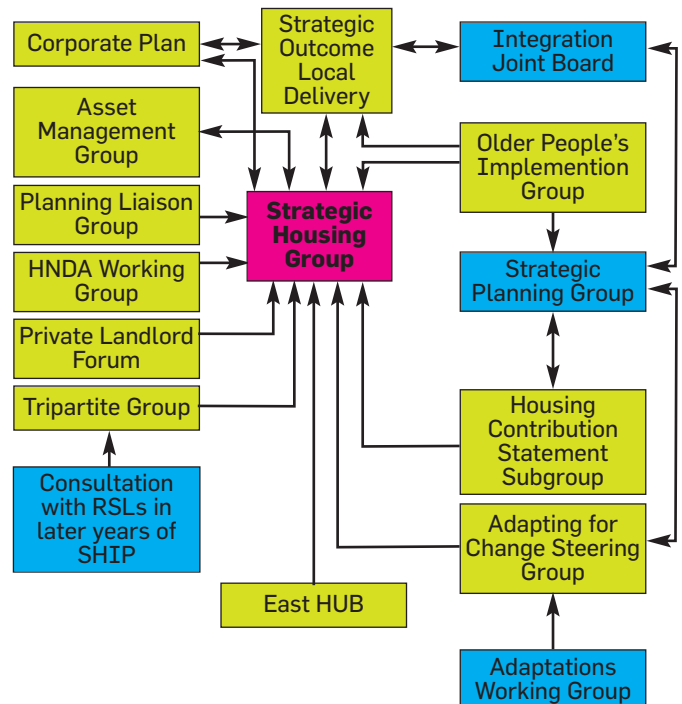
Strategic Environmental Assessment (SEA)

A SEA screening report was submitted to the Scottish Government SEA Gateway under Section 9 (3) of the Environmental Assessment (Scotland) Act 2005 on 17 September 2015. On 13 October 2015 Falkirk Council were informed that the screening report had been considered using the criteria set out in Schedule 2 for determining the likely significance of effects on the environment. After consideration, agreement was given that the LHS is not likely to have significant environmental effects. The pre-screening result is available at <http://Strategic Environmental Assessment - pre screening>

Partnership Working

Locally, the strategic housing function is progressed through the Strategic Housing Group (SHG) which is the housing market partnership. The SHG includes representatives from Falkirk Council Corporate and Housing Services, Development (Planning), Falkirk Health and Social Care Partnership, RSLs with stock locally, Homes for Scotland, voluntary sector, Scottish Government and NHS. Strategic links are set out in Figure 1.

Figure 1: SHG partnership links



Strategic Overview



This section sets out how this LHS links to national outcomes and key strategic documents.

National Outcomes

National outcomes set out Scottish Government priorities for future years.

National Outcomes have been taken into account when developing this LHS. These are set out below and linked to LHS priorities:

- We will live longer, healthier lives (priorities 5/6)
- We have tackled the significant inequalities in Scottish society (priorities 1/2)
- We live in well-designed, sustainable places where we are able to access amenities and services we need (priority 2)
- We have strong, resilient and supportive communities where people take responsibility for their own actions and how they affect others (priority 2)
- We value and enjoy our built and natural environment and protect it and enhance it for future generations (priority 3)
- Our people are able to maintain their independence as they get older and are able to access appropriate support when they need it (priority 4)

The **four key outcomes** the Scottish Government's wish to achieve for housing and communities in Scotland are:

- A well-functioning housing system (priority 1, 3, 4)
- High quality sustainable homes (priorities 5 and 6)
- Homes that meet people's needs (priorities 1,2,3, 4)
- Sustainable communities (priority 2)

Strategic Outcome and Local Delivery Plan

The Strategic Outcome and Local Delivery Plan is the focus of delivering on priorities and outcomes for Falkirk Council and partners in future years.

Locally the approach to supporting development and maintenance of sustainable communities is set out in the SOLD. This identified four strategic priorities which are set out below with the link to relevant LHS priority:

- Improving mental health and wellbeing (priority 4 actions to carry out awareness training for housing staff on dementia and mental health)
- Maximising job creation and employability (priority 1)
- Minimising the impact of substance misuse on communities, families and individual (priority 3)
- Addressing the impact of poverty on children (priority 1, 2 and 5)

The local outcomes are as follows:

- Our area will be a fairer and more equal place to live (LHS priority 1 actions to increase supply of affordable housing and priority 2 develop regeneration strategies and increase satisfaction levels in local communities)
- We will grow our local economy to secure successful businesses, investment and employment (priority 1)
- Children will become adults who are successful and confident (priority 3 action to develop Young Peoples' Housing Plan)

- Our population will be healthier (LHS priorities 5 and 6 actions to improve energy efficiency and improve housing conditions)
- People will live full, independent and positive lives within supportive communities (LHS priority 4 actions to increase supply of specialist housing, carry out awareness raising in relation to mental health and dementia with housing staff and provide specialist housing advice and review older peoples' housing)
- Our area will be a safer place to live (priority 2)

Poverty Strategy - Towards a Fairer Falkirk

"Towards a Fairer Falkirk" (2011-2021) sets out plans to reduce poverty and the impact of poverty on individuals and communities within the Falkirk Council area. This identifies that the causes and impacts of poverty are complex and often inter-related. However, a distinction is made between actions which focus on the casual factors and those that focus on mitigating the impacts of poverty. Although both types of actions form the Poverty Strategy, emphasis is given to the importance of focusing on actions that can tackle the root causes of poverty. These include the following and link to below LHS priorities:

- Maximise the number of people in better paid secure employment (priority 1)
- Reduce levels of debt across the population and maximise the income of households who rely on benefits (priority 3 and 5)
- Increase the financial choices available to people (priority 2)

Mitigating the impacts of poverty in a number of key areas is important as it:

- Impacts in relation to housing (as set out above re LHS priorities 1,2,3 and actions)
- Impacts in relation to health and wellbeing (as set out above re LHS priorities 4,5,6 and actions)

- Impacts on children (as set out above re LHS priority 3 action, priority 5 and 6 actions to improve energy efficiency and housing conditions)
- Impacts on communities and participation (as set out above re LHS priority 2 and actions also priority 4 around improving specialist housing advice in particular proposal for peer advice for older people)

Getting it Right for Every Child (GIRFEC)

Getting it Right for Every Child is the Scottish Government's approach to improve children's services. The wellbeing for all children and young people is at the heart of GIRFEC. Services must work together with children, young people and their families to

provide quick and effective support when it is needed. Key ways in which housing can improve the needs of children and young people are set out below:

- Priority 1 – actions to increase the supply of affordable housing
- Priority 2 - actions to regenerate communities and increase satisfaction levels in local communities
- Priority 3 - action to develop a Younger Person's Housing Plan
- Priority 4 – action to increase supply of specialist properties
- Priority 5 – actions to improve energy efficiency

- Priority 6 – actions to improve housing conditions

Falkirk Integrated Strategic Plan 2016-2019

The Integrated Strategic Plan sets out proposals for health and social care integration. The Housing Contribution Statement (HCS) sets out housing's role in health and social care integration and is an appendix to both the LHS and the Integrated Strategic Plan. The HCS was approved by the Integration Joint Board in December 2015. All actions from the HCS are included under priority 4 of this LHS.

Legislation

The following legislation is relevant to the LHS.

LHS Priority	Key legislation/ Policy	Key LHS impacts/ requirements
LHS/ general	Housing (Scotland) Act 2001	Assess housing need, demand/consult with stakeholders/ housing and related services/carry out an LHS
Equalities	Equalities Act 2010	Tackle discrimination and promote equality for protected groups: age, disabilities, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation, marriage/civil partnership
Priority 1	Housing (Scotland) Act 2001	Assessment of housing need and demand, set housing supply targets and SHIP
	Rent Scotland Act 1984	Introduction of regulated tenancy regime, regulation on deposits, clarification of illegal premiums and Notice to Quit regulations
	Antisocial Behaviour (Scotland) Act 2004	Includes a requirement for all private landlords to register with the Council where they let property
	Housing (Scotland) Act 2006	Ensures HMO meet physical standards set by the licensing Council
	Private Rented Housing (Scotland) Act 2011	Amended the private landlord registration scheme provisions in 2004 Act to improve enforcement of the scheme. Introduced a tenant information pack at the start of a tenancy
	Housing (Scotland) Act 2014	Introduced a letting agent regulation system and the transfer of private rented housing civil issues from the sheriff court to a new Tribunal
	Private Housing (Tenancies) (Scotland) Act 2016	Creates a new private residential tenancy that will replace the existing assured and short assured tenancy

Legislation (continued)

The following legislation is relevant to the LHS.

LHS Priority	Key legislation/ Policy	Key LHS impacts/ requirements
Priority 2	Community Empowerment (Scotland) 2015 Act	Sets out requirements to deliver opportunities for communities to be more involved in shaping and delivering local outcomes
	The Local Government Finance (Unoccupied Properties etc.) (Scotland) Act 2012	Allows Councils to both remove the discount on certain types of unoccupied homes and to increase the level of Council tax payable on these properties
Priority 3	Housing (Scotland) Act 2001	Assess extent and nature of homelessness/strategy to prevent and alleviate homelessness/provide temporary accommodation/provide CHR/maintain housing list/create Scottish Secure Tenancies
	Housing (Scotland) Act 2014	Abolition of the RTB/Reasonable preference for housing allocations/power to issue Short Scottish Secure Tenancies in cases involving anti-social behaviour/restrictions on assignments, subletting, joint tenancies and successions/recovery of possession of property designated for adapted or special needs
	Homelessness etc. (Scotland) Act 2003	Priority need categories removed /amendments to the intentionality and local connection distinctions
Priority 4	Housing (Scotland) Act 2001	Consider need for specialist housing and support in the HNDA
	Public Bodies (Joint Working) (Scotland) Act 2014	Requirement to produce a HCS /delegate private sector/Council adaptations and garden aid to integrated health and social care partnership
	Community Justice (Scotland) Act 2016	Established a new national body to oversee community justice and introduced requirements about achieving outcomes that were set locally and nationally
Priority 5	Housing (Scotland) Act 2001	Provide strategy for fuel poverty/achieve target to reduce fuel poverty by 2016 as far as practical
	Scottish Government (2004) Scottish Quality Standard (SHQS)	Meet SHQS by 2015
	Climate Change (Scotland) Act 2009	Contribute to a reduction in greenhouse gas emissions/2020 target of 42%
	Scottish Government (2014) Energy Efficiency Standard for Social Housing (ESSH)	Minimum SAP ratings by 2020 for different property types
Priority 6	Housing (Scotland) Act 2006	Provide strategies for Housing Renewal Areas (HRA), Below Tolerable Standard (BTS) housing/ publish a Scheme of Assistance (SOA) Sets out the Repairing Standards which are duties of landlord to repair and maintain rented properties
	Housing (Scotland) Act 2010	The Social Housing Charter sets out standards and outcomes that social landlords should aim to achieve when carrying out housing activities which are monitored, assessed and reported on by the Scottish Housing Regulator (SHR)
	Housing (Scotland) Act 2014	Allows Councils to approach the First-tier Tribunal for Scotland (Housing and Property Chamber)

Policy

The LHS is also influenced by the following:

- More Homes Scotland - The Scottish Government's overarching approach to increase the supply of homes across tenures
- The Christie Commission - Review of public services recommended a more effective long term strategic planning, a shift to prevention, improved understanding of local needs and better engagement with communities
- The Smith Commission - Detailed agreement relating to further devolution of powers to the Scottish Government
- Draft Housing Delivery Plan for Scotland - Developing interventions to meet the Scottish Government's vision for housing through new build and improvement to existing homes and communities
- Housing Options Thematic Study – Falkirk Council was one of 6 Councils chosen by the SHR to assess the success of the new Housing Options approach, impact on statutory homelessness and outcomes for people seeking help from Councils
- A Place to Stay, A Place to Call Home - A strategy for the Private Rented Sector in Scotland
- Age, Home and Community - A Strategy for Housing Scotland's Older People 2012-2021
- Reshaping Care for Older People - A Programme for change 2011-2021
- The Keys for Life - Improving the quality of life for people with learning disabilities
- Achieving a Sustainable Future - The Regeneration Strategy 2011. Sets out the Government's vision of a Scotland where the most disadvantaged communities are supported and where all places are sustainable and promote well-being. It also sets out plans for delivering this vision in partnership with stakeholders
- Town Centre Action Plan 2013 - Cross-government response to the recommendations of the national review of town centres and includes actions designed to support their revitalisation and to assist local action towards achieving this
- Scottish Planning Policy – Sets out national planning policies reflecting Scottish Ministers' priorities for the operation of the planning system and for the development and use of land
- Multi Agency Public Protection Arrangements (MAPPA) - The framework which joins up the agencies who manage offenders. The introduction of MAPPA across Scotland in April 2007 gave a consistent approach to the management of offenders across all local authority and police force areas, providing a framework for assessing and managing the risk posed by some of those offenders
- The National Strategy for Community Justice - provides a shared vision to help partners and communities work together effectively to improve community justice outcomes, while retaining the flexibility to adapt to local needs and circumstances

LHS Consultation

We are aware of the statutory requirement and importance of consultation and engagement when developing this LHS. With this understanding we were determined to introduce a new approach to consultation with the focus:

'To create a Local Housing Strategy the community can be proud off'.

Community engagement was the focus to adopt a more pro-active interactive approach taking the consultation out to the communities. This led to interaction with residents instead of waiting for residents to come to us. This new approach was designed to consult with as wide a range of people as possible. It also embedded consultation in on-going work and took a more informal and relaxed approach.

A scoping exercise to identify key stakeholders for the Falkirk LHS was carried out. The exercise considered the HNDA and our on-going engagement. The findings helped to inform our approach towards the consultation and were carried out along with the Equality Impact Assessment (Section Risks and Impacts). This enabled us to explain why certain groups were prioritised whereas others raised no significant housing issues beyond those of the general population.

The Council recognise that housing need is experienced by a number of people from a range of groups and it is acknowledged that addressing need relating to age and disability is vital in progressing LHS 2017-2022.

This relates to the increasing older population, difficulties younger people have accessing the housing market and lack of awareness of people with disabilities in accessing information and advice on their housing options. The section on need and demand also identifies issues around fuel poverty which impacts on a range of equalities strands and the wider community.

The key stakeholders and housing concerns for the LHS are set out in the following tables.

Stakeholder Groups	Summary of issues from HNDA and on-going engagement
Equality Stands	
Age	<p>More older people remain at home rather than hospital or a care home</p> <p>Increasing numbers of older people living in private housing</p> <p>Increasing numbers of people with dementia with most living in the community</p> <p>No specialist housing for people with dementia locally</p> <p>Potential need for Extra Care housing</p> <p>Low demand for some specialist housing for older people</p> <p>Housing benefit changes mean that people under 35 are only entitled to the single room rate to cover rented accommodation costs</p> <p>A deposit of around 17% is required to purchase a property</p> <p>Young people are generally on lower incomes than the population as a whole</p>
Disability	<p>Ensuring suitable housing in the areas disabled people want to live</p> <p>Allocations policies prioritise new build for existing tenants</p> <p>Current specialist properties may not meet specific needs of a wheelchair user</p> <p>No CHR and applicants have to apply to multiple RSLs</p> <p>No specialist housing advice locally for people with physical disabilities</p> <p>Need to streamline the process for disabled adaptations as timescale varies by tenure</p> <p>Increasing numbers of people with learning disabilities known to the Council</p> <p>Most people with learning disabilities live and want to remain in mainstream housing</p> <p>People with learning disabilities can be socially isolated</p> <p>There is no specific housing advice for people with learning disabilities</p> <p>Majority of people with mental health issues live in mainstream accommodation</p> <p>There is a link between poor house conditions and mental health</p> <p>There is a lack of advice on where to access housing advice for people with mental health issues</p>
Equality Stands	
Gender	<p>Young single males are over represented in homeless applications</p> <p>Females are more likely to have lower incomes compared to males due to child care responsibilities</p>
Gender reassignment	No significant strategic issues identified
Sexual orientation	No significant strategic issues identified
Race	It is recognised that minority ethnic households are younger and there is a need for information in a range of languages
Religion & belief	No significant strategic issues identified
Other stakeholders	
Gypsy travellers	No significant issues identified through consultation for the HNDA
Travelling show people	
Single people	Over- representation of single people presenting as homeless
Ex-offenders	No significant strategic issues identified

The consultation used a variety of different media methods and engaged with a wide range of residents, community groups, stakeholders and partners. The table below provides an overview of all various media used.

INFORM 'generating publicity to a target/ blanket audience getting the message out' to communities.	CONSULT service users, tenants, residents or local communities responding to consultaition.
<ul style="list-style-type: none"> • 90 posters displayed across various locations • Dedicated consultation website page • Plasma screens advertising the consultation in local offices • Adverts and information in specialist publications including Disability Newsletter, Development Services Economic Newsletter and Community & Volunteer Service (CVS) • Facebook • Twitter • LinkedIn • Largest employers in the area • RSL publicised consultation on website • 2 Presentations to Elected Members • 2 Presentations to the Tenant & Resident Forum • Publicity sent to members of the Consultation Register, Tenant & Residents Organisations, Scrutiny Panel and Community Councils 	<ul style="list-style-type: none"> • Surveying under 35 year olds face to face and online (402 respondents) • Surveying 35 year olds and over face to face and online (629 respondents) • Surveying Private Sector tenants face to face and online (43 respondents) • Surveying Private Landlords face to face and online (131 respondents) • Surveying SOA face to face and online (188 respondents) • Citizen Panel survey (493 respondents) • Attended 9 Family Fun Day • Attended Eid in the Park, a Muslim Festival • Carried out pop up events in Local Council Offices and RSL office. • Attended a Sustainability Event at Falkirk College • Attended an Open Day at Falkirk College • Surveys distributed to; Young Mum's Group; Salvation Army Soup Kitchen; a Networking Group, Afternoon Club; FunB4T Club; Al-Massar Group; Rainbow Group • Contacted two mosques in the area • Drew on surveys/focus groups carried out with older people • Attended an annual Older Person Event • Prior to setting HST we consultaed with Homes for Scotland
ENGAGEMENT Service user, tenants, residents and local community groups actively involved.	CO-PRODUCTION RSLs, tenants, residents and services working together to design and deliver services.
<p>Focus Groups:</p> <ul style="list-style-type: none"> • Inchyra Supported Accommodation • Travelling Person Site • Under 35 year olds • Disability Working Group <p>Stakeholder Events:</p> <ul style="list-style-type: none"> • Access to Housing • Energy Efficiency • Private Sector Landlord Forum 	<ul style="list-style-type: none"> • RSL & Falkirk Tenant Co-production Focus Group.

Key messages from the consultation can be summarised in the table below:

Statement	Priority	Outcome	Link
Return empty home back into use	2. Creating Sustainable Communities	Best use is made of stock across tenure	Actions in Priority 2
Improve the appearance of the local area	2. Creating Sustainable Communities	Make best use of existing stock	Actions in Priority 2
Take action against private landlords who do not maintain their properties	2. Creating sustainable communities 6. Improve housing conditions	Make better use of existing stock across all tenures. Make best use of community resources to create sustainable communities To improve private sector housing conditions	Actions in Priority 2/5 Actions in Priority 6
Provide housing advice for people (specialist & under 35)	3. Improving Access to Housing 4. Housing & Support for	Housing advice is provided to those at risk of homelessness Specialist housing advice is provided in partnership	Actions in Priority 3 Actions in Priority 4
Prevent people from becoming homeless	3. Improving Access to Housing 4. Housing and Support for Vulnerable Groups	Housing advice is provided to those at risk of homelessness Further analysis on the housing needs of vulnerable groups is carried out	Actions in Priority 3 Action in Priority 4
Provide specialist advice for older people and those with disabilities	4. Housing & Support for vulnerable groups	Specialist housing advice is in partnership	Actions in Priority 4
Build more homes which meet people's changing needs. Provide advice on housing adaptations	4. Housing & Support for vulnerable groups	We will increase the supply of accessible properties	Actions in Priority 4
Provide advice on how to save energy in the home	5. Sustainable Housing: Fuel Poverty and Climate Change	Tackle fuel poverty improve energy efficiency and make progress to meeting climate change targets	Actions in Priority 5
Train staff to identify people struggling to meet energy cost and reduce bills	5. Sustainable Housing: Fuel Poverty and Climate Change	Tackle fuel poverty improve energy efficiency and make progress to meeting climate change targets	Actions in Priority 5
Improve House Condition	6. Improve Housing Conditions	To improve social rented and private sector housing conditions.	Actions in Priority 6

Summary of Consultation Outcomes

The approach to consultation involved the use of 'we asked', 'you said', 'we did'.

We asked:

What is the most pressing issue in the Falkirk Council area?

You said:

360 respondents' answered the question and 73% stated:

'Build more affordable housing'

Priority 1

Increase Housing Supply

Priority 4

We will increase the Supply of Accessible Housing

Outcomes:

- The supply of housing is increased.
- The supply of accessible properties is increased

Actions:

- Ensure housing land supply is available to build 2,456 properties by 2021
- Provide new affordable housing
- Make best use of existing stock to provide additional affordable housing
- We will agree with partners specifications standard for new build housing
- Work in partnership to deliver housing through the Affordable Housing Policy
- Explore a range of models to increase affordable housing models used locally
- We will work in partnership to agree standard specifications for specialist housing built through the SHIP
- We will work in partnership to implement findings of the Adapting for Change pilot
- We will work with the HCSG to provide specialist housing advice to people with specialist needs

Draft LHS Consultation

Consultation on the draft LHS ran for 8 weeks from 17th March until 12th May 2017. All stakeholders and members who participated in the focus groups were contacted to provide comment while other members of the public had the opportunity to comment via the Falkirk Council website and the links provided on the consultation page. All comments received were considered and changes incorporated into the document as appropriate.

Consultation informs the key stages of developing an LHS:

- On-going engagement and awareness raising
- The HNDA
- Stakeholder analysis, setting priorities and outcomes
- Identifying risks and impacts
- Formal consultation

The SHG oversees the LHS and consultation is fed back to this group.

The approach of "You Said ... We did", highlights how consultation shaped the LHS along with overviews of the outcomes from the surveys, focus groups and stakeholder events. A more detailed analysis on the consultation carried out is contained in Appendix 5 of the LHS.

Local Context and Evidence

Falkirk is situated in the centre of Scotland, equidistant between Glasgow and Edinburgh at the middle of the motorway network. It covers an area of 112 square miles and it has a growing population which in 2014 stood at 157,640, making it the 11th largest Council in Scotland.

Falkirk's population lives in a network of towns and villages, Falkirk being the principal administrative and service centre, but each community has its own strong identity. Manufacturing remains strong locally, focused on the Grangemouth petrochemical complex which has seen major new investment. Also in the logistics sector, as evidenced by ASDA's new distribution centre. Tourism continues to be a growth sector, given further impetus by the opening of the Helix/Kelpies, and the visitor economy remains an area of great potential.

The Housing Need and Demand Assessment

Producing a HNDA is a requirement of the Housing (Scotland) Act 2001, which places a responsibility on Councils to prepare an LHS supported by an assessment of housing need and demand and the provision of related services. The Falkirk HNDA was agreed as robust and credible by the Scottish Government Centre for Housing Market Analysis (CHMA) in August 2016.

Councils are encouraged to produce an HNDA using guidance prepared by the CHMA. The HNDA captures information on the operation of the housing system to assist in the development of policies on new supply, management of existing stock and the provision of

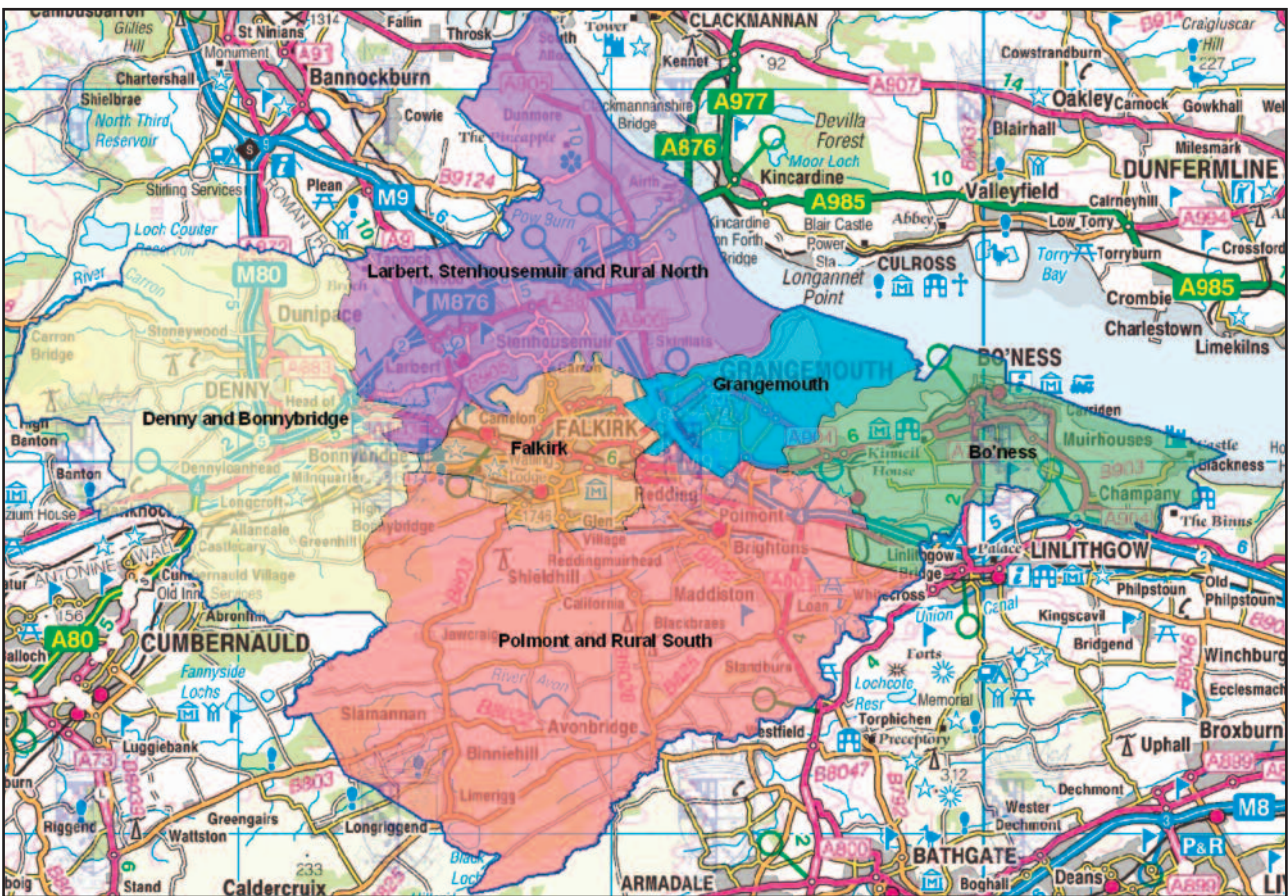
housing-related services. The purpose of the HNDA is to provide a robust, shared and agreed evidence base for the LHS and the LDP.

The first stage of the HNDA is to identify the functional housing market area. This is done by considering where people purchase houses (origin-based destination analysis). In total 72.7% of house sales in the Council area came from people already living in the area which makes the area self-contained. The strongest links are to West Lothian and Edinburgh,

followed by North Lanarkshire and Stirling. There are 6 housing sub market areas, as shown in Figure 2:

- Falkirk
- Denny and Bonnybridge
- Polmont and Rural South
- Larbert, Stenhousemuir and Rural North
- Grangemouth
- Bo'ness

Figure 2: Housing Sub Market Areas



Housing Need

The next stage of the HNDA is to identify the number of households that are currently in housing need, which is referred to as backlog, and who cannot afford to meet their needs in the market. This includes homeless households, concealed and overcrowded households and households requiring specialist housing. It has been assumed that all these households will require social housing. This identified 767 households in existing need.

The next part of the HNDA looks at the future need for households that have yet to form and is mainly driven by future household formation (projections).

This has to be met through the provision of additional housing units. Most additional housing units will be delivered through new build, but delivery will also be considered through changes in housing stock such as bringing empty properties back into use and buying back former Council properties. The amount and type of additional units informs the Housing Supply Target (HST).

An indication of the housing requirement for Falkirk is shown in Table 1. The HNDA estimates that 591 homes will be required in Falkirk annually through the period of the HNDA from 2016/2017-2020/2021.

Current Need

Table 1:
Estimate of additional houses required by tenure

	HNDA	
	2016/2017-2020/2021	Annual
Owner Occupation	910	182
Private Rent	544	109
Below Market Rent	407	81
Social Rent	1,094	219
Total	2,956	591

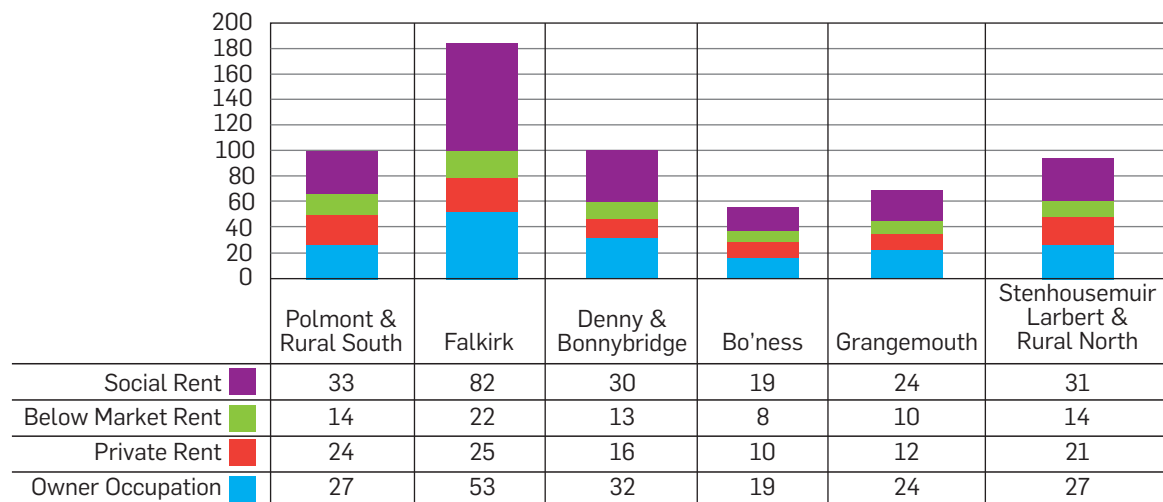
Source: Falkirk Council HNDA

The HST looks at new build only and the outputs of the HNDA will not automatically translate into the HST. The latter will take the HNDA as its starting point, but will consider policy and practical considerations to reach a view on the level of housing to be delivered over a defined period. The outputs from the HNDA have informed the MIR which is the first formal stage in producing a LDP.

Location

Figure 3 sets out the annual housing need by sub area and tenure and highlights that the Falkirk area has the highest requirement for housing across all tenures whereas Bo'ness has the lowest requirement.

Figure 3:
Annual housing Estimates by Housing Sub Market Area



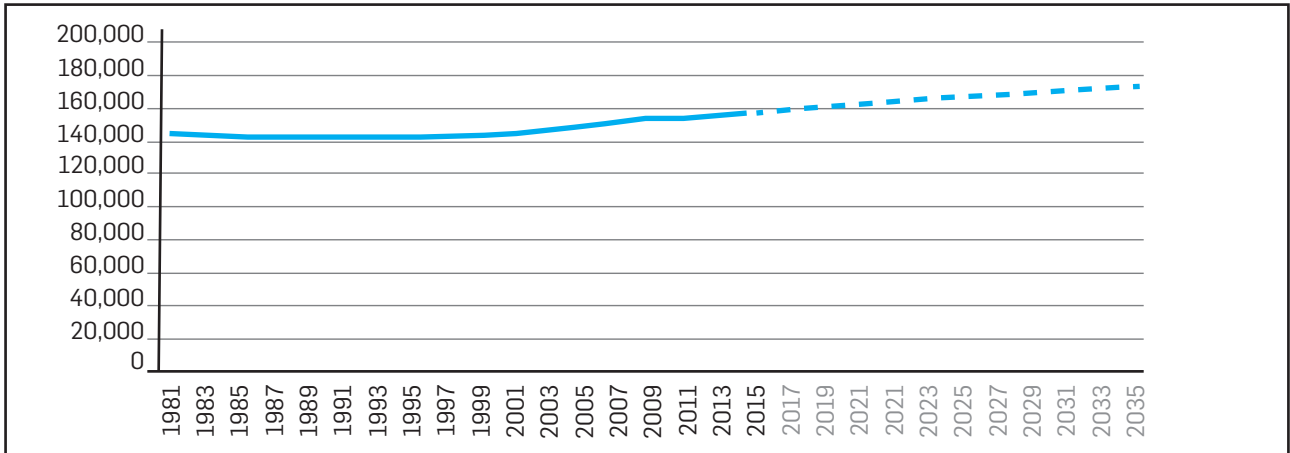
Source: Falkirk Council HNDA, Please note totals are subject to rounding

Key Issues from the HNDA

Population

The local population in mid-2014 was 157,640, an increase of 6.3% over the last decade with the biggest increase in the 60+ age group. The population is expected to increase by 10% (16,330 people) from 2012 to 2037.

Figure 4:
Actual and Projected Population in Falkirk 1981-2037

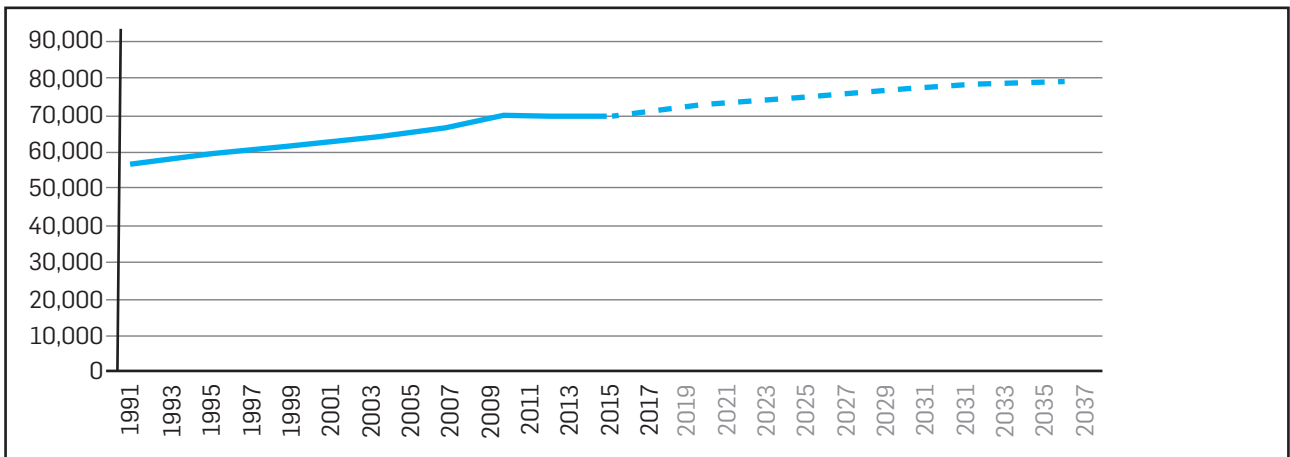


Source: National Records of Scotland

Households

In 2014, there were 69,693 households locally, a 6.6% increase over the last decade. Locally households are projected to increase by a further 2,506 (3.5%) over the period 2017-2022 or 16% over the period 2017-2037. The largest household type in 2012 locally was single people; which are projected to increase by 32% by 2037. The average household size is also projected to fall to 2.12 in 2037 which links to the increase in the older population.

Figure 5:
Estimated and Actual Household Projections 1991-2037



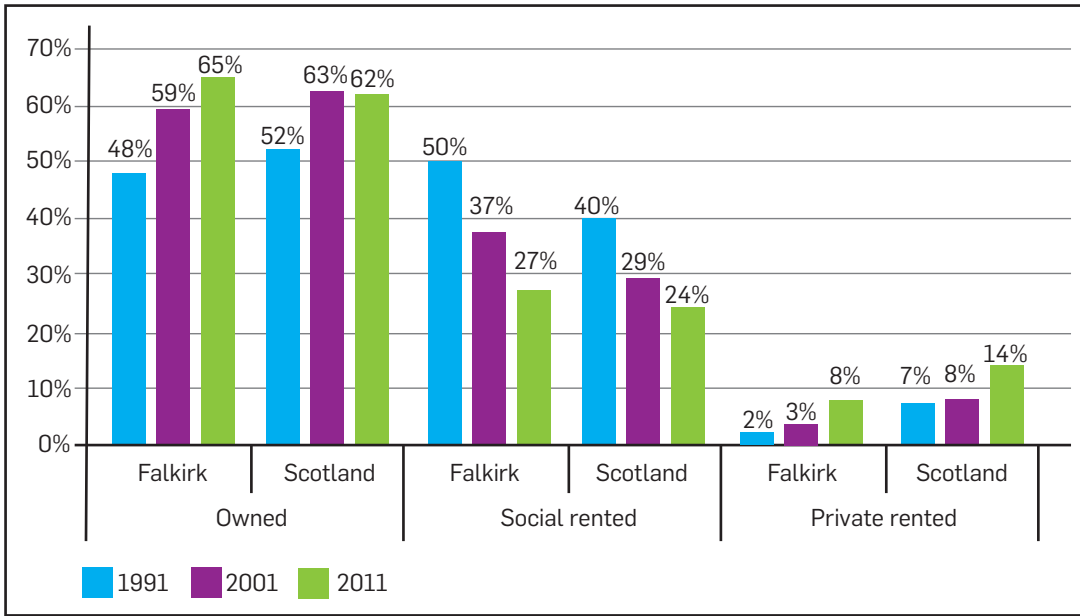
Source: National Records of Scotland

Changes in Tenure

As shown in Figure 6 there have been changes in tenure locally and nationally between 1991 and 2011. The social rented sector in Falkirk has reduced by 23 percentage points, mainly due to the impact of the "RTB" relating to a loss of around 17,000 social housing dwellings.

The Owner-Occupied Sector (OOS) locally has increased by 17 percentage points (16,584 dwellings). The Private Rented Sector (PRS) locally has increased by 6 percentage points in the last 20 years with most of the growth seen in the last ten years with an increase of 4,425 private rented dwellings in the area.

Figure 6:
Changes in Tenure in Falkirk and Scotland 1991-2011



Source: 1991, 2001 & 2011 Census

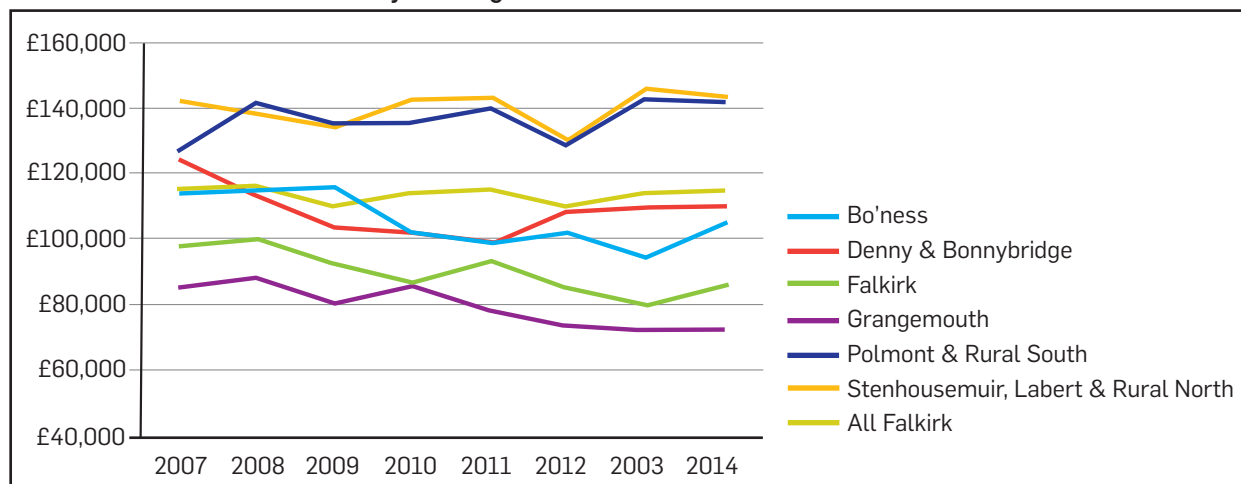
Affordability

The cost of housing remains an issue for people locally. The HNDA identified that the median house price in Falkirk in 2014 was £115,000. This compares to the median gross income of full time workers of £26,333. For a first time buyer to afford to buy a property at the median price it would mean a 17% (£19,550) deposit and then borrowing up to 3.5 times income. Therefore if the person saved £200 a month, it would take them just over 8 years to save the deposit.

Figure 7 shows that when looking at the median sale price for all properties sold in the area, there are only two areas where median sale prices in 2014 are above those of 2007 and they are Polmont Rural South (£14,500 higher) and Stenhousemuir Larbert and Rural North (£250 higher).

In terms of the volume of sales, although there has been an increase in the number of properties built in the last 3 years, the number of completions for 2014-2015 is still 42% below those of 2004-2005.

Figure 7:
Median Sale Prices for all Sales by Housing Sub Market Areas 2007-2014



Source: Registers of Scotland with further processing by Scottish Government

Income

As can be seen in Table 2, the mean, median and lowest quartile incomes locally have increased over the period 2008-2015 but remain below those nationally. The median income locally is £27,001 with the lowest quartile income £19,302.

Table 2:
Mean, Median and Lower Quartile Income of Residents in Falkirk and Scotland 2008-2015

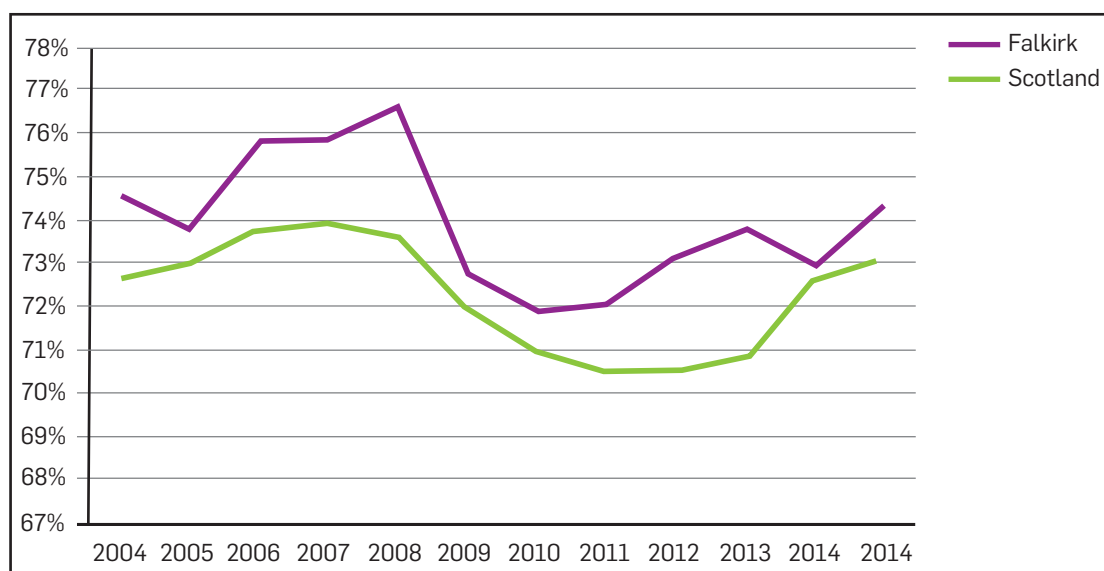
	Mean		Median		Lower Quartile	
	Falkirk	Scotland	Falkirk	Scotland	Falkirk	Scotland
2008	£25,987	£28,528	£23,580	£24,132	£16,993	£17,414
2009	£27,288	£29,431	£24,280	£24,946	£17,916	£17,950
2010	£27,261	£29,562	£24,092	£25,082	£17,732	£18,140
2011	£27,836	£29,941	£24,163	£25,358	£17,642	£18,148
2012	£30,155	£30,797	£24,691	£25,907	£17,938	£18,592
2013	£31,370	£31,598	£26,161	£26,456	£18,908	£19,061
2014	£29,122	£31,447	£26,333	£26,955	£19,571	£19,407
2015	£29,297	£32,472	£27,001	£27,732	£19,302	£19,979

Source: NOMIS Source ONS annual survey of hours and earnings - resident analysis

Employment

The following figure highlights Falkirk has a consistently higher economic activity rate than Scotland in the last ten years. In 2015, there were 76,100 people in employment. This is an employment rate locally of 74.3% which compares to the rate for Scotland of 73.1%. Locally most people are employed in Health (21.1%), Wholesale/ Retail (16.4%) and Manufacturing (12.1%) which is above the national average.

Figure 8:
Employment Rate of Falkirk Compared to Scotland 2004-2015



Source: Annual Population Survey (Jan to Dec)

Priority 1 Increasing Housing Supply



Outcome

- The supply of housing is increased
- More affordable housing is provided through joint working between the public and private sector
- We have a sustainable private rented sector

Actions

- Ensure housing supply is available to build 2,456 properties by 2021
- Provide new build affordable housing
- Make best use of existing stock to provide additional affordable housing
- We will agree with partners, specifications standard for new build housing
- Work in partnership to deliver housing through the Affordable Housing Policy
- Explore a range of models to increase affordable housing models used locally
- Improve private rented sector housing options
- Take action against private landlords who fail to comply with their legal responsibilities

Partnership

Progress on this outcome will be steered by the following groups:

- The SHG as the Housing Market Partnership
- HNDA Working Group - joint working between Corporate, Housing and Development Services on proposals for HST to be discussed at the SHG
- Private Landlord Forum discusses relevant strategic and operational issues
- The Housing and Planning Liaison group discusses sites which fall under the Affordable Housing Policy (AHP), the HST and new developments

Context

National Overview

- More Homes Scotland – Scottish Government initiative to increase the supply of housing
- A Place to Stay, A Place to Call Home, a Strategy for the PRS in Scotland
- The Antisocial Behaviour etc. (Scotland) Act 2004 Part 8
- The PRS Housing (Scotland) Act 2011
- The Private Housing (Tenancies) (Scotland) Act 2016

Local Overview

As per the HNDA a further 2,956 properties are needed over the period of the LHS (2017-22), which is an average of 591 properties per year. Increasing housing supply only forms part of meeting need and demand. There is also a requirement to ensure housing of the right type and size is available to meet current and future need.

Housing Supply Target

The estimate of housing need is used as the starting point for setting the HST. It sets out the estimated level of additional housing that can actually be deliverable, on the ground, over the period of the LHS. Development and Housing Services have worked together to jointly agree the HST.

In setting the supply targets a range of additional key factors identified by the Scottish Government guidance on setting HSTs has been considered to assess the impact on the pace and scale of housing delivery:

- Economic factors impacting on demand and supply in particular parts of the area
- Capacity within the construction sector
- The potential inter-dependency between delivery of market and affordable housing at the local level
- Availability of resources
- Likely pace and scale of delivery based on completion rates
- Recent development levels
- Planned demolitions
- Planned new and replacement housing brought back into effective use

Economic factors which may impact on demand and supply in particular parts of the area.

The HNDA identified an economic scenario for the Falkirk area which recognises that while the economy is recovering it is still fragile and subject to further pressures. Homes for Scotland have advised that the time period Councils have to plan is long and will go through a number of economic cycles. It is therefore important to reflect these potential changes in the allocation of the housing land supply. If the economy picks up, developers want to be able to meet demand.

Capacity within the construction sector and completion rates

The housing land audit captures the future plans of the housing industry although it does give an optimistic view of potential completions in the area. Although completions have been increasing in the last three years, they are nearly half of the number 10 years ago. The fall in the number of completions is not related to capacity but rather due to the lack of confidence of the financial institutions and others to lend money for mortgages and to builders and other businesses involved in housing. It is also due to the lack of job security during the recession which meant borrowers did not have a stable credit footing. This situation has been improving in recent years but they have not reached pre-recession levels.

The 5 year effective land supply in the 2015-2016 Housing Land Audit identifies 2,929 units as shown in Table 3 Housing Sub-market area. Of these, 2,622 units are indicated to be in the private sector and 307 units in the affordable sector.

**Table 3:
5 Year Effective Housing Supply by Housing Sub market Area**

Housing Sub market Area	Effective Supply Years 1-5	Established Supply 5-10 years	10+ Years	Total
Bo'ness	308	281	0	589
Denny and Bonnybridge	570	1,264	1,010	2,844
Falkirk	657	668	500	1,825
Grangemouth	6	11	0	17
Larbert, Stenhousemuir and Rural North	686	370	0	1,056
Polmont and Rural South	702	460	1,385	2,547
Total	2,929	3,054	2,895	8,878

Source: 2015-2016 Housing Land Audit

Availability of Resources

In March 2016, the Scottish Government issued revised Resource Planning Assumptions (RPA) for Affordable Housing Grant for the period 2016/2017-2019/2020 totalling £19,642 million. The SHIP submitted to the Scottish Government in November 2016 included projects totalling £33,997 million which is 73% over RPA (Section Resources). Discussions are on-going with the Scottish Government over the funding shortfall.

There is a need for 1,501 affordable properties over the next 5 years, of which 407 are below market rent and 1,094 are for social rent. This will inform the SHIP in relation to targets for the Scottish Government affordable housing grant in that the majority of funding will be for socially rented housing. We have and will continue to explore with RSLs funding for a range of affordable options through the SHIP.

In relation to the private sector, we have and will continue to explore a range of options set out in the Affordable Housing Policy taking account of funding through More Home Scotland which we will also be reported in the SHIP. However developers have flagged up concerns the Local Housing Allowance is not high enough to enable them to provide mid-market rent locally.

Potential Inter-dependency between Delivery of Market and Affordable Housing at Local Level

The Council has an AHP which requires housing sites of over 20 units to provide a proportion as affordable housing. Table 4 shows the percentage requirements by housing sub market area. The higher percentage requirement reflects the high demand areas.

**Table 4:
Percentage Requirements for AHP by Settlement Areas**

Percentage requirements	25%	15%
Housing settlement areas	Larbert/ Stenhousemuir/ Rural North Polmont/ Rural South	Bo'ness Denny/Banknock Falkirk Grangemouth

Source: Falkirk Local Development Plan

The requirement can be met by direct provision onsite, alternative provision offsite or via payment of a commuted sum. Generally onsite provision is the preferred option.

Developers will be expected to work in partnership with the Council or RSLs in the delivery of this policy. Many large scale housing developments that are currently on site were granted planning permission prior to the introduction of the AHP. Therefore, they have not yielded an affordable element. Provision through the policy as applied to recent and new sites, together with the on-going new build programmes of the Council and RSLs on smaller sites should make a significant contribution to improving access to affordable housing in the area.

Consideration will be given in LDP2 to developer contributions in town centres to incentivise the development of new homes. Table 5 highlights the AHP programmed to come forward in the 2015-2024+ period. It shows that potentially 763 affordable units could come forward as part of the AHP. These units will have been taken into consideration in the Housing Land Audit. These sites will be subject to a Section 75 agreement and in order to build these units it is necessary to have revenue funding available via the Scottish Government for RSLs.

Planned Demolitions

There are currently no plans by the Council or any RSLs in the area to demolish any stock within the lifetime of the LHS (2017-2022).

Table 5:
Number of Housing Sites subject to the AHP

Sub area	Total site units to 2024	Affordable site contribution to 2024	Affordable early programming in Housing Land Audit*
Bo'ness	314	46	46
Denny & Bonnybridge	1,941	292	222
Falkirk	590	88	51
Stenhousemuir, Larbert & Rural North	115	28	28
Polmont & Rural South	1,839	309	76
Total	4,799	763	423

Source: Falkirk Council Development Services

*sites programmed in Housing land Audit starting during LHS 2017 to 2021 time period

Planned new and replacement housing brought back into effective use

As highlighted in the HNDA, the Council made a commitment of £6M per year over the next 3 years (2016-2019) to buy back 90 former Council properties per annum. Between 2013 and the end of January 2017, the Council have bought back 300 properties. The buyback scheme currently focuses on one and two bedroom properties and 3 bedroom plus houses. The SHIP 2016 to 2021 highlights the potential to purchase an additional 270 properties. The Main Issues Report to the Local Development Plan does not count buy backs as additional stock because this is stock in the private sector which moves to the social rented sector.

Falkirk's Empty Homes Plan 2014-2019 sets out clear objectives and an action plan to reduce the number of private sector empty homes. This will increase the number of properties available and tackle the blight on communities associated with these properties.

In Falkirk there are just over a thousand empty properties at any one time. Over the period 2013-2016, 210 properties were brought back into use, with a target of 100 set for future years. The MIR highlights that the target for bringing empty homes back into use is excluded from the new build housing supply target. This is because bringing empty homes back into use is existing and not additional stock.

Infrastructure Constraints

Flooding is recognised as constraining some areas, with coastal flooding highlighted in Grangemouth and parts of the Rural North coastal areas. Sites in Denny Bonnybridge and Banknock may be subject to a required contribution to the Denny Eastern Orbital Road. Major infrastructure improvements on the strategic road network are targeted through a Tax Increment Finance Scheme which is based on the uplift in land value on larger industrial sites. The school estate has some identified capacity issues, particularly in areas such as Larbert and Stenhousemuir and Polmont with High Schools and some primary schools in both areas with capacity issues. We will work in conjunction with colleagues in Education to take this into account.

Overview

The key factors identified by the Scottish Government above and other factors were taken into consideration and a conclusion was reached that a realistic affordable housing supply target for Falkirk Council would be 123 new build units annually. This is an ambitious target based on the over provision of projects set out in the Strategic Housing Investment Plan being 73% over Resource Planning Assumptions. Table 6 and 7 sets out how this target was reached.

Table 7:
Explanation of the different stages of the Housing Supply Target

1. Annual Housing Estimate
Derived from the CHMA Housing Need and Demand Assessment Tool
2. Adjusted Annual Housing Estimate
Annual and Private Sector total has been adjusted to take account of the target of 100 empty private properties to be brought back into use annually.
3. Annual Housing Supply Target
To reflect the estimated level of annual funding, the social component is adjusted from 300 to 123 new build. (Social rented properties provided through buy backs are not included in this figure.) The difference of 177 units will be met in the private sector.

Tables 6 and 7 relate to additional new build units but as has been highlighted previously, the Council also has a target of buying back 90 ex council properties annually. This will hopefully mean an additional 213 affordable units each year. Targets in relation to specialist housing are set out under priority 4.

Table 6:
Housing Supply Target

Housing Supply Target Stages			
Stage	Private Sector	Affordable	All Tenure
1. Annual Housing Estimate	291	300	591
2. Adjusted Annual Housing Estimate	191	300	491
3. Annual Housing Supply Target	368	123	491

Strategy for Affordable Housing

The strategic vision for housing across tenures is informed by the HNDA (Appendix 1) and LHS consultation (Appendix 5). In summary this is to provide:

- A wide range of information and advice to enable people to explore all available options
- To provide more affordable housing
- To enforce standards in the private sector
- To improve property conditions across tenure
- To make best use of existing stock
- To work in local communities with partners (including RSLs) to improve satisfaction levels with housing and the local area

The above link to the National Outcomes set out in the Strategic Links section to increase housing supply. The LHS action plan includes actions to explore a range of options to deliver affordable housing.

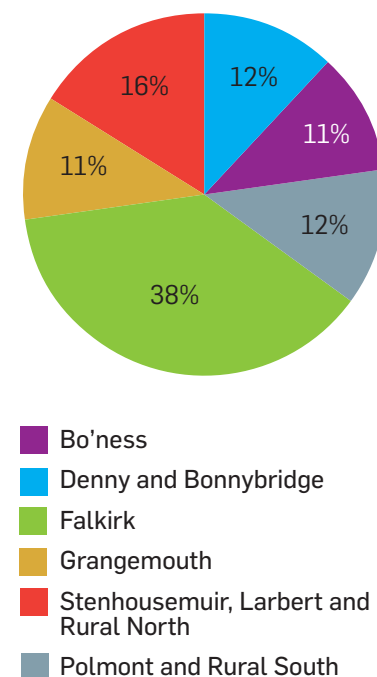
Private Sector

Private sector housing includes both owner occupied and private rented accommodation. It accounts for 73% or 50,136 homes in the Falkirk Council area of which 44,481 are owned and 5,655 privately rented. There has been a 6% increase in owner occupation and a 5% increase in private renting in Falkirk the last 10 years. The Private Rented Sector (PRS) plays an increasingly vital role in the Falkirk housing market. The popularity of the sector is likely to continue as many people continue to face difficulty in obtaining a 17% deposit to purchase a property.

Allocation of housing through the social rented sector is needs based which means some people look to the PRS to secure the type and location of housing that they want/need.

Figure 9 indicates the location of private rented stock by sub market area. This illustrates that the majority of private rented stock is located in Falkirk (38%) followed by Larbert, Stenhousemuir and Rural North (16%).

Figure 9:
Private Rented Stock by Housing Market Sub Area



Source: 2011 Census, Table QS405SC

Landlord Registration and Accreditation

It is a legislative requirement that all private landlords must register with the local authority and be approved as a "fit and proper person" to let property. When approved, an application for registration is valid for three years. If a landlord is still letting property after that period, they must renew their registration.

There are 4,369 landlords with 6,593 registered properties on the landlord registration database, representing a 26% and 28% increase since November 2011. The majority of landlords (95%) let between 1 and 3 properties.

We organise two landlord forums per year. The agenda is set by the landlords and has covered a variety of topics such as tenancy management, property condition, energy efficiency, antisocial behaviour and any up and coming changes to legislation.

We encourage landlords to become accredited to promote high standards in the Private Rented Sector. Representatives from Landlord Accreditation and Scottish Associations of Landlords are invited to all forums to discuss legislation changes and best practice. Landlords have the opportunity to discuss accreditation on a one to one basis during the forum. There are currently 44 accredited landlords and letting agents locally.

Consultation with Landlords and Tenants

A survey was sent to all landlords and letting agents in the area with a known email address to explore with them ways in which the sector could be supported and developed over the next 5 years. There were 131 responses received. A survey was also sent to private rented sector tenants to seek their views on the sector, 40 responses were received.

The survey results found that tenants live in the Private Sector for a number of reasons such as the accommodation being in the location they want to live (24%), not being able to secure the type and location of social rented property they want (21%) being unable to afford a mortgage (17%) or not having the deposit for a mortgage (17%).

In terms of demand, the most popular areas are Falkirk area (35%) followed by Larbert/Stenhousemuir/Rural North (19%). This correlates with where private rented properties are located.

The majority of landlords (64%) advised that they had entered the sector for investment purposes. The survey highlighted that a significant percentage of landlords (24%) have been renting out properties for 10 years or more.

In relation to private rented tenants, a significant percentage (28%) indicated that they saw themselves being in the sector for 5 years or more. This suggests that there should be a stable number of properties locally to meet future demand.

The Private Housing (Tenancies) (Scotland) Act 2016 received Royal Assent on 22 April 2016. It creates the new private residential tenancy which will replace current assured and short assured tenancies. The purpose of the new tenancy is to improve security for tenants, balanced with appropriate safeguards for landlords, lenders and investors.

The key features of the new tenancy include a modern open-ended tenancy; 18 comprehensive and robust repossession grounds; rents can only be reviewed once in a 12-month period (with 3 months advance notice); tenants will be able to refer perceived unreasonable rent increases to a rent officer for determination on whether the increase takes their rent beyond the market rate for other comparable properties; a more streamlined system with no confusing pre-tenancy notices and a simplified eviction notice; on receipt of an application from a local authority, Ministers can designate an area as a rent pressure zone to cap the levels of rent increases for sitting tenants.

Critics argue investment will suffer as a result of stricter controls and there could be a reduction in the availability of private rental properties as landlords look to sell their properties due to these changes and other changes affecting the sector, such as the recent increase in Land and Buildings Transaction Tax (LBTT) payable on buy-to-let properties.

Cost of Private Renting in Falkirk

Table 8 shows the cost of renting in the Falkirk area is similar to LHA rates for 1 and 2 bedroom properties but higher for larger properties. This suggests that rents in Falkirk are affordable for smaller properties.

Deposit Guarantee Scheme

Falkirk Council has operated a Deposit Guarantee Scheme since late 2012 with 72 tenancies as at March 2016. This can provide a time limited guarantee to a private landlord allowing the tenant to pay the deposit in smaller instalments over a year.

Houses in Multiple Occupation (HMO)

Table 9 details the number of HMOs registered over the last five years. 2010 recorded the highest number of HMOs at 41 and since then there has been a steady decline with only 34 registered in 2014. The number registered in Falkirk has decreased by 17% while in Scotland the number of HMOs registered has increased by 21%.

There are 34 HMOs currently in operation, 25 are located within the public sector with 9 operating within the private rented sector. The main two locations of such properties are Falkirk and Denny/Bonnybridge.

Further discussions with the Licensing Department suggest the decrease in the number of HMOs in the Falkirk area relates to Falkirk Council no longer using private landlords as temporary accommodation for homeless households as well as a reduction in HMOs tied to employment.

Private Rented Sector Enforcement

Locally there is on-going partnership work with landlords and letting agents to ensure registration and compliance with management and property standards. Government regulatory changes including energy efficiency projects are regularly shared at landlord forums. Where the landlord refuses to engage or communication has broken down a range of enforcement powers can be used such as rent penalty

Table 8:
Forth Valley LHA rates 2016 to 2017 in comparison to monthly average rents 2015 to 2016

Number of rooms	Monthly LHA Rate	Average Monthly Rent
Shared accommodation rate	£270.31	-
1 bedroom	£363.61	£368
2 bedrooms	£448.76	£461
3 bedrooms	£548.47	£585
4 bedrooms	£787.80	£849

Sources: Private Rented Database, Scottish Government

Table 9:
Number of HMOs registered in the Falkirk Council area.

Number of HMOs	Year					Change between 2010-14	% Change between 2010-14
	2010	2011	2012	2013	2014		
Falkirk	41	32	40	35	34	-7	-17%
Scotland	11,881	13,605	13,356	13,911	14,331	2,450	21%

Source: Housing Statistics of Scotland – HMO

notices or reporting to the Procurator Fiscal will be used in the future to enforce standards.

The Private Sector Team are working in partnership with Police Scotland, Stirling Council and Clackmannanshire Council to develop an Information Sharing Protocol (ISP). The purpose is to tackle serious and organised crime within Forth Valley in the Private Rented Sector. To identify landlords who have not declared the necessary information under the Fit & Proper Test and to take enforcement action when required.

Strategy for the Private Rented Sector

Analysis of consultation with private rented tenants, landlords and agents has highlighted the following areas of work:

- Improve management standards in the sector, using enforcement powers where necessary
- Improve information and advice
- Increase officer knowledge through training and development

Consultation

As part of LHS consultation, a number of questions on improving the neighbourhood were incorporated into the two consultation surveys. In addition, a focus group for people under the age of 35 was organised to discuss the realistic housing options available for this particular age group and to discuss their housing aspirations. Full analysis can be found in appendix 5.

Summary

Ensuring the ambitious housing supply target is met will be a priority for the Council in the coming years. This will mean working closely with the Scottish Government and RSLs to ensure there are enough resources to fund potential projects to deliver affordable housing.

Working closely with landlords in the area will also be a priority to ensure that there is enough high quality well managed stock in the private rented sector in the future.

Creating an ISP will help eradicate serious and organised crime in the private rented sector and promote best practice across Forth Valley local authorities.

Priority 2

Creating Sustainable Communities



Outcomes

- Best use is made of existing stock across tenures
- Best use is made of community resources to create sustainable communities

Actions

- Develop area based regeneration strategies in partnership with RSLs and the local community
- Explore the potential to use the Rural Housing Fund to develop new affordable housing, refurbish empty homes and contribute to feasibility studies
- Increase the number of empty homes brought back into use
- Ensure actions from the Empty Homes Plan are implemented
- Explore town centre sites to provide affordable housing
- Increase satisfaction levels for people within local communities
- Establish the potential for joint working on estate management and employability initiatives between Council/RSLs

Partnership

Progress on the above outcomes will be steered by the following groups:

- The SHG
- The Private Landlord Forum
- The Council Tenant and Resident Forum

Context

National Overview

The legislation and Scottish Government policy relevant to creating sustainable communities includes the following:

- The Town Centre Action Plan 2013
- Achieving a Sustainable Future: The Regeneration Strategy 2011
- The Local Government Finance (Unoccupied Properties etc.) (Scotland) Act 2017

- Community Empowerment (Scotland) Act 2015

Local Overview

- Falkirk Council (2015) An Economic Strategy for Falkirk 2015-2025
- Falkirk Council (2014) Empty Homes Plan 2014-2019
- Falkirk Council (2016) Main Issues Report
- Falkirk Council (2012-2021) Towards a Fairer Falkirk (Tackling Poverty and Inequalities)
- Falkirk Council (2016-2020) Strategic Outcomes and Local Delivery Plan

Sustainable Places

It is recognised that sustainable communities increase peoples' physical and mental well-being with housing having a role to play. Sustainable communities have a range of services, house types and households with importance given to the local community. Towards a Fairer Falkirk 2012-2021 (Poverty Strategy) and Strategic Outcomes and Local Delivery Plan (SOLD) 2016-2020 inform the Council's approach to supporting the development and maintenance of sustainable communities. The delivery of good quality housing plays a key part in this. This links to the SOLD outcomes of a fairer and more equal place to live, a healthier population and a safer place to live.

It is highlighted in the Poverty Strategy that the root causes of poverty relate to income and wealth, however, poverty can be mitigated by tackling a range of issues such as: housing, health/wellbeing, services to assist children and wider community issues. In relation to housing, key issues from the Poverty Strategy are to:

- Improve energy efficiency and heating systems
- Provide affordable housing

options including for those with particular needs

- Prevent and alleviate homelessness where possible
- Provide housing support to vulnerable people
- Tackle fuel poverty

Household types in poverty

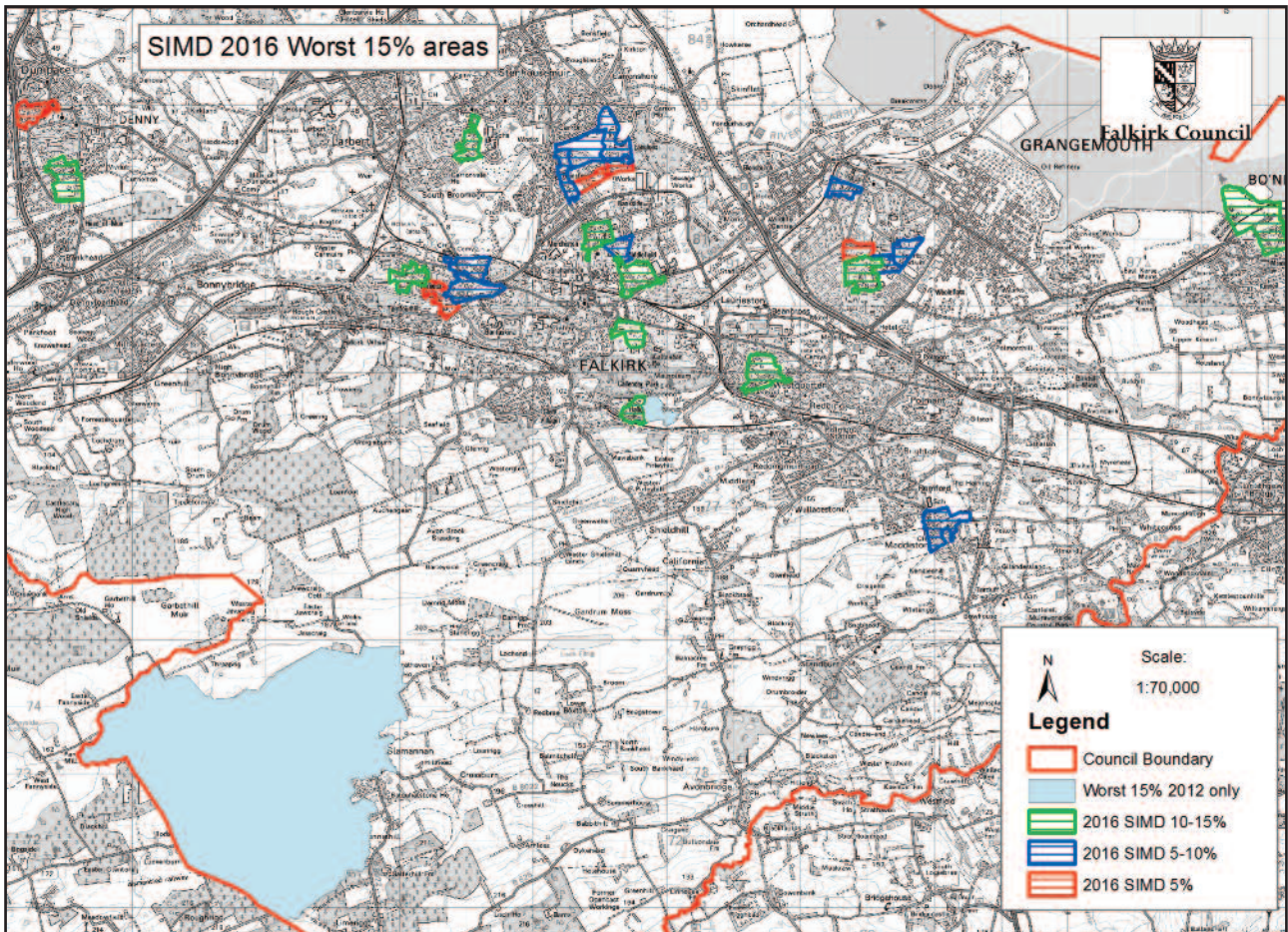
The household types most likely to be in poverty are similar to those most likely to experience homelessness. The Poverty Strategy identified that certain groups within the population have a significant risk of poverty including single parents, single people, and homeless households. Locally household types most likely to present as homeless are single people (66%) and single parents (26%).

Scottish Index of Multiple Deprivation

The Scottish Index of Multiple Deprivation (SIMD) is the Scottish Government's official tool to identify areas of multiple deprivation in Scotland. This considers seven domains namely income, employment, health, education, skills and training, housing, geographic access and crime. There are 24 data zones in Falkirk classed as in the 15% most deprived data zones in Scotland as a whole. The data zones include:

- Bainsford and Langlees - Seaforth Rd, Lomond Dr, Carronside St, Haugh St/Cobblebrae
- Bo'ness - Deanfield
- Camelon - Carmuir Ave East, Camelon North, Union Rd, Carmuir Ave West
- Denny - Anderson Drive, Bridge Crescent
- Town Centre and Callendar Park - High Rise Flats
- Grahamston - Castings, Thornhill Rd/Stewart Rd
- Middlefield - Braemar Dr
- Grangemouth - Lumley St, Torwood Ave, Avonbank Ave, Kingseat/Craigleith, Bowhouse Rd
- Hallglen and Glen Village - Central
- Maddiston - Windsor Cr/Simpson Dr
- Stenhousemuir West - The Valley
- Westquarter - Langton Rd/Westquarter Ave

Figure 10:
Data Zones in the SIMD Worst 15% Areas in Falkirk



Localities

The SIMD, HNSA and LHS consultation were considered to explore specific housing issues. The HNSA identified that there was lower demand for flats with 3 bedrooms and above which has been exacerbated by the “bedroom tax”. There are higher concentrations of such properties in Grangemouth and Falkirk. Some RSLs have indicated that they are also experiencing small pockets of lower demand relating to tenement flats particularly with 3 or more bedrooms in Grangemouth and Denny.

Table 10:
Stock Available by Bedroom Size Compared to Applicant Requests

House Size	No.	% Stock	% Applicant Requests by House Size
Bedsit	69	0.40%	
1	2605	15.90%	37%
2	8659	52.90%	52%
3	4534	27.70%	8%
4+	502	3.10%	3%
Total	16369	100%	100%

Source: Falkirk Council Information Systems

Table 10 highlights the difference between the Council's stock by bedroom size and what applicants on the waiting list have requested. This highlights that more than twice the percentage of applicants have requested 1 bedroom properties in comparison to the stock available. In comparison less than a third of applicants have requested a 3 bedroom property in comparison to the stock available.

LHS consultation highlighted similar concerns from local communities around specific house types, sizes and areas of lower demand.

A housing regeneration working group has been set up to look at how the major social rented landlords in the area can work together to improve housing and estate environment. This will continue over the course of the LHS. Further analysis will be undertaken to identify particular blocks or streets where investment can be concentrated and we will continue to work with Council and RSL tenants on their views on the existing housing supply and how we can make best use of it.

A budget of £3.7m per annum has been provided to undertake a programme of initiatives to improve the local community and improve housing demand through e.g. remodelling of low demand properties.

Regeneration and Town Centres Falkirk

Falkirk Town Centre has suffered in recent years from the growth in online shopping, larger out of town retail parks with free parking and a crippling recession. This has led to an increase in the number of empty shops in the town centre with vacancy rates increasing from 10.9% to 16.5% between 2013-2015. The number of vacant properties has nearly doubled between 2009- 2014. The continuing structural changes in the way people shop indicate a need to diversify away from retailing and focus on other ways of creating activity.

An issue that Falkirk town centre has is that the Central Retail Park is located within the area classified as the Town Centre. The retail park benefits from free parking, unlike the town centre and has led to some shops re-locating to the retail park from the town centre. The LDP MIR has highlighted the need to improve the connections between the town centre and the retail park.

As highlighted in the MIR there is scope for residential development within Falkirk town centre with brownfield sites which provide opportunities for further growth with sites which could yield new homes to increase the number of people living in the Town Centre.

The £5.5m Townscape Heritage Initiative (THI) is also helping to repair and enhance the historic core of the conservation area within the town centre with funding used to:

- Repair and restore important historic buildings and structures
- Improve the public realm
- Restore shop fronts to their traditional design
- Bring vacant historic floor space back into use
- Engage the community and help local people learn more about their heritage
- Provide training and job opportunities linked to the conservation of traditional buildings and historic environments

As well as Falkirk town centre there are four district centres of Bo'ness, Denny, Grangemouth and Stenhousemuir that provide convenience shopping and services and are less dependent on national retailers.

Denny

Denny town centre has suffered from under investment and a town centre ill-suited to modern retailing. Following consultation with the local community and businesses the Council initiated a £7.6 million regeneration scheme. The first phase will deliver replacement shop units, a community library, a new town square and upgraded public realm. It also led to the demolition of the unattractive, poorly designed and low demand Council flats which blighted the town centre. Additional phases will see a new food store and related development with the aim of restoring vibrancy and civic purpose to the town centre.

A total of 9 council properties were provided in Denny town centre on the former Police Station site. In addition, Falkirk Council will provide a further 19 Council properties in Duke Street to provide a mixture of general need and accessible standards flats by August 2018.

Stenhousemuir

There has been a £15 million regeneration of Stenhousemuir town centre which included:

- An major food retailer providing a new supermarket
- A new library (with community space), new community centre and retail space
- Upgrades to park, landscaped civic spaces including a new town square
- A new health centre
- A new access road

Falkirk Council is providing 18 accessible one and two bedroom flats by re-developing the former Police Station and Registry Office site into Council housing with lift access.

Bo'ness

The original regeneration plans for the Bo'ness harbour and foreshore were postponed due to the economic downturn in 2008. Part of the regeneration plans included two blocks of flats owned by the Council, which were Historic Scotland Grade B listed. The preferred developer for the regeneration of the Bo'ness foreshore refurbished one of the blocks of flats and marketed them for sale. However due to the economic downturn only 8 of the properties were sold. Weslo Housing Management secured funding to buy the remaining 22 units, 16 of these for social rented housing and 6 for mid-market rent. Due to the lack of interest in the first block of flats the developer did not pursue their purchase option to develop the remaining block of flats. The heritage importance of this block of flats led Falkirk Council to refurbish the buildings.

In addition, Bo'ness town centre has benefited from a £5 million investment through the THI the aim of which is to repair and restore historic buildings, such as the restored Hippodrome cinema.

Scottish Government funding through the SHIP will enable two new build town centre developments during the years 2017-2018. The development at Corbiehall will consist of 7 properties and the development at Main Street will consist of 31 properties. Both developments will be progressed by Weslo Housing Management.

Rural Homes

The majority of the Falkirk population live in areas classified as Other Urban Areas which according to the Scottish Government classification are settlements of 10,000 to 124,999 people and is shown in Table 11. Only 8.3% of the population live in Accessible Rural Areas where the drive time is less than 30 minutes to the nearest settlement with a population of 10,000 or more. This accessible rural population is located within the sub market areas of Polmont and Rural South and Larbert, Stenhousemuir and Rural North.

Table 11:
Percentage of the population in each 6-fold Urban/Rural category

	Falkirk	Scotland
Large Urban Areas	0%	11.7%
Other Urban Areas	89.6%	6.1%
Accessible Small Towns	2%	34.5%
Remote Small Towns	0%	35.1%
Accessible Rural	8.3%	9.3%
Remote Rural	0%	3.4%

Source: Scottish Government Urban/Rural

Classification 2013-2014

The unique issues associated with provision of rural housing in Scotland have been recognised by the Scottish Government who has launched a £25million Rural Housing Fund. The fund is available for a 3 year period and commenced in April 2016. This aims to increase the supply of affordable housing of all tenures in rural Scotland and will contribute to the 50,000 affordable homes target set by the Scottish Government.

The general strategy of the LDP is to direct new housing development in rural areas to the existing villages. This strategy aims to sustain their vitality and take advantage of village services and infrastructure. However, it is recognised that there are circumstances where new houses in the countryside are necessary or appropriate.

The HNDA identified that there is lower demand in some rural areas, such as Slamannan and Limerigg. The MIR recognises that low demand has led to little activity or development interest on most allocated sites in Polmont and Rural South. Consequently, rationalisation is proposed with some sites being de-allocated, including the Slamannan Strategic Growth Area.

In relation to specialist housing for older people, it is recognised that there is limited accommodation in Polmont and Rural South and lower demand for such accommodation in Larbert, Stenhousemuir and Rural North. This is being progressed through the HCS.

Empty Homes

There are around 1,000 long term empty private properties in Falkirk at any one time. Empty home are defined as properties that have been empty for longer than 6 months. Reducing the number of empty private properties is seen as a priority by the Council and making best use of existing stock helps meet need and demand.

The Council created a full time permanent Empty Homes Officer post in 2016. This followed the success of the Forth Valley Empty Homes Project which was a shared service project with Shelter, Clackmannanshire and Stirling Councils.

An Empty Homes Plan for 2014-2019 has been developed which emphasises the importance of working with owners to encourage them to bring their properties back into use. The Empty Homes Officer offers advice and assistance to help get the properties back into occupation using the following tools:

- Leaflets –tailored to provide information for owners and providing details on how their property can be brought back into use
- Matchmaker Scheme – this is a list of potential buyers and sellers. When a “match” is identified contact details of the potential buyer and seller are shared
- VAT discount –Her Majesty's Revenue and Customs (HMRC) incentive where an owner of a property empty for 2 years or more can apply for a letter to prove the property has been empty. If a property has been empty for two years, any renovation or alteration works carried out by a VAT registered trader may be eligible for a reduced VAT rate of 5%. If the property has been empty for ten years, the works may benefit from zero-rated VAT
- Empty Homes Loan Fund - Falkirk Council received £100,000 from the Scottish Government to provide interest free loans to owners of private properties to have renovation work carried out so that their empty property can be brought into use as affordable housing. Uptake has been low nationally and locally, however funding could be sought for any future policy initiatives
- Local Media – the work in relation to Empty Homes has been acknowledged in local and national papers as well as an interview on the BBC's Reporting Scotland. Publicity increases the profile of the empty homes project locally
- Private landlord Forum - the Empty Homes Officer attends the bi-annual landlord forum meetings to actively engage with landlords to ensure empty properties are re-occupied

- Buy Backs – the Empty Homes Officer works in partnership with the Buy Backs team to identify properties that may be eligible for the scheme. There have been 10 empty properties brought back into use this way
- Work has been undertaken with the owners of 2 blocks of flats to ensure communal repairs are undertaken. In one block of flats two owners had to move out of their property because of their flat being flooded. The owners were eventually persuaded to register on the Matchmaker Scheme in an effort to sell their empty homes. As a result both properties were sold in March 2016. Work is on-going with the owners of the other block of flats to ensure the communal repairs needed are undertaken

Table 12 sets out the number of properties brought back into use and debt recovered. This has been calculated using the Shelter approved methodology using a notional calculation of three months' Council tax plus any unpaid debt owed to the Council recovered as a result of the project.

Table 12:
Number of Empty properties brought back into use

Year	No. brought back	Debt recovered 2013-2014
2013-2014	45	£20,600
2014-2015	105	£63,169
2015-2016	90	£50,200
Total	240	£133,969

Source: Falkirk Council Empty Homes Database

From 1 April 2013 new legislative changes were put in place to allow local authorities the discretionary power to remove the empty property discount or set a Council tax increase of 100% or more on certain properties which have been empty for one year or more. Approval was granted by Council Executive on the 27th September 2016 to increase Council tax by 100% on properties empty for more than 12 months, where appropriate. This will come into operation from the 1st April 2017, with the Empty Homes Officer

being a key resource to help owners return properties to use as soon as possible.

Falkirk Council has used compulsory purchase powers on two occasions in the past to return empty homes to use. This power is only used when all other options have been exhausted and funding (e.g. from Second Homes Council tax and/or partner organisations) is available. The following circumstances will inform any decision made on the use of Compulsory Purchase Order:

- A property has been empty for a substantial period of time such that it is considered that the property is unlikely to be brought back into use unless such action is taken
- Weighting will be given to each case based on whether there is a history of nuisance or anti-social activity
- The impact on the neighbouring properties and the potential housing that could be provided from the empty property

Once the property is identified and the type of action is agreed this will be pursued.

Self-Build/ Custom Build

The LDP has no specific policy on self-build plots, however, it does have policies on windfall sites, gap sites and housing in the countryside which guides applicants on what is appropriate development. The draft Scottish Government Planning Delivery Advice: Housing and Infrastructure is supportive of self-build housing as a means of increasing the supply of housing. It indicates that Councils could develop serviced plots themselves to support such development. The Council has no plans at present to take forward any scheme to produce serviced plots. If it did, existing allocated sites in the Council's ownership could be considered as well as other potential sites and would be assessed against the LDP housing policies.

There are a number of allocated LDP housing sites, particularly in the rural villages, which have not been developed but could be considered for plotted developments but are still subject to planning contributions. To encourage the take up of such

sites further consideration could be given to making these sites more attractive to developers such as removing the requirement for planning contributions on constrained sites to try and encourage their development specifically as self-build sites. This will be considered in the next LDP due to be produced at the end of 2017.

The majority of single plot house developments in the Council area which will be either self-build or custom builds are granted consent. A recent review of completions on sites of three or less units for July 2010-June 2015 (5 years) showed that there was an average of six completions a year based on completion certificates being issued. Self-build sites can be slow to build out and do not therefore make a significant contribution to the housing land supply at present.

Consultation

As part of LHS consultation, a number of questions on sustainable communities were incorporated into consultation surveys. In addition the under 35s focus group considered their local area and housing preferences. A co-production approach was carried out with Council and RSL tenants exploring issues around home and community then how issues identified could be progressed.

Summary

There are many factors that ensure communities are sustainable but through this LHS the Council will look at how the major social rented landlords locally can work together to improve housing and the estate environment in the area. We will also explore further through co-production with local communities how resident's views can be incorporated and steer the way forward.

We will continue to bring empty properties back into use and consider how housing can have a role in town centres. Finally we will consider specific issues in rural areas and available funding streams to address.

Priority 3

Improving Access to Housing



Outcomes

- Housing advice is provided to those at risk of homelessness
- People can access temporary accommodation and supported accommodation as required
- Tenancy sustainment is improved

Actions

- We will develop a Younger People's Housing Plan
- We will explore the potential for providing a Common Housing Register with social landlords
- We will ensure information on housing options is accessible and informative
- We will improve customer satisfaction and service delivery with homelessness services
- We will ensure temporary accommodation provides best value fitting the current profile of homeless households
- We will ensure supported accommodation and support services meet the needs of service users and provides best value
- We will use a range of methods to improve tenancy sustainment

Partnership

Falkirk Councils' Access to Housing (ATH) work with a wide range of partners including:

- Social Work Adult Services
- Social Work Criminal Justice
- Community Justice
- Social Inclusion Project
- NHS Forth Valley
- Voluntary sector

Context

National Overview

- The Housing (Scotland) Act 2001 places a statutory duty on local authorities to carry out an assessment of homelessness and to prepare, as part of the

LHS, a strategy for the prevention and alleviation of homelessness

- Homelessness etc. (Scotland) Act 2003 amended the priority need categories and gave Scottish Ministers the power to abolish the priority need test (2012 target) and make amendments to the intentionality and local connection distinction
- 2014 SHR Thematic Inquiry into housing options. Falkirk Council was one of the 6 local authorities who participated in the study

Local Overview

Annual Homeless Statement

Housing outcomes are reported in the Homeless Statement which is part of the annual LHS Update and is considered by Executive Committee. This allows us to monitor trends and identify future challenges relating to homelessness which enables us to adjust our services appropriately.

Evidence

Working with partners in the Housing Options East Hub has assisted Falkirk Council to develop improved prevention led approaches to homelessness such as the introduction of the online Housing Options tool. This allows anyone looking at their housing options to complete an online pro-forma on their circumstances to find out what housing options may be available to them. Accessing these services online assists the Council move into the digital era to enable access to services 24/7. The official launch of the housing options tool has been included as an action in the LHS.

In 2014 the SHR produced a thematic inquiry identifying issues for improvement in the delivery of housing options nationally. Part of the thematic inquiry examined the operational delivery in six areas with Falkirk Council being one of the local authorities participating. This was followed up by Scottish

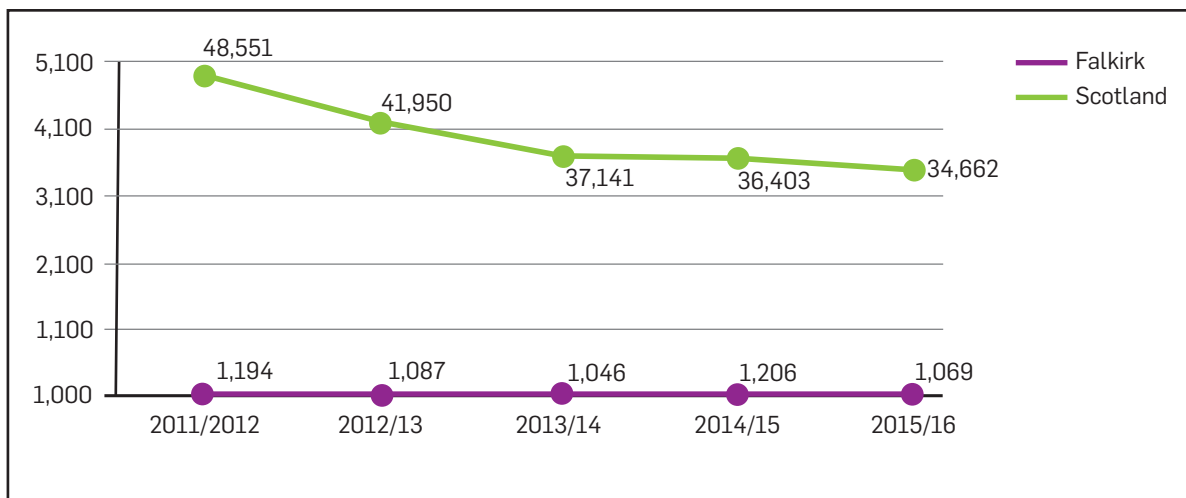
Government Housing Options Guide published in March 2016. This provides recommendations for Councils to consider when reviewing their housing options provision. It included streamlining, improved recording of outcomes and better case management. It considered a wide range of methods to increase associability of housing options. These recommendations have been adopted in the outcomes and actions for homelessness. We are also committed to implementing the National Housing Option Training Programme for all relevant officers.

Welfare Reform continues to place further challenges on our homelessness and housing options service as current and further parts of the legislation are implemented. It is anticipated that the Under Occupation tax and the introduction of universal credit will impact on rent arrears across social housing including temporary accommodation provision. This is due to benefits being paid direct to the household on a monthly basis in arrears rather than the current fortnightly system. A Tenancy Sustainment team have been established to assist Falkirk Council tenants that have been identified as struggling with their rent or have been affected by the impact of Welfare Reform. The delivery of housing support will continue to address any needs of residents who are struggling to sustain their tenancies or starting a tenancy.

Homeless Applications 2011-2016

Figure 11 shows that between 2010-2014 homeless presentations continued to fall both nationally and locally with the introduction of housing options playing a significant role in the decline. While the decrease continued nationally Falkirk saw a slight increase in the number of homeless presentations in 2014-2015 of 160 presentations (+16%). This increase could be associated to pressures on households affected by the economic and social changes attributed to Welfare Reform or simply an anomaly. Of the 32 local authorities, 13 including Falkirk Council saw an increase in presentations in 2014/15. However, in 2015-2016 the number of presentations dropped by 137 (-12%), aligning with the continued decline of applications nationally.

Figure 11:
Homeless Presentations locally and nationally 2011-16.



Source: Operation of the Homeless Persons Legislation in Scotland 2011/12 to 2015/16

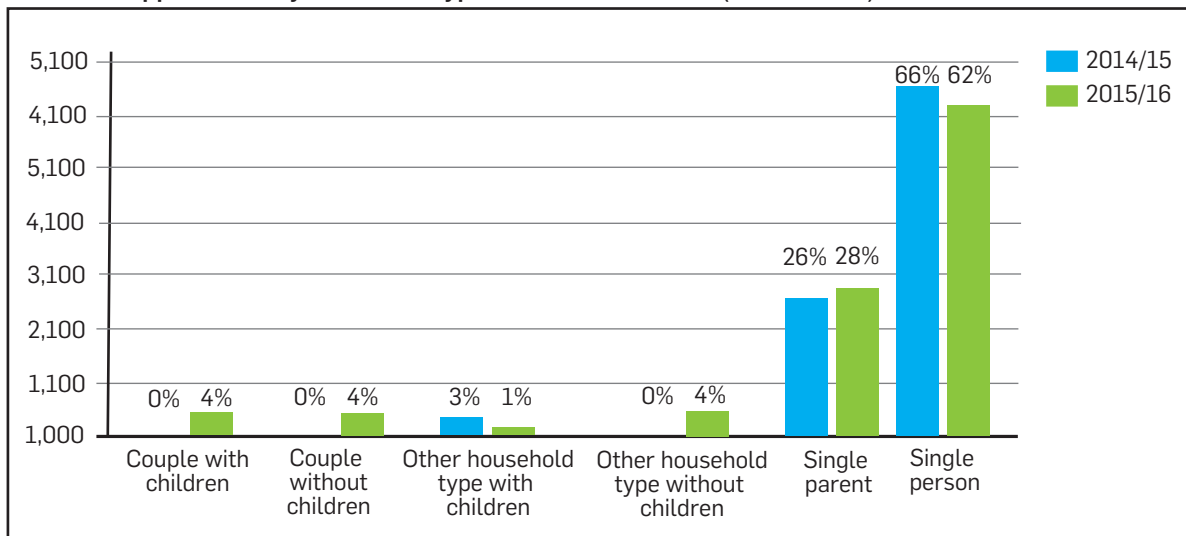
Lost contact

The number of cases where contact was lost prior to a homelessness assessment decision was 10 (0.9%) in 2015-2016 and nationally the figure was 1882 (5.4%). ATH is committed to ensure contact is maintained to enable the number of 'lost contact' to remain minimal. Previous year comparison shows locally the number was 14 (1.2%) and nationally 4,193 (12%).

Household types

Figure 12 shows single applicants remain the biggest group presenting as homeless (66%) followed by single parents (26%). The number of single people has slightly increased from last year while single parents decreased. Both continue to remain the first and second largest household type presenting in the area. The two most common presenting household types in Falkirk correspond to the two most common presenting household types nationally with (67%) single applicants and (20%) single parents.

Figure 12:
Homeless applications by household type 2014/15 to 2015/16 (Falkirk area).



Source: Operation of the Homeless Persons Legislation in Scotland:

Age groups

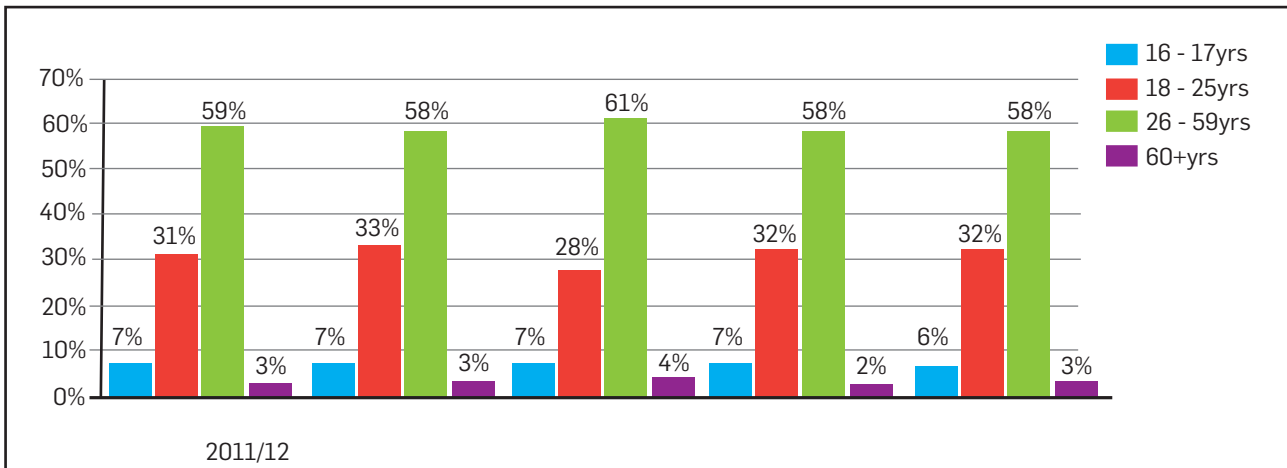
Over the last 5 years the main age group for homeless presentation is the 26-59 age group followed by the 18 to 25 age groups.

Applicants aged 16-17 and 60 plus are by far the lowest represented with only 6.18% and 3.18% respectively in 2015-2016. The 26-59 age groups and

the 60+ group saw an increase in the number of presentations compared to the previous year. The 16-17 age groups and 18-25 age groups saw a slight decrease.

The majority of homeless applicants in 2015-2016 were single (61%) and male (51%) which is consistent with previous years.

Figure 13:
Age of main applicant presenting (Falkirk 2011 – 2016)



Source: Scottish Government Annual Report, 2015/16.

Reasons for the over representation of these specific age groups could be attributed to Welfare Reform and the single room rate for under 35 year olds. This age group would likely be deemed homeless non priority and with priority need now abolished these applicants are now eligible for homeless priority status, access to temporary accommodation and permanent housing. Exploring alternative homes and realistic housing options for this specific age group will be paramount in the course of the LHS 2017-2022.

Gender

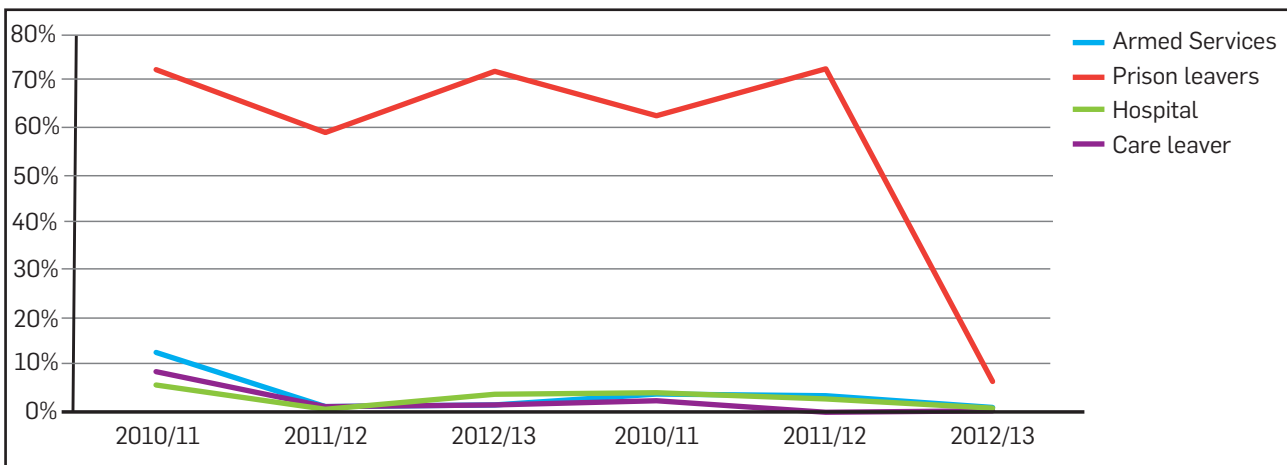
There has been no change in the percentage of males and females presenting as homeless compared to last year with 49% female and 51% male presenting in 2015-2016.

Reasons for homelessness

In 2015-16, locally the main reasons given for homelessness at initial application stage was 'asked to leave' with 25% and 'relationship breakdown with 17% of applicants in the Falkirk area. Nationally 'asked to leave' was the most common reason with 36% of applicants with 'relationship breakdown 29% of applicants.

Figure 14 below details the number of applicants presenting due to 'discharge from institute' decreased from 3.36% in 2014-2015 to 2.5% in 2015-2016.

Figure 14:
Breakdown of applicants presenting 'discharge of institute' 2010-16



Source: Scottish Government Homeless Statistics

The largest group presenting due to a discharge from an 'institution' was those leaving prison with 7 recorded in 2015-2016. This reduction is partly due to the introduction of an Outreach Assessment Officer service. Applicants usually discuss housing issues related to housing options/problems and financial advice. This is considered to be a more effective route than specialist accommodation which, as highlighted in the HNDA, is not considered necessary at this time. Anecdotal evidence suggests that most applicants presenting as homeless generally come from adult prisons rather than HMP Polmont Young Offenders situated in the Falkirk Council area.

The purpose of outreach is to reduce re-offending when the prisoner returns to the community. This is deemed to be more effective than specialist accommodation and provides a more consistent approach towards planning the needs of the individual. It also addresses the issues of offending and the necessary support to sustain accommodation.

The low number of homeless applications from care leavers is due to awarding priority status to care leavers prior to leaving care rather than the homeless route. A review of hospital discharge protocol was completed and implemented in May 2014 which has meant a fall in homeless applications due to homeless discharge. Both proactive approaches have resulted in lower number presenting as homeless due to a more planned approach between various services.

Temporary Accommodation Strategy

A Temporary Accommodation Strategy has been devised to ensure the service is ready to take forward actions that consider the changing profile of homeless households presenting and to ensure temporary accommodation is affordable and managed effectively.

The strategy's key aims include:

- Our Temporary accommodation meets a minimum Standard
- Provide a good and adequate supply of temporary accommodation stock
- Support provided to tenants in temporary accommodation meets their needs
- Temporary accommodation is good value for money and that rents are affordable

The strategy will be reviewed throughout the timescale of the LHS to ensure the commitments continue to be fulfilled.

Current temporary accommodation housing stock

Councils have a legal requirement to provide all homeless households with temporary accommodation while their application is being assessed and until permanently allocated if they are deemed unintentionally homeless. Falkirk Council currently has a range of fully furnished self-contained temporary accommodation properties that are a mixture of property types and sizes dispersed over the Council area. As shown in Table 13, Falkirk Council provides the majority of properties for temporary accommodation, 183 in total; further details are set out in the table below.

Table 13:
Temporary Accommodation by Owner

	Number of properties	% of properties
Private Sector	56	31%
Falkirk Council	127	69%
Total	183	100%

Source: Falkirk Councils Integrated Housing Management System.

In addition, temporary supported accommodation is available for applicants who require additional housing support, as shown in Table 14. At the point of homeless presentation, a housing support needs assessment is carried out to ascertain the most appropriate supported accommodation, if required. In particular, Falkirk Council's Castings Supported Accommodation has an assessment period of 56 days which can be extended if required. Clients can also move prior to the end of the assessment period. Once an applicant can demonstrate the necessary skills to live independently they will be moved to a temporary accommodation property and bid on properties until permanently allocated.

Supported accommodation is provided with 24 hour support with access to a key worker providing assistance to individuals throughout the duration of their assessment period.

Source Falkirk Council records

In addition, referrals can be made for floating support provided by other outside agencies such as Mental Health organisations or Drug and Alcohol agencies. There are also 16 units in Kingseat Avenue in Grangemouth which provides accommodation with support. This accommodation is used by mixed age groups, males and females and for families, couples and single applicants.

It is considered necessary to explore the change of focus of the Council's supported accommodation and the type of support provided through the development of an assessment centre model. This will be explored further as part of the LHS actions.

There has been a decrease of 50% in the number of homeless households in temporary accommodation locally from 375 in 2010 to 186 in 2016. This corresponds to a 5% increase nationally over the same time period.

The figures on the use of temporary accommodation will continue to be monitored and reviewed. This is to ensure a steady supply of temporary accommodation continues to be available and remain suitable for the changing profile of applicants presenting.

Factors impacting on temporary accommodation and the re-assessment of the Council's temporary provision include Welfare Reform, in particular the under occupancy charge, the under 35 year old single room rate and the abolition of the priority need category in 2012. The housing options approach is considered to be associated with the drop in presentations and the requirement for accommodation. It is important to note that the Council is rehousing more applicants within a 6 month period (74% in 2015-2016) which is also reducing the time in temporary accommodation.

There are a number of elements to the Welfare Reform Act that will continue to place challenges on ATH as various parts of the legislation are implemented over the coming years. These include: the continuous roll out of universal credit which merges means tested

Table 14:
Temporary supported accommodation stock

Supported Accommodation	No. of units	Type of resource
Castings Hostel	24	Single males over 21
Garry Place	15	Young people 16-24
Y. People	14	Young people 16-24
Lorretto	12	Complex needs

benefits such as housing benefit, income support, job seekers allowance, working tax credit and child tax credits. Benefits are being paid direct to the household monthly in arrears rather than the current fortnightly system. It is anticipated there will be a significant impact on rent arrears across the social rented sector. The single room rate also has an effect on temporary accommodation provision leading to a review of temporary accommodation to ensure it remains affordable, effectively managed and best value for applicants.

Housing Support

The Housing Support Duty came into effect in 2013 as part of the Housing (Scotland) Act 1987 inserted by Housing (Scotland) Act 2010 and compliments the preventative approach developed through the Housing Option Hubs. It plays an important part in preventing homelessness and repeat homelessness where the Council believes someone may have a difficulty in sustaining their tenancy.

Table 15:
Referral to Reach Out 2015-2016

Reason for Referral	Preparing for a tenancy	Setting up home	Tenancy sustainment	Totals
Homeless referrals	154	146	62	362
Other housing providers	0	8	16	24
Falkirk Council tenants	68	57	161	286
Other referrers	8	5	8	21
Total	230	216	247	693

Source: Falkirk Council Integrated Housing Management System.

Applicants who require housing support has increased locally (26%) and nationally (42%) showing the increasing vulnerabilities of applicants with more complex support needs or multiple support needs applying as homeless. The introduction of the housing support duty in 2013 gave an indication that the majority of applicants have more complex needs and require multiple support solutions. A continued consistent approach is required for support provision.

Housing Support is available to anyone living in the Falkirk Council area and is available to help people stay in their own homes, prevent homelessness and advise people on their housing options.

Table 15 highlights that in 2015-2016 a total of 693 referrals were made to the Reach Out service from across a variety of internal and external services with the majority from homeless followed by Falkirk Council tenant referrals.

In relation to outcome referrals, the majority completed all tasks however a significant number failed to engage.

The majority of applicants require support needs for basic housing management/independent living, followed by mental health and drug or alcohol dependency. Falkirk Council recognises a multi-agency response is necessary when identifying and providing the necessary support for applicants. More specific support services are available as and when required to meet individual needs and assist to sustain or secure accommodation.

Tenancy Sustainment

Tenancy sustainment is a key part of our homelessness prevention and can be affected by many contributing factors, as detailed in Figure 15 (albeit this is not an exhaustive list). There are many reasons why tenancies may not be sustained and it is important to note that it is often not just one particular reason but a combination of multiple factors. This means that simply managing one factor may not be able to help the situation as other factors may still cause issue and therefore clients need to be able to access more than one service at a time.

Tenancy sustainment figures for 2015-2016 have been reported and show that over the 12 month period a total of 317 tenancies were not sustained. The most common reason for ending tenancies was 'moved to non-Falkirk Council property' (30%) followed by 'internal transfer' (22%) and 'moved out of Falkirk Council area' (9%). These are relatively positive and natural reasons for tenancies ending.

In 2015-2016, 54 tenancies were either abandoned tenancies or tenants evicted. Breaking this figures down shows a total of 11 evictions and 43 abandonments. For evictions 82% were evicted after 12 months while for abandonments 47% sustained the tenancy for more than 12 months with 28% after 9 months.

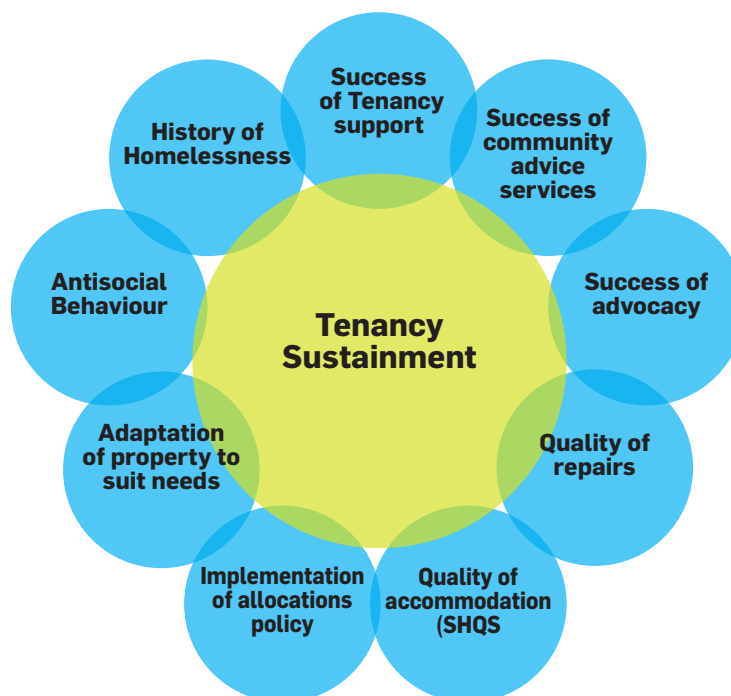
This provides us with data in order to establish if our support is being targeted at the right applicants and everyone is offered the opportunity to take up necessary support, if required.

Table 16:
Outcomes of Reach Out Referrals 2015-2016

Outcome	All tasks completed	Some tasks completed - disengaged	Failed to engage	Totals
Homeless referrals	216	77	61	354
Other housing providers	18	8	2	28
Falkirk Council tenants	159	81	55	295
Other referrers	8	5	3	16
Total	401	171	121	693

Source: Falkirk Council Integrated Housing Management System.

Figure 15:
Contributing Factors to Tenancy Sustainment



Source: Falkirk Council Tenancy Sustainment & Support Services Report 2013/14

Recently a Tenancy Sustainment Working Group has been set up to investigate further the factors and reasons involved in someone failing to sustain or abandon their tenancy. Many contributing factors can affect whether someone will end their tenancy and is not always due to a lack of appropriate support. The working group will be involved in more in-depth analysis of tenancy sustainment to enable a targeted response across the service. Services will also be identified that can offer support and complete the appropriate referrals.

Areas within Falkirk Council with the most homeless presentations Table 17 details sub areas where applicants became homelessness from. Out of the 1069 homeless applications received in 2015-2016, only 351 recorded the postcode where the applicant became homeless from. Of these 351 applications, the Falkirk sub area had the highest number of presentations at 26%.

It is important to note that the information contained in the table is not truly reflective of the total number of presentations, however this provides a base to begin our investigations into the homeless 'hotspots' in the Falkirk Council area in order to target appropriate resources.

Consultation

As part of LHS consultation, a number of questions on homelessness and housing options were incorporated into the two consultation surveys. In addition, a focus group for people under the age of 35 was organised to discuss the realistic housing options available for this particular age group and to discuss their housing aspirations. A stakeholder engagement event was also carried out. Full analysis can be found in appendix 5.

Summary

Over the course of this LHS key challenges have been identified to ensure Falkirk Council are preventing homelessness in the first instance which requires positive joint working and a shared sense of ownership from all agencies involved. The LHS will consider housing support issues and suitable housing options to assist customers to become more resilient to the factors that can lead to homelessness. However, commitment from all agencies who deliver services to homeless people is vital if homelessness is to be prevented and people are to be sustained in accommodation as part of sustainable and inclusive communities.

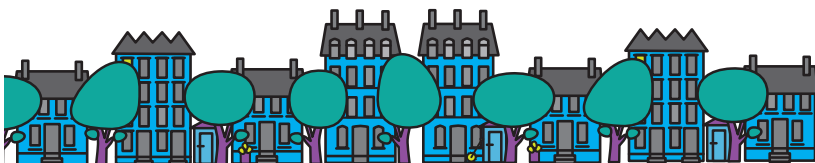
**Table 17:
Sub Area Applicants Became Homeless From**

Sub Area	Number of applications with completed postcode homeless from	%
Bo'ness	17	5%
Denny & Bonnybridge	54	15%
Falkirk	92	26%
Grangemouth	43	12%
Larbert/Stenhousemuir/ Rural North	39	11%
Polmont/Rural South	46	13%
Outwith Falkirk Council area	60	17%
Total	351	100%

Source: Falkirk Councils Integrated Housing Management System.

Priority 4

Providing housing and support to vulnerable groups



Outcomes

- The supply of accessible properties is increased
- Specialist housing advice is provided in partnership with the Housing Contribution Statement Group (HCSG)
- Older peoples' housing is reviewed by the HCSG
- Further analysis on the housing needs of vulnerable groups is carried out
- We will carry out a design feasibility study on current Housing with Care (HwC) developments to assess their potential to meet the needs of a range of older and disabled people
- Carry out research to identify which housing needs present greatest challenge to accommodate
- Review service delivery at the Council's travelling person's site

Actions

- We will work in partnership to agree standard specifications for specialist housing built through the SHIP
- We will increase the supply of specialist properties funded through the SHIP
- We will work in partnership to implement the findings of the Adapting for Change (AfC) pilot
- We will carry out awareness raising training for housing staff on dementia and mental health issues
- We will work with the HCSG to provide housing advice to people with specialist needs
- We will review Older People's housing
- We will carry out further needs analysis for specialist groups
- We will explore through the HCSG how housing issues could lead to delayed discharge
- We will explore through the Lochview Hospital Working Group the accommodation needs of people currently living there
- We will explore through the HCS the accommodation needs of people with health and social care needs living out with the area

Partnership

Progress on the above outcomes will be steered by the following group:

- The HCSG which includes representation from Falkirk Council Housing Services, RSLs (with specialist housing locally), Social Work Adult Services and NHS Forth Valley

Context

National Overview

The following national legislation, policy and research are relevant to this priority:

- The Housing (Scotland) Act 2001 in relation to the assessment of the provision of housing and related services (known as the HNDA)
- The Public Bodies (Joint Working) (Scotland) Act 2014 which sets out the framework for integrating health and social care, requiring Local Authorities and Health Boards to establish Integrated Partnership arrangements and develop a Strategic Plan. As of April 2015 responsibility transferred to the partnership for disabled adaptations in both Local Authority and the Private Sector (but not RSLs). Also transferred to the partnership under this legislation is Garden Aid

- Initially Joint Commissioning Plans based on a Joint Strategic Needs Assessment (JSNA) including a HCS were required. The Public Bodies Act required the initial HCSC (2013) to be revised in 2015 to cover the three years of the Strategic Plan
- National health and well-being outcome 2 - "People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practical, independently and at home or in a homely setting in their community"
- Age, Home and Community: A Strategy for Housing for Scotland's Older People 2012-2021
- Reshaping Care for Older People: A programme for change 2011-2021
- The Keys to Life: Improving the quality of life for people with learning disabilities

Local Overview

The following local partnerships, plans and analysis are relevant to this priority:

- The integration of Health and Social Care led to the establishment of the Falkirk Health and Integration (HSCI) Partnership with an IJB developed by Falkirk Council and NHS Forth Valley
- The Falkirk Strategic Planning Group reports to the HSCI Partnership and developed the Falkirk Integrated Strategic Plan. Falkirk Council Housing Service and RSLs are represented on this group
- A draft Older Peoples' Housing Plan was developed to set out proposals to progress Age, Home and Community locally
- The revised HCS was developed then discussed by the IJB in December 2015 and an update and action plan to progress discussed in June 2016
- The HNDA (chapter 5 specialist groups) as approved by Scottish Government in August 2016

Falkirk Integrated Strategic Plan 2016-2019

The focus of the HSCI Partnership is prevention and early intervention. The key issues for the Falkirk area are:

- The ageing population
- Growing numbers of people living with long term, multiple conditions and complex needs
- The importance of early intervention and prevention can make a difference
- Carers and workforce support
- Deprivation, housing and employment

Three locality areas have been identified by the Falkirk HSCI Partnership for service planning purposes namely:

- Central -Falkirk
- West - Grangemouth/ Bo'ness and Braes
- East -Denny/Bonnybridge/ Larbert and Stenhousemuir

Falkirk HCS

The evidence base to support the HCS includes data analysis and consultation for the specialist chapter of the HNDA and the JSNA to the Falkirk Integrated Strategic Plan. A summary of proposals identified in the HCS include:

- Exploring the need for Extra Care housing
- Revising the current model of HwC
- Piloting dementia friendly design
- Exploring a joint register for specialist housing
- Carrying out dementia and mental health awareness training
- Housing options advice to people with specific needs
- Streamlining the process for disabled adaptations

In addition to mandatory services, it is recognised through existing partnership working that some landlord functions will be more influenced than others by the priorities of the Falkirk Integrated Strategic Plan. These include HwC and housing support. Services which contribute to keeping people in their homes within a community setting and preventing more expensive crisis interventions will also relate to HSCI. These include housing

maintenance and improvements, energy efficiency and debt advice.

In addition to this priority, which contributes to the success of the

Falkirk Strategic Integrated Plan, other LHS outcomes and relevant which will impact on health and social care integration include the following:

Outcome	Action
The supply of housing is increased	Ensure housing supply is available to build 2,456 additional properties by 2021 Provide new affordable housing options Make best use of existing stock to provide additional affordable housing Agree with partners specifications standard for new build housing Work in partnership to deliver housing through the Affordable Housing Policy Explore a range of models to increase affordable housing models locally Improve private rented sector housing options
Best use is made of stock across tenure	Develop area based regeneration strategies in partnership with RSLs and the local community Increase the number of empty homes brought back in to use Increase satisfaction levels for people within the local community Establish the potential for joint working on estate management and employability initiatives between Council/RSLs
Housing advice is provided to those at risk of homelessness	Develop a Younger Peoples' Housing Plan Explore the potential for providing a Common Housing Register with social landlords Ensure information on housing options is accessible and informative Improve customer satisfaction and service delivery with homeless services
People can access temporary and supported accommodation as required	Ensure temporary accommodation provides best value fitting the current profile of homeless households
Tenancy sustainment is improved	Use a range of methods to improve tenancy sustainment Provide a tenancy support service with an external provider
Fuel poverty is tackled, climate change improved and progress is made to meeting national climate change targets	Ensure compliance with Energy Efficiency in Scottish Social Housing by 2020 Mitigate the impacts of climate change in relation to housing by improving the energy efficiency of the stock and consider risks such as flooding Reduce the numbers experiencing fuel poverty and extreme fuel poverty as far as reasonable possible
Social rented housing conditions are improved	Improve condition of social rented homes by targeting investment through capital programmes
Private sector housing conditions are improved	Review Scheme of Assistance (SOA)

Key Issues

Disabled Adaptations

The HNDA highlighted that 11,040 households (16%) had disabled adaptations with 1,380 households (2%) requiring adaptations. The number of disabled adaptations has increased across all tenures over the period 2010-2015 by 9%.

Future projections on the need for disabled adaptations will be based on three factors; new building standards, the ageing population and the priority set out in the Strategic Plan for older people to remain in a homely setting.

Mandatory building standards from 2007 included enhanced accessibility and adaptability standards for all domestic new builds. The purpose was to enable flexible living accommodation for the general population which can be easily converted to ensure suitable accommodation for older people. Suitable older peoples housing would be through the provision of easily accessible housing with downstairs toilet/shower, doors wide enough for a wheelchair and easily accessible electrical sockets.

The new standards mean that properties are capable of further adaptations if required. It is anticipated that over time building standards will provide an increasing supply of mainstream properties that are suitable for people with mobility, dexterity and/or sensory disabilities.

However, the lower building rates since the recession have meant that the impact of the new regulations has been limited although it is now increasing. In the future it is anticipated that the new regulations will have an impact on the profile of the housing stock which may impact on the need for adaptations.

In relation to the ageing population, the numbers of households over 65 are projected to increase by 10% in the short term (2017-2022) and by 52% in the longer term (2017-2037).

Based on the above and the priority of older people remaining in their own homes, it is assumed there will continue to be increasing demand for disabled adaptations.

The Council identify adapted properties when a property becomes empty and will try to allocate to an applicant who needs the adaptation. Further adaptations will be undertaken to the property if needed.

When comparing all adaptations it is significant to note that the highest numbers of adaptations are for grab rails/hand rails. However, there is a significant difference by tenure. In Council properties the majority of adaptations are grab rails/hand rails where as for RSL and Private Sector the majority is showers.

The budget for disabled adaptations is set out below:

- Council disabled adaptations – Budget for 2015-2016 - circa £1.169m
- Private sector adaptations – Budget for 2015 -2016 - c£400k
- RSL adaptations - c£200k (Scottish Government spend 2014/to 2015)

To date (January 2017), RSL disabled adaptations are not included in HSCI. It is therefore likely that the budget for disabled adaptations included under Health and Social Care integration is circa £1.5 million.

Care and Repair

Care and Repair is delivered by Falkirk Council officers through the Scheme of Assistance (SOA) and aims to provide help and support to home owners and private tenants. This can help to adapt, maintain, repair or improve their homes. Over the period 2011-2016 the number of Disabled Adaptation grants awarded decreased from 118 to 94. However the amount spent on Disabled Grants over the same period increased from £321, 840 to £337,799. Despite this increase in spend, it is lower than neighbouring Councils and will be explored through the Adapting for Change Steering Group (as below). Over the course of the new LHS we will review the SOA with colleagues in Social Work Adult Care Services and NHS Forth Valley.

Adapting for Change Pilot

Falkirk is one of the five pilots on-going nationally to streamline processes for disabled adaptations and reduce timescales. This is progressed locally through the Adapting for Change (AfC) Steering and Working Groups which are now (February 2017) led by Health and Council Housing Services. Social Work Adult Services and RSLs are also involved. A lead officer has recently been appointed to progress this project.

To date the pilot has completed the following:

- Mapped the pathways to adaptations
- Agreed definitions for minor, moderate and major and major complex adaptations
- Agreed to set up a complex cases panel to make decisions on major/complex adaptations
- A specification tool has been developed to streamline the assessment process for adaptations which is currently being tested. In addition, the complex cases panel is being tested with Care and Repair cases

It has been agreed that it is necessary to set up procedures to identify at an early stage whether housing adaptations are appropriate. Work is due to commence locally through the AfC Steering Group to develop procedures to make the necessary referrals for advice if adaptations are not appropriate. Ihub are also working to produce training and materials for the pilots.

Locally part of this will involve the Hints and Tips booklets developed with and by older people and the peer advice project both of which are actions in the HCS.

The AfC Steering Group has also been working on performance indicators for disabled adaptations and linking them to monitoring for the Strategic Plan.

Wheelchair Housing

The lack of a Common Housing Register (CHR) makes it more difficult to estimate the need and demand locally for accessible and wheelchair housing. An estimate has been made in the HNDA by triangulating local and national data with research. Locally there are 313 Council applicants with medical priority. This has been triangulated with national research undertaken for Horizon Housing Association and the Chartered Institute of Housing (CIH). This considered the number of wheelchair users and those with unmet housing need. This research was applied at a local level to estimate there is a need for 500 wheelchair accessible properties. If both local data and national research are taken into account, there is a current need for between 300 and 500 wheelchair accessible properties across all tenures.

It is projected that there will be increasing demand in future years for wheelchair accessible housing taking account of factors set out previously in relation to disabled adaptations. These factors include increasing numbers of older households. In addition, the lower new build rates since the recession has meant the impact of new building regulations for accessible and adaptability standards has been limited to date.

There is no agreed specification for wheelchair accessible properties locally, however, one of the actions in this LHS is to progress with partners minimum specifications for properties funded through the SHIP. In addition, we will aim (where viable) to provide 5-10% accessible properties on new build sites funded through the SHIP.

Care and Support Needs

Supported provision considers needs for care homes and sheltered housing. Extra Care housing is also considered within this section. The definition for Extra Care housing used is between very sheltered housing and residential care. The accommodation types explored in this section are suitable for groups including older people and those with a physical disability.

The HNDA identified that across tenures there are 81 very sheltered, 676 sheltered and 772 "amenity" properties. However, as highlighted, in the HCS there is no standard definition for these properties between landlords. One of the actions from the HCS which is incorporated as an action in this LHS is to review current provision of housing for older people.

Care Homes

It is highlighted in the HNDA that there are 1,130 registered care places of which 972 are for older adults with occupancy rates in older peoples' care homes being 86%. This is similar to the national average. There is no identified need for additional care homes beyond the plans already set out in the HNDA. This involved a new care home in Larbert, additional beds in Bonnybridge and re-provisioning around Council developments at Summerford and Oakbank.

Extra Care housing is between very sheltered housing and residential care. This model is not available locally. However research for the HNDA/ highlighted that a proxy to measure need is Attendance Allowance and population projections. This identified a need locally which will be explored through the HCSG which will consider how to provide such a model.

Independent Living

A range of services are provided to assist people live independently in their own communities and are set out below.

Homecare

Homecare services provide extra help to enable someone to live at home independently. This could range from help to get washed and dressed to help with shopping and housework. A care assessment is carried out to identify what services are required. Homecare services provided increased from 2,369 in 2011 to 2,524 in 2014.

Mobile Emergency Care Services

Mobile Emergency Care Service (MECS) can help someone live independently at home if they have:

- Confusion or dementia
- A physical disability or are frail
- A sensory impairment
- A predisposition to falls or other accidents at home
- Been in a violent or abusive relationship

This involves installing an alarm in their home which connects through their telephone line to the control centre. Alarm calls are made through a pull-cord system, an alarm unit with trigger device or telecare equipment, such as door sensors or pressure mats. Such services increased from 4,023 in 2011 to 4,366 in 2014.

Equipment and Adaptations

Supplying elderly or disabled people with the appropriate equipment and/ or aids can help them to live independently and safely at home. Equipment can also be of assistance to family or carers who care for someone who has, for example, difficulties with stairs or steps in their home. Falkirk social care services provided a total of 6,052 items of Occupational Therapy equipment in the last financial year. This provision will continue and will be progressed through the AfC pilot and the Strategic Plan.

Small Repairs and Handypersons Service

The Council provides a Small Repairs Handypersons Service which can help people with small jobs in and around the home. The criteria for this service and work undertaken are set out in the Council website.

Care and Support

HNDA provides evidence to support strategy and delivery. The majority of people locally with mental health issues who use services live in mainstream housing. As indicated in the HNDA, there is no specialist housing advice for people with mental health issues. Over the course of this LHS, we will carry out mental health awareness training and explore specialist housing advice through the HCSG.

Dementia

There are 1,304 people locally with a diagnosis of dementia. Most people with dementia live in the community, initially with the help of relatives and friends. Latterly they receive support from Health and Social Care. Therefore, people with dementia live in all types of housing. The design of their home will mean that many people will struggle. If housing is designed well it can extend the amount of time a person can remain at home. It can also reduce the sort of adverse incidents that lead to hospital admissions which can often result in a move to residential care. This is a progression that most people want to avoid, or at least delay as long as possible. In addition to improving housing design, housing providers can now train their staff to support people who live at home with dementia. This LHS includes actions to carry out dementia awareness training and explore the option of incorporating dementia friendly design into new build properties funded by the SHIP.

Learning Disabilities

According to the social care survey 2014, there were 990 people with learning disabilities known to Falkirk Council. This is an increase of 17% since 2011. Most are aged between 31 and 59 and live in mainstream accommodation.

Recent research highlighted the following in relation to people with learning disabilities:

- They can feel socially isolated and deprived which can manifest itself as poor health
- Poverty, poor housing, lack of employment and discrimination can be experienced
- A lack of choice, opportunity and the barriers some people with learning disabilities experience can leave them feeling excluded from society
- In order to feel valued and integrated into society, people with learning disabilities must live their lives to the full in the right type of home in the right place

Information from Social Work Adult Services highlighted that were 36 people with learning disabilities who currently live out with the Falkirk Council area but require housing and support locally.

Locally Loch View Hospital provides care for people who require specialist or complex health assessment and treatment which cannot be met in the community. Currently, there are people living in Loch View some requiring housing locally.

There is no specialist housing advice for people with Learning Disabilities.

This LHS includes the following actions. Firstly to explore through the Lochview Working Group the accommodation needs of people currently living there. Secondly to explore through the HCSG, the accommodation requirements of people with health and social care needs currently living out with the Falkirk Council area. Finally there is an action in this LHS to work with the HCSG to provide specialist advice to people with learning disabilities.

Young People

The HNDA highlighted that there is no need for student accommodation locally. However, it is noted that young people have lower incomes and difficulties raising capital for a deposit for a mortgage or private rented accommodation. Consultation with young people highlighted a lack of awareness of options open to them. This LHS includes an action to develop a Younger Peoples' Housing Plan. It is also an action in this LHS to carry out further analysis for specialist groups for example young people with disabilities.

Looked After Children

The HNDA highlighted there was no evidence to suggest specialist accommodation was required. This is due to the low numbers of looked after children and looked after children with additional support needs locally compared to nationally. The current allocation model of awarding priority status to those who are leaving their care placements allows a more pro-active approach. This ensures an effective transition to independent living via support rather than the options of the homeless route although this route is always available if required.

Homeless

The majority of temporary accommodation is from Falkirk Council's mainstream housing stock. Falkirk Council also provides temporary supported accommodation from their housing stock. This is available for applicants who require additional housing support. The HNDA demonstrates that there is no need for providing additional temporary accommodation while the Temporary Accommodation Strategy continues to ensure that our existing temporary accommodation remains effective and fits the changing profile of our households presenting as homeless.

Domestic Abuse

Following research for the HNDA there is no evidence to suggest there is a specific requirement for additional specialist accommodation. Provision for temporary accommodation remains accessible via Committed to Ending Abuse and Falkirk Council's Access to Housing Service as and when required. In addition Committed to Ending Abuse now provides accommodation that is for longer term use in the form of short assured tenancies with aligned support. Funding has been secured for two properties. This accommodation is identified and managed by Committed to Ending Abuse.

Ethnic Minorities

The HNDA highlighted that there was no evidence available which suggested a need for specific house types but it remains important to provide information in a range of languages. This was confirmed through LHS consultation.

The Minority Ethnic communities remain younger as the population as a whole. As highlighted above it is an action of this LHS to undertake a Younger Peoples' Housing Plan where it is important to take account of the views of young people from ethnic minorities.

Asylum Seeker/Refugees

The HNDA states that over the period 2011 -2014 only two asylum seekers were recorded as being in receipt of section 95 supports in the Council area. In addition, Falkirk Council is participating in the Syrian Vulnerable Persons Relocation Scheme. At this time there is no specific requirement for additional housing as all housing need is met within the current stock. Providing good quality housing advice will ensure refugees and asylum seekers are aware of the opportunities available to them when given the right to remain.

Gypsy Travellers

The following information was reported in the HNDA in relation to Gypsy Travellers.

Falkirk Council has one purpose built site with fifteen hard standing pitches. Each pitch has access to a chalet with shower/toilet and washing facilities with one of the chalets adapted for wheelchair use. Each caravan can be connected to an electricity supply and the site has a CCTV system in operation. Facilities on site include access to a communal room with a computer and internet provision.

In May 2016, all residents were transferred onto new tenancy agreements giving them the same rights as tenants and adhering to the Scottish Government's Guidance: Improving Gypsy/Traveller Sites - Guidance on Minimum Sites Standards and Site Tenants' published in May 2015.

In addition, the site is currently in the process of a full upgrade with each chalet receiving a full kitchen replacement, floor renewal, bathroom replacement, painted throughout, replacement lights and heaters. This refurbishment will mean that on completion of the work the site will be compliant to the standards expected to be delivered against the Scottish Housing Charter by June 2018. This work is due to be completed by Autumn 2017.

Other services available on site include welfare benefit advice, health visitors, midwives, Social Work; liaising with the local schools and classes on healthy living. For any service required enquiries are made to try and accommodate the residents through the Travelling Person Officer who is onsite to provide assistance and liaise with the residents.

The site offers all year round accommodation and tenants are permitted a 'leave of absence' for up to 12 weeks per year. The main reasons for this leave of absence can be work related, visiting family, attending family occasions and vacations. There is no RSL site provision for Gypsy Travellers in the Falkirk Council area.

It was further identified in the HNDA that:

- There were 145 Gypsy Travellers locally (0.09% of the population)
- There are 4 privately owned sites
- Over the last 5 years there have been 4 subsequent applications for sites with one established

Over the last 5 years there has been a relatively low number of unauthorised encampments with the majority staying for particularly short periods either visiting family members or passing through with no intention of residing within the area.

In general, unauthorised encampments tend not to be a problem but when they do arise the Gypsy Travelling Person Site Officer liaises with the land owners, Police and other Council services ensuring the situation is handled in accordance with Council procedures and provides the necessary advice and assistance.

Consultation was carried out at the Travelling Person Site where residents were invited to a focus group in the communal room. This was an opportunity for residents to provide views on current site provision, current standards and future improvements/upgrades the residents would like to see carried out on the site. The following table highlights the issues raised by the focus group and the work undertaken since then to address the issues.

Issues Raised at Focus Group	Work Undertaken to Address Issues Raised
Re-introduce the road sweeper	Road sweeper re-introduced To increase responsibility around the site the children were involved in a litter picking project to encourage residents to keep the site tidy. The children won an award for the project.
Upgrade and reconfigure the chalets to provide separate bathroom and kitchen, increase the size of the kitchen and add more storage units by converting the storage hut into a bathroom.	Upgrades to chalets are carried out prior to moving in a new tenant. Repairs are carried out on a regular basis as site officer organises own repairs and follows them through to completion.
Make better use of the site office to encourage better integration between families on site and provide monthly courses on cooking, health, IT and literacy.	Various services have been invited up to use the communal room providing learning and development for residents.
Regular consultation with the residents so they can air views and keep updated on any progress with works.	Informal tenant consultation group set up which meets at least once a month and chaired by one of the residents.
Residents suggested a letting standard similar to mainstream tenancies and tenant packs.	A new welcome interview/pack for new residents introduced to explain the rights and responsibilities of tenant and landlord with tenants being made aware of the repairs process and timescales. New occupancy agreement rolling out to residents with an opportunity to incorporate new legislation and includes a pro-forma about the standard of the chalet with new tenants move in and any damaged will be re-charged.
Remove the play park or turn it into a football pitch as the children no longer use the park.	

The consultation allowed the opportunity to build positive relations with the residents and to identify issues to be highlighted and incorporated into the LHS. Taking the above into account, the HNDA highlighted there is no need to increase current site provision at present.

While there are no proposals to establish additional Council run sites, the Local Development Plan (LDP) contains policy support for the establishment of private Gypsy/Traveller sites and highlights that they will be permitted subject to satisfying relevant policies in the plan. Planning permission is required for such sites and the proposal will be assessed against LDP policies as well as other considerations.

Travelling Show People

As reported in the HNDA, Travelling Show people are a distinct group from Gypsy Travellers and not classed as an ethnic group. They tend to be self-employed with their own distinctive culture, traditions and accommodation requirements. The Scottish Showman's Guild advised that Travelling Show People travel throughout the country attending fairs, traditionally throughout the summer months and settle on more permanent sites during the winter.

Research highlights that Travelling Show peoples' lives are changing with the pattern being more continuous to include Christmas Fair and more localised events. This demonstrates the Travelling Show people community is becoming increasingly settled and looking towards more permanent sites instead of temporary sites solely for 'winter quarters'.

Falkirk Council does not have an official permanent site for Travelling Show People; however, Travelling Show people do pass through the Falkirk Council area attending various fairs and events throughout the year.

A Travelling Show people's site is temporarily gained through the Licence process for the purpose of fairs throughout the summer months and appears to meet the level of current need required. To date there has been no planning applications received from Travelling Show people for a private site.

Contact was made with the Travelling Showmen's Guild for information and comment. The Guild responded with useful information on the numbers and needs of Travelling Show People across Scotland and that Travelling Show people are not looking for permanent sites in the Falkirk Council area.

Consultation

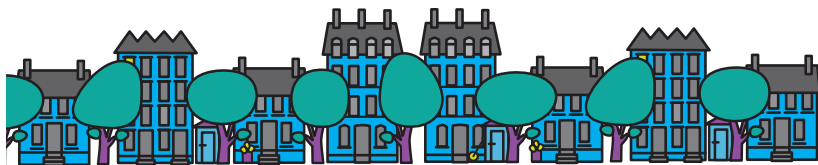
As part of LHS consultation, a number of questions on providing housing and support to vulnerable groups were incorporated into consultation surveys. In addition we drew on the annual Older Persons' Event; previous consultation carried out for the Older Peoples' Housing Plan and carried out a focus group with Gypsy Travellers. Full analysis can be found in appendix 5.

Summary

This LHS sets out the importance of more accessible housing, reviewing current models of specialist housing, specialist housing advice and the importance of awareness on dementia and mental health issues. In relation to Gypsy Travellers ongoing communication and reviewing service delivery at the Travelling Persons' site is regarded as vital and reflected in the actions for this LHS.

Priority 5

Tackling fuel poverty, energy efficiency and climate change



Outcome

- Fuel poverty is tackled and progress is made to meeting national climate change targets

Actions

- Ensure compliance with the Energy Efficiency Standard for Social Housing (EESH) by 2020
- Develop with RSL partners a HEEPS: ABS programme to improve the energy efficiency of private sector homes in mixed tenure estates
- Develop a Communication Strategy to promote new initiatives, energy advice and funding information to all residents
- Develop a District Heating Strategy
- Utilise the Scotland Heat Map to identify potential energy sources
- Mitigate the impacts of climate change in relation to housing by improving the energy efficiency of the stock and consider risks such as flooding
- Reduce the numbers experiencing fuel poverty and extreme fuel poverty as far as reasonably practicable

Partnership

- Central Fuel Forum - quarterly forum between Falkirk, Stirling and Clackmannanshire Council officers to update money advice and welfare benefits officers on issues relating to energy
- The Council works in partnerships with local RSLs in developing and running current Scottish Government projects
- Home Energy Service (HES) and Energy Savings Trust (EST)- support winter energy campaigns and provide training for front line staff and advise clients

Context

National Overview

- Scottish Fuel Poverty Statement 2002
- Climate Change (Scotland) Act 2009
- SHQS
- EESH 2014

Local Overview

- Falkirk Council Sustainable Development and Climate Change Strategy for Falkirk 2012-2017

Climate Change

The Climate Change (Scotland) Act 2009 commits Scotland to reduce greenhouse gas emissions by 42% by 2020 and 80% by 2050 from the 1990 baseline figures. Research has shown that Housing is responsible for approximately 25% of Scotland's greenhouse gas emissions. Falkirk Council is committed to improving the energy efficiency of the housing stock in order to mitigate the effects of Climate Change and to help towards the challenging carbon reduction targets set by Government.

According to the Scottish Government's "Energy in Scotland 2015" report, Falkirk Council is the highest energy user of all Councils in Scotland with energy consumption reaching 13% of the final Scotland total. This figure is rather misleading as domestic energy consumption only accounts for 3% of total domestic consumption in Scotland. The high figure is in fact due to the presence of the petro-chemical and refinery sites in Grangemouth.

In June 2015 the Scottish Government issued a Heat Policy Statement setting out plans to have 40,000 homes in Scotland connected to district or communal heating by 2020. This will provide a strategic appraisal of opportunities for district heating schemes. Falkirk Council is currently developing its District Heating Strategy which will be included within the LDP2.

The local impacts of Climate Change to the Falkirk Council area are issues such as heavy rainfall, flooding and high winds. According to Scottish Environment Protection Agency - Flood Risk Management Strategy Forth Estuary 2016 report Falkirk:

- Has the highest proportion of homes exposed to all types of flooding
- Is one of four Councils in Scotland with the highest number of extremely/acutely flood disadvantaged data zones in relation to coastal and river flooding
- Is the 5th highest to be affected by surface water flooding

The report estimates flooding may affect 2,000 homes and 330 non-residential properties in the area which could result in annual damages with an average cost of £3.8 million.

Falkirk Council's Flood Team has produced a strategic assessment of the areas most at risk to enable Housing to make plans to mitigate the impacts of flooding to properties.

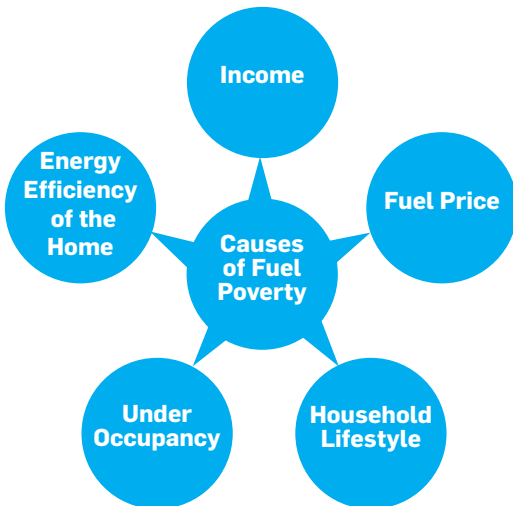
Fuel Poverty

A household is in fuel poverty if, in order to maintain a satisfactory heating regime, it would be required to spend more than 10% of its income (including Housing Benefit or Income Support for Mortgage Interest) on all household fuel use. Extreme fuel poverty is where a household spends more than 20% of their income on fuel costs. The Housing Scotland Act 2001 set a Statutory Duty on the Scottish Government to eradicate fuel poverty, as far as reasonably practical, by 2016.

The Chair of the Independent Scottish Fuel Poverty Strategic Working Group issued a statement in June 2016 informing the Scottish Government that eradicating fuel poverty would not be met this year. The Working Group has now carried out a review of fuel poverty and has published a report with recommendations for a 'new fuel poverty strategy'. The report suggests a new approach be taken based around 4 high level recommendations, one of which is to review the definition of fuel poverty.

It is widely accepted that the major factors contributing to fuel poverty are income; fuel costs and poor energy efficiency of the home but other factors such as household lifestyle and under occupancy also contribute to fuel poverty. These factors are the same for Falkirk Council residents including those who live in properties that are below the tolerable standard (BTS). Poor property condition, for example, could be exacerbated by a household's inability to heat their home. Households can also move in and out of fuel poverty at different times depending on their current circumstances.

Figure 16:
Causes of Fuel Poverty



Fuel Poverty Issues for Falkirk Council

One of the main causes of fuel poverty is living in an energy inefficient home. The most recent Scottish House Condition Survey (SHCS) 2013-2015 shows that, nationally and locally, the energy efficiency of the housing stock is improving, yet fuel poverty remains high mainly due to high fuel prices.

Table 18 shows information from the SHQS 2012-2014 and 2013-2015 and highlights that fuel poverty figures are falling in both Scotland and Falkirk Council.

Table 18:
Percentage of Households in Fuel Poverty in Falkirk and Scotland

	Falkirk 2012-2014	Scotland 2012-2014	Falkirk 2013-2015	Scotland 2013-2015
Fuel Poverty (overall)	28%	35%	25%	34%
Owner Occupied	23%	33%	18%	32%
Social Housing	42%	38%	40%	37%
Extreme Fuel Poverty	7%	10%	6%	9%
Owner Occupied	7%	10%	5%	10%
Social Housing	8%	7%	9%	7%

Source: Scottish House Condition Survey 2012-2014 and 2013-2015

Table 19 highlights those in fuel and extreme fuel poverty. It shows that more pensioners suffer from fuel poverty and extreme fuel poverty than any other household group.

Table 19:
Household Attributes of those in Fuel Poverty in Falkirk and Scotland

	Falkirk 2012-2014	Scotland 2012-2014	Falkirk 2013-2015	Scotland 2013-2015
Fuel Poor				
Families	13%	21%	16%	20%
Pensioners	42%	51%	38%	49%
Adult only	28%	31%	23%	32%
Extreme Fuel Poor				
Families	3%	4%	3%	4%
Pensioners	8%	15%	11%	14%
Adult Only	8%	9%	6%	9%

Source: Scottish House Condition Survey 2012-2014 and 2013-2015

Under occupancy is a contributing factor in fuel poverty. Table 20 indicates that overall Falkirk is similar to the national average. However, locally this issue is more prevalent within the social sector and pensioner households. The former relates to welfare reform and the latter relating to household choice.

Table 20:
Tenure and Household Type of those under occupying in Falkirk and Scotland

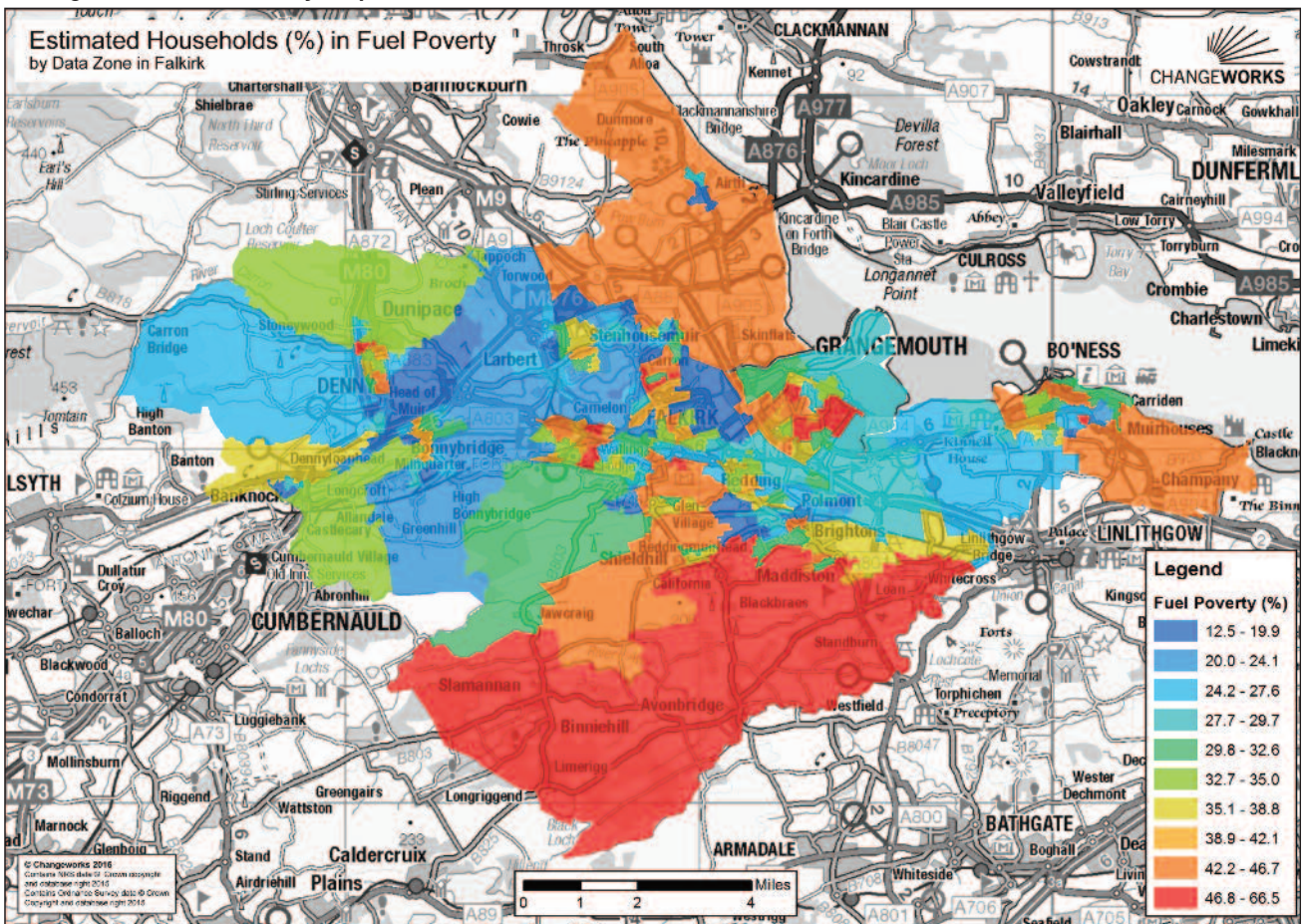
Variable	Number of households	% households in Falkirk	Scottish Average
Under occupying by 2 or more bedrooms	24,000	34%	29%
Under occupying by			
Owner occupied dwellings	20,000	45%	42%
Social rented dwellings	3,000	15%	7%
Private rented households	*	*	12%
Under occupying by household type			
Pensioner dwellings	10,000	50%	41%
Family dwellings	5,000	24%	17%
Adult only dwellings	9,000	30%	29%

Source: SHCS 2013-2015* Sample too small for reliable estimate

How Is Fuel Poverty Identified?

The following map identifies areas most at risk of fuel poverty. Areas most at risk were the outlying off gas areas and pockets within the settlements of Bo'ness, Grangemouth, Camelon and Denny. This information helps the Council to plan future investment programmes to improve the energy efficiency of its homes and help reduce fuel poverty.

Figure 17:
Changeworks Fuel Poverty Map 2014



Another source of information used to identify areas of need is the Scottish Index of Multiple Deprivation (SIMD). In 2012 Falkirk Council had 18 datazones in the worst 15%. By 2016 this figure had increased to 24 but this is mainly due to the total number of datazones having increased from 6,505 to 6,976.

**Table 21:
Datazones in the worst 5% in Falkirk**

Datazone 2012	Area	2012 Rank	Datazone 2016	Area	2016 Rank
S01002543	Denny Bridge Crescent	200	S01009126	Bainsford, Langlees, Seaforth Rd	80
S01002519	Bainsford, Langlees, Carronside St	223	S01009240	Grangemouth Bowhouse	179
S01002483	Grangemouth Bowhouse	250	S01009053	Denny Bridge Crescent	230
S01002520	Bainsford,Langlees, Seaforth Rd	253	S01009159	Camelon Carmuir Avenue East	232

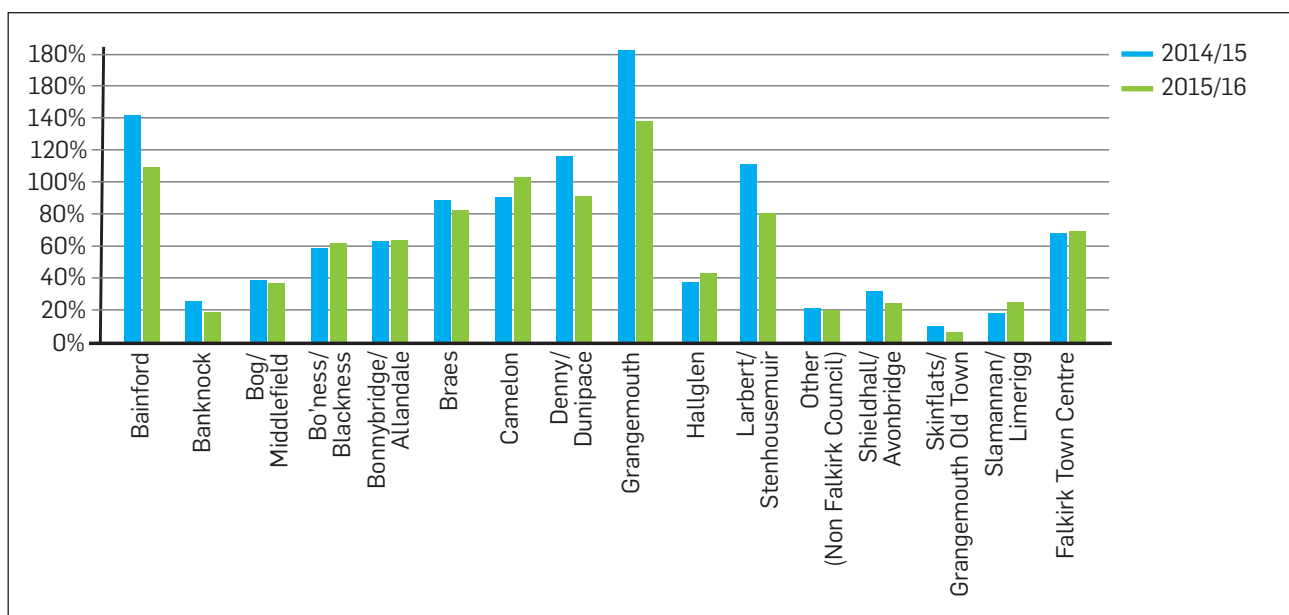
Source: 2012/16 Scottish Index of Multiple Deprivation

These areas correlate to the earlier Changeworks map. They also relate to the areas which officers from Citizens Advice and Community Advice report as receiving the highest number of referrals of households seeking

advice. This is confirmed in Figure 18. These enquiries cover a variety of debt related issues including utility arrears. Figure 18 illustrate that over a 2 year period the number of referrals has reduced with the exception of Camelon.

The exact reasons for this are unclear. However, we believe that it is due to the combination of energy efficiency improvements and income maximisation advice having a positive impact.

**Figure 18:
Community Advice Referrals by Area**



Source: Falkirk Council Community Advice Team

The above areas have been included in the Housing Investment Programmes for extending the gas mains, replacement boilers, cavity wall and loft insulation in order to improve the energy efficiency of the stock. However tackling fuel poverty is more than improving the thermal efficiency of the home. The biggest issues relate to

poverty and the costs of fuel which means that many households are unable to afford to heat their homes properly.

A workshop on Energy Efficiency was arranged as part for the LHS consultation and the high turnover of tenancies in these areas was highlighted. In some cases tenants accept a home, larger

than they require and end up leaving the property as they are unable to afford the fuel costs. Developing a Communication Strategy which includes providing tenants with more information about the cost of heating a property and the efficient use of their heating system is a key action to be taken forward in the LHS.

EESHS

The EESHS launched by the Scottish Government in March 2014 replaced C35: Energy Efficiency Rating element of the SHQS. It aims to improve the energy efficiency of homes (owned by Councils and RSLs) in Scotland by 2020. It will contribute towards the CO2 reduction targets set by the Climate Change (Scotland) Act 2009.

The key aims of EESHS are to:

- Ensure that housing helps to meet its share of the carbon emission targets set in the Climate Change Scotland Act 2009
- Tackle fuel poverty by improving the energy efficiency of homes and making them more affordable to heat
- Lead the way in retrofitting Scotland's housing stock so that this can influence any future regulation for improving the energy efficiency of private sector housing

Since 2011 Falkirk Council has invested approximately £24,141,500 in the energy efficiency of its stock. These details are set out in the Resources chapter. This investment has led to 96.4% of properties meeting the energy efficiency criterion (Element 35) of the SHQS compared to 46% in 2009. The Energy Performance Certificate (EPC) rating of Falkirk Council's stock has also improved with the average EPC Band for tenanted properties now being C. Falkirk Council currently has 79% of stock meeting the EESHS. Of the 21% of properties failing 30% fail by only a few points and plans are in place to bring these properties up to standard.

Link Group Ltd has confirmed that 86% of their stock meets EESHS. In terms of funding, Link advises that they will be looking to incorporate the work needed to ensure their stock meets the EESHS within their existing investment plans. In addition, Link will explore external funding sources such as Energy Company Obligation (ECO) and any other new schemes introduced by the Scottish Government.

Paragon Housing Association confirms 77.1% of their stock meets the standard with 189 failures relating to heating. The average EPC rating is a C. Paragon advises that their investment plan was recast in 2015-2016 to take account of EESHS and tenant aspiration. They further advise that budget provision has been provided through their own finances to meet EESHS by 2020. Their plans to meet EESHS will be funded via rental income, ECO and Scottish Government grants where available.

Weslo Housing Management has confirmed that 40.3% of their stock currently meets EESHS. At present EPCs are not in place for all properties. However a contract is in place to produce EPCs which will also now be delivered in-house. During 2015-2016 a total of 19 properties were identified which were brought up to standard by the installation of External Wall Insulation (EWI). A further 5 properties were brought up to standard by extracting existing Cavity Wall Insulation material and refilling. The anticipated number of properties projected to meet the standard was also not achieved due expected grant funding not being forthcoming.

In order to meet the EESHS targets the Council included a number of projects in the future Housing Investment Programme (2017-2020). These are set out in the Risks and Impacts chapter under the Financial Resources section. Other projects being considered are the installation of renewable technologies, such as solar photo voltaic panels, where it represents best value and meets our energy efficiency targets.

Energy Efficiency in the Private Sector

Presently there is no minimum standard for energy efficiency in the private sector. However the Scottish Government is proposing to issue a consultation on setting a standard in order to address this issue. Figures from the SHCS report the most common EPC band for Owner Occupied dwellings is D at 46% of dwellings. The private rented sector is Band C at 38% of dwellings.

There are a number of energy efficiency grant funded programmes which are available to assist Owners. These have been in operation over the last few years and include Energy Company schemes and Scottish Government funded schemes such as Home Energy Efficiency Programme for Scotland: Area Based Schemes (HEEPS:ABS).

Combining Scottish Government, Energy Company and Council Funding has allowed Falkirk Council to enhance its Capital Programme by including owners in mixed tenure blocks and estates. The use of these funding streams has improved the energy efficiency of homes in all tenures in areas of the bottom SIMD/Council Tax band A-C and insulating non-traditional construction types. The Council has worked in partnership with Paragon which has ensured that mixed tenure estates have improved both aesthetically and in energy efficiency terms. Paragon advises that the majority of their stock is now at Band C. Details on the HEEPS: ABS is provided in the Resources chapter.

The Scottish Government has announced that energy efficiency is to be designated as a National Infrastructure Priority and is developing the new Scottish Energy Efficiency Programme (SEEP). This will provide the Council with a long term opportunity to develop new programmes within its own mixed tenure estates. It has also enabled the Council to work with other RSLs and Commercial Organisations to improve the energy efficiency of the housing and commercial stock. Data from internal sources, EST Home Analytics, Changeworks' fuel poverty mapping and the SIMD will all contribute to the identification, prioritisation and development of these projects.

Partnership Working

As stated in the previous section the Council will continue to work in partnerships, such as those with the RSLs in developing and running current Scottish Government projects such as HEEPS: ABS. We will continue to explore further opportunities for future projects to co-ordinate and improve the efficiency of homes.

For a number of years good relations have been formed and maintained with organisations such as Home Energy Scotland (HES) and EST supporting winter energy campaigns and referring clients from all tenures to HES. HES can offer free impartial advice to clients on a range of subjects including energy advice and information regarding the various loans and grants available. Over the period 2015-2016, 1617 clients from the Falkirk Council area contacted HES for help and advice. It is the aim of the Council to continue working with and signposting clients to HES.

In 2015 fuel poverty training sessions were delivered by HES to front line staff and again in 2016 to Community Advice and Call Centre Staff. Direct referrals are now made in order for HES to make contact with the client to offer help and advice.

Every quarter Energy Staff from within Falkirk, Stirling and Clackmannanshire Council host a Central Fuel Forum. The aim is to update money advice; welfare benefits staff etc. on issues relating to energy that will benefit their clients. Comments made at the LHS consultation event highlighted that this Forum is very worthwhile. However, it would also be beneficial to set up a local Forum.

This new Local Forum will include Community Advice, Citizens Advice, HES, NHS and Staff from the main Registered Social Landlords (RSLs) in the area. This will allow income maximisation schemes to be developed which include promotion of such schemes as Warmer Homes Scotland, the Warm Homes Discount and Winter Fuel Payments.

Consultation

As part of LHS consultation a number of questions on fuel poverty, energy efficiency and climate change were incorporated into consultation surveys. In addition a stakeholder event was carried out with public and private sector partners to explore a range of key questions. Full analysis can be found in appendix 5.

Summary

Tackling the effects of climate change, the high levels of fuel poverty and improving the energy efficiency of the stock are all key priorities for the Council. Although each has its own specific challenges they should not be tackled in isolation but dealt with together as tackling one helps to alleviate the other.

Priority 6 Improving housing conditions



Outcomes

- Social rented housing conditions are improved
- Private sector housing conditions are improved

Actions

- Improve condition of social rented homes by targeting investment through capital programme
- Ensure continued compliance with SHQS, meeting EESSH and reduce SHQS abeyances
- Review Scheme of Assistance
- Explore proposals for the Council to lead on a property management service

Partnership

Progress on this outcome will be steered by the following groups:

- Falkirk Council Tenant and Resident Forum
- Falkirk Council's Asset Management Group
- The SHG which steers the LHS
- Private Landlord Forum

Context

National Overview

The following national legislation, policy and research are relevant to this priority:

- Housing (Scotland) Act 2001
- Housing (Scotland) Act 2006
- Private Rented Housing (Scotland) Act 2011
- Housing (Scotland) Act 2014

Local Overview

Locally the Housing (Scotland) Act 2006 is taken forward through the following policies, strategies and legislative requirements:

- Housing Renewal Area
- Below Tolerable Standard
- Scheme of Assistance
- Scottish Housing Quality Standard
- Energy Efficiency Standard for Social Housing

All Tenure Overview

The Scottish House Conditions Survey (SHCS) provides details on local and national house conditions across tenures. Table 22 highlights where local conditions are similar, better or worse than the national average in relation to disrepair, tolerable standard, provision of central heating and dampness. Generally, Falkirk is similar or better than the national average.

Table 22:
Overview on housing conditions

Variable	Local comparison to national average	Comment
Disrepair	SIMILAR	Around 74% of all dwellings in Falkirk show evidence of some degree of disrepair, which is not statistically different to the proportion of all dwellings in SCOTLAND (75%).
Tolerable Standard	SAME	Around 2% of all dwellings in Falkirk are BTS, which not statistically different to the proportion of all dwellings in SCOTLAND (2%).
Central heating	BETTER	Around 98% of all dwellings in Falkirk have full central heating, which is GREATER THAN the proportion of all dwellings in SCOTLAND (96%).
Damp	SAME	Around 3% of all dwellings in Falkirk have some evidence of damp, which is not statistically different to the proportion of all dwellings in SCOTLAND (3%).

Source: SHCS 2013-15

Private Sector

In relation to the private sector, the SHCS 2013-2015 has been used to compare property conditions locally and nationally. Due to the sample size, reliable information for the PRS was unavailable therefore the Council's own analysis has been used to estimate condition. The analysis looked at the ratio between the national all tenure figure and the national PRS figure. This ratio is then applied to the Falkirk figure in order to estimate a current Falkirk PRS figure. In the absence of an up to date Local House Condition Survey this method will be used to track future changes in private sector property condition.

Table 23 demonstrates that the percentage of BTS properties locally is similar across all tenures. Also, locally, BTS figures are better than the national average. However extensive and urgent disrepair is worse locally than nationally. Locally, the PRS (81%) experiences more disrepair than owner occupation (OO) (72%) in relation to all elements of disrepair. This is similar to the national picture.

Table 23:
Stock condition in the private sector

Survey Element	Falkirk			Scotland figures		
	All tenure	Owner Occupied Sector (OOS)	Private Rented Sector (PRS)	All tenure	Owner Occupied Sector (OOS)	Private Rented Sector (PRS)
BTS	2%	1%	4%	2%	1%	4%
Disrepair (any)	74%	72%	81%	75%	71%	82%
Disrepair (critical elements)	53%	49%	63%	54%	52%	62%
Disrepair (extensive)	9%	6%	10%	7%	6%	8%
Disrepair (urgent)	35%	35%	43%	34%	32%	42%
Central heating	98%	99%	95%	96%	97%	93%
Dampness	3%	2%	5%	3%	2%	5%

Source: SHCS 2013-15 additional analysis by Falkirk Council

The Local House Condition Survey 2009 found that housing stock condition rates are above average in the ex-right-to-buy sector and for pre-war housing. It also highlighted above average rate of BTS housing in the Denny and Bonnybridge and Polmont and Rural South housing sub-market areas.

While a broad range of defects was apparent in BTS dwellings, the most common reasons for failure related specifically to Safe and Adequate Electrical installation at nearly 74%. Elderly households comprised 45% of all households in BTS housing and also 37% of all households living in dwellings requiring extensive repairs. Almost 50% of all households living in BTS dwellings are in receipt of means tested benefits.

Housing Renewal Areas (HRA)

HRA designation is a power which enables a Council to enforce housing standards. The HRA Policy was developed as part of the LHS 2011-2016 and outlines the approach the Council will take in deciding when to designate an HRA. This is an enforcement option within the Council's wider Scheme of Enforcement.

An HRA designation will only be considered where:

- Problems within the wider area have been highlighted and evidenced
- Agreed outcomes to improve the area have not been met
- Identified work, affecting multiple properties has not been completed following on-going officer assistance
- All other available options have been used and or discounted

The Enforcement Panel considers investigation of a possible HRA Designation. If supported, draft designation evidence will be collected this will inform possible changes to the SOA. A findings report will be submitted to the Enforcement Panel. If the draft designation is considered the best option this will be escalated for consideration by members.

Currently Falkirk Council has not designated any HRAs. However, annual monitoring includes reviewing a range of information sources to identify potential HRAs. These information sources include the following:

- Scottish House Conditions Survey information
- Building Standards Register
- Repairing Standard Enforcement Orders received
- The Corporate complaints database

Presently, the Council attempts to resolve housing condition issues through early engagement and will only consider a HRA as a last resort because other powers are available to ensure works are enforced and carried out as necessary.

Below Tolerable Standard

A BTS Strategy was developed for the LHS 2011-2016; this is delivered through the SOA.

The PST (Private Sector Team) works alongside Environment Health to reduce and prevent BTS or serious disrepair through a combination of engagement, information and advice. In some instances this may include financial assistance. We intend to work with landlords and owners in the first instance with enforcement as a last resort.

Enforcement action will be considered where voluntary action has failed and is covered under Falkirk Council's Scheme of Enforcement for Owner Occupiers and the PRS. Where enforcement incurs a financial cost to the Council, available options will be reviewed and future actions agreed. These may include:

- Further assistance
- Enforcement
- Recovery of costs
- Consideration of an HRA
- Compulsory Purchases

Analysis of Work Notices shows that a total of 31 notices were issued between 2010-2012. Of these, 29 (94%) were for Private Sector Housing, with only 4 cases relating to BTS failure. The majority of BTS related work links to structure and weather tightness elements. Early intervention and the assistance offered by Officers under the SOA, have successfully improved property conditions on a voluntary basis: no Work Notices have been issued since 2012 as a result.

The following locations are known hotspots to both Environmental Health and the Private Sector Team:

- Stewart Road
- Firs Street
- Birnam Place
- Atholl Place
- Victoria Road

Scheme of Assistance

Falkirk Council approved its SOA in 2011. This offers advice and help to people who need to carry out repair and improvement work to their homes. The scheme aims to help people keep their homes in good condition, by offering a wider range of services. It also aims to encourage home owners to take more responsibility for the condition of their homes and ensures that private housing is kept in a decent state of repair. Rather than focusing solely on financial help, the SOA also refers to advice and practical assistance. Although grants for repairs and improvements are still available these are only offered in fairly limited circumstances.

Since 2011, the SOA has led to the provision of:

- Information and advice, provided through information leaflets, telephone advice, signposting and hits to our website, to over 90,000 requests
- Practical assistance to over 9,000 individuals, provided through pro-active Empty Homes visits and direct assistance through our Small Repair and Handyperson Service
- Financial assistance for 150 cases – representing grants of over £449,500
- Brought 2 properties up to the tolerable standard

Falkirk Council's SOA has concentrated on the delivery of a Care and Repair Service. This service helps people over 60 years of age and disabled owner occupiers and private tenants with repairs, improvements and adaptations. Care and Repair work closely with Occupational Therapists who assess clients for disabled adaptations.

The SOA also offers a Small Repairs and Handyperson Service (SRHP) providing electrical, plumbing and joinery support. The SRHP service is also available to both Council and RSL tenants.

First-tier Tribunal for Scotland (Housing and Property Chamber)

The First-tier Tribunal was created to carry out functions under the Housing (Scotland) Act 2006 which created a mechanism allowing tenants to apply to have repair issues determined that were not being resolved by their private landlord.

Landlords must make sure a tenant's home reach a standard level of repair called the 'Repairing Standard'. This is contained in the Housing (Scotland) Act 2006 and covers the legal and contractual obligations on private landlords to ensure that their property meets a minimum standard.

Landlords also have a duty to repair and maintain their property from the tenancy start date and throughout the tenancy. This includes a duty to make good any damage caused by completing repairs. On becoming aware of a defect, landlords must complete the work within a reasonable time period.

If, after a landlord has been notified of any problem, it is not attended to satisfactorily or if there is disagreement about whether or not there is a problem, tenants have the right to refer the matter to the First-tier Tribunal. The First-tier Tribunal has power to require a landlord to carry out work necessary to meet the standard.

Between 2010 and 2016 there were 36 applications received locally by the First-tier Tribunal. Of these applications, 16 (44%) resulted in a Repairing Standard Enforcement Order. In relation to orders issued, the vast majority involved multiple standard failings, for example not wind and watertight, structural and exterior repairs as well as the supply or proper working order of mains services (water, gas electricity, sanitation, space and water heating).

The Housing (Scotland) Act 2014 proposes to allow relevant third parties, such as the local authority, the right, where appropriate, to refer a matter to the First-tier Tribunal without direct involvement of the tenant. It is hoped that by allowing a referral to the First-tier Tribunal by the local authority, it will assist the local authority in dealing with disrepair in the local community.

Social Rented Sector

The SHQS is the Scottish Government's principal measure of housing quality. This sets out the broad criteria which must be met if the property is to pass the SHQS. The purpose of introducing a minimum housing standard is essentially to provide a 'level' below which a property should ideally not fall. Initially the Scottish Government required landlords to report on properties within scope of the SHQS.

The SHQS guidance recognises there will inevitably be situations where homes cannot be brought up to the SHQS due to a range of technical and social reasons including factors out with the direct control of social landlords. Technical reasons are referred to as 'Exemptions' and social reasons as 'Abeyances'. These factors include no access, tenant refusals and technical issues associated with installing energy efficiency measures in specific property types and areas.

Council stock

In 31 March 2016, 91% of Council stock met the SHQS. The rest of the stock that did not meet the SHQS is classed as exemptions or abeyances. Table 24 indicates improvement in SHQS compliance over the previous 2 years.

Table 24:
Percentage of Council Properties complying with SHQS from 2014-2016

	% Pass 2014-2015	% Pass 2015-2016
Compliant with the current Tolerable Standard	99.99%	100%
Free from Serious Repair	100%	100%
Energy Efficient	83.90%	92.15%
Modern Facilities and Services	99.99%	99.99%
Health, Safe and Secure	98.95%	98.97%

Source: Falkirk Council ARC return

Table 25 indicates the number of abeyances over the previous 2 years and demonstrates the Council's progress in tackling such issues.

Table 25:
**Number of Council properties in abeyance or exempt from SHQS
from 2014-2016**

	No. of Properties 2014-2015	No. of Properties 2015-2016
Compliant with the current Tolerable Standard	11	0
Free from Serious Repair	0	0
Energy Efficient	2627	1286
Modern Facilities and Services	1	1
Health, Safe and Secure	171	170
Total Number of properties in abeyance/Exemption	2810	1457

Source: Falkirk Council ARC return

The Council will continue to try and reduce the number of exemptions and abeyances in the following ways:

- Work closely with Development Services Customer Care Team
- Tenant leaflets highlighting benefits of new heating systems and insulation measures
- Implement a procedure to rectify abeyances when a property is void
- Print information in Council publications to encourage tenants to advise if their circumstances change to allow work to be completed
- Continue to investigate solutions to deal with technical exemptions

To continue to maintain the Council's housing stock to the SHQS, a budget of £48,750m has been allocated for years 2016-2019 which will carry out the following:

- External fabric improvements
- Replacement heating
- Kitchen and bathroom renewals
- Electrical upgrading
- Estate improvements
- Health and safety measures

Registered Social Landlords

The SHR reported in 2015-2016 that RSL properties are within 91% to 99% of the SHQS. All the RSLs in the area fully meet the SHQS apart from Paragon Housing Association and Weslo Housing Management.

Paragon advises that 85% of their stock meets all elements of the SHQS. The following failures were identified:

- 6 failures due to energy efficiency which relate to no access or refusal to have new heating
- A further 19 failures due to security relating to lack of door entry systems in mixed owner occupied blocks

Paragon will continue to contact owners annually to establish if circumstances have changed and, if so, they will be incorporated into the following years' programme. They envisage that these properties will be renewed through natural life expectancy and incorporated into their investment plan. A consultation exercise with owners and tenants has been carried out to develop a strategy on Door Entry Systems which is published online.

Weslo have 93.29% of its stock meeting all elements of the SHQS. There are 15 properties of their total stock identified, deemed not energy efficient, which are primarily of non-standard construction. These include timber framed/ timber clad and steel panel properties. They are assessing what works will be necessary to achieve the appropriate energy efficiency ratings.

Weslo have 117 abeyances which relate to the lack of suitable controlled entry systems. A contract for the installation of controlled entry systems to 28 of these properties is nearing completion following some delays. The remaining 89 properties are in mixed tenure blocks and the owners have received correspondence regarding Weslo's proposal to install controlled entry systems but their agreement to meet a share of the costs is not yet forthcoming.

Consultation

As part of LHS consultation, a number of questions on housing conditions, information for tenants/ landlords and enforcement action in the private sector were included into surveys. In addition, a specific survey was carried out on the SOA to gather views on service standards, priorities, preferred approach as well as the different types of assistance provided for adaptation applicants, property condition and enforcement. Full analysis can be found in appendix 5.

Summary

We will ensure that social rented housing continue to meet the SHQS and also EESSH standards. The Council will also work with owners and private rented sector landlords to ensure private sector house conditions are improved and maintained. The SOA will be reviewed and enforcement action increased.

Risks and Impacts

1. Strategic Housing Investment Plan

Table 26:
Scottish Government Affordable Housing Supply Programme Grant

Year	Scottish Government Affordable Housing Grant	Estimated Funding Bid	Annual Variance	Cumulative Variance
2016-2017	£7,015,000	£9,307,229	£2,292,229	
2017-2018	£5,612,000	£10,534,000	£4,922,000	£7,214,229
2018-2019	£4,209,000	£8,231,000	£4,022,000	£11,236,229
2019-2020	£2,806,000	£5,925,000	£3,119,000	£14,355,229

Source: Falkirk Council (2016) SHIP

2. Affordable Housing Programme

Two developers have agreed to pay commuted sums of £463,425 for a site in Bo'ness and £115,500 for a site in Bonnybridge.

3. Falkirk Council Housing Investment Plan

Table 27:
Falkirk Council Housing Investment Programme - Proposed Expenditure Profile

	2017-2018	2018-2019	2019-2020
Housing Quality Standard (HQS)/			
Housing Improvement Works	12.900	12.900	12.900
Energy Efficiency Works	2.200	2.200	2.200
Estate Improvements	1.500	1.500	1.500
Priority Areas	0.200	0.200	0.200
Health and Safety	0.350	0.350	0.350
Total HQS	17.150	17.150	17.150
Non HQS			
New Build Council Housing	5.195	16.154	12.082
Property Buy Backs	6.000	6.000	6.000
LHS Initiatives*	3.700	3.700	3.700
Window Leasing Buy Backs	0.00	0.000	0.000
Total Non HQS	14.895	25.854	21.782
Total Expenditure	32.045	43.004	38.932

Source: Falkirk Council (2016) Housing Investment Programme

*The budget LHS initiatives relate to plans to remodel Council properties, acquisitions and the tenant incentive scheme.

4. Energy funding

Table 28:
Falkirk Council Energy Resources 2011-2016

Number of Homes	Measure	Investment
1,804	Loft Insulation	£541,200
1,093	Cavity Wall Insulation	£546,500
715	External Wall Insulation	£1,573,000
8,104	Gas heating systems	£17,828,800
908	Electric wet heating (off gas areas)	£3,450,400
56	Connection to CHP (401 connected in total)	£201,600

Source: Falkirk Council Energy Team

Table 29: Local projects -Home Energy Efficiency Programmes for Scotland Area Based Scheme (HEEPS: ABS)

Partners	Measure Installed	Financial year	Grant Claimed	Owners Assisted
Falkirk Council Scottish & Southern Energy Energy Savings Trust Paragon HA	Cavity Wall, External Wall Loft Insulation. Replacement Boilers Electric Storage	2013-2014	£1,781,476	391
As above	As above	2014-2015	£1,749,300	217
Falkirk Council Paragon Housing Association	External Wall Insulation CHP Heating	2015-2016	£1,321,925	157
Falkirk Council Paragon Housing Association	Weslo Housing Management External Wall Insulation	2016-2017	£717,315 awarded	88
Falkirk Council Paragon Housing Association	External Wall Insulation	2017-2018	£732,840 awarded	91

Source: Falkirk Council Asset and Investment

5. Mandatory functions under health and social care integration

(1) Disabled adaptations

Table 30: Private sector adaptations 2011-2016

Year	Amount
2011-2012	£321,840
2012-2013	£305,114
2013-2014	£381,270
2014-2015	£359,835
2015-2016	£337,799
% change 2011-2012 to 2015-2016	5%

Source: Housing Statistical Annual Return to Scottish Government

Table 31:
Council adaptations 2011-2016

Year	Amount
2011-2012	£988,300
2012-2013	£948,004
2013-2014	£1,280,993
2014-2015	£1,208,899
2015-2016	£1,095,715
% change 2011-12 to 2015-16	11%

Source: Falkirk Council Revenues Department

(2) Garden Aid

The budget for garden aid in 2015-2016 was £500k of which £250k came from the HRA and £250k came from general fund.

RSL adaptations

RSL adaptations are not included under health and social care integration. Scottish Government advises that these were circa £200k in 2014-2015.

Small Repairs Handypersons Scheme

The budget for the above in 2015-2016 was £26k.

6. Integrated Care Funding

To progress the HCS the IJB has awarded £8k for the next "hint and tips" booklet to be designed for and by older people called "Home from Hospital". A bid for peer advice circa £24k will be discussed by the IJB in January.

Risks

British Exit from the European Union (BREXIT)

The CIH submitted written evidence to the Scottish Parliament on Scotland's relationship with the European Union (EU) based on a members' survey. This indicated that the majority had not experienced immediate impacts however highlighted concerns and issues which are set out below:

- **Increasing housing supply** - members had existing concerns around capacity and skills in the construction industry following the economic downturn and indicated that withdrawal from the EU could restrict movement of skilled workers
- **Funding for new affordable homes** - members had concerns there may be future economic uncertainty creating a risk the cost of borrowing could go up or access to finance could be more difficult. It was indicated that this could have a negative impact on building new homes, investing in maintaining and improving existing homes and keeping rent levels affordable
- **Community cohesion** - members had concerns around community integration quoting the "divisive" nature of the debate
- **Risk of minority groups being excluded from housing** - the CIH Scotland had raised concerns with the UK Government's Right to Rent Scheme. This placed a duty

on landlords to check the immigration status of their tenants with the possibility of financial penalties and prison sentences for those who did not comply. Although this scheme only applies in England, the CIH believe that it may be rolled out across the UK. An evaluation of the pilot indicated the potential for discrimination and or delay in a tenancy start, particularly if the prospective tenant cannot easily provide documentation such as a passport. The CIH believe further risk of discrimination against minority groups if the status of EU nationals change and landlords are unsure about individuals' right to access housing

- **Delivery of housing related services** - concerns were expressed around being able to access workers to support and care for people in their own home
- **Opportunities** - members highlighted there could be an opportunity for positive changes in relation to procurement regulation which is set out by the EU and is "complex, restrictive and time-consuming"

Universal Credit

Universal Credit (UC) is a new single payment for working age people introduced by the UK Government. UC remains reserved to the UK Government, however the Scottish Government have some administrative powers to change payment arrangements and to vary the calculation of the housing element.

Most people will apply online for UC and manage their claim through an online account. Claimants will usually receive one single monthly payment per household which is paid into a bank account. Support with housing costs (rent) will go directly to the claimant as part of their monthly payment.

The Scotland Act 2016 provides Scottish Ministers with some flexibility over the way UC is calculated and paid. These include changing the frequency of payments, splitting payments between members of a household instead of a single payment and paying landlords direct for housing costs in Scotland.

The Scottish Government are committed to enabling people to have the option of the rent element being paid direct to social landlords and the option of the frequency of

their UC payments being twice monthly instead of calendar monthly. However recipients do not need to take these options up which could lead to cases where UC is paid to the claimant but they fail to pass the rent on to their landlords. The Scottish Government is mitigating the impact of the bedroom tax through Discretionary Housing Payments.

Options Appraisal

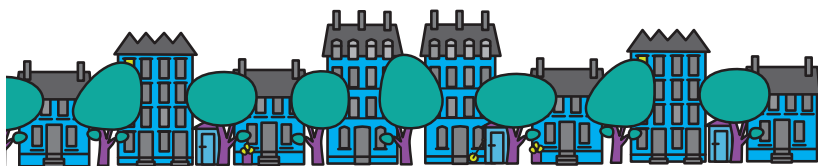
When setting actions and targets for the LHS, consideration was given to the HNDA, consultation, agreed priorities (including the HCS and the MIR) and Government guidance. Key issues and actions were drafted and consultation carried out with lead officers. Actions were then revised and consideration given to financial resources above. More detailed discussion then took place with Senior Managers around actions and resources to deliver the LHS. Resources are defined as finance, land and staff. Land supply is set out in the MIR which takes account of need for housing set out in the HNDA.

There are increasing numbers of sites coming through the AHP and Scottish Government encourages housing providers to land bank. Indeed the Scottish Government allows AHP Supply Programme grant to be drawn down to pay for land costs in the year(s) before a project commences.

The Scottish Government Budget and Council settlement 2017-2018 were reported to Council on 19 December 2016. This highlighted Falkirk's provisional revenue allocation is broadly consistent with the Council's estimated reduction in grant of £10 million and thus a budget gap of circa £20 million (subject to further checking and review). The key issue will be ensuring staffing resources to progress the significant capital allocation through the AHSP and the increasing number of sites coming under the AHP. It is also important to deliver the HCS and the IJB to give consideration in future to resources to provide housing advice and information to those in the private sector and particularly those with specialist needs.

The creation of sustainable communities requires consideration to be given to wider community engagement across tenures to be carried out in parallel with capital investment in property.

Local Housing Strategy Action Plan



PRIORITY 1 - INCREASE HOUSING SUPPLY				
Outcome	Action	Milestone	Timescale	Co-ordinator
The supply of housing is increased	Ensure housing land supply is available to build 2,456 properties by 2021	Land availability is reported in the annual Housing Land Audit	Annual	Strategy & Development Co-ordinator Development Plan Co-ordinator
	Provide new build affordable housing (1)	The number of units delivered annually through the Strategic Housing Investment Plan (SHIP) is reported on	Annual	Strategy & Development Co-ordinator
	Make best use of existing stock to provide additional affordable housing	Council buy back programme is delivered and reported in the SHIP	Annual	Senior Property Co-ordinator
	We will agree with partners specifications standard for new build housing	Working group set up	2017/18	Strategy & Development Co-ordinator
		Proposals scoped out	2017/18	Strategy & Development Co-ordinator
		Other Councils and RSL standards explored	2017/18	Strategy & Development Co-ordinator
		Specification Guide developed	2018/19	Strategy & Development Co-ordinator
	More affordable housing is provided through joint working between the public and private sector	Work in partnership to deliver housing through the AHP	AHP sites identified on the weekly planning list	Weekly
Discussions undertaken with planning			Ongoing	Strategy & Development Co-ordinator
Options to deliver affordable housing as per AHP explored with Planning			Ongoing	Strategy & Development Co-ordinator
Explore a range of models to increase affordable housing		Models used locally Discussions with stakeholders undertaken	2017/18	Strategy & Development Co-ordinator
		Good practice identified	2017/18	Strategy & Development Co-ordinator
		Feasibility study carried out	2018/19	Strategy & Development Co-ordinator
		Reported in LHS Update	2019/20	Strategy & Development Co-ordinator

PRIORITY 1 - INCREASE HOUSING SUPPLY (continued)				
Outcome	Action	Milestone	Timescale	Co-ordinator
We have a sustainable private rented sector	Improve private rented sector housing options	Information available on the PRS on the Council website audited	2017/18	Senior Asset & Investment Co-ordinator
		Promote participation in landlord accreditation scheme increased	Ongoing	Senior Asset & Investment Co-ordinator
		Number of landlords attending landlord forum increased	Ongoing	Senior Asset & Investment Co-ordinator
		PRS Engagement Plan for landlords and tenants developed	2019/20	Senior Asset & Investment Co-ordinator
	Take action against private landlords who fail to comply with their responsibilities	Explore the number of unregistered landlords	2019/20	Senior Asset & Investment Co-ordinator
		Enforcement Policy for landlords who fail to comply with legislation developed	2019/20	Senior Asset & Investment Co-ordinator
		Existing policy on Rent Penalty Notices reviewed	2018/19	Senior Asset & Investment Co-ordinator
		Sample of landlord registration applications for Police Scotland checks introduced	2017/18	Senior Asset & Investment Co-ordinator

Priority 1 Indicators – Increasing Housing Supply					
Indicators	Target	Baseline 2015-2016	Frequency	Source	Service Partner
Number of social rented new build affordable units	123	104[1]	Annual	SG Housing Statistics for Scotland	HS/DS/RSLs[2]
Number of affordable homes delivered:	213	153	Annual	SHIP[3]	HS[4]/DS[5]
Number of private homes delivered	368	341[6]	Annual	SG Housing Statistics for Scotland	HS/DS
Average number of landlords attending landlord forums	40	31	Annual	PST	HS
Number of landlords paying registration on time	Increase	1300 (estimate)[7]	Annual	PST civica	HS
Number of enforcement cases considered	Reduce	380 [8] (estimate)	Annual	PST civica	HS

[1] Annual average of the period of the previous LHS

[2] Housing Services, Development Services, Registered Social Landlords

[3] SHIP – Strategic Housing Investment Plan

[4] HS- Housing Services

[5] DS – Development Services

[6] Annual average of the period of the previous LHS

[7] Landlords register and deregister each financial year. Figure is based on an estimate of landlords registered within 2015/16 and the number of landlords who paid registration on time

[8] 380 is based on 80 cases in relation to property management with 300 to do with expired/ unregistered cases

* properties sold in the last year meeting OMSE figures and not purchased a buybacks

PRIORITY 2 - CREATING SUSTAINABLE COMMUNITIES				
Outcome	Action	Milestone	Timescale	Co-ordinator
Best use is made of stock across tenure	Develop area based regeneration strategies in partnership with RSLs and the local community	Agreement reached by social rented landlords on how to measure demand for particular house types/ areas	2017/18	Strategy & Development Co-ordinator
		(1) Agreement reached by Council/ major RSLs on how to measure area satisfaction at a local level and report in LHS Update	2019/20	Strategy & Development Co-ordinator
	Explore the potential to use the Rural Housing fund to develop new affordable housing,	Refurbish empty homes and contribute to feasibility studies Report drafted for LHS Update	2017/18	Strategy & Development Co-ordinator
	Increase the number of empty homes brought back into use	Advice and information to owners of long -term empty properties continues to be provided	Ongoing	Strategy & Development Co-ordinator
	Explore Loan to Sell for the Empty Homes Loan Fund	Legal Agreement, Leaflet and Application form in place	2017/18	Strategy & Development Co-ordinator
	Ensure actions from the Empty Homes Plan are implemented		2021/22	Strategy & Development Co-ordinator
Best use is made of community resources to create sustainable communities	Explore town centre sites to provide affordable housing	Town centre sites allocated in the LDP identified	2017/18	Strategy & Development Co-ordinator
		Area profiles for health and social care and SOLD linked to town centre sites	2018/19	Strategy & Development Co-ordinator
	Increase satisfaction levels for people within local communities	Co-production pilot with Council/ RSL tenants expanded	2017/18	Strategy & Development Co-ordinator
		Areas where social landlords can work together to share services explored	2018/19	Strategy & Development Co-ordinator
	Establish the potential for joint working on estate management and employability initiatives between Council/ RSLs	Working group between Council/ RSLs set up	2017/18	Strategy & Development Co-ordinator
		Report for LHS Update	2018/19	Strategy & Development Co-ordinator

[1] Charter returns are at Council level but RSLs report nationally

Priority 2 Indicators – Creating Sustainable Communities					
Indicators	Target	Baseline 2015-2016	Frequency	Source	Service Partner
Number of empty homes brought back into use	100	90	Annual	EHO	HS/Finance
% of Council tenants satisfied with the management of the neighbourhood they live in	Increase	75.63%	Annual	National charter return	HS
Number of households in most deprived 15% Scottish Index of Multiple Deprivation (SIMD)	Reduce	7,181	Annual	S Gov.	HS

PRIORITY 3 - IMPROVING ACCESS TO HOUSING				
Outcome	Action	Milestone	Timescale	Co-ordinator
Housing advice is provided to those at risk of homelessness	We will develop a Younger Peoples' Housing Plan	Analysis of the housing needs of young people undertaken	2017/18	Strategy & Development Co-ordinator
		Youth profiles developed	2018/19	Strategy & Development Co-ordinator
		The option of flat sharing scheme explored	2019/20	Strategy & Development Co-ordinator
		Housing options for < 35s explored	2019/20	Strategy & Development Co-ordinator
	We will explore the potential for providing a Common Housing Register with social landlords	Interest in a CHR with Registered Social Landlords with stock locally explored	2018/19	Homeless Team Co-ordinator
		The style and scope for future working in this area with RSLs explored	2019/20	Homeless Team Co-ordinator
		The ICT feasibility explored	2020/21	Homeless Team Co-ordinator
		A local proposal piloted	2021/22	Homeless Team Co-ordinator
	We will ensure information on housing options is accessible and informative	Housing options leaflets/ information on all tenures reviewed	2017/18	Homeless Team Co-ordinator
		Homelessness housing options case reviews audited	2017/18 Homeless	Team Co-ordinator
		Housing options covering all tenures reviewed and relaunched	2018/19	Homeless Team Co-ordinator
		Housing options tools officially launched	2018/19	Homeless Team Co-ordinator
		Training on housing options across all tenures carried out	2018/19	Homeless Team Co-ordinator
		Training in line with National Housing Options Training Programme for relevant staff carried out	2018/19	Homeless Team Co-ordinator
		Findings of SHR Thematic Audit implemented	2017/18	Homeless Team Co-ordinator
		Current practice to ensure exceeds Housing Options Guidance reviewed	2019/20	Homeless Team Co-ordinator
		Benchmarking undertaken with SHBVN and Housing Options Hubs	2019/20	Homeless Team Co-ordinator
		A wide range of services linked to Housing Options explored	2020/21	Homeless Team Co-ordinator
		Housing options services monitored	2021/22	Homeless Team Co-ordinator

PRIORITY 3 - IMPROVING ACCESS TO HOUSING				
Outcome	Action	Milestone	Timescale	Co-ordinator
Housing advice is provided to those at risk of homelessness	We will improve customer satisfaction and service delivery with homelessness services	Consultation strategy developed and implemented	2019/20	Homeless Team Co-ordinator
		Customer feedback gathered and analysed	2020/21	Homeless Team Co-ordinator
People can access temporary and supported accommodation as required	We will ensure temporary accommodation provides best value fitting the current profile of homeless households	Standards for temporary accommodation developed	2017/18	Housing Support Co-ordinator
		Temporary accommodation is effectively managed and financially monitored	2018/19	Housing Support Co-ordinator
		Rent charge policy ensuring temporary accommodation is affordable and best value is reviewed	2018/19	Housing Support Co-ordinator
		Daily lets for temporary accommodation is explored	2018/19	Housing Support Co-ordinator
		Review on how temporary accommodation will be impacted on by welfare reform is undertaken	2019/20	Housing Support Co-ordinator
	We will ensure supported accommodation and support services meet the needs of service users and provides best value	Consultation with stakeholders carried out	2017/18	Housing Support Co-ordinator
		3 supported accommodation models for Young People, Continuing Support and Complex Needs developed	2018/19	Housing Support Co-ordinator
		Gaps in provision explored	2019/20	Housing Support Co-ordinator
		Review on how supported accommodation will be impacted by welfare reform undertaken	2019/20	Housing Support Co-ordinator
Tenancy sustainment is improved	We will use a range of methods to improve tenancy sustainment	Procedures for housing support referrals when social rented properties are allocated developed	2017/18	Housing Support Co-ordinator
		Procedures for applying for Community Care Grants at tenancy sign up developed	2018/19	Housing Support Co-ordinator
		Tenancy sustainment issues explored at the newly convened tenancy sustainment group	2019/20	Housing Support Co-ordinator
		Options to address "fail to engage" support referrals explored	2020/21	Housing Support Co-ordinator
	We will provide a tenancy support service with an external provider		2020/21	Housing Support Co-ordinator

Priority 3 Indicators - Access to Housing					
Indicators	Target	Baseline 2015-2016	Frequency	Source	Service Partner
Number of Housing Options interviews completed	Increase	2335	Annual	HL1	HS
Number of Housing Options leading to homeless application	Reduce	1172	Annual	HL1	HS
Number of homeless applications	Reduce	1069	Annual	HL1	HS
Number of people assessed as 'not homeless'	Reduce	105	Annual	HL1	HS
Number of people assessed as 'intentionally homeless'	Reduce	160	Annual	HL1	HS
Number of people who 'lost contact' before duty discharged	Reduce	10	Annual	HL1	HS
Number of repeat homeless applications	Reduce	30	Annual	HL1	HS
Number of people leaving institutions who become homeless	Reduce	4	Annual	HL1	HS
Number of households prevented from homelessness through Mortgage to Rent	Increase	0	Annual	Private Sector Team	HS
Number of households securing Deposit Guarantee Scheme	Maintain	5	Annual	Private Sector Team	HS
Number of referrals for housing support	Increase	693	Annual	ATH	HS
% of customers satisfied with the service provided by ATH	Increase	99.7% (return rate of 361)	Annual	ATH	HS
% of new tenancies sustained for more than a year (home seeker)	90%	86.62%	Annual	National charter return	HS
% new tenancies sustained for more than a year (home mover)	90%	92.89%	Annual	National charter return	HS
% new tenancies sustained for more than a year (home starter)	90%	87.16%	Annual	National charter return	HS

PRIORITY 4 - HOUSING AND SUPPORT FOR VULNERABLE GROUPS				
Outcome	Action	Milestone	Timescale	Co-ordinator
The supply of accessible properties is increased	We will work in partnership to explore standard specifications for specialist housing built through the SHIP	Review current specification for Council and RSL wheelchair accessible properties and consider development of standard specification to be co-produced with Housing, Development, Disabled People and RSL's	2019/20	Strategy & Development Co-ordinator
	We will increase the supply of specialist properties funded through the SHIP	Dementia friendly design features incorporated into new build properties through the SHIP	2020/21	Strategy & Development Co-ordinator
		5-10% accessible properties provided	2020/21	Strategy & Development Co-ordinator
	We will work in partnership to implement the findings of the AfC pilot	Complex cases panel set up	2017/18	Strategy & Development Co-ordinator
		Partnership outcomes data agreed by AfC pilot to monitor adaptations timescales progressed	2018/19	Strategy & Development Co-ordinator
		Training on new procedures implemented through the AfC pilot carried out in partnership	2020/21	Strategy & Development Co-ordinator
Specialist housing advice is provided in partnership	We will carry out awareness raising training for housing staff	Mental health awareness training for housing staff carried out	2018/19	Strategy & Private Sector Manager
		Awareness raising training on dementia for housing staff carried out	2018/19	Strategy & Private Sector Manager
	We will work with the HCSG to provide housing advice to people with specialist needs	Good practice in other areas explored	2017/18	Strategy & Development Co-ordinator
		How to proceed at the HCSG discussed	2018/19	Strategy & Development Co-ordinator
		A peer advice project where older people can provide housing advice to contemporaries explored	2017/18	Strategy & Development Co-ordinator
		The housing advice required for people in a hospital setting is explored		
	We will agree and implement protocols for young people leaving care		2017/18	Housing Support Co-ordinator
	We will make best use of the current housing stock to reduce delayed discharge		2017/18	Allocations Co-ordinator/ Strategy and Development Co-ordinator

PRIORITY 4 - HOUSING AND SUPPORT FOR VULNERABLE GROUPS				
Outcome	Action	Milestone	Timescale	Co-ordinator
Older peoples' housing is reviewed with the HCSG	We will review Older Peoples' housing	Work undertaken with stakeholders including older people on definitions for specialist housing (HwC) locally	2018/19	Strategy & Development Co-ordinator
		Through the HCSG the need for Extra Care housing is explored	2019/20	Strategy & Development Co-ordinator
		The provision of Council sheltered housing is reviewed	2019/20	Strategy & Development Co-ordinator
		The potential for communal areas in older peoples' housing developments to provide low level support and health services for residents and older people in the community is explored	2020/21	Strategy & Development Co-ordinator
		The classification of Council HWC3 as amenity housing where bungalows/ ground floor flats close to amenities with less than 3 steps to the entrance and return the remaining properties to the lettings pool for special let is undertaken	2020/21	Strategy & Development Co-ordinator
		Grab rails and handrails in Council amenity (HWC3) properties are installed	2021/22	Strategy & Development Co-ordinator
		The potential to redesign HwC bedsit accommodation as 1 bedrooms with wet floor showers is explored	2019/20	Strategy & Development Co-ordinator
		Housing and support contracts for older people's housing in sheltered and very sheltered accommodation is reviewed	2017/18	Strategy & Development Co-ordinator
		Council allocations policy for older peoples' housing based on medical and social need is explored	2020/21	Strategy & Development Co-ordinator
		A joint register for older peoples' housing is explored with RSL partners	2021/22	Strategy & Development Co-ordinator

PRIORITY 4 - HOUSING AND SUPPORT FOR VULNERABLE GROUPS (continued)				
Outcome	Action	Milestone	Timescale	Co-ordinator
Further analysis on the housing needs of vulnerable groups is carried out	We will carry out further needs analysis from for specialist groups		2018/19	Strategy & Development Co-ordinator
	We will explore through the HCS how housing issues could lead to delayed discharge		Ongoing	Strategy & Development Co-ordinator
	We will explore through the Lochview Working Group the accommodation needs of people currently living there		2018/19	Strategy & Development Co-ordinator
	We will explore through the HCS the accommodation needs of people with health and social care needs living out with area		2019/20	Strategy & Development Co-ordinator
	We will carry out a design feasibility study on current HwC developments to assess their potential to meet the needs of a range of older and disabled people		2020/21	Strategy & Development Co-ordinator
	Carry out research to identify which housing needs present greatest challenge to accommodate		2020/21	Strategy & Development Co-ordinator
	Review service delivery at the Council's travelling person's site		2018/19	Strategy & Development Co-ordinator

Priority 4 Indicators - Providing housing and support to vulnerable groups					
Indicators	Target	Baseline 2015-2016	Frequency	Source	Service Partner
% of new build properties built to wheelchair standard where viable	5-10%	2*	Annual	SHIP	HS/RSLs
Amount spent on disabled adaptations in the private sector	Increase	£337,799 (actual 2015/16)	Annual	HSAR	HS/SW
Amount spent on Council disabled adaptations	Maintain	£1,095,715 (actual 2015/16)	Annual		As above
Number of housing staff received mental health awareness training	30	0	Annual	HCS	HS/RSLs/ SW/NHS Forth Valley
Number of dementia awareness training sessions carried out	30	0	Annual	HCS	As above
Good practise examples identified for specialist housing advice across all tenures	Increase	0	2017	HCS	As above
Number of staff providing specialist housing advice covering all tenures	Increase	0	2017	HCS	As above
Number of service users referred to local agencies such as solicitors for Older People	Increase	0	2017	HCS	As above
Number of peer advisors trained	Increase	0	2017	Outside the Box/Make it Happen	HS/SW/ NHS Forth Valley
Number of information sessions carried out	3 per month	0	2017	As above	As above
Number of people aged 65 and over in long term care	Reduce	970	Annual	Procurement	HS/SW/NHS Forth Valley
Number of people with learning disabilities living out with Falkirk	Reduce	36	Annual	SW	HS/SW/NHS Forth Valley
Number of people in Loch View requiring housing	0 by March 2017	8	Annual	Specialist Housing Team	As above

*Average over the 5 year period of the previous LHS 2011-2016

PRIORITY 5 - SUSTAINABLE HOUSING: FUEL POVERTY AND CLIMATE CHANGE				
Outcome	Action	Milestone	Timescale	Co-ordinator
Fuel poverty is tackled and progress is made to meeting national climate change targets	Ensure compliance with the Energy Efficiency Standard for Social Housing (EESH) by 2020	External wall insulation (EWI) is installed to all Council non-traditional properties where technically feasible in order to meet the EESH	2019/20	Asset & Performance Co-ordinator
		EWI and loft installation with RSL partners is explored	2019/20	Asset & Performance Co-ordinator
		Cavity wall and loft insulation is installed to remaining Council properties that have not taken up the measure.	2019/20	Asset & Performance Co-ordinator
		More efficient alternatives for Council properties with electric storage & solid fuel heating systems in off gas areas are investigated.	2019/20	Asset & Performance Co-ordinator
		The number of properties connected to the CHP (1) system is increased. Improvement the EU (2) Metering regulations (block meters)	Ongoing	Asset & Performance Co-ordinator
		Renewable technologies such as Solar PV (3) & heat/ electric storage batteries for Council/RSL properties are investigated	2019/20	Asset & Performance Co-ordinator
		The take up of new efficient gas central heating and replacement boilers by Council tenants in order to meet the EESH is increased.	2019/20	Asset & Performance Co-ordinator
	Develop with RSL Partners a HEEPS: ABS (4) programmes to improve the energy efficiency of private sector homes in mixed tenure estates.		Annual	Asset & Performance Co-ordinator
	Develop Communication Strategy to promote new initiatives, energy advice and funding information to all residents		2019/20	Asset & Performance Co-ordinator
	Develop a District Heating Strategy		2021/22	Asset & Performance Co-ordinator
	Utilise the Scotland Heat Map to identify potential energy sources		Ongoing	Asset & Performance Co-ordinator
	Mitigate the impacts of climate change in relation to housing by improving the energy efficiency of the stock and consider risks such as flooding		2019/20	Asset & Performance Co-ordinator

PRIORITY 5 - SUSTAINABLE HOUSING: FUEL POVERTY AND CLIMATE CHANGE (continued)				
Outcome	Action	Milestone	Timescale	Co-ordinator
	Reduce the numbers experiencing fuel poverty and extreme fuel poverty as far as reasonably practicable	Front line Council staff are trained to identify Fuel Poverty and can confidently signpost clients for further advice	Ongoing	Asset & Performance Co-ordinator
		A local Fuel Poverty Advisory Group to address local issues and develop projects that tackle fuel poverty across tenures is established	2017/18	Asset & Performance Co-ordinator
		A method to communicate fuel cost and energy advice for new Council tenants is developed	2017/18	Asset & Performance Co-ordinator

Priority 5 Indicators - Tackling Fuel Poverty, Energy Efficiency and Climate Change					
Indicators	Target	Baseline	Frequency	Source	Service Partner
% of stock meeting EESSH	100%	Council - 79.3%	2020	Council Charter Return	HS
		Link Group Ltd - 86%		Local information provided by RSL	RSL
		Paragon - 77.1%		as above	RSL
		Weslo - 40.3%		as above	RSL
		*Ark Housing Association Ltd - 72%		National charter return	
		*Barony Housing Association Ltd - 94%		National charter return	
		*Bield Housing & Care - 93%		National charter return	
		*Blackwood Homes and Care - 92%		National charter return	
		*Cairn Housing Association Ltd - 71%		National charter return	
		*Castle Rock Edinvar Housing Association Ltd - 85%		National charter return	
		*Key Housing Association Ltd - 96%		National charter return	
		*Kingdom Housing Association Ltd - 93%		National charter return	
		*Loretto Housing Association Ltd - 98%		National charter return	
		*Scottish Veterans Housing Association Ltd - 96%		National charter return	
		*Hanover (Scotland) Housing Association Ltd - 86.7%		National charter return	
*Horizon Housing Association Ltd - 93%		National charter return			

Priority 5 Indicators - Tackling Fuel Poverty, Energy Efficiency and Climate Change (continued)					
Indicators	Target	Baseline	Frequency	Source	Service Partner
Efficient alternatives provided for Council tenants with electric storage & solid fuel heating in off gas areas	Increase	% of stock meeting 77 properties with electric storage heating, 68 properties with solid fuel heating systems	Annual	HS	
Number of homes connected to the existing CHP system	Increase	79%	Annual	HS	HS/ private sector owners
HEEPS:ABS programme with RSLs/ private sector	Reduce	48% owner occupied dwellings EPC (D) (5)	Bi-annual	SHCS, EST Home Analytics, HEED	HS
		37% Private rented dwellings EPC (C)	Annual	SHCS, EST Home Analytics, HEED	
Numbers living in fuel poverty locally	Reduce	28%	Bi-annual	SHCS	HS
Numbers living in extreme fuel poverty locally	Reduce	7%	Bi-annual	SHCS	HS
Number of Council staff trained to identify fuel poverty who can signpost for further advice	Increase	55	Annual	Energy Team	HS

PRIORITY 6 - IMPROVING HOUSING CONDITIONS				
Outcome	Action	Milestone	Timescale	Co-ordinator
Social rented housing conditions are improved	Improve condition of social rented homes by targeting investment through capital programmes		2021/22	Senior Asset & Investment Co-ordinator
	Ensure continued compliance with Scottish Housing Quality Standards, meeting EESSH and reduce SHQS abeyances		2019/20	Senior Asset & Investment Co-ordinator
Private sector housing conditions are improved	Review Scheme of Assistance (SOA)	The spend and cases assisted over the 5 years is explored	2017/18	Senior Asset & Investment Co-ordinator
		Best practise with other local authorities SOA is reviewed	2017/18	Senior Asset & Investment Co-ordinator
		A new SOA is developed in partnership	2017/18	Senior Asset & Investment Co-ordinator
		An enforcement policy for property condition in the private sector is developed for 3rd party referrals	2018/19	Senior Asset & Investment Co-ordinator
		Consultation is undertaken on an enforcement policy with stakeholders and committee approval gained	2019/20	Senior Asset & Investment Co-ordinator
		A system for recording BTS in private sector properties is investigated	2017/18	Senior Asset & Investment Co-ordinator
		A procedure for 3rd party reporting to the Private Rented Housing Panel is developed and implemented	2019/20	Senior Asset & Investment Co-ordinator
	Explore and review the possibility of extending factoring		2018/19	Senior Asset & Investment Co-ordinator

Priority 6 Indicators - Improving Housing Conditions					
Indicators	Target	Baseline	Frequency	Source	Service Partner
Number of properties meeting the SHQS [1]	100%	Council - 91%	Annual Increase	National charter return	HS [2]
	100%	Weslo – 93%	Annual Increase	RSL	HS/RSL
	100%	Paragon - 85%	Annual Increase	RSL	HS/RSL
Number of owners assisted through SOA					
Grants (repair)	Maintain	10	Annual	HSAR (2)	HS
Grants (adaptation)	Increase	94	Annual	HSAR	HS/SW [3]
Non Financial Assistance	Increase	24, 804	Annual	HSAR	HS/SW
% stock in disrepair as per SHCS [4]	HS	Reduce	73%	Biannual	SHCS
Owner occupied					
Private Rented	HS	Reduce	84%	Biannual	SHCS HS
BTS stock					
Owner occupied	Reduce	1%	Biannual	SHCS	HS
Private rented	Reduce	1%	Biannual	SHCS	HS
Number of Third Party Referrals	Increase	0	Annual	PST [5]	HS
Number of referrals from H&PC [6]	Maintain	7	Annual	PST	HS

[1] All other RSL properties compliant with SHQS as per charter returns

[2] HSAR - Housing Statistical Annual Return

[3] SW - Social Work/ HS - Housing Service

[4] Scottish House Condition Survey definition proportion of households locally with any evidence of disrepair private rented figure locally not available due to sample size but national figure is used

[5] PSR - Private Sector Team

[6] First-tier Tribunal for Scotland (Housing and Property Chamber)

Glossary

Glossary of commonly used abbreviations

ATH

Access to Housing

AfC

Adapting for Change

AHP

Affordable Housing Policy

ABS

Area Based Schemes

BREXIT

British Exit from the European Union

BTS

Below Tolerable Standard

CHMA

Centre for Housing Market Analysis

CIH

Chartered Institute of Housing

CHP

Combined Heat and Power

CHR

Common Housing Register

DWP

Department of Work and Pensions

EESSH

Energy Efficiency Standard for Social Housing

EPC

Energy Performance Certificate

EQIA

Equalities Impact Assessment

EST

Energy Savings Trust

EU

European Union

EWI

External Wall Installation

HARP

Housing and Regeneration Programme

HCS

Housing Contribution Statement

HCSWG

Housing Contribution Statement Working Group

HEEP

Home Energy Efficiency Programmes

HES

Home Energy Scotland

HNDA

Housing Need Demand Assessment

HSCI

Health and Social Care Integration

HMO

Houses in Multiple Occupation

HRA

Housing Renewal Area

HST

Housing Supply Target

HwC

Housing with Care

Ihub

Improvement hub, new improvement resource for health and social care through Healthcare Improvement Scotland

IJB

Integrated Joint Board

JSNA

Joint Strategic Needs Assessment

LDP

Local Development Plan

LHS

Local Housing Strategy

MIR

Main Issues Report

NHS

National Health Service

OOS

Owner Occupied Sector

PRS

Private Rented Sector

PST

Private Sector Team

RPA

Resource Planning Assumptions

RSL

Registered Social Landlord

RTB

Right to Buy

SEA

Strategic Environmental Assessment

SEEP

Scottish Energy Efficiency Programme

SG

Scottish Government

SHCS

Scottish House Conditions Survey

SHG

Strategic Housing Group

SHIP

Strategic Housing Investment Plan

SHR

Scottish Housing Regulator

SHQS

Scottish Housing Quality Standard

SIMD

Scottish Index of Multiple Deprivation

SOA

Scheme of Assistance

SOLD

Single Outcome & Local Delivery Plan

SPP

Scottish Planning Policy

SRHS

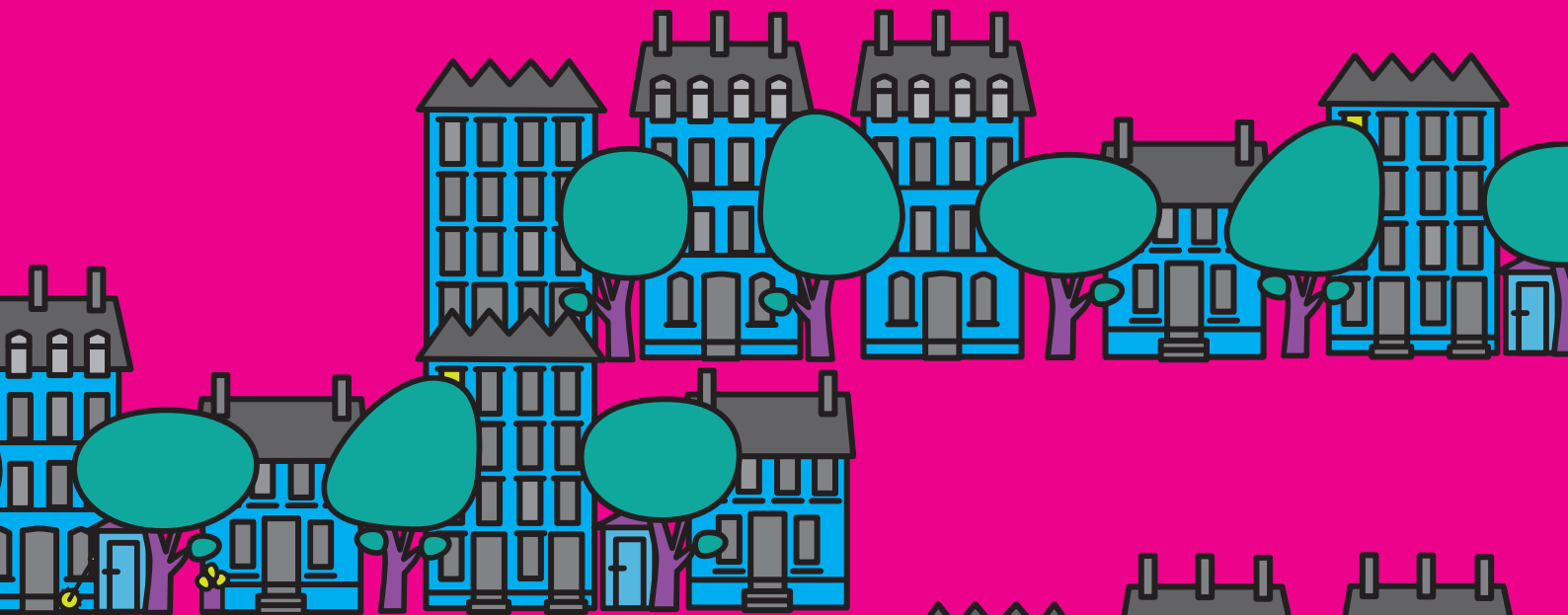
Small Repair & Handyperson Service

THI

Townscape Heritage Initiative

UC

Universal Credit



For further information please contact:
Falkirk Council
Corporate and Housing Services
Suite 1, The Forum,
Callendar Business Park,
Falkirk, FK1 1XR
Tel: 01324 590797 (Option 2)
Email: strategic.housing@falkirk.gov.uk

If you would like more information or the information detailed above provided in another language, Braille, LARGE PRINT or audio tape please contact the Strategy and Development Team on 01324 590797 (option 2) or email strategic.housing@falkirk.gov.uk



Falkirk Council

