

North Ayrshire
Local Housing Strategy 2018-2022



Outcome Plan

Contents

Introduction	3
Supply	4
Private Sector Housing	4
Affordable Housing.....	5
Rural Housing.....	6
Empty Homes.....	6
Condition	8
Private Housing Condition	8
Social Housing Standards.....	9
Fuel Poverty.....	10
Place	11
Stable	11
Strong	11
Strong	11
Support	13
Older People	13
Refugees	14
Disabilities.....	15
Homeless	16
Overarching	16
Young People & Families	17
Prison Discharge	17
Complex Needs.....	18

Introduction

The North Ayrshire Local Housing Strategy 2018-2022 is supported by this Outcome Plan.

The Outcome Plan collates the commitments made within the Local Housing Strategy document and provides additional detail.

Information is given about how and when our commitments will be delivered, and who will oversee delivery to ensure we achieve our strategic outcomes.

This document mirrors the Local Housing Strategy, by providing actions in the same 'theme' based order (see below).

North Ayrshire Council (Physical Environment) will have overall responsibility for collating annual updates on progress and publishing annual performance information.

TABLE 1: LOCAL HOUSING STRATEGY 'THEMES' AND ASSOCIATED STRATEGIC OUTCOMES

Supply	<ul style="list-style-type: none">• The supply of housing meets the needs and aspirations of local people.
Condition	<ul style="list-style-type: none">• People live in good quality homes that they can afford to heat.
Place	<ul style="list-style-type: none">• Our homes are located in strong, stable and safe communities.
Support	<ul style="list-style-type: none">• People receive the support they need to live independently at home, for as long as possible.
Homeless	<ul style="list-style-type: none">• Homeless services focus on early intervention, prevention and sustainable housing solutions.

Supply

Private Sector Housing

We will:	How will we do this?	When?	Who is responsible?
Use the affordable housing development programme to provide opportunities to front fund infrastructure works for private development.	By establishing a Private Sector Housing Working Group to identify sites and the scope of the project.	Before end 2022	North Ayrshire Council (Economic Growth and Physical Environment)
Develop a strategy for the promotion of housing development on strategic regeneration sites, to stimulate development.	By establishing a Private Sector Housing Working Group to identify sites and the scope of the project.	Before end 2018	North Ayrshire Council (Physical Environment and Economic Growth)
Identify an initial pilot site for own build including consideration of Council funding and provision of infrastructure.	By establishing a Private Sector Housing Working Group to identify a site and the scope of the project.	Before end 2018	North Ayrshire Council (Physical Environment and Economic Growth)
Prepare a business case for a municipal mortgage scheme.	By carrying out in-house research and preparing a business case for the scheme, for consideration.	Before end 2018	North Ayrshire Council (Physical Environment and Finance)
Carry out research to understand housing pressures in the private rented sector.	By utilising existing resources to undertake research to establish demand for private rented housing in North Ayrshire and better understand the local challenges in this sector.	Before end 2018	North Ayrshire Council (Physical Environment)

Affordable Housing

We will:	How will we do this?	When?	Who is responsible?
Build a total of 1,000 new Council homes by March 2022.	By ensuring budget provision is included in our HRA 30 Year Business Plan, and grant has been earmarked, as appropriate, within the Strategic Housing Investment Plan. Note that 232 units have been completed towards this target as at September 2017.	By end March 2022	North Ayrshire Council (Physical Environment)
Purchase a minimum of 20 second hand properties.	By ensuring budget provision is included in our HRA 30 Year Business Plan, and grant has been earmarked, as appropriate, within the Strategic Housing Investment Plan.	By end March 2022	North Ayrshire Council (Physical Environment)
Review our Affordable Housing Policies, as part of the Local Development Plan process.	By analysing data from the Housing Needs & Demand Assessment, to understand the case for the continued operation of these policies.	Before end 2017	North Ayrshire Council (Physical Environment and Economic Growth)
Review the North Ayrshire Allocation policy.	Working with our partner Housing Associations to revise the shared allocations policy. (NB: this is dependent on the enactment of the relevant sections within the Housing (Scotland) 2014 Act).	Before end 2020	North Ayrshire Council (Physical Environment)
Explore the viability of delivering alternative affordable housing delivery models (e.g. Scottish Futures Trust 'Accessible Home Ownership' model etc.) in our most pressurised areas.	Review applicable models and prepare a business case for consideration.	Before end 2018	North Ayrshire Council (Physical Environment)
Carry out a review of the Council housing rent structure.	By preparing a proposal and business case, based on consultation with our tenants, for consideration.	Before end 2017	North Ayrshire Council (Physical Environment)
Explore the viability of introducing a North Ayrshire Living Rent accreditation scheme.	By carrying out in-house research and preparing a business case for consideration.	Before end 2018	North Ayrshire Council (Physical Environment)

Rural Housing

We will:	How will we do this?	When?	Who is responsible?
Carry out island specific research to secure detailed data on housing need and demand to identify new rural housing solutions.	By utilising existing resources to undertake research to establish demand for rural housing in North Ayrshire.	Before end 2018	North Ayrshire Council (Physical Environment)
Engage, support and partner with groups who aim to alleviate rural housing challenges (Arran Economic Group, Cumbrae Services Review Group).	By agreeing multi-agency priorities with partners.	Ongoing	North Ayrshire Council (Economic Growth and Physical Environment)

Empty Homes

We will:	How will we do this?	When?	Who is responsible?
Review our Empty Homes buy-back policy.	By carrying out in-house research to consider how best we can make use of existing resources to reduce empty homes across North Ayrshire.	Before end 2018	North Ayrshire Council (Physical Environment)
Purchase a minimum of 10 empty homes	By ensuring budget provision is included in our HRA 30 Year Business Plan, and grant has been earmarked as appropriate within the Strategic Housing Investment Plan.	By end March 2022	North Ayrshire Council (Physical Environment)
Provide an 'Empty Home Owners Loan' scheme.	By utilising the resources of the existing dedicated Private Sector Advice Team who provide a central co-ordinating role to the Council's private housing sector initiatives, and existing budget provision.	Ongoing	North Ayrshire Council (Physical Environment)
Continue to impose an Empty Homes Council Tax Levy.	By applying a 200% Council tax levy to properties which are unoccupied for more than 12 months (24 months if advertised for sale or let).	Ongoing	North Ayrshire Council (Revenue & Benefits)
Participate in the Scottish Empty Homes Partnership to ensure access to good practice and information sharing with other local authorities.	By utilising the resources of the existing dedicated Private Sector Advice Team who provide a central coordinating role to the Council's private housing sector initiatives.	Ongoing	North Ayrshire Council (Physical Environment)

We will:	How will we do this?	When?	Who is responsible?
Provide support and advice to owners, to bring empty homes back into use.	By utilising the resources of the existing dedicated Private Sector Advice Team.	Ongoing	North Ayrshire Council (Physical Environment)

Condition

Private Housing Condition

We will:	How will we do this?	When?	Who is responsible?
Carry out research into overall property condition in the private housing sector.	By utilising the resources of the existing dedicated Private Sector Advice Team to undertake research and prepare a report on findings and action required.	Before end 2019	North Ayrshire Council (Physical Environment)
Establish a Multi-Agency Task Force to address areas within the private sector which need particular attention.	By co-ordinating a corporate response to relevant issues.	Before end 2018	North Ayrshire Council (Physical Environment)
Review the Scheme of Assistance to identify opportunities for wider use of our discretionary powers.	By preparing a report reviewing the scope of the powers, and outlining opportunities and recommendations for change.	Before end 2018	North Ayrshire Council (Physical Environment)
Consider a 'Missing Shares' Policy to assist owners to repair and improve flatted properties.	By preparing a report and business case, for consideration.	Before end 2018	North Ayrshire Council (Physical Environment)
Continue to provide advice and assistance on private sector housing issues.	By utilising the resources of the existing dedicated Private Sector Advice Team.	Ongoing	North Ayrshire Council (Physical Environment)
Relaunch our approach to supporting home-owners prepare Voluntary Maintenance Plans.	By redesigning and relaunching the scheme.	Before end 2018	North Ayrshire Council (Physical Environment)
Improve the quality of private sector housing by taking action against registered private landlords who fail to address disrepair.	By taking a corporate approach across a range of services, to ensure that all measures and powers available are being utilised.	Ongoing	North Ayrshire Council (Physical Environment)
Explore whether there is a case for serving Maintenance Orders on owners where property is in disrepair.	By preparing a proposal outlining the viability of maintenance orders for consideration.	Ongoing	North Ayrshire Council (Physical Environment)
Engage with home-owners, letting agents, landlords and tenants to improve gardens areas.	By utilising the resources of the existing dedicated Private Sector Advice Team.	Ongoing	North Ayrshire Council (Physical Environment)

Social Housing Standards

We will:	How will we do this?	When?	Who will be responsible?
Ensure all applicable Council housing stock in the area continues to comply with the Scottish Housing Quality Standard, and encourage our partners to do the same.	By continued and sustained future investment will ensure that the condition of the stock is maintained. The investment requirements will continue to be identified by ongoing stock condition surveys.	Ongoing	North Ayrshire Council (Physical Environment)
Ensure all applicable social housing stock achieves the Energy Efficiency Standard for Social Housing by 2020, and encourage our partners to do the same.	<p>By:</p> <ul style="list-style-type: none"> • Allocating dedicated funding; • Continuing current initiatives such as the Council's central heating and external wall insulation programmes; • Implementing new improvement projects and initiatives; and • Identifying further external funding sources. 	Before end 2020	North Ayrshire Council (Physical Environment)

Fuel Poverty

We will:	How will we do this?	When?	Who is responsible?
Ensure that our new affordable homes are constructed to BRE Home Quality Mark four star or equivalent.	By ensuring that our construction specification reflects BRE's requirements and that is enforced as housing development programmes are brought forward.	Ongoing	North Ayrshire Council (Physical Environment)
Build two new 'sustainable' homes to showcase our aspirations for sustainable living.	By working in partnership with BRE to specify and construct the units.	Before end 2019	North Ayrshire Council (Physical Environment)
Continue to provide advice on energy efficiency to the public.	By working in partnership with the Local Energy Advice Forum.	Ongoing	North Ayrshire Council (Physical Environment)
Install energy efficiency measures to households using external grants.	By designing and implementing insulation programmes.	Ongoing	North Ayrshire Council (Physical Environment)
Deliver our first large scale district heating scheme.	By implementing projects which are identified as part of the Council's Environmental Sustainability & Climate Change Strategy.	Before end 2020	North Ayrshire Council (Physical Environment)
Implement a programme of retrofit solar panels on our Council housing, where possible.	By implementing projects which are identified as part of the Council's Environmental Sustainability & Climate Change Strategy.	Before end 2018	North Ayrshire Council (Physical Environment)
Investigate the feasibility of the Council becoming an energy supplier.	By procuring a 'white label' energy supply partner.	Before end 2018	North Ayrshire Council (Physical Environment)

Place

Stable

We will:	How will we do this?	When?	Who is responsible?
Create a new 'regeneration programme' to further invest in the housing stock and infrastructure in our lower demand areas.	Assess all existing Council developments against the Place Standard and identify ways of identifying improvement opportunities, working with partners in mixed tenure/landlord estates.	Before end 2018	North Ayrshire Council (Physical Environment) / RSL Partners
Adopt the use of the Scottish Government's Place Standard in designing new Council housing developments, and encourage our RSL partners to do the same	Through utilisation of the Standard as part of the design development process	Ongoing	North Ayrshire Council (Physical Environment) / RSL Partners
Seek opportunities to develop new affordable housing in our town centres.	Establish an approach to maximising development opportunities in town centres, as part of the wider Strategic Housing Investment Plan process.	Ongoing	North Ayrshire Council (Physical Environment and Economic Growth)

Strong

We will:	How will we do this?	When?	Who is responsible?
Review our approach to Estate Based Projects.	Establish a working group to review and revise our processes as appropriate.	Ongoing	North Ayrshire Council (Physical Environment)
Undertake a strategic review of infrastructure investment required in our estates, and create a programme of improvement works.	Prepare spatial data of estates within HRA ownership, and identify prioritised improvements required	Before end 2018	North Ayrshire Council (Physical Environment)

Safe

We will:	How will we do this?	When?	Who is responsible?
Attain Secured by Design accreditation for all new	By updating our design guide and future Strategic Housing Investment Plans (SHIP) to	Ongoing	North Ayrshire Council (Physical Environment)

Council homes, and encourage our partners to do the same.

reflect our commitment to attaining Secure by Design.

By discussing the viability of our partners also adopting this approach during the SHIP process.

Support

Older People

We will:	How will we do this?	When?	Who is responsible?
Include at least 225 new sheltered housing units in our planned new build programme.	By making budget provision for delivery, and scheduling within the Strategic Housing Investment Plan.	Before end 2022	North Ayrshire Council (Physical Environment)
Refurbish 80 units of sheltered housing.	By making budget provision for delivery, and scheduling within Strategic Housing Investment Plan.	Before end 2022	North Ayrshire Council (Physical Environment)
Ensure at least 25% of all new builds are suitable for older people.	By ensuring sufficient provision for older person housing is included in our Strategic Housing Investment Plan proposals, and encouraging our partners to do the same.	Ongoing	North Ayrshire Council (Physical Environment)
Include amenity housing as part of our new build programme.	By ensuring sufficient provision for this house type is included in our Strategic Housing Investment Plan proposals, and encouraging our partners to do the same.	Ongoing	North Ayrshire Council (Physical Environment)
Include community 'hubs' across our new build sheltered housing stock.	By updating our design guide to reflect our commitment to hubs within sheltered accommodation on a locality basis.	Ongoing	North Ayrshire Council (Physical Environment)
Host sheltered housing 'open days' to reduce stigma for this house type, and showcase housing fit for the 21 st century.	By providing the public with an opportunity to view public areas, and accommodation within sheltered housing complexes, targeting elderly people and carers.	Ongoing	North Ayrshire Council (Physical Environment)
Ensure all new specialist housing is 'dementia-friendly'.	By updating our design guide and future Strategic Housing Investment Plans to reflect our commitment to dementia friendly accommodation.	Ongoing	North Ayrshire Council (Physical Environment)
Contribute towards making North Ayrshire dementia-friendly.	By updating our design guide and future Strategic Housing Investment Plans to reflect our	Ongoing	North Ayrshire Council (Physical Environment)

We will:	How will we do this?	When?	Who is responsible?
	<p>commitment to dementia friendly accommodation; and</p> <p>By establishing a Supported Accommodation Group who will steer the delivery of dementia friendly specialist accommodation.</p>		
Ensure all new supply affordable homes can be easily adapted.	By updating our design guide and future Strategic Housing Investment Plans to reflect our commitment to adaptable 'whole-life' housing.	Ongoing	North Ayrshire Council (Physical Environment)
Review the role of assistive technology in our new builds.	By establishing a Supported Accommodation Group who will steer the delivery of specialist accommodation which will include appropriate technological solutions.	Before end 2017	North Ayrshire Council (Physical Environment)

Refugees

We will:	How will we do this?	When?	Who is responsible?
Continue to meet our humanitarian commitment by resettling and supporting the integration of 100 refugees into North Ayrshire's communities.	By providing housing and support services through a dedicated team established to integrate refugees into our local communities.	Before end Sept 2019	North Ayrshire Council (Physical Environment)

Disabilities

We will:	How will we do this?	When?	Who is responsible?
Establish a joint Council/ HSCP group to oversee the delivery of a new approach to specialist supported housing.	By ensuring the correct professionals are included in group membership, and empowering that group to steer the specialist provision programme.	Before end 2017	North Ayrshire Council (Physical Environment)
Ensure at least 7% of new build homes are for wheelchair users.	By making budget provision for delivery, and scheduling within the Strategic Housing Investment Plan.	Ongoing	North Ayrshire Council (Physical Environment)
Build a 'core' specialist accommodation hub in each locality for those with specialist needs.	By updating our design guide and future Strategic Housing Investment Plans to reflect our commitment; and By establishing a Supported Accommodation Group who will steer the delivery of specialist accommodation.	Before end 2022	North Ayrshire Council (Physical Environment)
Increase our supply of cluster supported housing to meet the demand of the HSCP.	By identifying housing stock within our wider estates that meets the criteria of 'cluster' accommodation, and earmarking those units for specialist provision.	Ongoing	North Ayrshire Council (Physical Environment)
Ensure our specialist housing is part of the wider community.	By establishing a Supported Accommodation Group who will oversee the specialist housing programme, and introduce measure to ensure residents are included in the local community.	Ongoing	North Ayrshire Council (Physical Environment)
Continue to provide a responsive Aids and Adaptations services.	By ensuring budget provision is made to provide Aids & Adaptations, and subjecting the overall process to ongoing review.	Ongoing	North Ayrshire Health & Social Care Partnership

Homeless

Overarching

We will:	How will we do this?	When?	Who is responsible?
Ensure no one has to sleep rough in North Ayrshire through the provision of early intervention and appropriate support.	By reviewing temporary accommodation to ensure we meet forecasted demands and in partnership consistently raise awareness of statutory responsibilities.	2017 onwards	North Ayrshire Council (Physical Environment)
Tailor early intervention through a housing options approach.	By reviewing NAC Housing Options approach in line with National Housing Options Guidance.	2017 onwards	North Ayrshire Council (Physical Environment)
Review and revise the support available to mitigate the impact of welfare reform.	By the ongoing review of the changing needs of tenants and service users in order to provide appropriate services.	2017 onwards	North Ayrshire Council (Physical Environment)
Support people to have the skills to manage their tenancy.	We will offer every homeless person a package of housing support which will be available for the first year of their tenancy.	2017 onwards	North Ayrshire Council (Physical Environment)
Work with homeless people to determine and respond to reasons for repeat homelessness.	We will interrogate the data collated to identify gaps and review services in line with responses.	2017 onwards	North Ayrshire Council (Physical Environment)
Review models of temporary accommodation to meet the needs of homeless households whilst minimising the impact of welfare reform.	We will develop further provision of shared/models of affordable accommodation in line with Welfare Reform changes.	2017 onwards	North Ayrshire Council (Physical Environment)

Young People & Families

We will:	How will we do this?	When?	Who is responsible?
Continue to support and accommodate young people leaving care, to help them become part of the community.	We will continue to develop relationships with the North Ayrshire Health and Social Care Partnership to facilitate better outcomes for young people leaving care.	2017 onwards	North Ayrshire Council (Physical Environment)
Continue to ensure that the education, health and social networks for all children are not affected by homelessness.	We will provide dedicated support to all families and children in temporary accommodation.	2017 onwards	North Ayrshire Council (Physical Environment)

Prison Discharge

We will:	How will we do this?	When?	Who is responsible?
Develop a prison discharge pathway to reduce the risk of rough sleeping and facilitate better outcomes for ex-offenders.	We will continue to resource a dedicated Housing Advice Officer working with Scottish Prison Services to facilitate better outcomes.	2017 onwards	North Ayrshire Council (Physical Environment)
Review our 'Housing First' approach, focussing provision on those being discharged from prison, with a range of complex needs.	Housing First Pilot fully operational. Following review further cases to be identified and established in project.	2018 onwards	North Ayrshire Council (Physical Environment)

Complex Needs

We will:	How will we do this?	When?	Who is responsible?
Work with partners to provide appropriate levels of care and support for homeless people with addictions and mental health problems.	By continuing to develop positive relationships with the North Ayrshire Health and Social Care Partnership to support people with addictions and mental health problems.	2017 onwards	North Ayrshire Council (Physical Environment)
Implement the Housing Options training toolkit.	By developing and delivering a Housing Options training toolkit.	2018 onwards	North Ayrshire Council (Physical Environment)
Improve links to employment and training opportunities.	We will further develop links with Employability Hub partners, and implement a referral pathway to improve customers' prospects.	2017 onwards	North Ayrshire Council (Physical Environment)