North Ayrshire Local Housing Strategy 2018

Introduction

1.   We believe everyone has the right to live in a decent, good quality affordable home that meets their needs.

2.   The Local Housing Strategy 2018-2022 details the issues and challenges facing the local housing system and describes how we intend to address them. Five key themes have been identified, each with an associated outcome that was agreed with local people, partners and stakeholders. Taken together, these will ensure our housing is fit for purpose, dynamic and flexible.

Supply: The supply of housing meets the needs and aspirations of local people.

Condition: People live in good quality homes that they can afford to heat.

Place: Our homes are located in strong, stable and safe communities.

Support: People receive the support they need to live independently at home, for as long as possible.

Homeless: Homeless services focus on early intervention, prevention and sustainable housing solutions.

Progress

3.   As part of moving forward, it is important to review our existing successes to make sure we take the opportunity to build upon them.

4.   During the lifetime of the previous Local Housing Strategy (2011-2016), significant progress was made. Some of the key achievements against the original outcomes are listed here.

Outcome 1: The supply and quality of housing better meets needs and aspirations.

- *253 new affordable homes were built;*
- *39 sheltered housing units were refurbished;*
- *3% of all new build homes were fully wheelchair adapted;*
- *A new 'core & cluster' model of supported housing was piloted at Castlecraigs Court, Ardrossan; and*
- *We received a range of national awards for our new homes.*

Outcome 2: Fewer people become homeless.

- *Target of ensuring homeless levels did not increase was met;*
- *Target of no more than 7% repeat homeless presentations*

was exceeded (6% achieved); and
- Homelessness training opportunities were provided to all partner agencies.

Outcome 3: Housing support measures promote independent living.

- 99% of those asked said temporary accommodation met their needs; and
- Average time to complete approved applications for medical adaptions fell from 119.8 days in 2014/15 to 64.2 days in 2016/17

Outcome 4: Housing is sustainable and contributes to stable communities.

- An average of 98% of tenants across all new build Council housing were satisfied with their home;
- 65% of these tenants noted a reduction in their fuel bills; and
- 86% of all tenancies were sustained for a minimum of 12 months.

Outcome 5: Access to high quality information and advice has improved.

- 187,500 website hits from people accessing the online directory of support services between 2011 and 2015;
- Homeless Advice and Information Services achieved Homepoint Accreditation;
- Energy advice information was available at all housing strategy consultation events; and
- 5,000 website hits from people accessing private sector advice.

Outcome 6: The strategic process is open, transparent and accountable

- Our Tenant Participation Scrutiny Service was the first of its type in the UK to be awarded the TIS 'Gold Standard' Accreditation for empowering tenants and placing them at the centre of the strategic decision-making process;
- Performance management information was reported to the North Ayrshire Housing Partnership annually; and
- Council house building protocol published which outlines extensive consultation measures for all new Council housing development.

Various strategies, plans and research were also produced to inform housing policy and interventions:

- Resettlement process for homeless people (2012);
- Arran and Cumbrae Housing Need and Demand Assessment (2013);
- Older People Housing Strategy (2013);
- Review of Care and Repair Services (2013/14);
- Homeless advice and information options on the Islands (2014);
- Online Housing Options Guide (2014);
- Private Sector Property Condition Strategy (2014);
- Future Housing Needs of Disabled People in North Ayrshire (2015);
- Housing Needs of Gypsy/ Travellers (2015) in partnership with the Glasgow & Clyde Valley LHS Subgroup;
- Potential Displacement of Travelling Showpeople (2015)
- Renewable Energy Strategy (2015);

- *North Ayrshire Housing Need and Demand Assessment (2016); and*
- *Environmental Sustainability & Climate Change Strategy 2017-2020 (2017);*

Considerations

5.   The Local Housing Strategy has taken account of relevant legislation (

6.   Appendix 1), the wider strategic landscape, what local people, our partners and other stakeholders told us, and extensive research. The findings of equality and environmental impact assessments have also been considered (Appendix 2).

National & Local Strategies

7.   The Scottish Government sets out 15 'National Outcomes' for Scotland, which are supported by local Single Outcome Agreements. The Local Housing Strategy, either directly or indirectly, supports all of the national outcomes, as well as the vision set out by the Scottish Government in 'Homes Fit for the 21st Century' (i.e. an affordable home for all).

8.   From 2018, the Single Outcome Agreement will be replaced by a Community Planning Partnership led Local Outcomes Improvement Plan that will set out goals to achieve on behalf of the people and communities of North Ayrshire.

9.   The North Ayrshire Council Plan 2015-2020 focusses on five key areas and housing has a key role to play in delivering these local and national priorities:

- *Growing our economy, increasing employment and regenerating towns;*
- *Working together to develop stronger communities;*
- *Ensuring people have the right skills for learning, life and work;*
- *Supporting all our people to stay safe, healthy and active; and*
- *Protecting and enhancing the environment for future generations.*

10.   The Local Housing Strategy also links to a range of associated strategies:

North Ayrshire Council
- *Council Plan 2015-2020*
- *North Ayrshire Strategic Housing Investment Plan*
- *Environment, Sustainability and Climate Change Strategy 2017-2020*
- *Local Development Plan*
- *Fair for All: A draft strategy to reduce inequality in North Ayrshire, 2016*
- *Community Safety Strategy*
- *Customer Involvement Strategy 2017-2022*
- *Economic Development and Regeneration Strategy 2016-2025*

North Ayrshire Community Planning Partnership
- *North Ayrshire Single Outcome Agreement 2013-2017*
- *Forthcoming Local Outcomes Improvement Plan 2017-2022*
- *Violence Against Women Strategy 2015-2018*

North Ayrshire Health & Social Care Partnership
- *Strategic Plan 2015-2018*

Regeneration

11. Regenerating the whole of North Ayrshire into a strong, resilient and sustainable place is a key aim of both the Council and the Community Planning Partnership. A balanced housing system contains an appropriate mix of private and social housing.

12. High quality housing development can improve the appearance of local areas, bring unused and unsightly ground back into use, help create local jobs, and increase the overall investment potential of an area. All these elements contribute to regeneration.

13. The public sector manages a considerable percentage of land assets in North Ayrshire, and the Council can play a role in influencing delivery where these assets are surplus.

14. An 'Ayrshire Growth Deal' is currently being negotiated with the Scottish and UK Governments. The Deal is a collaborative exercise between the three Ayrshire authorities that aims to generate £350 million of Government funding. It is designed to boost economic activity in the region and contribute to overall regeneration and support our wider economic aspirations.

15. The provision of good quality housing has a key role to play in the success of the deal, contributing to both a stable and settled local workforce as well as providing a base for relocating workers.

Sustainability

16. Climate change is a global challenge, the impacts of which are already being felt as extreme weather events become more common place. The Local Housing Strategy has a key role to play in meeting this global challenge at a local level, and includes actions to alleviate fuel poverty, reduce carbon emissions, and improve the overall quality and condition of housing.

17. However, this strategy also considers sustainability in its widest sense, and includes actions that range from ensuring new housing provides 'lifetime' homes for people, to ensuring our places are desirable to live in and support a vibrant North Ayrshire.

Education & Health

18. Housing condition can affect people's health and educational attainment. Homes that are fuel efficient, warm and well

ventilated can help improve a number of medical conditions (eg. asthma, arthritis etc). Research shows that children can also benefit through improved educational outcomes and show a reduction in behavioural issues when housed in quality accommodation.

Value for Money

19. Value for money principles have been considered throughout the development of the Local Housing Strategy. This is about ensuring that the right investment and services are delivered at a sustainable cost. We will work with tenants and residents to further understand what value for money means to local people and embed that understanding in our ongoing service delivery.

Consultation

20. Local people, partners and stakeholders are best placed to help us identify local housing challenges and develop solutions to these. Consultation underpinned the development of this strategy, and Appendix 3 provides a summary of this approach.

Research

21. The Housing Needs & Demand Assessment 2016, which was recognised as 'robust and credible' by the Scottish Government in September 2017, has informed this strategy. The Assessment considers various factors that affect the local housing systems and the main findings are included in the chapter 'North Ayrshire'.

22. Other local research has also been referred to, and sources are given throughout this document.

23. An extensive review of good practice from across the housing sector was also undertaken and is included in this strategy where appropriate.

Delivery Resources

24. Various staffing and financial resources have been identified to deliver this strategy. Partners will also contribute resources to help us achieve our outcomes (Appendix 4).

25. We will ensure that value for money principles underpin the delivery of the actions and outcomes in the strategy.

Governance

26. The Council is responsible for ensuring that the Local Housing Strategy is delivered and for working with partners and other stakeholders in order to do so.

27. We also need to remain up to date with best practice and emerging research, and provision for this is factored into the delivery of the Local Housing Strategy over the next five years.

28. This strategy aims to address the challenges local people face, and for that reason it is important that local people can review the progress we are making and hold us accountable. We will publish annual performance reports, advising people of our progress.

29. The North Ayrshire Network, a tenant and residents' group that represents communities across the area, has approved the approach shown in the sidebar.

We will

ensure that our processes are open, transparent, flexible and accountable.

by

ensuring that everyone with an interest in local housing can be involved in the ongoing review and implementation of this strategy;

holding stakeholder workgroup, focus groups and events;

ensuring our engagement methods are subject to ongoing review, so that they remain interactive, 'fresh', interesting and inclusive;

making greater use of new and emerging technologies so that we can contact hard to reach groups (e.g. young people, working families, homeless people etc); and

publishing annual reports detailing our progress.

North Ayrshire

30. North Ayrshire is located on the west coast of Scotland and shares borders with Inverclyde, Renfrewshire, East and South Ayrshire. The area covers 342 square miles and is home to 138,000 people, living in 62,500 households.

Our Area

31. North Ayrshire is a diverse part of Scotland, with island, coastal, rural, and urban towns, villages and settlements.

32. Whilst the area has many positive aspects, such as good transport links, affordable housing, quality parks and outdoor

leisure space, and a distinctive cultural heritage, many residents face disadvantage, with high levels of deprivation, unemployment, and ill health.

33.   Irvine is our most populated town and remains the major employment and administrative centre. The other main settlements are Kilwinning, Ardrossan, Saltcoats, Stevenston, Largs, Kilbirnie, Dalry, Beith and West Kilbride.

34.   The area also covers the isles of Arran and Cumbrae, which are home to approximately 6,000 people. The islands are unique in North Ayrshire in that they alone meet the Scottish Government's definition of 'remote rural', "Settlements of less than 3,000 and with a drive time of over 30 minutes to a settlement of 10,000 people or more."

Sub Housing Markets Areas & Localities

35.   The North Ayrshire Community Planning Partnership is committed to Locality Planning. This is an approach based on developing strong local partnerships to identify and address area-specific issues.

36.   However, in line with legislation, the Local Housing Strategy is based on a Housing Need and Demand Assessment. The Assessment identifies sub housing market areas rather than localities.

37.   Sub housing markets are areas where households currently live or work and, if they wished to move, where they would look for alternative housing. If housing need is identified in a submarket, it is reasonable to assume that the household would expect to meet that need in the same submarket.

38.   Generally, sub housing market areas align to the locality areas - the exception being Irvine and Kilwinning.

Sub Housing Market Area	Locality
Arran	Arran
Garnock Valley	Garnock Valley
Irvine & Kilwinning	Irvine
Irvine & Kilwinning	Kilwinning
North Coast	North Coast & Cumbrae
Three Towns	Three Towns

39.   While this strategy focuses on North Ayrshire as a whole, it does not prohibit Locality Groups identifying the interventions most relevant to their areas and prioritising them.

Scottish Index of Multiple Deprivation

40.   The Scottish Index of Multiple Deprivation is used by the Scottish Government to measure relative deprivation across the country.

41.   Scotland is split into areas referred to as datazones (each home to c.750 people). There are almost 7,000 datazones, 186 of which are in North Ayrshire.

42.   The Index considers seven elements: Employment; Income; Health; Education, Skills and Training; Geographic Access to Services; Crime; and Housing. When the various measures from each element are collated, each datazone is ranked, from most deprived, to least deprived.

43.   North Ayrshire is one of the most deprived areas in Scotland. More than one in four households (27%) live in the 15% most deprived areas in the country.

Our People

44.   The North Ayrshire population (Figure 2) is forecast to reduce by 9% from 2012 to 2037. Three migration scenarios show that the number of households will also reduce, after peaking between 2022 and 2027 (Figure 2).

FIGURE 2: NUMBER OF HOUSEHOLDS (SOURCE: HOUSING NEED AND DEMAND ASSESSMENT, 2016 (2012 BASELINE)

	Households	All people
Arran	2,126	4,660
Garnock Valley	9,457	20,900
Irvine/Kilw	24,878	56,634
North Coast	10,823	22,769
Three Towns	15,214	33,183
North Ayrshire	**62,498**	**138,146**
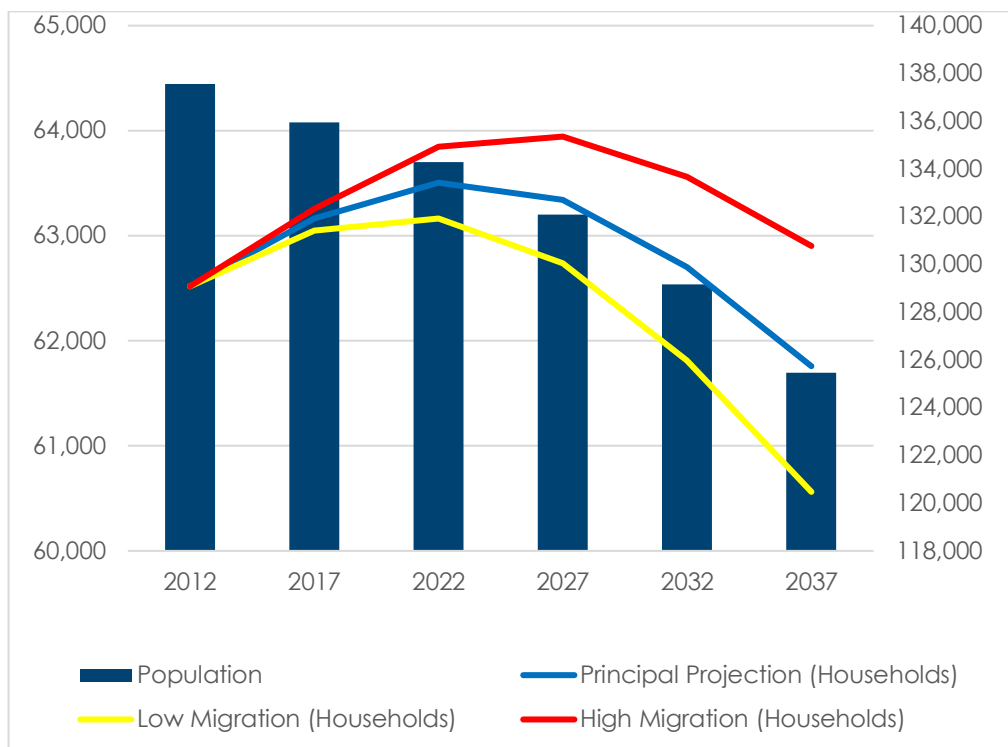
Stimulating Population Growth

45. We are working with partners to provide a co-ordinated approach to reversing the decline and growing the local population.

46. We recognise that a variety of factors influence population numbers (such as proximity to family, employment opportunities, the quality of local schools, leisure and shopping facilities). It is for these reasons that a variety of projects have been, or are currently, being progressed. These include:

award winning new affordable housing projects;
transforming relationships with the private sector to deliver new housing development;
major new education investments;
public realm improvements;
capital investment in local assets and heritage;
infrastructure investment;
speculative commercial units;
new employability hubs;
Inward investment initiatives;

Households

47. North Ayrshire as a whole has a slightly higher proportion of older, single residents and single parents, than is average for Scotland (FIGURE **4**). However, there are differences across the sub housing market areas. Irvine/Kilwinning has more families whereas Arran and the North Coast have a much higher
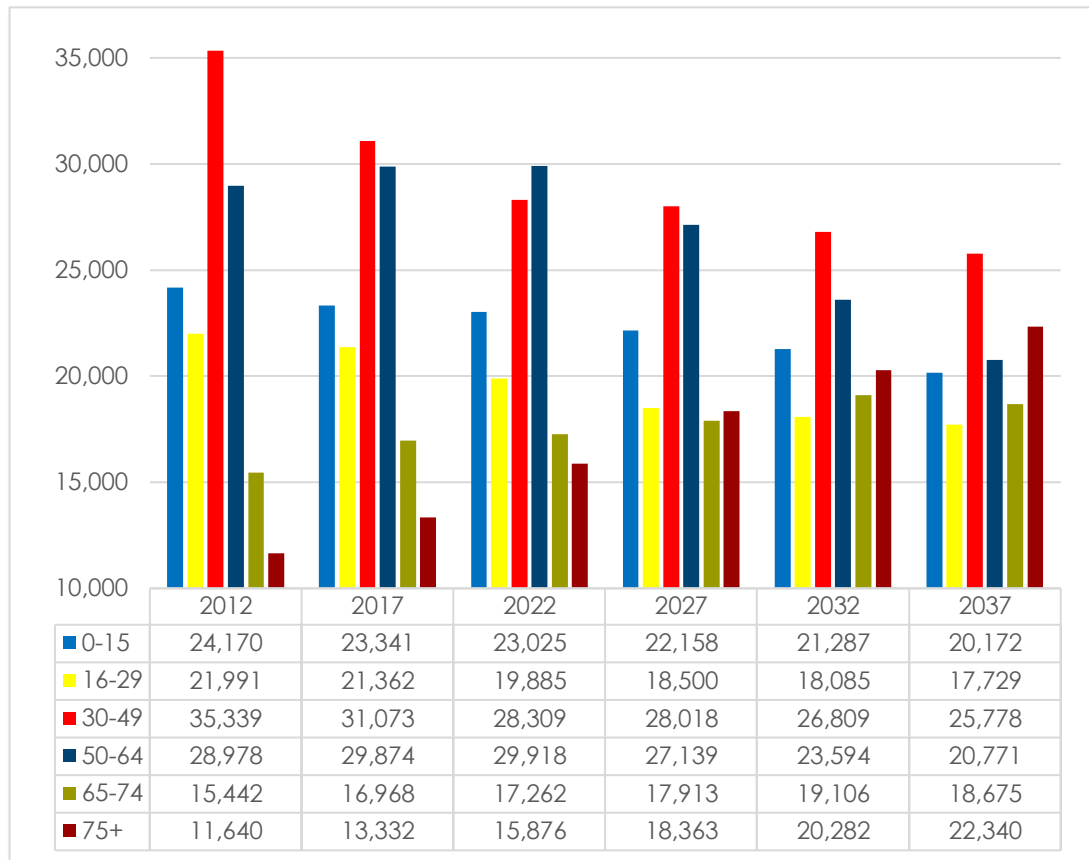
proportion of residents over the age of 65 years. The Three Towns has more 'one-person household, aged under 65 years. Arran has almost double the national average of over 75-year-olds and the urban areas have higher numbers of under 16-year-olds.

FIGURE 4: PERCENTAGE OF HOUSEHOLDS BY 'AGE OF HEAD OF HOUSEHOLD', NORTH AYRSHIRE AND SCOTLAND 2012 TO 2037 (SOURCE: HOUSING NEED AND DEMAND ASSESSMENT, 2016) FIGURES ARE ROUNDED.

Sub Housing Market Area	One person 65+ years	One person under 65 years	Family all 65+ years	Family all under 65 years	Couple no children under 65 years	Couple dependent children under 65 years	Single parents under 65 years	Others
North Ayrshire	14%	20%	9%	7%	17%	17%	13%	4%
Arran	21%	15%	15%	6%	19%	13%	6%	4%
Garnock Valley	14%	20%	8%	7%	17%	17%	13%	4%
Irvine/ Kilw	13%	20%	7%	7%	17%	18%	14%	4%
North Coast	19%	17%	13%	6%	19%	15%	8%	3%
Three Towns	13%	24%	7%	7%	15%	15%	16%	4%
Scotland	13%	22%	8%	6%	18%	17%	11%	6%

48. There will be a forecast increase in the number of people over 65 years from 2012 to 2037 (Figure 5). Most significantly, the number of over 75-year-olds is projected to rise by 92%. Those of working age will drop by around 26%.

49. When this information is translated into household numbers, it shows a decline in numbers where the head of the household is under 59 years, and an increase of 89% where the head is over the age of 75 years.

	2012	2017	2022	2027	2032	2037
0-15	24,170	23,341	23,025	22,158	21,287	20,172
16-29	21,991	21,362	19,885	18,500	18,085	17,729
30-49	35,339	31,073	28,309	28,018	26,809	25,778
50-64	28,978	29,874	29,918	27,139	23,594	20,771
65-74	15,442	16,968	17,262	17,913	19,106	18,675
75+	11,640	13,332	15,876	18,363	20,282	22,340

Specialist Needs

50. According to the 2011 census, over 500 North Ayrshire children under 18 years of age live with a long-term illness or disability that affects their day-to-day activities significantly. The age group most affected is 10-14-year-olds, who account for 215 of those affected in this way.

51. One in four North Ayrshire adults has a long-term activity-limiting health problem or disability (Scotland 20%). Figure 6 illustrates the link between ageing and experiencing limitations in daily activities, suggesting adult demand will increase as the local population continues to age until 2037.
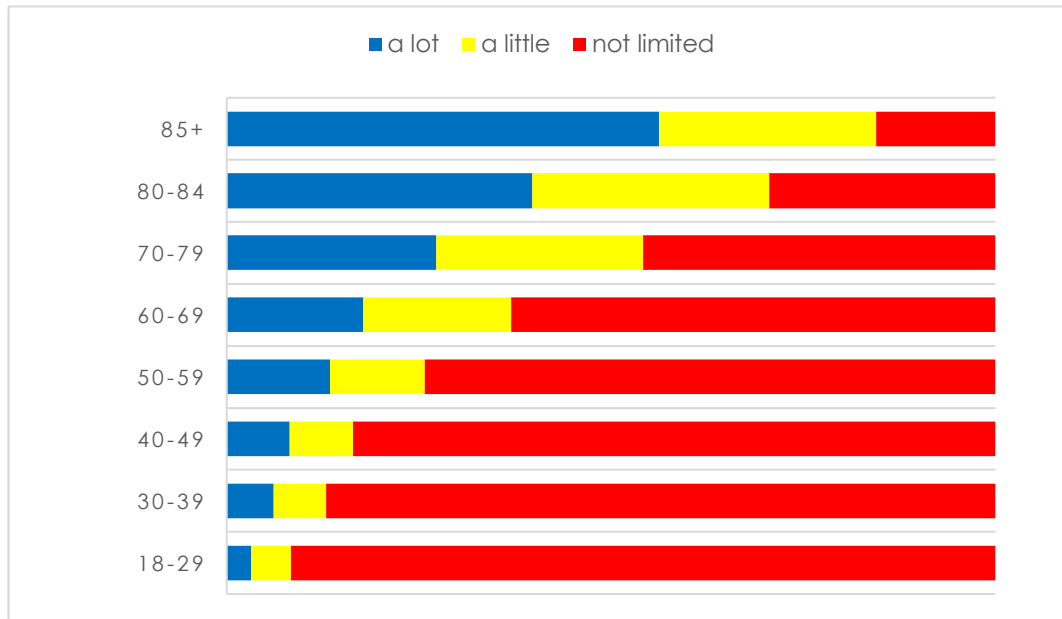
52.   In North Ayrshire, adults who require high levels of support may be experiencing frailty due to ageing, learning disabilities, autism, physical disabilities, mental health conditions or addictions (or a combination of these).

Student Accommodation

53.   Ayrshire College is the sole provider of further and higher education in North Ayrshire, with campuses in Irvine and Kilwinning. Due to low demand, the college does not provide any student accommodation. However, if students do need to move into North Ayrshire, Ayrshire College will support them to secure sustainable accommodation.

Gypsy /Travellers

54.   Gypsy/Travellers are a minority ethnic community who have a right to a nomadic life. Historically, the population have been difficult to quantify, partly because of the nature of travelling, but often the community do not wish to be counted. The North Ayrshire Housing Need and Demand Assessment 2016 found that there is no requirement for additional traveller provision within North Ayrshire. This agrees with a Council survey that showed 88% of travellers visiting North Ayrshire did not move to the existing site.

Travelling Showpeople

55.   North Ayrshire does not have a resident Travelling Showperson community. The North Ayrshire Housing Need and Demand Assessment 2016 found no evidence to suggest that this group intends to relocate to North Ayrshire.

OUR PEOPLE: SUMMARY

The overall North Ayrshire population is falling; however, the number of people aged 65 years and above is projected to increase significantly to 2037.
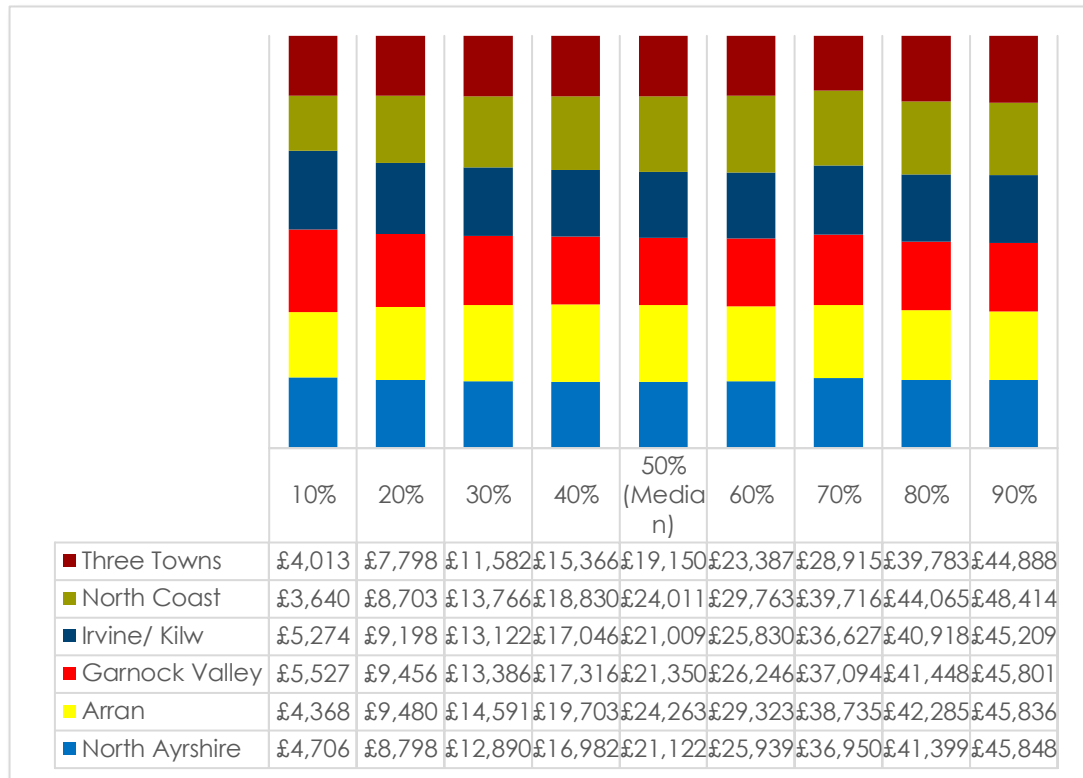
A forecast increase in older people means that it is likely that demand for adaptations, barrier free housing and dementia friendly homes will also increase in tandem.

Across the whole population, there is demand for wheelchair housing. There is also demand for 'core and cluster' supported accommodation to meet the needs of people with physical disabilities, learning disabilities and mental ill-health

Our Economy

56.   North Ayrshire faces a number of economic challenges including high levels of unemployment, low economic activity, concentrations of deprivation, and lower than average levels of income.

57.   Historically, our economy was based on traditional manufacturing industries; coal mining, steelworks and textiles. These have been declining for many years, and now we rely on other sectors to support our economy (e.g. tourism).

58.   Most people in North Ayrshire now work in lower managerial, administrative and professional occupations (in line with Scotland as a whole). Some 73% of the population are 'economically active', receiving an average gross weekly pay of £480 (Scottish average is £527).

59.   The median income in North Ayrshire is £21,000 per annum; however, there are variations between sub housing market areas. Households on Arran have a median income of £24,000, while for those living in the Three Towns the median is £19,000 – a difference of over £5,000 per year (or 21%).

60.   Both the highest and the lowest incomes are found in the North Coast, demonstrating that while many residents in that area are better off than the North Ayrshire average, there are a number of people whose incomes are amongst the lowest overall.

FIGURE 7: INCOME INFORMATION FOR NORTH AYRSHIRE HOUSEHOLDS BY DECILE
(SOURCE: HOUSING NEED AND DEMAND ASSESSMENT, 2016)

	10%	20%	30%	40%	50% (Median)	60%	70%	80%	90%
Three Towns	£4,013	£7,798	£11,582	£15,366	£19,150	£23,387	£28,915	£39,783	£44,888
North Coast	£3,640	£8,703	£13,766	£18,830	£24,011	£29,763	£39,716	£44,065	£48,414
Irvine/ Kilw	£5,274	£9,198	£13,122	£17,046	£21,009	£25,830	£36,627	£40,918	£45,209
Garnock Valley	£5,527	£9,456	£13,386	£17,316	£21,350	£26,246	£37,094	£41,448	£45,801
Arran	£4,368	£9,480	£14,591	£19,703	£24,263	£29,323	£38,735	£42,285	£45,836
North Ayrshire	£4,706	£8,798	£12,890	£16,982	£21,122	£25,939	£36,950	£41,399	£45,848

61.   The introduction of Welfare Reform has resulted in North Ayrshire having had the fourth largest income loss (per capita) of all Scotland's 32 local authorities. On average, working-age households in North Ayrshire will face an income cut of c.£40.00 per week by 2020.

62.   As Welfare Reform continues to roll out, it will continue to have a disproportionate impact in North Ayrshire - given the higher than average number of sickness and unemployment benefit claimants in the area.

63.   Tenants are most likely to be affected as most benefit dependent households live in the rented sector. Nationally, rent arrears have increased in line with the roll out of Universal Credit. Local Housing Allowance and benefit caps and the removal of the automatic entitlement to the Housing Allowance for 18 – 21-year olds, are all contributing to increasing difficulties in sustaining tenancies.

64.   There are also concerns about the Local Housing Allowance applying to rent and service charges for supported housing (from 2019/20). The Government has indicated that where support costs exceed the local housing allowance rate, funding will be provided to make up the shortfall. However, there is no

confirmation on how this will work in practice, including how the money will be ring-fenced and which factors will determine an authority's allocation.

65.   The Scottish Government have used devolved powers to allow tenants the option of having their rent paid directly to their landlords.

OUR ECONOMY: SUMMARY

High unemployment and deprivation is concentrated in urban areas, and relative deprivation is increasing. Incomes vary dramatically across North Ayrshire and affordability of housing remains an issue for many.

Because of these factors, Welfare Reform will have a disproportionate impact in North Ayrshire with tenants amongst the most likely to be most affected.

Our Homes

There are 62,498 homes in North Ayrshire located across the sub housing markets areas.

FIGURE 8: PROPORTION OF PROPERTIES BY SUB HOUSING MARKET AREA (SOURCE: HOUSING NEEDS AND DEMAND ASSESSMENT, 2016)
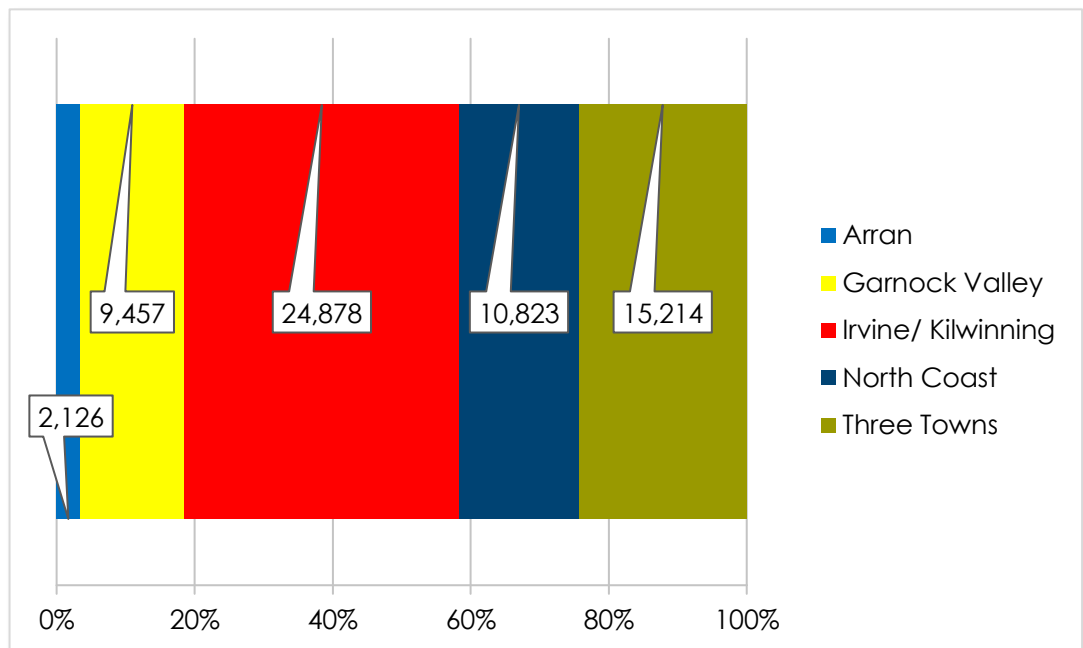

66.   Vacancy rates for North Ayrshire are in line with the Scottish Average (3%), however, on Arran & Cumbrae this increases to 7%-8%.

67.   Whilst a number of properties are always vacant at any given time, the island figures are very high. This could be attributed to a sluggish second-hand resale market or that a number of properties are not being actively offered for sale.

68.   The Housing Needs & Demand Assessment notes that we have good information about housing pressure in the homeowner and social rented sectors, but information is limited for private rented accommodation.

Private Housing Sector

69.   Almost three in every four people in North Ayrshire live in the private housing sector; most are owner-occupiers (62%).

70.   The highest rates of home ownership, and homes owned outright, are in the North Coast and Arran; the lowest is in the Three Towns (FIGURE **9**).

FIGURE 9: TENURE PROFILE OF NORTH AYRSHIRE HOUSING STOCK (SOURCE: HOUSING NEED AND DEMAND ASSESSMENT, 2016) FIGURES ARE ROUNDED
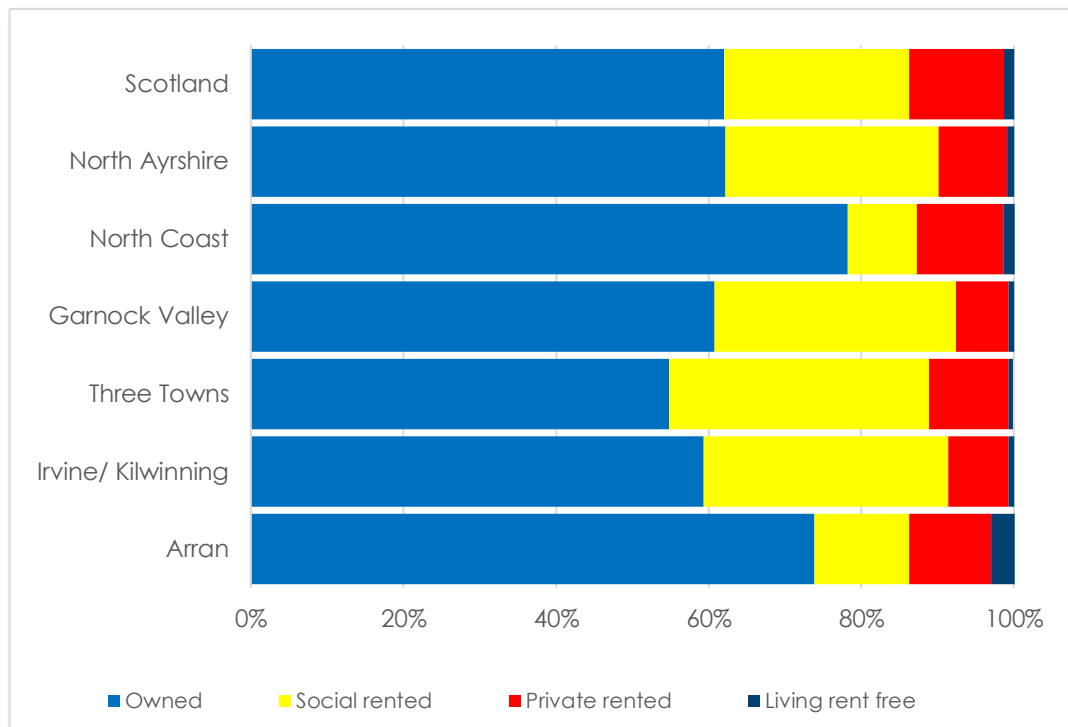

71.   House prices in North Ayrshire are consistently lower than the national average. In 2014, the median house price was 41% lower than the Scottish median, and the sixth lowest of all 32 Scottish local authorities.

72.   The gap between our highest and lowest priced homes has increased from 2008 to 2014, as lower quartile prices dropped whilst the upper quartile remained static

FIGURE 10: SECOND HAND AND COMPANY SALES NEW BUILD HOUSE SALES, 2008-2014, NORTH AYRSHIRE AND SCOTLAND (SOURCE: HOUSING NEED AND DEMAND ASSESSMENT, 2016)
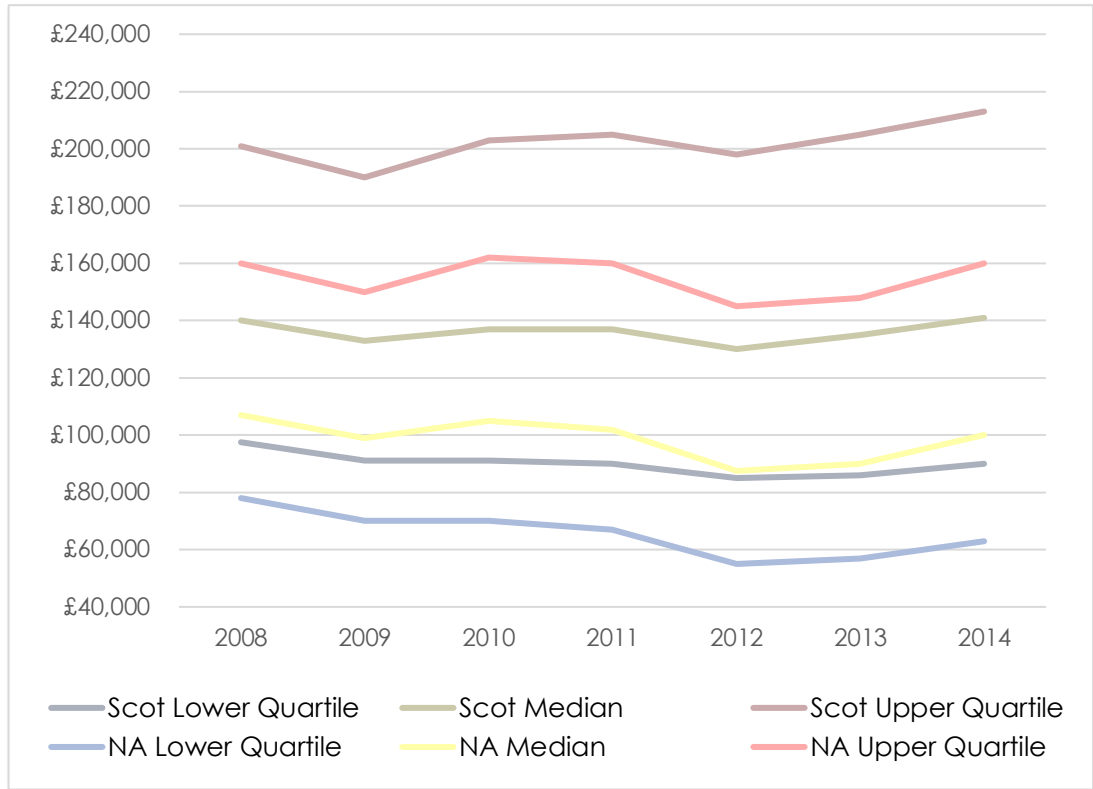
73.   On Arran, median house prices are 8 times higher than the median income, suggesting that buying a house on the island is not feasible for a significant number of people (FIGURE **11**).

FIGURE 11: MEDIAN HOUSE PRICES 2004-2015 (SOURCE: PROPVALS.CO.UK)
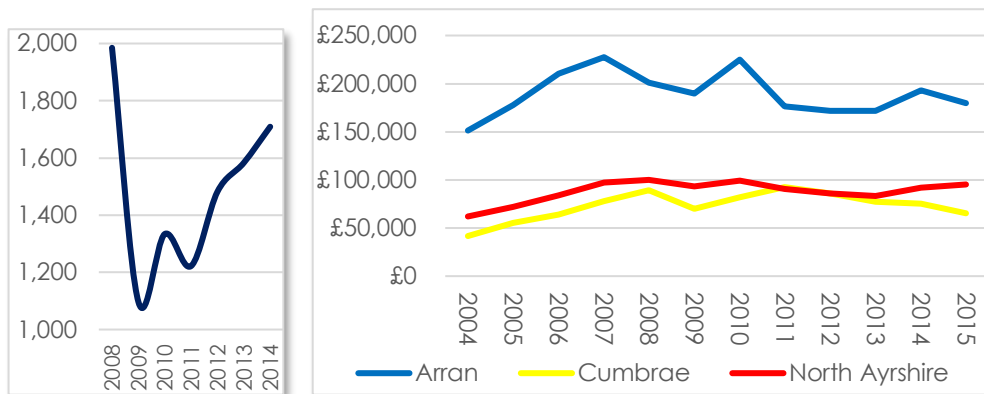
74.   The number of second homes remains an issue on Arran & Cumbrae. One in three Cumbrae properties and one in five Arran properties is a second home. This limits the available housing for island residents, creating pressure in the market and driving up rents and house prices.

75. There was a marked decline in North Ayrshire's private housebuilding following the global financial crisis. From 2008 to 2014 house sales dropped by 14%, significantly more than the Scottish average (4%). Whilst sales have been increasing since 2011, they have not yet returned to their 2008 level.

Social Housing Sector

76. Accounting for c.18,000 homes, North Ayrshire has a relatively large social rented sector (28% compared to 24% nationally). Our urban areas (Three Towns, Irvine/Kilwinning, and Garnock Valley) all exceed 30% social renting levels, whilst 9% of Arran's housing is for social rent.

77. Most social houses are owned by the four largest local landlords all of whom participate in the North Ayrshire Housing Register (shared housing register), North Ayrshire Council (73%); Cunninghame Housing Association (11%); Irvine Housing Association (9%) and ANCHO (4%). A fifth organisation, Trust Housing Association, has 2% of the overall stock, but manages the majority of social housing on Arran. See Appendix 5 for a full breakdown.

78. There are two models of social housing, which apply to various house types. Support can be provided in either model:

   • General needs housing - *suitable for people who do not need support to live independently.*
   • *Specialist housing - for people who need some type of accessible or adapted home in order to live independently.*

79. The majority of social rented homes have one or two bedrooms (67%), and over a quarter have three bedrooms.

Residential Care Homes

80. Care homes in North Ayrshire are all privately owned (with the exception of Montrose House on Arran) with numbers reducing from 35 to 20 homes between 2006 and 2015. This reduction is attributed to reshaping care for older people which has a focus on enabling people to live in their own home for as long as possible. Following consultation with the North Ayrshire Health & Social Care Partnership, there is no evidence to suggest demand for further care home provision in North Ayrshire at this time. However, given population projections for those over 65 years, this will be kept under close review.

OUR HOMES: SUMMARY

While house prices are lower than the Scottish average, there are still barriers for those wishing to purchase their own home.

Almost half of private sector housing is in urgent need of repair.

Empty homes on the island are a significant issue, which must be tackled.

This chapter has illustrated the housing challenges that result from North Ayrshire's geography, demography, economy, and housing market. We have considered all these challenges when setting our housing goals and identifying actions to address local housing issues.

Supply

Outcome 1: The supply of housing meets the needs and aspirations of local people

Housing Supply Targets

81. The Housing Need & Demand Assessment (HNDA) identifies an average requirement for a further 1,585 homes over the period 2016 to 2020 (or 317 homes per annum) but predicts a housing surplus beyond this period.

82. However, the HNDA does not take into account the Council's aspirations to grow the population, stimulate regeneration, or improve overall stock condition. For this reason, we have extended the annual housing supply target of 317 new homes per annum for the five-year lifetime of this strategy.

83. Furthermore, the forthcoming Local Development Plan 2019-2029 is also expected to adopt this target annually for its duration.

84. The Assessment also provides an indication of the levels of need and demand in each of our sub housing market area (FIGURE **12**).

FIGURE 12: HOUSING NEED & DEMAND BY SUB-HOUSING MARKET AREA (SOURCE: HOUSING NEED & DEMAND ASSESSMENT)

House Type	Affordable Housing	Private Sector	All
Arran	30-40	20-40	50-80
Garnock Valley	105-115	100-110	205-225
Irvine/ Kilwinning	320-335	280-305	600-640
North Coast	120-135	145-150	265-285
Three Towns	225-240	170-185	395-425

| Total | 800-865 | 715-790 | 1515-1655 |

Private Sector Housing

85. In recent years, there has been a much-reduced level of new build private sector housing in North Ayrshire.

86. There are a number of reasons for this, but the two most significant are the limited appeal of the local housing market area to developers, and the lasting impact of the 2008 economic downturn. It remains difficult for housebuilders and prospective purchasers to access finance, and the construction industry has a more limited capacity to deliver new homes.

87. Over the lifetime of this strategy, we will identify new ways of stimulating private development to ensure our housing supply target is met, including reviewing the role that the public sector can play as a major landowner.

Own Build

88. Local authority-sponsored own-build schemes elsewhere show that these models can deliver affordable housing and provide a variety of house types and tenures.

89. In North Ayrshire, there is a register of interest from people interested in own build in Irvine. We will explore the viability of introducing such schemes locally.

Private Rented Sector

90. The Housing Need & Demand Assessment noted that there is limited evidence available in relation to need and demand in the private rented sector and this is an issue to address through the Local Housing Strategy.

WE WILL

Use the affordable housing development programme to provide opportunities to front fund infrastructure works for private development;

Develop a strategy for the promotion of housing development on strategic regeneration sites, to stimulate development;

Identify an initial pilot site for own build including consideration of Council funding and for provision of infrastructure;

Prepare a business case for a municipal mortgage scheme; and

Carry out research to establish housing pressure in the private rented sector.

Affordable Housing

91.   It is important to ensure that we secure the maximum benefit from our affordable housing investment. All affordable housing projects must:

- *Consider their role in providing health benefits to tenants, and supporting young people to maximise their educational attainment;*
- *Be attractive and have aesthetic value, to contribute to the regeneration of North Ayrshire;*
- *Be sustainable. Project design and building materials will maximise energy efficiency and reduce running costs. Design will also contribute to community stability and promote feelings of safety and inclusion;*
- *Recognise local needs and aspirations and become an integral part of existing estates. Homes should be designed to be 'homes for life' and easily adapted to meet the changing needs of their occupants;*
- *Maximise return on investment and value for money by considering build and lifetime maintenance costs;*
- *Involve the local community through consultation and wider action initiatives; and*
- *Seek to continually improve, with lessons learnt and good practice shared across all partners.*

Affordable Housing Policy

92.   While the annual Strategic Housing Investment Plan is the main way of addressing affordable housing need locally, contributions from the Affordable Housing Policies ('Arran' and 'Mainland & Cumbrae') have, in the past, supported this delivery.

93.   As part of the Local Development Plan process, a review will be undertaken to assess any forecast unmet affordable housing need over the lifetime of this strategy, to establish whether there is an ongoing need for the Affordable Housing Policies to be retained.

New Housing Delivery Models

94.   Various shared equity, shared ownership and mid-market rented models exist, and all can be delivered as part of the Government's subsidised affordable housing investment programme.

95.   The criteria and details of the various models change from time to time, as the both the Council and Scottish Government seek new and innovative ways of maximising investment and increasing affordable housing provision.

96.   We will explore ways of introducing these housing models in North Ayrshire.

Social Housing

97.   The North Ayrshire Housing Allocation Policy gives applicants the opportunity to choose the size of house they wish, provided it is big enough to meet their minimum needs. Generally, fewer people choose to live in a one-bedroom home. Two-bedroom homes are a more popular option for smaller households. They are also offer more allocation opportunities, as they can be let to couples, single people with a child or living alone, single people with a carer or couples with a child. We will review our allocation policy over the lifetime of the Local Housing Strategy to ensure we continue to make best use of our existing assets.

98.   To meet people's aspirations whilst ensuring a housing option is retained for those who may be affected by Universal Credit, an annual review of demand for different size homes will be undertaken as part of the Strategic Housing Investment Plan process, and the findings will be reflected in the ongoing development programme.

99.   Many tenants in social housing are dependent on benefits and are under increasing financial pressure from the impact of Welfare Reform and rising living costs. The Scottish Housing Regulator has also stated that social landlords will be expected to keep rent increases to a minimum. The Council will continue to ensure our rents are affordable by benchmarking against other social housing providers, consulting widely with tenants when considering annual rent increases, and undertaking effective budget management.

Strategic Housing Investment Programme

100.   The Council's Affordable Housing Programme and Strategic Housing Investment Plan are one of the mechanisms by which the Council can deliver LHS objectives. In addition to providing new affordable homes, we recognise that investment in housing can be a significant economic stimulant which creates an opportunity to deliver inclusive growth. This is particularly the case in North Ayrshire, where post-recession private sector completions remain supressed while the investment in affordable housing increases. This increases the importance of

affordable housing supply in meeting North Ayrshire's housing needs.

101.   The Council recognises that investment in housing can change places by regenerating brownfield land that is harmful to communities, by developing in or close to town centres to support our town centres and create homes where employment and amenities are most accessible. In preparing Strategic Housing Investment Plans, we will ensure that the plan supports inclusive growth for our communities. We also recognise that the Scottish Government's commitment to building 50,000 new homes by 2021 provides increased resources to deliver affordable homes. To ensure new affordable housing in North Ayrshire is resilient and meets the needs of future generations, we will ensure that the Strategic Housing Investment Plan meets the needs of current demands and produces a versatile stock that is accessible and adaptable for future generations and evolving care in the community service delivery. This will be achieved by considering the type, tenure and mix of units on new affordable housing sites.

Buy Backs

102.   We will purchase homes, which have previously been subject to 'right to buy', to bring them back into social ownership. Not only does this increase the social housing stock, but it can also assist with housing management and maintenance issues.

WE WILL

Build a total of 1,000 new Council homes by March 2022;

Purchase at least 20 second-hand properties to bring them back into the affordable housing supply;

Review our Affordable Housing Policies, as part of the Local Development Plan process;

Review the North Ayrshire Allocation policy;

Explore the viability of delivering alternative affordable housing models (eg. Scottish Futures Trust 'Accessible Home Ownership') in our most pressured areas;

Carry out a review of the Council housing rents structure; and

Explore the viability of introducing a North Ayrshire Living Rent Accreditation Scheme.

Island Demand

Arran

103. The Business Gateway Service Arran and Cumbrae carried out a survey on Arran (2016) to understand how the housing market influences employment and recruitment. A third of those asked felt the lack of affordable housing was halting the expansion of local businesses because they were unable to recruit or retain staff. Stakeholders also advised that there is a significant number of 'hidden households' on the island (eg. people living in caravans, being overcrowded etc).

104. The Arran Economic Group is a multi-agency group that includes representative from Visit Arran, North Ayrshire Council, Highland and Island Enterprises, Scottish Government, Arran Community Council and local businesses. Members are working to maximise the potential for economic growth on the island, and for a sustainable, vibrant and prosperous island. One of the group's priorities is the delivery of additional housing that will support economic growth.

Cumbrae

105. On Cumbrae, there appears to be an issue of 'stock mismatch'. This means that the housing available does not fully meet the needs of the people who want to live on the island. This is because of the number of older people living on the island and the predominance of flatted accommodation.

106. The Cumbrae Services Review Steering Group has been consulting with residents, third sector and other stakeholders of interest about the future model for health and social care on the island. This work has created a consensus about the way forward, including the development of a health and social care hub.

WE WILL

Carry out island specific research to secure detailed data on housing need and demand to identify new rural housing solutions; and

Engage, support and partner with groups who aim to alleviate rural housing challenges (e.g. Arran Economic Group, Cumbrae Services Review Group).

Empty Homes

107. An empty home is a privately-owned property that has been vacant for more than 6 months. They are a wasted resource

that often attract antisocial behaviour, vandalism etc. They can cost the owner up to £7,000 per year in Council Tax, repairs, insurance and lost rental income.

108. Bringing empty homes back into use will increase the housing supply, help meet housing need, contribute to regeneration and help sustain rural communities.

109. There are 900 registered empty homes on our Council Tax database (at 2016), and it is likely that there are more that are unregistered. Most have been vacant for less than five years, but a significant number have been empty for more than 10 years. Arran and the North Coast have a higher proportion of empty homes. The situation on Arran is extreme, with one in every four homes unoccupied.

WE WILL

Review our Empty Homes buy-back policy;

Purchase a minimum of 10 empty homes;

Provide an 'Empty Homeowners Loan' scheme;

Continue to impose an Empty Homes Council Tax Levy;

Participate in the Scottish Empty Homes Partnership; and

Provide support and advice to owners, to bring empty homes back into use.

Condition

Outcome 2: People live in good quality homes that they can afford to heat.

110. Homeownership brings with it a responsibility to look after the property and associated land. Keeping a home in good repair helps reduce running costs, either by avoiding more serious disrepair in the long term, or by making the property more energy efficient. It also extends the life of the property, protecting the asset for future generations, as well as contributing to the appearance of, and property values in, the wider neighbourhood.

111. In the private rented sector, most landlords let their properties responsibly; however, some operate outside the law. The worst landlords target vulnerable tenants, offering housing in overcrowded and badly maintained buildings. There is growing evidence of the links between poor housing, poor health and a

lack of educational attainment. Therefore, the impact of these landlords can have far-reaching and long-term consequences for tenants and their families.

112. It is for these reasons that we have an ambition to improve condition in the private housing sector, and support owners to bring homes that are below standard or are having a detrimental effect on the area, up to a reasonable state of repair.

113. We, in common with all social landlords, also have an obligation to ensure our own housing stock meets set standards.

Private Housing Condition

Statement of Assistance

114. We will support responsible home ownership, and will help private sector residents improve the condition of their homes by offering:

- *Advice and information on repairs, maintenance, improvements, adaptations or any displacement that may result from such work;*
- *Practical assistance relating to the repair and maintenance of the home;*
- *Financial assistance in the form of grants for eligible adaptations; and*
- *Signposting or refer residents to other agencies.*

115. For monitoring purposes, we will keep records of all properties identified as in need of repair and all improvements carried out.

116. Where an owner has acted irresponsibly, or failed to address issues of disrepair, particularly when this affects the surrounding area, neighbours, or any tenants they may have, we will seek to take action to remedy the problem. We will reclaim any costs incurred, including recording a charging order in the land register. This means if the property is sold before the debt is repaid, the new owner will become liable.

117. The private rented sector will be subject to a number of legislative changes in the coming years with the introduction of a new tenancy regime and mandatory registration for those operating as letting agents. In 2017, the Scottish Government consulted on proposed changes to energy efficiency and extending the repairing standard in private rented accommodation. All these changes are intended to improve the sector and provide a fairer system for those who are renting. We will ensure that our advice and assistance to those in the

private housing sector highlights changing rights and
responsibilities.

Social Housing Standards

Scottish Housing Quality Standard

118. The Scottish Housing Quality Standard sets out the minimum
standard that all social housing should have achieved by 2015
and be maintained to thereafter. To comply, properties should
be free from serious disrepair, healthy, safe and secure, and
energy efficient. When properties do not achieve the standard
for valid reasons, they are classified as:

- *Exempt: the property is capable of meeting the standard, but the
landlord believes it is not possible for technical, disproportionate cost
or legal reasons; or*
- *Abeyance: the work cannot be done for 'social' reasons relating to
tenants' or owner-occupiers' behaviour (eg. owners failing to pay
their share of costs).*

Social landlord	Overall Stock (%)	Overall Stock	North Ayrshire Stock
ANCHO	92.9%	676	661
Ayrshire Housing	95.3%	1,476	2
Bield Housing and Care	88.3%	4,302	51
Blackwood Homes	98.4%	1,529	19
Cunninghame Housing Association	93.8%	2,371	1,942
Hanover (Scotland)	96.8%	3,853	82
Horizon Housing Association	100%	782	60
Irvine Housing Association	99.7%	2,211	1,625
Key Housing Association	99.3%	712	14
North Ayrshire Council	99.1%	13,097	13,097
Trust Housing Association	96.3%	2,558	287
West of Scotland Housing Assoc.	92.8%	3,384	73

THESE FIGURES APPLY TO THE OVERALL STOCK OF EACH ORGANISATION ALL OF WHICH (WITH THE EXCEPTION OF NORTH AYRSHIRE COUNCIL) ALSO HAVE STOCK IN OTHER AREAS.

Energy Efficiency Standard for Social Housing (EESSH)

119. The EESSH came into force in 2012. This standard requires social landlords to improve the energy efficiency of their stock. It sets a minimum efficiency rating, depending on fuel type, that should be achieved by 31 December 2020. Appendix 6 details the progress (at 2016) of the main local social housing providers in terms of meeting this standard.

WE WILL

Ensure all applicable social housing stock in the area continues to comply with the Scottish Housing Quality Standard and encourage our partners to do the same.

Ensure all applicable social housing stock achieves the Energy Efficiency Standard for Social Housing by 2020 and encourage our partners to do the same.

Fuel Poverty

120. We believe that everyone has the right to a warm, dry home they can afford to heat, and which is well insulated, and we will work to make this belief a reality.

121. Fuel poverty generally affects the most vulnerable people, having a detrimental effect on their health and well-being.

122. A household is in fuel poverty if more than 10% of its total income is spent on a 'satisfactory heating regime'; more than 20% and the household is in 'extreme' fuel poverty. While fuel

povertly levels have reduced, over one in three local people are in fuel poverty, of these over 6,000 are in extreme fuel poverty.

123. Fuel poverty is a complex issue, influenced by three main factors.

- Energy efficiency: The thermal efficiency of a building, as well as the design and use of the heating system, determine the amount of fuel required. Previous research has found that 70% of our private housing stock would fail the Scottish Housing Quality Standard's energy efficiency requirement.

- Fuel prices: The cost of gas and electricity has risen steadily since 2005 and, despite the introduction of market competition, people are often are confused by the pricing system or have switching 'apathy'. People who do not have access to mains gas are particularly at risk of fuel poverty.

- Low household income: The economic downturn has had a significant impact on North Ayrshire. Our income levels, employment and job security are all lower than the Scottish average. Elderly and disabled people are most at risk of fuel poverty, as they are likely to have lower incomes, and be at home most of the day, thus needing extra warmth.

WE WILL

Ensure that our new affordable homes are constructed to BRE Home Quality Mark four star or equivalent;

Build two new 'sustainable' homes to showcase our aspirations for sustainable living;

Continue to provide advice on energy efficiency to the public;

Install energy efficiency measures to households using external grants;

Deliver our first large scale district heating scheme;

Implement a programme of retrofit solar panels on our Council housing, where possible; and

Investigate the feasibility of the Council becoming an energy supplier.

Place

Outcome 3: Our homes are located in stable, strong & safe communities.

124. Our ambition is that our places are where people want to live and where they have a sense of ownership and responsibility. They will be attractive, welcoming, distinctive, diverse, vibrant and support active, healthy lifestyles.

125. Place making is about more than bricks and mortar. Creating attractive places and communities where people want to live is key to reversing or preventing the decline of an area. During the development of this strategy local people told us that in low demand areas, housing improvements would go a long way to improving the amenity, reputation and ultimately the sustainability of that area.

126. The Scottish Government's 'Creating Places' is a national policy statement for architecture and place which recognises that places are not just 'backdrops to our lives'; they can and should enrich them. The policy highlights the six qualities of successful, sustainable places:

    Creating Places
    Distinctive
    Safe and pleasant
    Easy to move around
    Welcoming
    Adaptable
    Resource efficient

Stable

The Place Standard

127. The Scottish Government's new 'The Place Standard' tool allows users to assess existing, new or planned places against 14 physical and social elements. The tool identifies the strengths and weaknesses of an area, allowing local authorities, other public sector bodies and voluntary organisations to plan place-appropriate policies and activities.

Town Centres

128. The Scottish Government's 'Town Centre Action Plan 2013' notes that town centres can play a role in meeting a range of housing needs.

129. Homes, which are located in and around a town centres, stimulate the local economy and sustain employment. This is because people who live in a town centre will not only use its shops but will care for its safety and security in the evenings and

at night, contributing to the overall safety and regeneration of the area.

130. Location is key to providing a successful housing solution for older people. Close proximity to amenities and transport links are vital. Town centres offer a prime location for older people's housing, providing access to vital amenities and services.

131. Furthermore, older people are more likely to use local shops, and this can have a significant positive impact on the local economy.

> **WE WILL**
>
> Create a new 'regeneration programme' to further invest in the housing stock and infrastructure in our lower demand areas;
>
> 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; and
>
> Seek opportunities to develop new affordable housing in our town centres through our Strategic Housing Investment Plan.

Green infrastructure

132. Developers have begun to adopt green infrastructure principles, taking simple steps to achieve change. Sustainable Urban Drainage Systems are the norm, and many sites have 'green' corridors to promote biodiversity or encourage active travel. Such measures support the wider sustainability, and in turn stability, of a place.

Strong

133. Outdoor green spaces offer benefits to the environment and have a positive impact on climate, flooding, air pollution and global warming.

134. Research has also shown that the combined effects of fresh air, exercise, daylight, stimulation of the senses, social interaction and the pleasant visual setting, means that people who use outdoor green spaces regularly are more likely to be physically active, have a reduced risk of mental ill-health, lower blood pressure, less pain and improved post-operative recovery.

135. The Council's Estate Based Project scheme allows our tenants to participate in our budget setting process by empowering them to make decisions about neighbourhood improvement projects. This in turn helps give tenants a sense of ownership in their areas,

and contributes to strong, resilient communities. We will continue to review our Estate Based approach to ensure it remains fit for purpose.

136. A pilot project of infrastructure improvements to Council housing assets, was undertaken in Irvine in 2017. The works included sought to provide solutions to parking, maintenance and environmental appearance within our estates. The pilot project is due for completion in March 2018. We will prepare a programme of improvement works, building on the successes of this pilot project.

Safe

137. We believe that everyone should feel safe in the area they live. Designing out opportunities for crime is an important step towards the long-term sustainability of a place and it is for this reason that we adopt 'Secured by Design' principles.

138. The North Ayrshire Antisocial Behaviour Strategy 2015-2018 sets out the priorities of the Safer North Ayrshire Partnership. The Council lead on this work and the Local Housing Strategy's approach to strong, safe and stable communities supports the Safer North Ayrshire Partnership deliver their goals.

WE WILL

Review our approach to Estate Based Projects; and

Undertake a strategic review of infrastructure investment required in our estates, and create a programme of improvement works.

Support

Outcome 4: People receive the support they need to live independently at home, for as long as possible.

139. Independence is about freedom, choice, dignity and control. Everyone has the right to live independently, in a home that meets their needs, for as long as possible. The best way to prevent a crisis arising is to plan for the challenges that we know people face as they progress through life.

Housing Contribution Statement

140.   The joint aims of the Council and the North Ayrshire Health & Social Care Partnership is to work together to ensure that 1) more people are cared for and supported at home, or in a homely setting, 2) hospital admissions are prevented, 3) delayed discharge from hospital is avoided, and 4) health inequalities are tackled.

141.   The Partnership has five overarching strategic priorities, with a series of supporting actions (Appendix 6). By comparing these to the goals of this strategy, it becomes clear that there is a commonality of approach between the Partnership and the Local Housing Strategy.

142.   To ensure a collective response to these shared priorities and outcomes, the Council's Housing Service (the strategic housing authority in North Ayrshire) is a member of the Health & Social Care Partnership's 'Strategic Planning Group'.

143.   The Council Housing Service, and Cunninghame Housing Association who represent local housing associations, are also members of other groups including the various Health Locality Groups, project and working groups, and service review groups.

144.   The housing resource contribution is included in the resource statement given in Appendix 4.

Older People

145.   The forecast rise in the number of older people will lead to an increase in the number of people who:

- *are frail because of their age;*
- *are experiencing diseases that are linked to ageing, such as dementia (from 65 years the risk of dementia doubles every 5 years); or*
- *have a disability or other long-term activity-limiting health problems.*

146.   This will mean that housing and care services will need to work even more closely together. Failing to support older people to remain at home would place an unsustainable burden on hospital and care home places.

147.   Research shows that older people would prefer to remain living in their own home or community, rather than in an institutional setting. However, where older people could see a move in their future, it was for medical reasons, to downsize, or for level

access accommodation. Generally, a preference for a second bedroom was expressed. At 2017, a quarter of applicants on the North Ayrshire Housing Register have requested housing for older people.

148.   With increasing numbers of dementia sufferers, we must start planning housing solutions now. In 2013, the Scottish Government published the second National Dementia Strategy recommending the introduction of dementia enabled communities. However, whilst ageing and dementia are linked 1 in 20 people under the age of 65 years also develop the disease.

WE WILL

Include at least 225 new sheltered housing units in our planned new build programme;

Refurbish 80 units of sheltered housing;

Ensure at least 25% of all new builds are suitable for older people;

Include amenity housing as part of our new build programme;

Include community 'hubs' across our new build sheltered housing stock.

Host sheltered housing 'open days' to reduce stigma for this house type, and showcase housing fit for the 21st century;

Ensure all new specialist housing is 'dementia-friendly';

Contribute towards making North Ayrshire dementia-friendly;

Ensure all new supply affordable homes can be easily adapted; and

Review the role of assistive technology in our new builds.

Young People

149.   By December 2015, 30% of North Ayrshire's children were living in poverty, the second highest level of child poverty in Scotland (behind Glasgow 34%). This equates to over 7,000 children between the ages of 0-15 years.

150.   Addressing Child Poverty is a complex matter, which relies on a planned approach from a range of partners. Housing has a key role to play in helping poor families maximise their potential.

151.   The interventions listed throughout this strategy all contribute to addressing issues related to poverty. Good quality, affordable housing which is easy to heat and well insulated reduces bills, ensures stability, and provides space for homework and study. The regeneration of the wider area will help address

worklessness, and in turn low income. Measures to provide information and support for tenancy sustainment and income maximisation support national goals. We will continue to work towards a North Ayrshire where no child lives in poverty.

Refugees

152. In September 2015, North Ayrshire Council made a humanitarian commitment to support the resettlement and integration of 100 refugees into local communities as part of the Syrian Resettlement Programme over a four-year period. Excellent progress has been made with 82 refugees resettled in the area by mid-2017.

WE WILL

Continue to meet our humanitarian commitment by resettling and supporting the integration of 100 refugees into North Ayrshire's communities by Sept 2019.

Disabilities

153. The term 'disabled person' can refer to any child or adult who considers themselves to have a long-term illness, health problem or disability that limits their day-to-day activities. Disabled people often experience a range of issues, resulting in complex housing needs. The life expectancy for people with a disability is lower than for the general population, though this situation is improving.

154. We are committed to supporting people with physical or learning disabilities or mental ill-health issues, to live independently at home (or in a homely setting), whilst also:

- *Helping to prevent demand for additional care and support services;*
- *Supporting adults with disabilities and mental health issues to move to a more independent lifestyle;*
- *Ensuring all our residents are part of local community life;*
- *Utilising technological advances, such as incorporating 'whole house assistive technology'; and*
- *Realising financial savings for the North Ayrshire Health &Social Care Partnership.*

155. Based on evidence from the Housing Needs & Demand Assessment, discussions with the Health and Social Care Partnership, national scrutiny in relation to the supply of housing for wheelchair-users, and the Council's commitment to equal opportunities, 7% of all new builds should be for wheelchair users.

156. We also want to establish an innovative, best value model of specialist accommodation, based on the 'core & cluster' model piloted as part of the last Local Housing Strategy. The new model will be modern, flexible, and support independent living. We will work with the Health & Social Care Partnership to achieve this.

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WE WILL

Establish a joint Council/ HSCP group to oversee the delivery of a new approach to specialist supported housing;

Ensure at least 7% of new build homes are for wheelchair users;

Build a 'core' specialist accommodation hub in each locality for those with specialist needs;

Increase our supply of cluster supported housing to meet the demand of the HSCP;

Ensure our specialist housing is part of the wider community; and

Continue to provide a responsive Aids and Adaptations services.

</div>

Homeless

Outcome 5: Homeless services focus on early intervention, prevention and sustainable housing solutions.

157. The Council has a duty to prevent and alleviate homelessness, with specific responsibilities to provide temporary and permanent accommodation depending on the outcome of the homeless assessment.

158. Whilst our focus on early intervention and prevention has halved homeless applications over the last 10 years, we are not complacent. Welfare Reform is now emerging as a driver of homelessness. Many households have reduced income or lack the skills to navigate the benefit system and manage a budget. As the impact of Welfare Reform becomes more apparent, demand for homeless services is likely to significantly increase.

159. Welfare Reform also restricts the type of accommodation that homeless people can be housed in without causing them financial hardship. The 'Local Housing Allowance' and 'Shared Accommodation Rate' are lower than the rent levels for temporary accommodation (the higher rents reflect the cost of support provided to homeless people). As this could affect the Council's ability to meet our legal duty to homeless people we

will review and remodel our temporary accommodation, considering flat sharing programmes and a Housing First model.

Young People & Families

FIGURE 14: HOUSEHOLD COMPOSITION BY PERCENTAGE OF HOMELESS APPLICANTS 2015-16 (SOURCE: ANNUAL HOMELESSNESS HL1 RETURNS)
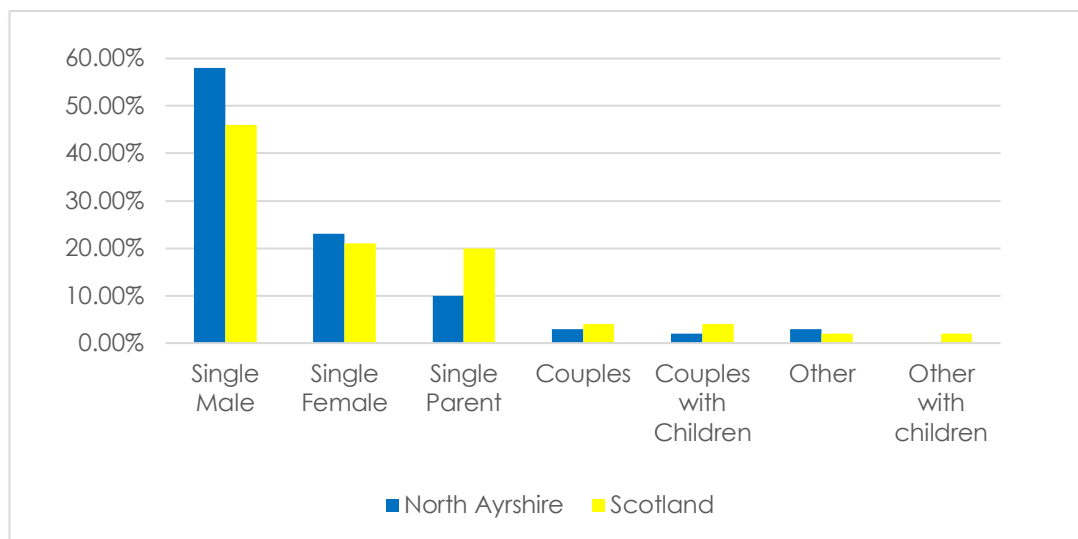
160. Young people (16-24 years) account for 25% of all homeless presentations (Scotland 29%). Over the last five years, we have focussed on reducing presentations from this group. We have been particularly successful for 16-17-year-olds who now account for only 1.5% of our presentations (Scotland 4.5%).

161. Our approach to prevention and early intervention has had a particular focus on families and has resulted in significantly less presentations from this group. Only 12% of homeless applications are from families with children, 10% of whom are single parent families. This is much lower than the Scottish figures of 26% and

20%. Nonetheless, in 2015/16, 174 children were affected by homeless.

162. Locally, we have a higher than average number of children looked after and accommodated by the local authority. The 'Housing/Through-care' protocol is in place to ensure young people leaving care can access the most appropriate accommodation and support, minimising the risk of them becoming homelessness.

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WE WILL

Continue to support and accommodate young people leaving care, to help them become part of the community; and

Continue to ensure that the education, health and social networks for all children are not affected by homelessness.

</div>

Single Males

163. Almost six in every 10 homeless presentations in North Ayrshire are from single men (Scotland 46%). There has been a 13% increase in the last 4 years of homeless presentations from this group. Single men also account for 63% of repeat homeless cases.

Prison Discharge

164. In 2015/16, people discharged from prison accounted for 10% of all homeless presentations (Scotland 6%), of these 38% needed support to resettlement and reintegration into the community.

165. Many single homeless people move between prison and hostel accommodation, never reaching the point of being allocated a permanent home. If they do get a home, loneliness and fear can result in them giving it up. They also frequently face:

- *mental health issues;*
- *losing their home whilst in prison;*
- *low self-confidence;*
- *lack of independent living skills;*
- *often low literacy and numeracy skills; and*
- *fractured family relationships.*

166. Ex-offenders advise that they often find it easier to live in a group setting, with less responsibility for bills and direct access to support services. However, they also recognise that being placed into a hostel on release from prison creates a risk of repeat offending, as they are mixing with people who have the

same complex needs as themselves. To break the link between homelessness, offending and often addictions, service users say work needs to begin at the point of imprisonment.

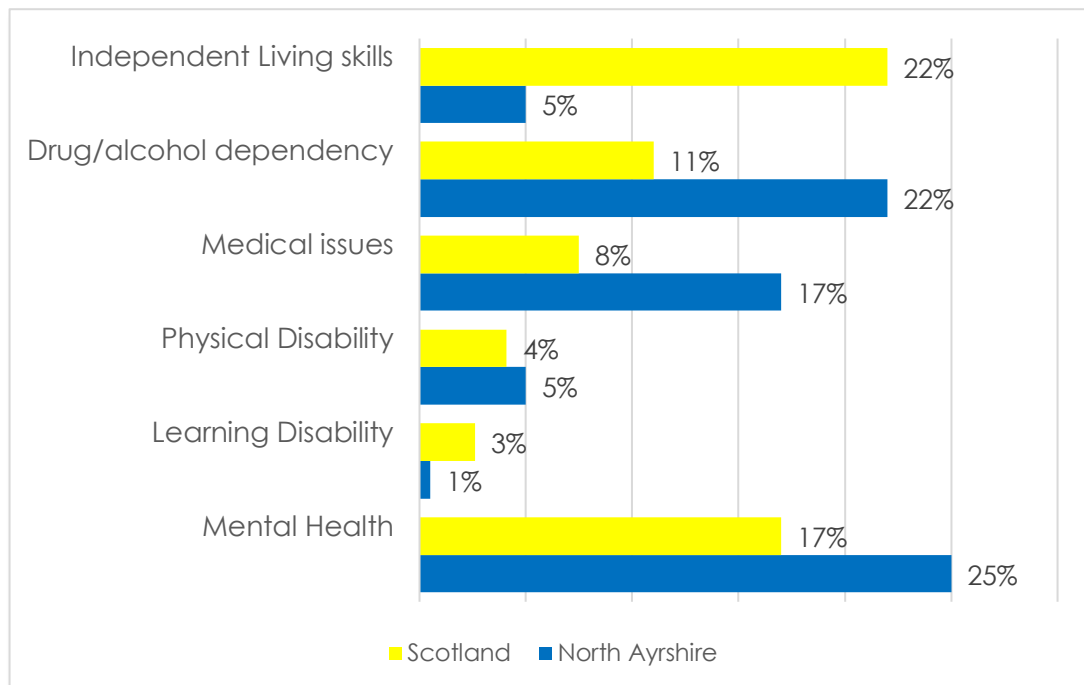# Complex Needs

167. Many homeless applicants have, or are, experiencing trauma. As a result, they often have complex support needs.

168. In 2015/16, almost half (47%) of the homeless or potentially homeless applicants in North Ayrshire had at least one support need, with 25% having mental health issues (in line with national trends). Of all households who were homeless more than once in a twelve-month period, 88% were assessed as having complex and multiple needs.

FIGURE 15: SUPPORT NEEDS 2015-16 (SOURCE: ANNUAL HOMELESSNESS HL1 RETURNS)

169. We work in partnership with public and private sector agencies to meet the needs of vulnerable people.

170. However, given the complexity of people's support needs (particularly in relation to mental health), there will be a focus

on joint working with the Health and Social Care partnership in order to effectively meet the needs of our clients.

Glossary

ABATEMENT NOTICES

Instructs homeowners to address problems that are causing nuisance or affecting public health. Failure to comply can lead to prosecution and a fine. The Environmental Protection Act 1990 applies.

AIDS & ADAPTATIONS

Equipment, fittings, an alteration or addition to the structure, access, layout or fixtures of a house, which allow a person to occupy the home as their sole or main residence.

AMBULANT HOUSING

Housing that meets the needs of people who have mobility problems, but who can walk with (or without) an aid, or who occasionally use a wheelchair.

ANTISOCIAL BEHAVIOUR

A range of behaviour issues which cause distress to communities and make people feel unsafe. The Antisocial Behaviour etc. (Scotland) Act 2004 applies.

CARE AND REPAIR

A service for elderly and disabled people living in the private sector which provides assistance to people to help them remain living in their homes; access adaptations and undertake small repairs.

CLOSING ORDERS

Served for same reasons as Demolition Orders, but on individual flats that require demolition, when other flats in the block remain habitable.

COMMON AREAS

Shared doorways; stairwells; gardens and paths; corridors and landings; courtyards; and outbuildings in tenement blocks.

CROFTING

An agricultural unit of land located in a designated crofting area. When a crofting tenancy is in place, a crofter can assign their tenancy to family members or a third party. Legislation applies.

CUSTOM-BUILD HOMES

Where a group or individual commissions the construction of their home from a builder, contractor or package company.

DANGEROUS BUILDINGS NOTICE

Served on the owners of properties that pose a potential danger to people in or about the building - or adjacent buildings or places. The Buildings (Scotland) Act 2003 applies.

DEMENTIA FRIENDLY

Housing designed to maximise the ability of dementia suffers to live independently.

DEMOLITION ORDER

Served on houses or blocks where every unit is uninhabitable, if disrepair is likely to deteriorate rapidly and is a danger to the occupants, or property fails to meet the Tolerable Standard and the cost to rectify would be more than rebuilding. Orders are revoked when disrepair is addressed. The Housing (Scotland) Act 1987 applies.

DISABILITY

A physical or mental condition that has a substantial and long-term effect on a person's ability to do their normal daily activities. Defined by the Equality Act 2010.

ENHANCED ENFORCEMENT AREAS

An area designation applied when the area in question has a poor environmental standard, high rate of overcrowded properties and a frequent of antisocial behaviour.

FIT AND PROPER

See Landlord Registration

HOMES FOR SCOTLAND

Representing 200 companies and organisations which together deliver 95% of new homes built for sale each year and a significant proportion of affordable housing.

HOUSING FIRST

A homeless resettlement model that offers permanent accommodation and tailored support to people with complex support needs.

HOUSING LAND AUDIT

The method for monitoring available developable housing land to ensure a continuous five-year supply is maintained.

HOUSING RENEWAL AREAS

Designated areas where property condition and quality need to be improved (can refer to a few properties or a much larger area).

INTERMEDIATE RENTING

See Mid-Market Renting.

LANDLORD ACCREDITATION SCHEME.

A national voluntary accreditation scheme that promotes best practice in the Private Rented Sector and offer benefits to members.

LANDLORD REGISTRATION

A legal requirement for all landlords and available only to those who are deemed 'fit and proper'. This would not include anyone who has committed an offence, contravened housing law, or failed to act in relation to any antisocial behaviour affecting a house they let or manage.

LOCAL DEVELOPMENT PLAN

Supports the Local Housing Strategy by guiding development and investment decisions in North Ayrshire, outlining general proposals for planning policies, designating land use and identifying where

development should and should not be carried out.

LOCAL HOUSING ALLOWANCE

The maximum housing benefit that a person or family rent their home is entitled to and is based on the size of home the households requires, rather than the size of home they live in (see also shared accommodation rate).

MAINTENANCE ORDERS

Served on owners who fail to keep their property in a reasonable state of repair. The owner must then produce a Compulsory Maintenance Plan that demonstrates the work that will be carried out to improve the property. The Housing (Scotland) Act 2006 applies.

MID-MARKET RENTING

An affordable renting solution, which allows homes to be rented at above social housing rates but below the market rent.

OWN BUILD

An umbrella term used to describe self and/or custom build projects.

PLANNED MAINTENANCE

A cost-effective way of addressing small repairs, before they become more serious, or expensive.

REGULATION OF LETTING AGENTS.

A mandatory register of letting agents that includes a 'fit and proper person' test and a requirement (from Jan 2018) to comply with a statutory Code of Practice. The Housing (Scotland) Act 2014 applies.

REPAIRING STANDARD

Private landlords are responsible for ensuring that their property always complies with this standard throughout a tenancy. The Housing (Scotland) Act 2006 applies.

RIGHTS OF ENTRY

The right for the Council to enter land or premises for various legislated reasons. Also includes the right to enter land or premises adjacent to the property in question. The Housing (Scotland) Act 2006 applies.

SATISFACTORY HEATING

Where a living room is heated to 21° C and other rooms to 18° C for at least 9 hours a day and 16 hours during the weekend, or for elderly and infirm households, heating the living room to 23°C and other rooms to 18° C for 16 hours every day.

SECURED BY DESIGN

A UK-wide Police initiative that guides and encourages developers and property 'refurbishers' to adopt crime prevention measures. The principles have been proven to reduce both the opportunity for crime and the fear of crime, creating safer, more secure and sustainable environments.

SELF-BUILD HOMES

A group or an individual who physically builds their own home with or without the help of sub-contractors.

SHARED ACCOMMODATION RATE

The maximum housing benefit that a single person under 35 is

entitled to. It is based on the cost of renting a single room in a shared house.

SHARED EQUITY

An affordable housing model where 60% to 90% of the home is purchased, and whoever is running the scheme (e.g. a developer, the Government, Housing Association) retains the balance. The purchaser is responsible for maintaining the home.

SHARED OWNERSHIP

An affordable housing model that allows people to purchase a percentage stake in a home. They become responsible for all repair costs. A charge is also paid to the landlord for the unowned portion.

SWEAT EQUITY REGISTER

A register of tradespeople who are interested in renting an empty home at a discounted rate in return for work (ie. the tradesperson carries out repairs to the property in lieu of rent).

TELECARE (AND TELEHEALTH)

A range of electronic aids and adaptations that enable disabled adults to remain independent, safe and comfortable in their own home. They provide 24-hour monitoring and send automatic alerts if something is wrong.

TENANCY DEPOSITS SCHEME

Legally, landlords must pay any tenancy deposit they receive into an approved tenancy deposit scheme and tell their tenant which scheme. The Tenancy Deposit Schemes (Scotland) Regulations 2011 apply.

TOLERABLE STANDARD

A duty on the Council to ensure that all homes in the area, which do not meet the Tolerable Standard, are brought up to the standard, closed or demolished. The Housing (Scotland) Act 1987 applies.

VALUE FOR MONEY

Either achieving savings and budget reductions or ensuring that the right investment and services are delivered at a sustainable cost.

VOLUNTARY MAINTENANCE PLANS

Agreed by owner(s) to ensure their homes are kept in a reasonable state of repair; inspections and maintenance is scheduled; and communal repairs are planned.

WHEELCHAIR USER HOUSING

Level access, adapted housing for people who use a wheelchair all or most of the time; level access throughout; a kitchen and bathroom that suits the occupant's needs and fittings within easy reach.

WORK NOTICES

Served on owners of sub-standard properties, who must then arrange for necessary work to be carried out. Housing (Scotland) 2006 Act applies.

Appendix 1

Legislative Drivers

The following legislation was taken into consideration during the development of the Local Housing Strategy 2018-2022.

- *The Small Landholders (Scotland) Act 1911*
- *Housing (Scotland) Act 1987*
- *Environmental Protection Act 1990*
- *NHS and Community Care Act 1990*
- *Crofters (Scotland) Act 1993*
- *Adults with Incapacity (Scotland) Act 2000*
- *Housing (Scotland) Act 2001*
- *Regulation of Care (Scotland) Act 2001*
- *Community Care and Health (Scotland) Act 2002*
- *Building (Scotland) Act 2003*
- *Homelessness etc. (Scotland) Act 2003*
- *Land Reform (Scotland) Act 2003*
- *Local Government in Scotland Act 2003*
- *Mental Health (Care and Treatment) (Scotland) Act 2003*
- *Title Conditions (Scotland) Act 2003*
- *Antisocial Behaviour etc. (Scotland) Act 2004*
- *Tenements (Scotland) Act 2004*
- *Environmental Assessment (Scotland) Act 2005*
- *Housing (Scotland) Act 2006*
- *Planning etc. (Scotland) Act 2006*
- *The Croft Home Grant (Scotland) Regulations 2006*
- *Adult Support and Protection (Scotland) Act 2007*
- *Crofting Reform etc. (Scotland) Act 2007*
- *Climate Change (Scotland) Act 2009*
- *Crofting Reform (Scotland) Act 2010*
- *Building (Scotland) Amendment Regulations 2010*
- *Equality Act 2010*
- *Housing (Scotland) Act 2010*
- *The Crofting (Designation of Areas) (Scotland) Order 2010*
- *The Tenancy Deposit Schemes (Scotland) Regulations 2011*
- *Welfare Reform Act 2012*
- *Social Care (Self-directed Support) (Scotland) Act 2013*
- *Housing (Scotland) Act 2014*
- *Public Bodies (Joint Working) (Scotland) Act 2014*
- *Buildings (Recovery of Expenses) (Scotland) Act 2014*
- *Community Empowerment (Scotland) Act 2015*
- *Council Tax (Variation for Unoccupied Dwellings) (Scotland) Amendment Regulations 2016*
- *Private Housing (Tenancies) (Scotland) Act 2016*
- *Land Reform (Scotland) Act 2016*
- *The Croft House Grant (Scotland) Regulations 2016*
- *Welfare Reform and Work Act 2016*

Appendix 2

Impact Assessments

Equalities

The Local Housing Strategy has been subject to an Equality Impact Assessment. The Assessment found no negative or discriminatory effects on any of the following equality groups:

- *Age;*
- *Disability;*
- *Gender Reassignment;*
- *Gender;*
- *Maternity and Pregnancy;*
- *Race;*
- *Religion or belief; and*
- *Sexual orientation.*

The Assessment also found that this strategy would have a positive impact on older people, those with low incomes, people with disabilities, younger people, those who were experiencing homelessness, those in need of an affordable housing solution and households in fuel poverty.

Environment

The Council has a legal duty to prepare a 'Strategic Environmental Assessment' on any strategy that could have an effect on the environment.

In accordance with guidance, a pre-screening questionnaire was submitted to Scottish Environmental Protection Agency, Scottish Natural Heritage and Historic Environment Scotland in relation to this strategy. No concerns were raised, and no further action was required.

This is because the environmental impact of the Local Housing Strategy is considered through the Local Development Plan process, as that is where details of the physical delivery of this strategy are found.

Appendix 3

Consultation

The consultation process that informed the finalised Local Housing Strategy is summarised in the table blow. Additional narrative on key methods used follows. The full detail and outcome of every consultation exercise, including how consultees informed the Local Housing Strategy, is available in the supporting paper 'Consultation'.

Consultation	Accountability	Supply & Place Making	Private Sector Housing	Fuel Poverty /Climate Change	Housing Contribution Statement	Independent Living & Specialist Provision	Rural Housing	Local Housing Strategy
Housing Live		x	x	x		x	x	
Workshops		x	x	x		x	x	x
Focus Groups	x	x	x	x	x	x	x	x
Interviews		x	x		x	x	x	x
Website		x	x	x		x	x	x
On-line survey		x	x	x		x	x	
Professional Review	x				x			x
North Ayrshire Network	x							x
Business Plan Implementation Group								x
Strategic Planning Group (Health & Social Care Partnership)								x
Sheltered Housing Forum								x

Housing Live

Five 'Housing Live' roadshows took consultation into the centre of local mainland communities (focus groups were used on the islands). This gave local people the opportunity to share their views and opinions on any housing matter. Over 500 people took part.

Surveys

North Ayrshire residents were invited to share their views and opinions by completing a series of surveys. Due to demand, the submission deadline was extended, allowing over 1,000 responses to be collected.

Focus Groups and Workshops

To gain a greater depth of insight into core issues, focus groups and workshops were held. These groups explored people's concerns and aspirations for the local housing system, and identified responses. Some 200 people took part.

Stakeholder Interviews

Forty-six individual stakeholder interviews were carried out to gain insight and the benefit of specialist experience into issues that had emerged as part of the wider consultation process.

Accessibility Review

The North Ayrshire Network, a strategic umbrella group of local tenants and residents revised the final strategy document and found it informative and easy to understand. A 'Tenant Approved' accreditation was therefore awarded.

Peer Review

A Scottish Government led peer review will be carried out on the finalised strategy. This allows colleagues working in housing policy departments of other local authorities to take on the role of 'critical friend'. They will give feedback on additional opportunities that exist to support our goals and outcomes.

Appendix 4

Resources

We have ensured that value for money principles underpin the development of this strategy and will continue to take this approach as we deliver our strategic vision. We will take a corporate and partnership approach to delivering the commitments made.

The table below outlines the budget provision (where known) for delivering key aspects of this strategy. Future budgets will be identified in due course, as part of the ongoing annual budget setting process for the following year.

Financial Resources (£ million)

Detail	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
Council Tax Income*	1.151	1.151	1.087	1.087	1.087	1.087
Capital Investment Budget	14.127	13.278	9.866	8.329	8.592	8.864

Common Housing Register	0.195	0.256	tbc	tbc	tbc	tbc
Aids and Adaptations**	1.768	1.655	1.792	1.831	1.872	1.913
Development of New Homes	7.185	13.650	14.823	36.610	47.950	21.858
Homelessness Advice Team	2.743	2.698	tbc	tbc	tbc	tbc
Temporary Accommodation	(0.898)	(0.949)	tbc	tbc	tbc	tbc
Hostel Services	0.477	0.413	tbc	tbc	tbc	tbc
Tenancy Support Team	0.533	0.507	tbc	tbc	tbc	tbc
Welfare Reform Team	0.459	0.481	tbc	tbc	tbc	tbc
Gypsy Traveller Services	0.038	0.042	tbc	tbc	tbc	tbc
Antisocial Behaviour Team	0.112	0.131	tbc	tbc	tbc	tbc
Empty Homes Loan FundΥ	0.200	0.200	tbc	tbc	tbc	tbc
Scottish Government Affordable Housing Supply Subsidy Grant***	13.485	10.160	13.261	15.003	16.007	tbc
Adaptation Funding ***	0.384	tbc	tbc	tbc	tbc	tbc
Total	**41.959**	**43.673+**				

*DISCOUNT TO SECOND HOMES CHARGES & EMPTY HOMES LEVY

* *MONITORING OF THESE BUDGETS WILL REMAIN WITH THE COUNCIL'S HOUSING SERVICES DUE TO THE RING-FENCED NATURE OF HOUSING REVENUE ACCOUNTS.

*** SCOTTISH GOVERNMENT FINANCIAL CONTRIBUTION.

Υ INCOME SECURED FROM THE SCOTTISH GOVERNMENT FOR THIS PURPOSE AND REPAYABLE TO THEM

Staffing Resources

Staff Resource	In relation to this strategy, responsible for
Affordable Housing Team	planning the affordable housing development programme across the area and delivering the Council's own programme.
Aids & Adaptations Team	coordinating and delivering aids and adaptations.
Antisocial Behaviour Team	helping residents in North Ayrshire who are victims of anti-social behaviour, harassment and noise nuisance.
Building Standards	encouraging the owners of dangerous buildings to take action or completing them to complete works by serving notices.
Common Housing Register Team	administering the North Ayrshire Housing Register, carrying out accessible housing assessments and providing advice on adapted and new build development.
Common Housing Register Working Group	overseeing the implementation of the common housing register and common housing policy.
Community Safety Partnership	providing safer communities and supporting / coordinating the work of North Ayrshire Violence Against Women partnership.
Empty Homes Coordinator	offering advice and assistance to owners of long terms vacant properties, and facilitating the Empty Homes Buy Back Scheme and the Empty Homes Loan Fund.
Environmental Enforcement Team	serving Abatement Notices for littering, dog fouling and fly tipping.
Environmental Health	carrying out inspections and liaising with property owners, where a risk to public health is identified.
Gypsy Traveller Coordinator	managing the Gypsy Traveller site and interacting with residents and visitors to the site
Housing Advice Team	managing housing options advice to anyone who is homeless or threatened with homelessness.
Housing Strategy Team	the strategic planning of housing related matters and operational delivery of the Local Housing Strategy
Housing Support Team	helping residents in North Ayrshire manage their tenancy or temporary accommodation.
Landlord Registration Team	all matters relating to landlord registration.
Neighbourhood Relations Team	introducing early and effective interventions to prevent neighbour disputes escalating.
Planning Services	preparation of the Local Development Plan, input to the design process for new social housing, including planning permission where applicable.
Private Sector Advice Team	developing and implementing the Scheme of Assistance, coordinating our private sector housing commitments and providing advice and assistance to private sector residents.
Property, Management & Investment	providing architect services and managing capital investment programmes.

Staff Resource	In relation to this strategy, responsible for
Refugee Support Team	coordinating the Syrian resettlement programme and providing housing support services to these families.
Regeneration Team	promoting strategic housing sites within Council ownership, enabling private housing development and facilitating island development.
Temporary Accommodation Team	managing the temporary accommodation and homeless support contracts.
Tenant Participation	coordinating consultation and participation activities and maximising opportunities for customer involvement
Unauthorised Encampment Officer	identifying the welfare needs of residents of unauthorised encampments, and providing advice and assistance on housing options
Welfare Reform Team	mitigating the effect of Welfare Reform on Council tenants and the Housing Revenue Account.
Anti-social Behaviour Team	investigating serious and persistent antisocial behaviour issues
Neighbourhood Relations Team	The early and effective intervention approach to anti-social behaviour.
Home Security Project	assessing the security needs of those affected by Domestic Abuse or antisocial behaviour.
Serious Offender Liaison Officer	the housing of serious offenders and supporting MAPPA (multi-agency public protection arrangements).

Appendix 5

Local Social Housing Landlords

FIGURE 17: NORTH AYRSHIRE SOCIAL LANDLORDS AND THEIR HOUSING STOCK (SOURCE: SCOTLAND'S HOUSING NETWORK, 2016)

Social landlord	Total Stock	North Ayrshire Stock
ANCHO	676	661
Ayrshire Housing	1,476	2
Bield Housing & Care	4,302	51
Blackwood Homes	1,529	19
Cunninghame Housing Assoc.	2,371	1,942
Hanover (Scotland)	3,853	82
Horizon Housing Association	782	60
Irvine Housing Association	2,211	1,625
Key Housing Association	712	14
North Ayrshire Council	12,968	12,968
Trust Housing Association	2,558	287
West of Scotland Housing Assoc.	3,384	73
Total		**17,784**

Appendix 6

Meeting Social Housing Standards

Progress of main social housing providers in North Ayrshire, in terms of meeting the Scottish Housing Quality Standard and Energy Efficiency Standard for Social Housing

Organisation	Scottish Housing Quality Standard	Energy Efficiency Standard for Social Housing Compliance
ANCHO	• 48 Abeyances: All relate to private owners not contributing financially to the work. ANCHO will revisit the possibility of installing secure entry systems should ownership change, or costs for this work reduce	• 64% - Plans are in place (funding dependent) to reach full compliance by 2020.
Cunninghame Housing Association	• 142 Exemptions: Properties unlikely to reach the standard as they cannot achieve the required energy efficiency rating and/or because the kitchens cannot be reconfigured to achieve the required storage capacity. • 4 Abeyances: All relate to private owners not contributing financially to the work.	• 85% - Planned maintenance will bring a further 2% to standard. Upgrading remaining stock would be very costly and saving to tenants minimal. In the absence of external funding, the Association will seek exemptions for these properties.
Irvine Housing Association	• 6 Abeyances: Tenants refusing to allow works to be carried out to their homes. The Association will undertake this work when properties become void, or if tenants change their minds	• 68% - A plan is being developed to program the delivery of EESSH compliance.
North Ayrshire Council	• 120 Abeyances: Tenants either refusing access to their home to allow the work to be carried out or owners not willing to pay their share. Visiting officers continue to seek resolution.	• 93% - The Council will fund work on the remaining properties and expects to reach full compliance ahead of the 2020 milestone.
Trust Housing Association	• 22 Exemptions: Properties do not meet the energy efficiency standard. No external funding is available to carry out remediation works. However, the Association aims to fund the work from their own budget by the end of 2017/18.	• No information provided.

Appendix 7

Strategic Links

FIGURE 18: LINKS BETWEEN THE NORTH AYRSHIRE HEALTH & SOCIAL CARE PARTNERSHIPS' STRATEGIC PRIORITIES AND THOSE OF THE LOCAL HOUSING STRATEGY 2018-2022

Strategic Priorities	Supply	Condition	Place	Support	Homeless
Priority 1: Tackling inequalities					
Work to reduce the impact of health inequalities for both the person, and their family.	x	x	x	x	x
Work with partners to help people who use services, to identify and deal with any financial difficulties.				x	x
Maximise service users' potential to work.			x	x	x
Provide support to help keep people safe from harm.		x		x	x
Priority 2: Engaging communities					
Work with local communities.	x	x	x	x	x
Improve how local communities are involved and engaged with.	x	x	x	x	x
Build on the strength of local communities.	x	x	x	x	x
Priority 3: Bringing services together					
Work together to provide better services.	x	x	x	x	x
Develop services around local communities	x	x	x	x	x
Work more closely with GPs and primary care.				x	x
Improve the quality of services provided.	x	x	x	x	x
Priority 4: Prevention and Early Intervention					
Promote good health and wellbeing.	x	x	x	x	x
Identify target groups through research and screening.	x	x	x	x	x
Support individual needs.			x	x	x
Support people who care for others.	x	x	x	x	x
Priority 5: Improving mental Health and Wellbeing					
Improve the services available to support mental health and wellbeing.	x			x	x
Follow the mental health strategy for Scotland.				x	x
Develop new services to meet local needs.	x	x	x	x	x

North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

NORTH AYRSHIRE
Local Housing Strategy

Comments and views about any aspect of this document are welcomed. We also take the opportunity to encourage local people to become involved in the planning and delivery of housing solutions. To get in touch, please contact:

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