



Outline Draft
Local Housing Strategy

2019 – 2024

Foreword – to be completed

Executive Summary – to be completed

Table of Contents – to be completed

1 Introduction

2 Governance

3 Consultation

4 Functional Housing Market Areas

5 Equality Statement

6 Strategic Priorities and the Local Planning Framework

The overall aim of the Local Housing Strategy is:

To ensure that sufficient good quality, affordable housing¹ is available to meet the needs of people living in or requiring housing in Moray.

National Housing Policy Context

Moray 2027

Related Strategies and Plans

7 Moray Context

Moray's Demographic Profile

Moray's Economic Profile

Moray's Housing Stock

8 Housing Need and Demand in Moray

Key HNDA 2017 drivers and findings

9 Achievements from previous LHS

¹ Affordable housing is housing made available at a cost below full market value, to meet an identified need. It includes social rented housing, subsidised low cost housing for sale (discounted, shared ownership or shared equity) and low cost housing without subsidy (entry level housing for sale). Private rented accommodation available at lower cost than market rents and mid-market rent, should also be considered within the affordable housing category (ref: HNDA Guidance 2008). The term intermediate affordable housing is used to cover all types of affordable housing which are not social rented.

10 Local Housing Strategy Priorities

This section summarises how the LHS 2019 – 2024 will use an outcome-focused approach to contribute to the achievement of the Scottish Government’s strategic priorities and those of Moray, detailed in the Local Outcomes Improvement Plan.

The Local Housing Strategy will concentrate activity on 5 strategic priorities for which Moray Council will be the lead organisation, within Moray’s Community Planning Partnership.

The Housing Strategy Group will consult widely on the strategic priorities and outcomes to be addressed by the LHS. Some draft outcomes are based on the findings of the HNDA 2017; some are intended to fit with the priorities of the Local Outcomes Improvement Plan, some with statutory requirements and Scottish Government Policy, and some in reaction to consultation with stakeholders and the general public.

These are the priorities the Council and its partners would like to achieve for the citizens of Moray:

- Priority 1: Improve access to housing in all tenures and alleviate housing need
- Priority 2: Prevent and alleviate homelessness
- Priority 3: Assist people requiring specialist housing
- Priority 4: Improve the condition and energy efficiency of housing, and minimise fuel poverty

Priority 1: Improve access to housing in all tenures and alleviate housing need

Outcomes:

- There is an adequate supply of affordable housing
- Make the best use of existing social rented housing
- Minimise the number of empty homes

Possible actions for consultation:

Action: increase the supply of affordable housing

- Housing Supply target, land and delivery
 - Affordable housing for rent
 - Intermediate tenures e.g. mid-market rent
 - Location of affordable housing
 - Types and sizes of affordable housing
 - Rural housing

Action: make the best use of existing housing

- Review Allocations Policy quotas annually
- Minimise the time taken to relet vacant social housing
- Sheltered housing review
- Minimise empty homes in the private sector

Priority 2: Prevent and alleviate homelessness

Outcomes:

- We provide a high quality Housing Options service
- Time spent in temporary accommodation is minimised
- There is an adequate supply of good quality temporary accommodation
- There is adequate and appropriate provision of housing support

Prevalence of homelessness has remained relatively stable over the last 5 years but there have been increases in bed and breakfast usage and longer stays in temporary accommodation. The lack of permanent housing options, economic factors and the impact of welfare reform are considered key drivers of this trend.

Possible actions for consultation:

- provide a high quality Housing Options service
 - Maintain current service
- Implement the Rapid Rehousing Transition Plan
 - Improve the value for money of temporary accommodation
 - Reduce the length of stay in temporary accommodation
 - Implement a Housing First model
- Ensure provision of good quality Housing Support

Priority 3: Assist people requiring specialist housing

Introduction

Throughout the term of this LHS, Moray Council and will aim to reduce health inequalities and promote good health outcomes, and will contribute to the aims of Health and Social Care Moray and the NHS wherever possible.

Outcome - People with physical or sensory disabilities

There is an adequate supply of appropriate housing for people with physical or sensory disabilities

There is an adequate supply of housing with support for older people

Possible actions for consultation:

- Increase the supply of ambulant disabled housing for affordable rent.
- Increase supply of extra care housing
- Increase tenure choice for older people and people with disabilities
- Ensure adequate budgetary provision for disabled adaptations in Council owned properties

Outcome - People with learning disabilities

There is an adequate supply of appropriate housing for people with learning disabilities

Possible actions for consultation:

The Council's Housing Service activity associated with services for people with learning disabilities will be mainly driven by the Moray Community Health and Social Care Partnership's Joint Commissioning Strategy.

Health and Social Care Moray's Learning Disability Accommodation Review is still ongoing but has already identified a need for an increased range of suitable housing options, provided with differing levels of care.

In principle, Moray Council will award a **high priority** for Scottish Government funding to developments which facilitate the aims of the Accommodation Review.

Outcome - Gypsies/ Travellers

Gypsies/ travellers have access to appropriate short and long term accommodation to meet their needs.

Possible actions for consultation:

Recent research has estimated that **a site for 6 pitches** somewhere in Moray would be justified.

The Local Development Plan 2020 Delivery Plan includes an action to identify a suitable site(s) for a gypsy/ traveller halting site to meet the requirements of Scottish Planning Policy (Action 13).

In the meantime, the Council and its partners will continue to implement the Protocol and Guidelines for the Response to Unauthorised Camping in Moray.

Priority 4: Improve the condition and energy efficiency of housing, and minimise fuel poverty

Outcomes

- People live in houses of good quality
- People live in energy efficient homes
- People live in homes that they can afford to heat

Possible actions for consultation:

Energy efficiency and fuel poverty

- Deliver the Moray Home Energy Efficiency Programme, and maximise the level of resources directed to Moray
- Provide comprehensive energy advice to fuel poor and vulnerable households, and develop a financially sustainable model for service delivery
- Prioritise households at highest risk of fuel poverty for support
- Maximise the funding opportunities available under SEEP to deliver home energy efficiency programmes and related initiatives
- Support the delivery of Scotland's Energy Efficiency Route Map and related initiatives
- Ensure that new social housing in Moray is built to the highest standards of energy efficiency

Private Sector property condition

- Provide a range of services under Scheme of Assistance (SofA), to support owners to invest in their property
- Prioritise older and vulnerable people for assistance under SofA
- Deliver Care & Repair services to support older and disabled owners to maintain and adapt their homes
- Develop a Corporate approach to the use of available enforcement powers, including Compulsory Purchase Orders (CPOs), and designation of Housing Renewal Areas
- Implement the Private Landlord Registration Scheme Repairing Standard
- Seek to support the improvement of rural homes

Social rented sector property condition

- All social housing providers in Moray to implement the EESSH by 2020
- Moray Council to implement its Asset Management Strategy

11 Tenant Participation

12 Strategic Environmental Assessment

13 Monitoring and Evaluation

14 Appendices

- Equality Impact Assessment (EIA)