

REPORT TO: Housing Committee – 19 April 2004

REPORT ON: Housing Department Local Housing Strategy 2004-2009

REPORT BY: Director of Housing

REPORT NO.: 291-2004

1. **PURPOSE OF REPORT**

- 1.1. To seek approval of the Local Housing Strategy 2004-2009, to meet the requirements (Scotland) Act 2001.

2. **RECOMMENDATIONS**

- 2.1. It is recommended that the Housing Committee approves the content of the Local Housing Strategy 2004-2009.

3. **FINANCIAL IMPLICATIONS**

Financial commitments identified in the strategy have been approved by the Council and its partner agencies. Action proposed in the Local Housing Strategy will be funded through already approved funding resources.

4. **LOCAL AGENDA 21 IMPLICATIONS**

- 4.1. The Local Housing Strategy will allow Dundee City Council to identify housing proposals and plans will enable citizens to lead full, active lives, in a healthy and safe environment, free from crime and the fear of crime. This will be done in partnership with other housing providers and stakeholders.

5. **EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1. The Local Housing Strategy will facilitate the identification of housing need in Dundee within a wide range of special needs, e.g., Physical Disability, Learning Disabilities, Mental Illness and Black Minority Ethnic Communities and Gypsy/Travellers.

6. **BACKGROUND**

- 6.1. The Housing (Scotland) Act makes it a requirement for all Local Authorities to produce strategies describing how housing needs and demands will be met in their area. The Local Housing Strategy must be submitted to Communities Scotland by the end of April 2004.

- 6.2. The Local Housing Strategy will realise the housing aspects of the Council's vision and priorities set in the Community Plan. The Local Housing Strategy has taken cognisance of Community Plan Objectives and National Housing Objectives in its aim to secure the

best quality housing for Dundee's Housing Citizens.

6.3. The strategic objectives of the Local Housing Strategy are:

- Secure warm dry homes, which meet individual needs.
- Regenerate unpopular areas.
- Assist people in housing need.
- Enable well maintained and managed environment.

6.4. The Local Housing Strategy has been brought together after extensive consultation with a number of partners throughout Dundee.

6.5. All sectors of the housing market have been considered and the Local Housing Strategy together with the Dundee and Angus Local Plan will provide a structure and direction for investment in housing. The Local Housing Strategy is not a bidding document for investment, however, it sets out the context for future investment needs.

6.6. Each of the actions in the Local Housing Strategy action plan provide a specific and measurable action. The Local Housing Strategy action plans identified the different partners who will be responsible for delivering, monitoring, identifying new issues and options and identifying new objectives.

6.7. Allied to the Local Housing Strategy are the Homelessness Strategy 2003-2006, and the Fuel Poverty Strategy for Dundee. Together, these strategies show the way for housing in the city over the next 5 years.

6.8. The main action items to be identified in the Local Housing Strategy are:

- Develop a Voluntary Accreditation Scheme for private landlords.
- Extend factoring services in the Wider Stobswell area.
- Identify surplus housing in Council stock.
- Working with partners to provide quality housing.
- Extend the quality and choice of older peoples accommodation.
- Develop a single shared community care assessment process.
- Ensure that Single Shared Assessment Procedures identify needs of all clients.
- Black Minority Ethnic Research.
- Gypsy Travellers Research.
- Ensure that housing issues are identified by Dundee Domestic Abuse Forum.
- Fuel Poverty Strategy implementation.
- Homelessness Strategy implementation.
- Expansion of the remit of the Anti-Social Behaviour Team.
- Developing a Common Housing Register for social rented in Dundee.
- Provide assistance for home owners through provision of grants.
- Ensure Housing Policies comply with Race Relation Amendment Act and Disability Discrimination Act.
- Identify demand for housing for people with sensory impairment.
- Establish prevalence of Acquired Brain injury in Dundee and ensure that needs are addressed.
- Resettlement of people who are living in long-term hospital settings.
- Identify the number of people under the age of 65 with organic brain disorder.
- Develop a model of accommodation and support for clients with forensic needs.

7. CONSULTATION

- 7.1. The Chief Executive and all Chief Officers of the Council have been consulted on this report. Draft copies were issued to all Officers and asked for comments.
- 7.2. A full copy of the Local Housing Strategy will be available in the elected members lounge.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

April, 2004