



Local Housing Strategy

2019 – 2024

Working Copy

Foreword

Housing is at the heart of our communities and essential to providing a safe, stable and secure place for families and individuals to live healthy and fulfilled lives. We are passionate about place making and helping communities to be healthy, strong and resilient. Neighbourhood Services, by encompassing Housing and Communities, Environment and Community Safety and Protection brings together a wide range of services in a holistic way to support Dundee Citizens in their localities and communities.

Over the period of the last Local Housing Strategy along with our partners we have made significant progress in regenerating Whitfield, Hilltown, Lochee and Mill O Mains. These areas have seen transformational change with old unpopular house types being demolished and new highly energy efficient homes fit for the 21st century being provided along with other amenities such as new schools and community facilities. We have been able to tackle meeting needs of community care groups and the ever growing demand for fully adapted wheelchair housing.

Under the Scottish Government's 50,000 new affordable homes target, along with our partners we have plans to deliver 1,000 new affordable homes across the City up to 2020/21. Tackling poverty and inequality are key to our plans going forward and we are implementing the outcomes from the Fairness Commission.

We have continued to modernise our own Council houses by installing fuel efficient gas central heating systems, new kitchens and bathrooms to meet the Scottish Housing Quality Standard and insulate over 4,000 homes with External Wall Insulation (EWI) to meet the Energy Efficiency Standard in Social Housing and reduce fuel poverty across the City. Fuel poverty has reduced from 42% to 35%.

We have responded to Scottish Government Initiatives such as the National Housing Trust to deliver mid-market flats for rent in Broughty Ferry and Housing Associations are continuing to develop properties for mid-market in Mill O Mains, at Derby Street and within the City Centre to meet wider housing needs identified in the City.

Dundee has a large private rented sector and our Private Sector Services Unit continues its important work with private landlords on landlord accreditation and improving standards within the private rented sector.

During the period of the last LHS much has been achieved. However there are many challenges which lie ahead. Our Rapid Re-housing Transition Plan has been approved by the Scottish Government and along with our partners in Health and Social Care and the third sector we will now be implementing our five year plan to transform Housing Options and Homelessness services. We are already a pathfinder authority implementing Housing First in Dundee.

We will continue to work with the Scottish Government and our Registered Social landlord partners to maximise the opportunity to provide good quality new affordable housing to meet the needs of our citizens.

We are fortunate in Dundee to benefit from excellent partnership working. We are well placed to face the challenges which lie ahead and maximise opportunities for innovation and improving the lives of our citizens.

Elaine Zwirlein, Executive Director of Neighbourhood Services

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Introduction to Local Housing Strategy

The Housing (Scotland) Act 2001 places a statutory duty on local authorities to prepare a Local Housing Strategy (LHS) supported by an assessment of housing need, demand and affordability. The Local Housing Strategy is the primary strategy for the provision of housing and associated services to address homelessness, meeting housing needs and tackling fuel poverty.

The LHS aims to deliver a positive housing future for all people in Dundee by ensuring provision of high quality housing and neighbourhoods where people want to live. This strategy and its action plans have been developed in partnership with other government agencies, Dundee's Health and Social Care Partnership, voluntary organisations and have been subject to consultation with all of these organisations, residents within the city and equalities groups. This strategy sets out our aims and objectives responding to the housing issues that have been identified.

The Scottish Government requires every local authority to draw up a Local Housing Strategy as the main strategic document on:

- Housing
- Homelessness
- Housing support services and
- Fuel poverty

We have identified the main issues surrounding each of these areas and developed actions which will tackle the problems which we have identified. Every year we will report progress against our strategy to Dundee City Council and update Scottish Government. We will also continuously review the Strategy and explain any changes that we make to ensure that housing needs are met effectively.

The Strategy contains an action plan which outlines the projects/activities to be implemented to achieve the aims of the Local Housing Strategy for the period 2019 – 2024. The LHS will be augmented by the Strategic Housing Investment Plan detailing how investment priorities will be delivered.

Current LHS Actions

During the lifetime of the previous Local Housing Strategy 2013 – 2018, significant progress was made. Some of the key achievements against the original outcomes are listed here.

Action Plan 1: Regeneration / New Build

- Target to increase the number of social rented houses meeting the Scottish Housing Quality Standard was achieved 100%.
- 421 New build Social rented homes

Action Plan 2: Private Rented Sector

- 321 Disable adaptations completed
- 3379 Grants Awarded
- 1411 Small grants awarded

Action Plan 3: Climate Change

- Target all Dundee City Council roofs to have at least 100mm insulation, 100% achieved.
- All DCC properties with cavity walls to have cavity wall insulation installed, 100% achieved.

- All DCC properties to achieve a minimum NHER of 5(SAP 50 for gas heated, SAP 60 for electric heated), 100% achieved.

Action Plan 4: Community Care

- 36 New Build units Learning Disability
- 32 New Build units Mental Health
- 4 New Build units Physical Disabilities
- 49 New Build units Wheelchair Housing

Action Plan 5: Community Safety

- 99% of residents surveyed stated they were satisfied with the neighbourhood they lived in.

Action Plan 6: Tackling Poverty

- £1,703,737 raised in 5 years. (No. of completed income maximisation / benefits checks)

Strategic Housing Investment Plan

The Strategic Housing Investment Plan (SHIP) 2019 – 24 (see link below) sets out the affordable housing investment priorities of the Council and its partnering Registered Social Landlords (RSL) over the next 5 years.

The partner RSL's which develop in Dundee are;

- Abertay Housing Association
- Angus Housing Association
- Bield Housing Association
- Blackwood Housing Association
- Cairn Housing Association
- Caledonia Housing Association
- Hillcrest Housing Association
- Home Group Housing Association

The Strategic Housing Investment Plan (SHIP) is the key statement on affordable housing development priorities within Dundee. The SHIP is a rolling plan/programme covering a period of five years. It is linked to the Local Housing Strategy (LHS), identifying the affordable housing investment priorities outlined in the strategy. The current SHIP covers the period 2019-24. The SHIP target for particular needs housing is up to 30% of the total number of units commissioned.

In addition, it guides the allocation of Scottish Government Affordable Housing grant, which is central to the delivery of Dundee's Affordable Housing Supply Programme (AHSP).

The SHIP is embedded in the city's Community Partnership Planning Framework. It sets out these priorities within the eight sub areas of Dundee. These sub areas represent the Local Community Planning Partnership areas and multi member ward boundaries that operate within the City.

The identification of priority areas for investment in affordable housing is set within the context for regeneration in the City. This is included in the Single Outcome Agreement, the Council Plan, The Local Development Plan and the Local Housing Strategy.

The link below will take you to the current SHIP 2019 – 24;

<T:\HQPU\PP\SHIP 2019 - 24\SHIP 2019 - 24 Scottish Government.docx>

<T:\HQPU\PP\SHIP 2019 - 24\Copy of Draft SHIP table 2019+ for inputting to HARP.xlsx>

Dundee – Some Facts and Figures

The Dundee City Council area covers 60 square kilometres and is, geographically, the smallest local authority area in Scotland. It is bordered by Perth and Kinross to the west and Angus Council to the north and east and Fife to the South.

Dundee is Scotland's fourth largest city, the most recent estimates of Dundee's population is 148,710 (National Records of Scotland (NRS) 2017 mid – year population estimate). Dundee has a sizeable student population, the latest figure show that there is around 37,350 and is made up of the following;

University of Dundee – 15,865

Abertay University – 4,200

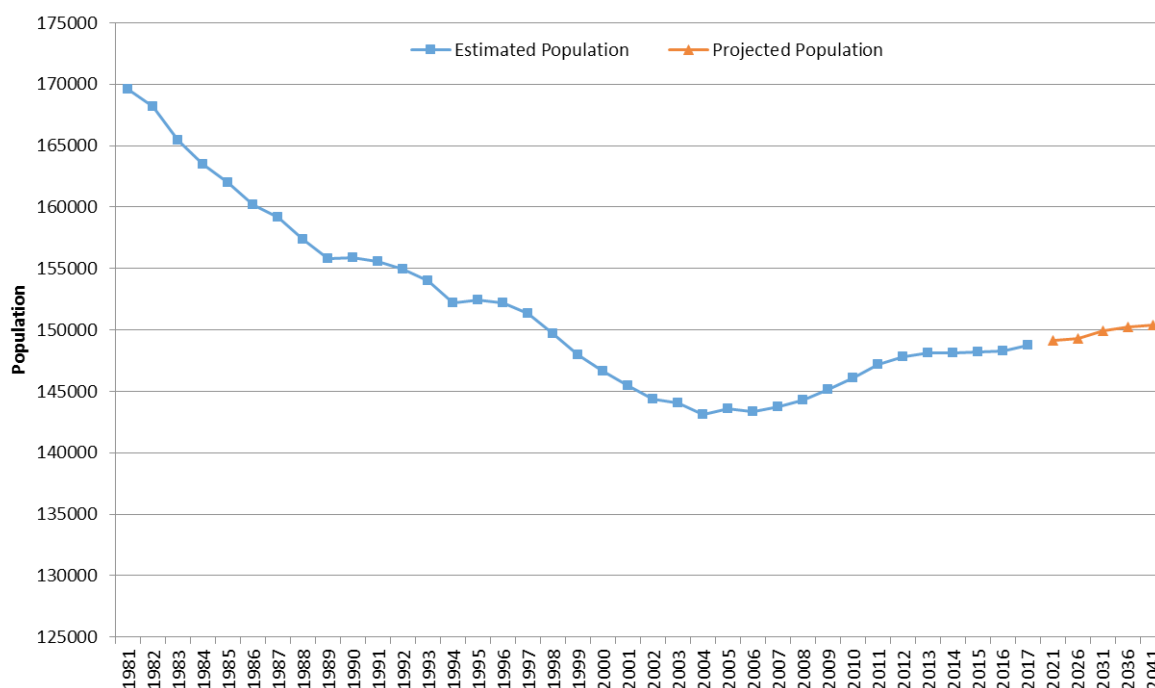
D&A College – 17,285 (13,734 in Further Education and 3551 in Higher Education)

Population

Dundee City has an estimated population of 148,710 as of the 30 June 2017. This is an increase of 0.3% when compared to the 2016 mid-year population estimate of 148,270.

Chart 1 shows historical population estimates for the city since 1981 and indicates the estimated population projection to 2041.

Dundee City historic and projected population 1981 to 2041



Source: NRS Mid-Year Population Estimates 2017 and NRS Population Projections for Scottish Areas (2016-based)

In Dundee, 28.6% (42,405) of the population live within the datazones ranked in the 15% most deprived in Scotland. This includes 35% (8,472) of children in Dundee. Evidence across a range of issues such as attainment, health, mental health and substance misuse highlights a strong correlation between poverty and poorer life outcomes.

The level of fuel poverty has reduced over all tenure households in the City, it has reduced from 42% in 2015 to 35% in 2018.

Households

The table below shows the number of households in Dundee City as at 2011,

	Dundee City	%	Scotland	%
Total number of households (with residents)	69,193	100.0	2,372,777	100
Privately Owned outright	15,971	23.1	660,643	27.8
Owned with mortgage or loan	18,609	26.9	800,175	33.7
Shared ownership	305	0.1	10,168	0.4
Rented from local authority	12,826	18.5	312,745	13.2
Other Social rent	7,971	11.5	263,674	11.1
Privately rented	12,921	18.7	294,892	12.4
Living rent free	590	0.9	30,480	1.3

Source: Scottish Census 2011, Table KS402SC, Tenure, All Households

The Scottish Census 2011 found that of all the households with residents in Dundee City, 50.4% were owned, 48.7% were rented and 0.9% living rent free. Dundee has comparatively low levels of home ownership, high levels of social renting and high levels of private renting compared with Scottish averages.

Dundee City Council

Approximately 18.5% of households in Dundee City Council reside in Dundee City Council properties. Nationally, only 13.2% of households rent from a Local Authority.

Dundee City Council currently has 12,420 properties which is a reduction from the 2011 census.

Registered Social Landlords

Households renting from another Social Landlord make up 11.5% of households in Dundee City compared to 11.1% nationally. This represents approximately 8,000 properties.

<http://www.dundeepartnership.co.uk/sites/default/files/Intergrated%20City%20Profile%202017%20sm%20all.pdf>

https://www.dundee.gov.uk/sites/default/files/publications/about_dundee_2018.pdf

Housing Needs, Demand and Affordability

The LHS is informed by a Housing Need and Demand Assessment, the HNDA prepared during 2013, informs the second TAYplan Strategic Development Plan process and the subsequent Local Development Plan and Local Housing Strategies for Angus, Dundee City, Fife and Perth & Kinross Councils.

The assessment was assessed by the Centre for Housing Market Analysis, Scottish Government as being robust and credible in February 2014.

The Housing Need and Demand Assessment (HNDA) was to provide robust and reliable evidence to help us gain a better understanding of the present housing market and also of the scale of need and demand for affordable and market housing presently and to seek to inform the future planning and targeting of public and private investment.

The HNDA provides a detailed assessment of need, added to which are some other factors which have an impact on the pace and scale of housing delivery to set our housing supply targets. These include:

- Economic factors:
- Capacity within the construction sector:
- Potential inter dependency between delivery of market housing and affordable housing at a local level; availability of resources:
- Likely pace and scale of delivery based on completion rates

	Dundee City
a. Gross housing needs	13546
b. Affordability adjustment / concealed households	916
c. Affordability adjustment / overcrowded households	265
d. In-situ adjustment / adaptations	7000
e. In-situ adjustments / poor quality	3352
f. Affordability deduction applied to 'other categories'	69
g. Total Adjustments / Deductions (b+c+d+e+f=g)	11602
h. New affordable new build requirement from backlog (a-g=h) (10 year target)	1944

Source: TAYplan Authorities, 2013.

It is proposed to prepare a new HNDA during 2019 for the TAYplan area for the four local authority areas, Angus, Dundee, Fife and Perth & Kinross council areas.

Housing Supply Targets

The following table "Supply of Land for Housing" is a calculation that presents the additional housing land that is required to be allocated in LDP2 for 2019 - 2029

Supply of Land for Housing

a.	Strategic Housing Supply Target (2016 – 2029) based on an average of 480 pa (TAYplan 2017)	6,240
b.	Generosity Margin (10%) (TAYplan 2017)	620
c.	Housing Land Requirement (2016-2019) (a+b=c)	6,864
d.	Actual Completions (2016-2017)(2017 Housing Land Audit)	416

e.	Assumed Completions from Effective Land Supply (2017 – 2019) (2017 Housing Land Audit)	960
f.	Assumed Completions from Windfall Sites (assume 72 pa) and small sites (assume 20pa) (2017 – 2019)	184
g.	Equals Housing Land Requirement for LDP period (2019-2029) (c-d-e-f=g)	5,304
h.	Completions expected from Effective Land Supply during 2019-24 (2017 Housing Land Audit)	2,889
i.	Completions expected from the remainder of the Established Land Supply during 2024-29 including constrained sites (2017 Housing Land Audit)	681
j.	Completions that may arise from windfall sites (assume 72pa) and small sites (assume 20 pa) over LDP period (2019-2029)	920
k.	Under/Over supply against Housing Land Requirements (h+i+j-g=k)	-814

Wheelchair Housing

Within Dundee City there is a large demand for wheelchair adapted housing, the requirements are considered in every new build social rented development.

The size of housing required varies from 1 to 5 bed wheelchair units and wheelchair sheltered units, the table below shows the number of units and size at 9 April 2019;

No. of Bedrooms	No. on Waiting List
1	45
2	27
3	18
4	7
5	2
Sheltered Wheelchair	9
Total	108

Since 2015 there has been 45 new build social rented wheelchair units either completed or currently under construction in the City, there are also a further 137 proposed wheelchair units for future developments identified in the New Strategic Housing Investment Plan (SHIP) 2019 - 24.

National Outcomes

The Scottish Government sets out 15 National Outcomes for Scotland, which are supported by Local Outcome Improvement Plan.

The Scottish Government’s overarching Vision for Housing and Regeneration;

- All people in Scotland live in high quality sustainable homes that they can afford and that meet their needs.
- A Scotland where our most disadvantaged communities are supported and where all places are sustainable and promote wellbeing.

National Outcomes		
We live longer, healthier live.	We live in well designed, sustainable places where we are able to access the amenities and services we need.	We have strong, resilient and supportive communities where people take responsibility for their actions and how they affect others.

In order to achieve this vision, the Scottish Government has set out a number of desired outcomes. There are four key outcomes the Scottish Government would like to achieve for housing and communities in Scotland and these outcomes are as follows:

Housing and Regeneration Outcomes:			
<u>Housing Vision:</u> All people in Scotland live in high-quality sustainable homes that they can afford and that meet their needs.			
<u>Regeneration Vision:</u> A Scotland where our most disadvantaged communities are supported and where all places are sustainable and promote well-being.			
A well-functioning housing system.	High quality sustainable homes	Homes that meet people’s needs	Sustainable communities
Availability and choice.	Efficient use of natural resources	Access to a home	Economically sustainable
Homes people can afford.	Safe	Able to keep a home	Physically sustainable
Growth of supply.	Warm	Independent living supported	Socially sustainable
	Promote well-being		

City Plan

Our City Plan is Dundee's first Local Outcome Improvement Plan. Through this plan, the Dundee Partnership aims to identify the biggest strategic priorities, opportunities and challenges ahead as we improve the city over the next ten years.

Dundee is a dynamic, modern city standing on the brink of the biggest change in its fortunes since the opening of the Tay Road Bridge. A thriving port, a hub for creative industries, media and life sciences, a UNESCO City of Design committed to fairness and social justice, Dundee is determined to succeed. Each day the V&A Dundee reveals more of its breath-taking ambition and Dundee as a whole looks to match this transformation for everyone who lives, works or visits the city.

Our City Vision

The Council fully endorses the shared vision for our city set out in the Dundee Partnership's City Plan 2017 – 2026.



Partnership working has long been the norm in Dundee. It's what lets us drive progress in the city, and with our neighbours across the region, to improve the quality of life for our people. In doing this, we are also making a significant contribution to the Scottish Government's national priorities of creating inclusive growth and reducing inequalities.

Our Vision for Dundee

Dundee has held true to a longstanding vision for the city, framed around jobs, social inclusion and quality of life.

Through Our Partnership, Dundee:

- Will have a strong and sustainable city economy that will provide jobs for the people of Dundee, retain more graduates and make the city a magnet for new talent;
- Will offer real choice and opportunity in a city that has tackled the root causes of social and economic exclusion, creating a community which is healthy, safe confident, educated and empowered;

- Will be vibrant and attractive city with an excellent quality of life where people choose to live, learn, work and visit.

This vision has underpinned the real changes seen across the city over the last twenty years through the Dundee Partnership.

<https://www.dundee.gov.uk/sites/default/files/publications/cityplan.pdf>

The diagram below shows the main strategic documents that the City Plan builds on and connects to, and how these fit together. The Local Housing Strategy is one of the major strategic documents in relations to *Building Stronger, Empowered Communities*.



Council Plan

The Council Plan for 2017 – 2022 sets out how Dundee City Council will achieve the vision set out in the City Plan. The plan sets out the main priorities and how we will approach them.

The priorities below are commitments in the Council Plan 2017 – 2022 and are relevant to the LHS;

- Reducing levels of anti-social behaviour
- Reduce levels of crime and fear of crime
- Reduce levels of domestic abuse
- Creating stronger, more resilient, influential and inclusive communities and neighbourhoods
- Improving the housing quality of private rented sector tenants especially the elderly and those vulnerable to adverse living conditions

Outcomes

- Reduce risk to life, property and fire
- Improve quality of neighbourhoods
- Increase empowerment of local people Improve housing quality, choice and affordability

Targets

- Total number of new build completions per annum
- Percentage of residents who feel that their neighbourhood is a safe place to live
- Total number of antisocial behaviour complaints
- Percentage of council houses that achieve the Energy Efficient Standard for Social Housing
- Average time taken to complete and emergency repair (hours)
- Percentage of new council tenancies sustained for more than one year
- Total number of affordable houses completed per annum
- Total number of accredited private landlords
- Percentage of all tenure households which are fuel poor
- Total number of district heating schemes
- Percentage of social rented households who felt the conditions of their house or flat was good

<https://www.dundee.gov.uk/council-plan-2017-2022>

Local Community Planning Partnership

The Dundee Partnership has 8 local community plans, developed and monitored by local community planning partnerships in each area.

Local Community Planning Partnerships are now well established in each of the 8 multi-member wards bringing together for the first time elected members, Dundee City Council Officials, partner agencies and community representatives.

The links below shows the profile of each LCPP area, the reports present statistical information from the 2011 Scottish Census.

https://www.dundee.gov.uk/sites/default/files/publications/LCPP_NorthEast_Profile.pdf

https://www.dundee.gov.uk/sites/default/files/publications/LCPP_ColdSide_Profile.pdf

https://www.dundee.gov.uk/sites/default/files/publications/LCPP_EastEnd_Profile.pdf

https://www.dundeecity.gov.uk/sites/default/files/publications/LCPP_Lochee_Profile_1.pdf

https://www.dundeecity.gov.uk/sites/default/files/publications/LCPP_Maryfield_Profile.pdf

https://www.dundeecity.gov.uk/sites/default/files/publications/LCPP_Strathmartine_Profile.pdf

https://www.dundeecity.gov.uk/sites/default/files/publications/LCPP_TheFerry_Profiles.pdf

https://www.dundeecity.gov.uk/sites/default/files/publications/LCPP_WestEnd_Profile_0.pdf

Understanding Dundee – Engage Dundee

Local communities have been involved in the development of priorities for this plan and for their local community plans under the banner of Engage Dundee. A range of techniques were employed between June 2016 and March 2017 to gather views, including the Place Standard tool recommended by the Scottish Government which has been used for the first time to assess and measure subsequent change in communities.

The results have been analysed and circulated widely and have fed into the strategic priorities via Executive Boards. They were reported to localities through community call back events in each ward in March 2017 and will enable local community planning partnership to agree their priority outcomes and their actions and targets.

A full report on the Engage Dundee results can be found below;

https://www.dundeecity.gov.uk/sites/default/files/publications/engage_dundee_final_august_17.pdf

Economic Challenges

There is no doubt that economically the city is well on its way to fulfilling the vision of attracting talented people and becoming a vibrant and attractive city where people choose to live, learn, work and visit. The challenge will be maximising the potential opportunities and creating inclusive growth that benefits the whole population.

Our ambition is for the Tay Cities economic region to have one of the most productive knowledge-led economies in Europe, ensuring that by becoming smarter, the region also becomes fairer.

Almost 20 years since the first masterplan was agreed, the physical and economic impact of the £1 billion Dundee Waterfront project is undeniable. The V&A opened in September 2018 and will be the only design museum in the UK outside London. Visitor numbers to the V&A have already attracted over 500,000 people.

The rest of the Waterfront project stretches 8km along the River Tay offering contrasting opportunities in City Quay, Riverside, Seabraes and the Dundee Port. The formation of Dundecom, a new private/public sector partnership aimed at creating a major centre for oil and gas decommissioning at the Port of Dundee, will establish Dundee as the predominant decommissioning 'capital' for the UK. A significant number of new jobs will be created, ranging from semi-skilled and skilled to professional, academic and managerial.

Dundee has been designated as the UK's first City of Design by the United Nations. The city received this recognition from UNESCO for its diverse contributions to fields including medical research, comics and video games. Dundee is part of a select group of 22 global cities including Beijing, Turin, Shenzhen, Graz, Berlin and Montreal.

Many uncertainties remain about the impact of the UK withdrawing from the EU. We will pay particular attention to the impact on the local economy; on the funding of employability, social inclusion, regeneration and support for key business sectors; and on the work of our Universities which play such a

key role in the city. The city's digital economic output surged 171% to £97 million in the period 2011-2015, the highest turnover growth in the sector in the UK, according to Tech City UK's report, Tech Nation 2017. A reputation for being a Digital City puts the City Council's Digital Strategy in the spotlight as an opportunity to cement this reputation and gain from local skills and knowledge.

To create inclusive growth the City needs to convert these opportunities into jobs and wage growth for Dundee residents who are either inactive, unemployed or on lower than the average wage.

The gap between Dundee and Scotland in terms of employment rate is significant – 67.3% of working age people are employed in the city compared to a Scottish average of 77%. (NOMIS Oct 16 – Sept 17). Workers in Dundee have average wages of £419 per week compared to a Scottish average of £434, whilst average wage levels of city residents are even lower at £404. Dundee has a youth unemployment rate of 19.5% (NOMIS Jan-Dec 2016, age range 16-24), twice the Scottish rate of male youth unemployment (NOMIS Jan-Dec 2016)

Some 2,600 people who are currently unemployed will be helped back into work through implementing the actions set out in the regional economic strategy and this plan over the next 10 years.

City Deal – Regional Economic Strategy

The Tay Cities Economic Region has the potential to be one of the most productive knowledge-led economies in Europe. The Tay Cities Deal will realise this vision, ensuring that as we become smarter we also become fairer by creating equality

https://www.taycities.co.uk/sites/default/files/tay_cities_deal_0.pdf

Identified below is some of the projects identified in the Tay Cities Deal and the impact which will have on housing in the City.

Studio Dundee is an innovative development focused on the creation, acceleration and nurturing of creative industries and entrepreneurial talents. At its heart is a state of the art co-working space meeting room, break out areas, fully equipped tech lab and 1 GB broadband offered in an affordable monthly membership model. The space will be accessible 24/7. It will provide a shop window to the best of the region's design talent in the heart of the city Waterfront and signpost visitors to other creative spaces in the city. Studio Dundee will create a new community where entrepreneurs can work, stay, play and learn in an environment designed to foster innovation.

This project will offer a business Gateway relocation into buildings, £21.4 million of institutional investment to be secured and regional collaboration with other Tay Cities Creative projects.

Another project 'Low Carbon Heat' will foster regional collaboration and expertise through the development of the Tay Cities Energy Services using renewable or low carbon technologies, including water or geothermal heat pumps and biomass as sources of fuel:

Dundee Low Carbon District Energy Strategy, Dundee Integrated Energy Hub, based around the H2 Energy Park.

Dundee Fairness Commission

To make sure that Dundee is doing all it can to achieve fairness across the city, the Dundee Partnership set up a Fairness Commission to:

- Consider the nature, extent and impact of poverty in Dundee

- Identify and investigate the key causes and consequences of poverty along with policy and practical measures to address these.
- Consider evidence of what has worked elsewhere to combat poverty and inequality.
- Assess the effectiveness of the efforts to date of Dundee City Council and the broader Dundee Partnership through the Fairness Action Plan for Dundee.
- Seek the views and involvement of those experiencing poverty first hand.
- Prepare a report for the whole Dundee Partnership with recommendations on additional priorities for action to tackle and reduce poverty in the city.

The Fairness commission report found the following relating to housing:

- 27% of all households in Dundee receive Housing Benefit – 3rd highest in Scotland.
- Almost a quarter of private rented sector households in Dundee are in receipt of housing benefit.
- Average rents in the private sector have increased for all property sizes between 2010 and 2015 from the increase of 6.7% for two bedroom properties to an increase of 19.3% for four bedroom properties.

The full report can found in the link below:

https://www.dundee.gov.uk/sites/default/files/publications/fairnessreport-screen_0.pdf

This second Dundee Fairness Commission has brought together twelve 'Community Commissioners' with lived experience of poverty, and twelve 'Civic Commissioners' who work in public, political and business sectors. This group identified three key areas that they focussed on through working groups; Stigma, Money, and Mental Health. The recommendations of the second Dundee Fairness Commission can be found following the link below.

<https://www.dundeefightingforfairness.co.uk/>

Development Plan

The development plan for Dundee consists of two documents, the TAYplan Strategic Development Plan and the Dundee Local Development Plan.

TAYplan Strategic Development Plan

The Dundee, Perth, Angus and North East Fife Strategic Development Planning Authority (TAYplan) was established under the 2006 Planning etc. (Scotland) Act to produce a Strategic Development Plan for the TAYplan area.

The TAYplan Strategic Development Plan 2016-2036 was approved in October 2017 and set out the vision of how the Dundee, Perth, Angus and North East Fife area should develop over the next 20 years. The TAYplan Strategic Development Plan and supporting documents can be viewed at www.tayplan-sdpa.gov.uk

The plan provides a broad indication of the scale and direction of growth within the area and seeks to focus the majority of development in the region's principal settlements with Dundee being a Tier 1 settlement.

The vision for the TAYplan area states:

"By 2036 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work and visit, and where businesses choose to invest and create jobs".

From the vision the TAYplan Strategic Development Plan sets out three main guiding principles:

- Supporting sustainable economic development and improving regional image and distinctiveness.
- Enhancing the quality of places through better development outcomes.
- Ensuring effective resource management and promoting an accessible connected and network region."

An important aspect of the TAYplan Strategic Development Plan is setting out the scale of new house building that will be required to meet the identified need and demand for the plan period. The identified average annual build rates set out in the Plan reflect a population and household change similar to those in the General Register Office of Scotland 2006 based population and household projections, with the exception of Dundee City where growth in excess of the projections is planned for.

Dundee Local Development Plan 2019

The Dundee Local Development Plan 2019 sets out a strategy to guide future development within the City up to 2029. The Plan contains policies and proposals covering the principal land use issues in the City and sets out where new development should and should not happen.

The Dundee Local Development Plan 2019 is required to be in accordance with TAYplan Strategic Development Plan 2016-2036 and therefore has a Housing Supply Target of an average of 480 homes per annum to be delivered. In order to deliver this target the Plan has applied a 10% generosity figure which gives the Housing Land Requirement of 528 homes per annum for Dundee City.

The strategy for identifying additional land to meet the housing land requirement has been to prioritise the reuse of brownfield land within the existing urban area as well as to offer greenfield land allocations to provide flexibility and choice in Dundee's housing market.

Further information about the Dundee Local Development Plan 2019 can be viewed at

www.dundeecity.gov.uk/localdevplan

Regeneration

Historically where there has been a problem of low demand for parts of the Housing stock this has been addressed by applying a range of initiatives to help turn unpopular stock in to sustainable long term attractive properties. With the successful ongoing implementation of the various regeneration projects the priorities for investment will start to look at the wider City housing investment opportunities. These City-wide opportunities for housing investment will seek to improve housing choice as well as ensuring that existing stable neighbourhoods do not deteriorate. This investment should consider requirements of people with particular housing needs e.g. community care needs, within the wider City context.

Regeneration within the existing priority areas is well established with momentum in many of the areas having gathered pace over the life of the previous LHS. Opportunities to continue and complete the implementation of these regeneration projects will be encouraged to provide choice within the housing stock within these areas.

Hilltown

The Hilltown Physical Regeneration Framework was approved in 2008 with the implementation of the Action Plan underway. An updated framework will be published in 2018/19. The proposals within the Framework aim to significantly improve the physical environment of the Hilltown and create a safe and attractive neighbourhood. The Framework promotes opportunities for the development of new housing for sale and for rent as part of an integrated approach to improve the physical, economic and social environment.

Delivery of new housing is now completed with the development at Alexander Street for a mix of houses and flats by Dundee City Council and Hillcrest Housing Association. The redevelopment of this area also includes the development of a new school and nursery and the provision of public space. The delivery of 163 new build units has started at Derby Street and will deliver a mix of houses and flats by Dundee City Council and Hillcrest Housing Association. Of the 163 units being built 22 will be provided for Mid-Market Rent.

Other opportunities for housing sites are available with planning permission being granted at Maxwelltown Works Alexander Street to provide a mix of houses and tenure to provide choice within the area.

Whitfield

In line with the Scottish Planning policy the TAYplan Strategic Development Plan 2016 requires an affordable housing ratio of approximately 25% affordable and 75% market homes but this would vary between housing market area. Over the last 5 years the tenure split within Dundee City as a whole has been approximately 30% affordable and 70% market homes. Whitfield however still has substantially more affordable / social housing 58% RSL or DCC ownership.

The framework has been updated to reflect the changing tenure balance in Whitfield and promote at least 60% of the capacity of the remaining housing sites within the area for private housing for sale. This would achieve a more balanced tenure within the area with a predicted split of 51% social and 49% private by 2024.

Lochee

The Lochee Physical Regeneration Framework was approved in 2007 and focused on the land use themes of housing, employment, transportation, retail, leisure, public realm and environment. The Framework seeks to promote a cohesive approach to the regeneration of the area. Investment in new private and social rented housing is critical to the successful regeneration of this historic part of the City. With the implementation of infrastructure improvements providing a new access road in to the district centre, provision of new retail and enhanced area of public space the area has seen redevelopment of sites for housing such as St Ann Lane, Gray's Lane and Sinclair Street. Other opportunities for redevelopment of vacant sites for housing development as well as other uses that contribute to the delivery of the Framework will continue to be explored and implemented.

Mill O Mains

The Mill 'O' Mains Community Regeneration Masterplan was approved in 2009 and sought to create a new better connected place, with desirable housing mix and private gardens. The masterplan has been delivered in partnership with HOME Scotland to undertake phased demolition of unpopular flats and the delivery of a new build programme of social rented homes. Phases 1-3 are now complete with Phase 4 due to begin 2019/2020.

The implementation of the Masterplan has created a high quality place with a mix of house sizes, types and designs, the introduction of a hierarchy of streets to make the area more permeable and has contributed to the surrounding natural environment.

In addition to the current regeneration areas for housing investment there is a recognition that that opportunity to improve housing choice will arise in other neighbourhoods and that these opportunities should be taken to ensure that existing stable neighbourhoods do not deteriorate. Also the requirements of people with particular housing needs (community care needs) may require investment out with the priority areas.

Health and Social Care

Historically, Dundee City Council, NHS Tayside, Third and Independent Social Care Sectors have collectively worked successfully in partnership with individuals, families and carers to develop and deliver their respective health and social care services. In recent years, this partnership has been enhanced through the introduction of The Public Bodies (Joint Working) (Scotland) Act 2014, which has been described by:

Dundee Health and Social Care Partnership as:

- (i) *Offer[ing] an unprecedented opportunity for us to develop and implement different ways of working at a local level to achieve shared goals, better experiences and better outcomes for citizens of Dundee.*

Source: Dundee Health and Social Care Partnership, 2016, p8

https://www.dundeehscp.com/sites/default/files/publications/dhscp_strategic_and_commissioning_plan_0.pdf

And

The Scottish Government as:

- (ii) *The most significant change to health and social care services in Scotland since the creation of the NHS in 1948.*

Source: Scottish Government, 2018

<http://www.gov.scot/Topics/Health/Policy/Health-Social-Care-Integration>

Its enactment has resulted in the formation of thirty-one, independent Local Partnership Integration Joint Boards (IJB) across Scotland. Each IJB is required to develop a five-year Health and Social Care Plan for its local authority area. In 2016, Dundee's Health and Social Care Integration IJB approved the first *Dundee Health and Social Care Partnership (DHSCP), Strategic and Commissioning Plan, 2016 – 2021*.

In 2018, DHSCP reviewed the Plan. The review resulted in a new Strategic and Commissioning Plan, which covers the period 2019-22. The Plan was approved by Dundee City Health and Social Care Integration IJB on 29th March, 2019, and re-emphasises the strategic vision of the original Plan; with a clear focus on four, key strategic priorities. These are as follows:

Strategic Priority 1. Health Inequalities

Strategic Priority 2. Early Intervention and Prevention

Strategic Priority 3. Locality Working and Engaging with Communities

Strategic Priority 4. Models of Support, Pathways of Care.

One of the central components in achieving the overall strategic priorities of the current DHSCP Strategic and Commissioning Plan is the provision of good, quality residential accommodation across all housing tenures, thereby enhancing the concept of independent living. In this respect, the Plan endorses the LHS key outcome of improving housing quality, choice and affordability throughout the city.



Supply of Housing and Place Making

AIMs; Provide housing that meets the needs and aspirations of local People, and create strong, resilient, influential and inclusive communities.

Access to good quality housing is a key component of quality of life within our communities. To continue to deliver this it is important to ensure an effective and generous supply of land for housing is available at all times and to provide for balance and choice in the type, size, tenure and location of housing within the City.

Design of New Housing

Promoting the development of well designed, energy/resource efficient, good quality housing in sustainable locations is a key objective for the City. The availability of high quality housing across all tenures is critical to ensuring that all Dundee's citizens can enjoy a high quality of life as sought by the vision of the City.

New housing must reflect the aspirations of today's households and be of a quality that will last, be energy efficient and adapt to different needs of residents.

New housing developments should be integrated with public transport and active travel networks, such as footpaths and cycle routes. New streets should connect well with existing streets and with walking and cycling networks and link into and develop green infrastructure networks across the City.

Local Authority New Build

Over the period of the previous LHS Dundee City Council have built 33 new build units at Alexander Street, 12 Nelson Street Dundee and 83 new build units are currently being built at Derby Street.

In addition to these new builds DCC are proposing to develop around a further 90 new build units in various locations in the City in the period of the LHS.

All new build properties commissioned by Dundee City Council since 2016 will have sprinkler systems fitted to the properties.

Registered Social Landlords

Within the Registered Social Landlord sector there has been 406 new social rented units built in Dundee in the lifetime of the 2013 – 18 LHS.

There is also a projection of over 1000 new build social rented units to be built in the city by RSL's and Dundee City Council over the lifetime of the new LHS 2019 – 24.

Self and Custom Build Housing

In accordance with Scottish Planning Policy the Council recognise self and custom build as a housing type which can contribute to the wider delivery of housing supply within the City. The Council are supportive of self and custom build and will work with landowners, developers and homebuilders in considering and enabling development proposals. The Council will also continue to monitor demand through expressions of interest on brownfield sites in Council ownership.

Lifetime Communities

The TAYplan Lifetime Communities concept has been and should be embedded into the location, design and layout of housing development from the outset in order to support independent living for all people through the provision of a range of homes, services and facilities that are easily accessible to all.

Build to Rent Private Rented Sector

The Council's approach to Build to Rent housing is in accordance with the Scottish Government's recent Planning Delivery Advice. The Council are supportive of Build to Rent housing and will continue to encourage and provide opportunities for this emerging housing type. Build to Rent developments have the capacity to deliver high quality, purpose built, professionally managed housing that can make a successful contribution to placemaking at both pace and scale. Dundee City has been at the forefront of the emerging Build to Rent sector in Scotland and have recently granted planning permission for major build to rent developments such as the large scale conversion of a former college building as well as new build development at the Central Waterfront. The Council will continue to support the delivery of this emerging housing type throughout the City.

Supply of Housing and Place Making Action Plan

Aim: Provide housing that meets the needs and aspirations of local People, and create strong, resilient, influential and inclusive communities.			
Action	Baseline	LHS Target	Timescale
Build 1000 new units of affordable housing from 2017 to 2021, continuing our programme of housing regeneration	200	1000	2021
Total number of New House completions, all sectors.	201	450 (per annum)	2024
Sell land to developers and RSL's	£369,117	£6.223m	2022
Key Commitments;			
<ul style="list-style-type: none"> • Maximise community benefits including Foundation and Modern Apprenticeships and work placements through new build housing developments • Identify sites with housing development potential and prepare site planning briefs as appropriate. • Identify and promote sites in community regeneration areas for private house building to increase the mix of tenures. • Have quality, choice and affordability of housing. • Monitor affordable housing requirements through the HNDA update. 			

Dundee's Built Environment

AIM; People live in good quality homes that they can afford to heat.

Scottish Housing Quality Standard

The ongoing Scottish Housing Quality Standard (SHQS) was introduced in February 2004 and the Council and RSL's have an ongoing commitment to keep its' stock to the standard. The main elements are:

Properties will be free from serious disrepair;

- Roof coverings
- Structure
- External fabric
- Window condition

Properties will be energy efficient

- Central Heating
- Insulation
- NHER level 5 as a minimum

Properties will have modern facilities and services

- Kitchen and Bathrooms

Properties will be healthy, safe and secure

- Electrical wiring
- Smoke and Heat Detection
- Secure Entry
- Footpath
- Lifts
- Common stairs

Over 10 years, the Council has invested £195.9m to ensure its housing stock is compliant with SHQS. Following the progress of regeneration initiatives in the city since 2005 and the implementation of a substantial demolition programme within the Council's stock. In 2017, the remainder of the demolition programme, including properties in Mill O 'Mains and Whitfield has been completed. The regeneration of the Hilltown area continues with new homes for rent taking shape in Derby Street and Alexander Street.

Multi storey blocks have been brought into core stock with considerable investment being made in order to bring MSD's up to SHQS. In the last five years 387 of the Council's housing stock have been sold under the Right to Buy scheme. With Right to Buy now finished, the Council recognises that this will have an impact on incoming revenues for reinvestment in stock.

Following a Scottish Government consultation on fire and smoke alarms, the existing tolerable standard of housing will be amended and will apply to all homes across Scotland. The Scottish Government has now made Scottish Statutory Instrument 2019 No. 8 – The Housing (Scotland) Act 1987 (Tolerable Standard) (Extension of Criteria) Order 2019. This order was made on 19 January 2019 and comes into force on 1st February 2021.

This includes the requirement for at least one smoke alarm installed in the room most frequently used for general daytime living purposes, at least one smoke alarm in spaces such as hallways and landings and at least one heat alarm in every kitchen. These alarms require to be interlinked and will include an interface connection to the existing warden call systems in sheltered housing.

The Council is investing £7.2m to install new smoke and heat detectors over the next 2 years to ensure that all DCC properties achieve the new legal standard. The programme is well underway and approx. 10% of properties already have new detectors fitted.

The Council has adopted a policy of selling flats where these are the last in a communally owned block subject to assessment of whether such flats if, on the ground floor, would meet the needs of applicants with disabilities. In the last five years, an average of 11 per year have been sold, with this expected to continue in the future and this will release capital receipts to assist in delivery of SHQS and Council new build properties.

The Capital Programme for 2018/19 – 23/24 is set out in the table below:

Projected Capital Resources	HOUSING HRA CAPITAL PLAN 2018/19 – 2023/24					
	2018 - 19 £'000	2019 - 20 £'000	2020 - 21 £'000	2021 - 22 £'000	2022 - 23 £'000	2023 – 24 £'000
Capital Expenditure Funded from Borrowing	12657	24655	20131	18172	17548	19103
Capital Receipts - Land Sales	1926	2549	1246	502		
Capital Receipts - Sales of Last House in Block	850	850	850	850	850	850
Fleming Trust (Funded through the Fleming)		2129				
Scottish Government Grants	7000	2145	3422	1652	0	0
2 nd Homes Income	450	450	450	450	450	450
Total Projected Capital Resources	22,883	32,778	26,099	21,626	18,848	20,403

The Tenement Management Scheme has been utilised so that controlled entry systems can be installed in mixed tenure tenements on the basis of majority voting. The Dundee Energy Efficiency Advice Project works with tenants across all tenures to assist tenants and address fuel poverty issues.

The table below shows the current situation within the RSL's in Dundee regarding their progress towards meeting the SHQS:

Table 6: Council and RSL Stock Achieving SHQS

RSL Name	Projected 2018			Projected 2019			Projected 2020			Projected 2021		
	Total stock for SHQS	Stock failing SHQS	% of stock failing SHQS	Total stock for SHQS	Stock failing SHQS	% of stock failing SHQS	Total stock for SHQS	Stock failing SHQS	% of stock failing SHQS	Total stock for SHQS	Stock failing SHQS	% of stock failing SHQS
Abertay	1,781	690	38.7	1,775	444	25.0	1,775	202	11.4	1,775	0	0.0
Angus	566	0	0.0	566	0	0.0	566	0	0.0	566	0	0.0
Bield	428	53	12.4	428	2	0.5	428	0	0.0	428	0	0.0
Cairn	43	38	88.4	43	36	83.7	43	31	72.1	43	0	0.0
Hillcrest	2,418	311	12.9	2,432	76	3.1	2,431	50	2.1	2,431	0	0.0
Home	1,495	0	0.0	1,494	0	0.0	1,493	0	0.0	1,492	0	0.0
Blackwood	105	0	0.0	105	0	0.0	105	0	0.0	105	0	0.0
Sanctuary	921	10	1.1	921	0	0.0	941	0	0.0	961	0	0.0
Scottish Veterans	2	0	0.0	2	0	0.0	2	0	0.0	2	2	100.0
Caledonia	631	168	26.6	631	145	23.0	631	2	0.3	631	0	0.0
Dundee City Council	12431	665 abeyances	5.3	12431	615 abeyances	4.9	12431	565 abeyances	4.5	12431	510 abeyances	4.1

Source: Scottish Housing Regulator - (SHQS RSL returns 2018)

Climate Change and Fuel Poverty

The Local Housing Strategy plays an important role in linking action on Climate Change with mainstream Housing and Fuel Poverty policies and in defining the overall outcomes sought in the domestic sector. Climate Change and Fuel Poverty are inextricably linked in that actions taken to mitigate against climate change such as installing insulation (which helps reduce heat loss, thereby reducing heating use and thus carbon emissions) can also help reduce fuel bills and alleviate fuel poverty. However, fuel poverty as a particular sub-set of overall poverty requires specific remedies and interventions additional to those concerned with physical improvements to the dwelling. Therefore, the following will address Climate Change and Fuel Poverty separately whilst acknowledging the links between them.

2018 saw a very fast-moving scene in both these fields of Climate Change and Fuel Poverty with the Scottish Government in particular issuing a slew of policy proposals, consultations and notifications of intention to legislate. The situation in Dundee is described below with the context of both historical and current landscapes.

Climate Change.

The Climate Change (Scotland) Act, 2009 requires that all major players in the public sector do all they can to contribute to emissions reduction targets. The Scottish Energy Strategy (Dec. 2017) refers to new targets to be set in the new Climate Change Bill which was introduced in the Scottish Parliament in May 2018. The proposed new targets are:

- Cut Scotland's emissions by 56% by 2020;
- Cut Scotland's emissions by 66% by 2032;
- Cut Scotland's emissions by 90% by 2050.

This is more ambitious than the original targets which were 42% by 2020 and 80% by 2050.

The Bill recognises there is no certainty of what Scotland's energy system will look like by 2050, so focuses, at least in the short term, on pursuit of low or no regrets options of energy demand reduction and decarbonisation. As it will be some time before decisions about the future of the gas grid are known (i.e. will hydrogen and/or other gases, either fully or partially, replace natural gas) then the emphasis until 2025 is likely to be on energy efficiency measures.

The Scottish Government made Energy Efficiency a National Infrastructure Priority in 2015 and through its Energy Efficient Scotland will be taking direct and supporting actions to improve the use and management of energy in Scotland's buildings (transportation, industrial processes and manufacturing). This is set out in the Energy Efficient Scotland Route-map which was published in May 2018.

As different housing tenures have different starting points in terms of their energy efficiency, they are described separately below.

Council's own stock and other RSLs

The requirement for existing social housing stock to achieve a minimum energy rating was introduced by the SHQS. By the target date of 2015 all Dundee City Council housing stock had achieved the energy efficiency component (amongst others) this standard. This was largely achieved by ensuring that all appropriate properties had adequate loft insulation, cavity wall insulation and gas central heating.

The successor standard to SHQS is EESSH (Energy Efficiency Standard for Social Housing). This was introduced in March 2014 and brought in higher minimum energy ratings (which vary dependent on the dwelling type and the fuel used to heat it) and it is to this standard that the Council and other Housing Associations in Dundee are currently working with a deadline of December 2020 to achieve them. At time of writing, Dundee City Council is showing 82% compliance.

Whilst most properties with cavity walls (which were insulated at some point in the past) achieve EESSH, many of the Council's solid wall and non-traditional dwellings fall considerably short of the standard, having high heating costs due to the heat loss through the uninsulated walls. This being the case, a decision was taken to embark on a programme of external wall insulation. As much of this stock is 4 in-a-block or 3-storey and 4-storey tenements, mixed tenure has presented a major challenge. However, the inclusion of private rented and owned properties within EWI programmes has been made possible with the Scottish Government's HEEPS-ABS (Home Energy Efficiency Programme Scotland: Area Based Schemes) which provides funding for energy efficiency measures in private housing stock.

Using the method described, Dundee City Council has in the last 5 years successfully installed EWI at 3,300 properties (Council and private homes) throughout the city with a further 540 for insulation in the 2018/19 programme. There has been more than £40 million total investment with a further £7.5 million anticipated expenditure in 2018/19. As well as improving properties thermally, this work has significantly upgraded the external appearance of blocks and whole areas and regenerating the environment.

Looking to the future, the Scottish Government is currently examining responses to the consultation on the successor to EESSH, expected to be called EESSH2. This sees a further ramping up of energy efficiency standards which is looking to maximise the proportion of social housing stock achieving a Band B (i.e. minimum rating of 81) by 2032. Whilst this higher standard will inevitably necessitate an increase in the deployment of renewables, the Scottish Government acknowledges that this may be very difficult to achieve in all cases, hence the use of the term 'maximise'. Further targets are that Energy Efficiency is removed as a driver of Fuel Poverty in the social sector by 2040 and that properties become, as far as reasonably practicable, carbon-neutral by the same date. It is also being proposed that any social property that does not achieve a rating of Band D (minimum rating of 55) by 2025 cannot be let until improvements

that take it up to at least a rating of 55 are carried out. The actions which will contribute to achieving these targets are included in the Action Plan.

Private rented sector

Up until now, there has been no regulation of energy efficiency in the Private Rented Sector. However, this is expected to change later this year when the Scottish Government introduces legislation which means that from 1st April, 2019, only privately rented properties that have an EPC Band of at least E (i.e. minimum rating of 39) can be let (with backstop date for all properties not re-let in the interim to achieve D being 31st March, 2022). The standard will then be stepped up so that only those dwellings with an EPC Band of at least D (i.e. minimum rating of 55) can be let from 1st April, 2022 onwards (with backstop date for all properties not re-let in the interim to achieve D being 31st March, 2025). A further proposal is that all privately rented properties achieve at least a Band C (minimum rating of 69) by 2030. The ongoing monitoring role for this new regime is expected to be carried out by Local Authorities but so far there have been no details about the resources which will be made available for this work.



Example of External Insulation

Owner occupied sector

Again, there have been no previous proposals to regulate for energy efficiency in this sector. However, within the current Energy Efficiency Scotland consultation the proposal is for continuation of existing support programmes of grants and loans for energy efficiency measures until 2020, followed by a ten year period where these properties are encouraged (by means as yet to be specified) to achieve an EPC Band C with the proposed mandatory phase requiring Band C in the subsequent 10 years.

Fuel Poverty

Living in fuel poverty affects householders across all tenures. The accepted wisdom is that the three main drivers of fuel poverty are energy inefficient properties, high fuel prices and low incomes – with a fourth – use of fuel in the home – increasingly being recognised. Whilst the Scottish Government can exert influence over building condition, taxation and welfare policy are largely reserved to Westminster and there is a limit to the influence either government can have on fuel prices. That said, the role of advice services in encouraging efficient use of domestic fuel, assisting in tariff advice/ switching and ensuring that

residents are receiving all of the benefits to which they are entitled can play a significant part in reducing fuel poverty. How these services are delivered will be described further below but first, a brief description will be given of the Scottish Government's proposed changes to tackling Fuel Poverty.

The Housing (Scotland) Act 2001 set a statutory duty on the Scottish Government, assisted by Local Authorities, to eradicate fuel poverty in Scotland, as far as was reasonably practicable, by November 2016. This statutory duty expired and the target was missed.

In 2015, two short-life advisory groups were set up by the Scottish Government to look at fuel poverty strategy and rural issues. In October 2016, the Scottish Fuel Poverty Strategic Working Group published its report 'A Scotland without fuel poverty is a fairer Scotland: four steps to achieving sustainable, affordable and attainable warmth and energy use for all' as did the Scottish Rural Fuel Poverty Task Force with its report 'An action plan to deliver affordable warmth in rural Scotland'. Between them, the two reports offered over 100 recommendations for Scottish ministers to consider.

Responding to the findings of short-life advisory groups set up to look at the failure, the Scottish Government published its report in March 2017, largely incorporating the 100 recommendations and confirmed that it is committed to developing a new, long-term strategy, with a new target. After consultation in autumn 2017, a draft Fuel Poverty Strategy for Scotland 2018 and a Fuel Poverty (Target, Definition and Strategy) (Scotland) Bill was published in June, 2018. Both incorporate a new definition of Fuel Poverty. This new definition takes the proportion of income (required to be) spent on fuel to achieve an acceptable heating regime as its starting point. However, it looks at income after housing and childcare costs – acknowledging that income spent on these items is NOT disposable income – and then compares the residual income with MIS (minimum income standard). Anyone whose remaining income is less than 90% of MIS is deemed Fuel Poor. This will take out income rich households (but spending >10% of income on fuel) out of the definition and this ineligible for funding. The overall intention is for the Scottish Government to enshrine in legislation a new target that in 2040 no more than 5% of households in Scotland are in Fuel Poverty.

The official figures on Fuel Poverty are produced every year through the Scottish House Condition Survey. Each set of figures is an amalgam of the previous 3 years results and is done on a rolling basis. The most recent figures for Dundee for the last 5 years are shown on attached document. Whilst it is pleasing that the overall trajectory is downwards, the fact that more than 1 in 3 people in Dundee are still in fuel poverty is a serious cause for concern. This is against the backdrop of considerable investment by the Council and Housing Associations in physical energy efficiency measures and the work of DEEAP (Dundee Energy Efficiency Advice Project), HES (Home Energy Scotland) and others in carrying out measures and providing advice. However, historically high fuel prices in recent years has acted against actions being carried out to assist the fuel poor.

It is important that people in fuel poverty know where they can turn to obtain assistance and advice and one of the big challenges facing DEEAP and HES is in spreading the message. DEEAP, as an in-house Council service, has become an established brand in Dundee, working mainly in the social rented sector which, as well as carrying out home visits, is also involved in promoting contacts in the health and social care arena in the city and attending community events to keep its profile visible. A recent change to the landscape is that the bigger Housing Associations working in the local area have set up their own Energy Advice teams (Hillcrest and Abertay notable amongst them.) HES is the national energy advice service funded by the Scottish Government and its work concentrates on the private sector across Scotland, including Dundee. It operates on a call-centre basis but can provide a limited number of home visits, often referring difficult cases to DEEAP. It operates on a reactive basis but has access to a marketing budget which allows for television advertising and attendance at events. HES also acts as the access point to all of the available grants and loans schemes for energy efficiency in the private sector (apart from HEEPS: ABS which is bid for and distributed via Councils) – some are means-tested, others for the able-to-pay market – this last

something which the Scottish Government wishes Local Authorities to start promoting in their role as strategic lead locally for Fuel Poverty.

House Condition

The Council met the Scottish Housing Quality Standard (SHQS) in 2015. The annual Council HRA Capital Plan is around £22 million including expenditure to maintain the housing stock at the SHQS level, to upgrade the thermal insulation of houses to meet EESH by 2020 and to build new Council Housing.

To deliver EESSH the Council works closely with the Scottish Government to maximise funding from Home Energy Efficiency Programme for Scotland (HEEPS) to deliver external wall insulation (EWI) to provide thermal insulation to mixed tenure properties.

The following Action Plan summarizes the activities that Dundee City Council will carry out in the next 5 years in complying with the expected legislation and regulation from the Scottish Government in the areas of Climate Change and Fuel Poverty. Where possible, the Council will take statutory targets as the minimum and aim to surpass them where it is in the best interests of residents.

Dundee's Built Environment and Climate Change Action Plan

Aim: Improve Housing Quality			
Action	Baseline	LHS Target	Timescale
Percentage of council houses that achieve the Energy Efficiency Standard for Social Housing	71.6%	100%	2023
Percentage of all tenure households which are fuel poor	31%	24%	2022
Total number of District Heating schemes	4	9	2023
Replace smoke detectors and installations of New Carbon Monoxide Detectors to all Council Owned Houses	6876 Units	100% of all DCC housing stock	January 2021
All electric storage heating systems replaced with gas wet systems or equivalent	98%	100%	
Reduce U-values of solid wall and other non-cavity Council dwellings	69%	100%	March 2020

to same levels as insulated cavity wall properties			
Visit every new DCC tenant to give advice on heating demonstration & signpost to other DCC services		100%	Per Annum
No. of completed income maximisation / benefits check	£407,409		
No. of Houses Registered for Warm Home Discount	774		
Key Commitments:			
<ul style="list-style-type: none"> • Provide external wall insulation to 400 private flats per year to reduce fuel poverty • Develop EESSH2 strategy which will maximise number of DCC properties achieving EPC B by 2032. • Contribute from Housing perspective to the production of a city-wide Climate Change Adaptation Strategy. • Improve heating in all DCC housing. • Replace all electric heating systems in DCC properties and replace with gas wet systems. • Give advice on heating systems to all new DCC tenants. 			



Community Safety and Justice

AIM; Our homes are located in strong and safe communities

Community safety tends to mean different things to different people at different times of their lives and can vary considerably from locality to locality. The most commonly accepted definition states that community safety is about “protecting people’s rights to live in confidence and without fear for their own or other people’s safety” (COSLA).

Community safety is therefore about being able to feel safe at home, at work, walking down the street or in other public places. It relates to individuals’ quality of life and encourages individuals to seek the most favourable opportunities available to them, to enable them to live their lives safely, without fear of crime and disorder.

Our Priorities

Significant levels of inequality directly affect the ability of many citizens to achieve positive outcomes. In addition, higher crime levels correlate to localities where deprivation is prevalent. At all times, the focus of activity undertaken by community safety and justice agencies will be on preventing crime from occurring, rather than relying on enforcement action alone.

The priority outcomes for community safety and justice are:

- Dundee has reduced levels of crime
- Dundee has reduced levels of domestic abuse
- Dundee has reduced levels of re-offending
- Dundee has reduced fear of crime
- We have improved safety of our local communities by reducing the risk to life, property and the environment from fire
- Dundee has reduced levels of antisocial behaviour

The link below will show the “Dundee Community Safety Outcome Improvement Plan 2017 – 22”

https://www.dundee.gov.uk/sites/default/files/dundee_community_safety_outcome_improvement_plan_2017-2022.pdf

Community Safety and Justice Action Plan

Aim: Dundee has Reduced level of crime and Antisocial Behaviour			
Action	Baseline	LHS Target	Timescale
Percentage of respondents who felt that their neighbourhood was a safe place to live	99%	99%	2023
Total number of antisocial behaviour complaints	1758	1670	2020
Satisfaction with antisocial behaviour service	80%	80%	2020
Percentage satisfied or very satisfied with Community Warden Service	87%	90%	2020
Reduce levels of re-offending	<ul style="list-style-type: none"> ● Establish Prisoner Throughcare Network ● Implement short-term prisoner intervention programme ● Deliver individual pre-release case conferences ● Develop alternatives to short term prison sentences and remand ● Improve effectiveness of Multi-agency Tactical and Co-ordinating (MATAC) meetings ● Deliver relevant Community safety messages to secondary pupils to encourage positive behaviour and to emphasize the consequences of being involved in antisocial behaviour 		

Tenancy Sustainment

AIM; To support People in their tenancies.

The Housing Service has established a Tenancy and Estates Service which aims to place the emphasis on ensuring our tenants are given the help and assistance they need to manage and maintain their council tenancy.

To help achieve this aim there has been a refocusing of resources within the service. Key to this has been the transfer of responsibility for day to day repairs to the Housing Asset Management Unit. This has allowed our Housing Officers to spend more time on the person, not the property. To reflect this change in role Housing Officers have now become Tenancy Officers and their prime responsibility is to work with our tenants to sustain their tenancy.

Tenancy Officers provide tenancy advice and information to our tenants prior to the start of the tenancy; at the start of the tenancy; and continuing throughout the lifetime of the tenancy. There are a number of key actions:

- Early intervention and identification of need
- The introduction of a Readiness for Tenancy (RAG) Tool to assess need and to determine how to support the tenant
- Adopting a holistic approach to needs assessment
- Locality based services, working collaboratively with various partner agencies, delivering for our tenants
- Delivery of a person centred approach, with the aim of helping the tenant to sustain the tenancy at the heart

Also, Neighbourhood Services, Council Advice Services and Revenues and Benefits intend to test a new model of pre-tenancy support which will aim to prepare prospective new tenants taking on the responsibilities of a new tenancy. A holistic, multi-agency approach will link Tenancy Officers with advice staff and the Scottish Welfare Fund to prepare tenants for their responsibilities and provide support, where necessary, by way of advice, income maximisation, budgeting support and access to grants such as Community Care Grant. New tenants will be given a better insight into what they need to do to help them keep their tenancy.

By inputting various supports at the pre-tenancy stage, it is hoped that levels of sustainment within the city improves and instances of tenancy failure amongst new tenants reduces. Other key outcomes are:

- Deliver year on year improvement in Tenancy Sustainment rates
- Reduce number of terminations for reasons of sustainment
- Reduce the number of homeless presentations from existing tenants
- Help deliver on one of Neighbourhood Services key priorities i.e. Creating stronger, more resilient, influential and inclusive communities and neighbourhoods
- Develop locality partnership protocols/arrangements

Registered Social Landlord

Housing Associations within the city also have a Tenancy and Estates Service which aims to place the emphasis on ensuring tenants are given the help and assistance they need to manage and maintain their council tenancy. Tenancy sustainment is a Key Performance Indicator (KPI) in the annual Scottish Housing Regulator returns, most of the associations have a target of 90% as has Dundee City Council.

Each local Housing Association has its' own policy and procedures for achieving tenancy sustainment and outlined below are some of the measures used to achieve these targets include:

- Interviewing potential tenants prior to allocation, so that they appreciate their obligations, rent levels and other costs before taking on the tenancy;
- New tenant visits within the first 4 – 6 weeks of the tenancy starting to see the tenant has settled in and managing;
- Ensure the tenant is receiving the correct welfare benefits;
- Ensure that the tenant is aware of how to use their heating system properly, is on the correct energy tariff.

Dundee Scottish Welfare Fund (SWF)

Dundee's Scottish Welfare Fund has always aimed to integrate the SWF aims into a holistic model of client support focussed on early intervention to prevent people reaching a crisis point in the first place. By linking with Housing Services, RSL's and the Third Sector and capitalising on the benefits already achieved by the Fund's amalgamation into Council Advice Services we are aiming to improve the fund's impact, in particular in relation to tenancy sustainment.

Since 2013 Dundee SWF developed good partnership working/ links with Housing & Homeless officers, the aim being to work together for a seamless service and better outcome for customers. We also have good working relationships with the third sector, e.g. Starter Packs & Togs for Tots (who supply children's clothing and equipment) & Positive Steps.

The SWT is a small team, and their main aim is to improve & enrich the lives of Dundee citizens by:

- Reducing poverty in the city.
- Protecting the most vulnerable individuals.
- Reducing fuel poverty in Dundee.
- Helping people to sustain their tenancies.
- Helping to support people back into employment

On a daily basis the team is very proactive in the way they work, staff look to fix problems in the longer term and make a significant difference to the lives of Dundee citizens.

An example of their work is when a Crisis Grant is awarded to customers for assistance with gas & electricity they don't just give out the cash, a member of staff from Dundee Energy Efficiency Advice Project (DEEAP) will visit the property. While they are there they check to see if there are any debts on the gas & electricity meters. DEAP can arrange for debts to be written off or lowered to a manageable level through contact with energy companies. DEEAP also give advice of tariffs, energy efficiency and also refers to other agencies such as welfare rights for benefit advice.

Tenancy Sustainment Action Plan

AIM; To support People in their Tenancies			
Action	Baseline	LHS Target	Timescale
Percentage of new tenancies sustained for more than one year Dundee City Council	83.9%	90%	2022
Percentage of new tenancies sustained for more than one year Registered Social Landlords in Dundee	90%	90%	
Percentage of social rented households who felt the condition of their house or flat was good. (Dundee City Council)	99%	97%	2027
Key Commitments: <ul style="list-style-type: none"> • Delivery of a person centred approach, with the aim of helping the tenant to sustain the tenancy at the heart. • Deliver a year on year improvement on tenancy sustainment rates. • Reduce the number of terminations on reason of sustainment. 			

Owner Occupied Housing / Private Rented Sector

AIM: To improve standards of property and management in Dundee's private rented market

Empty Homes

The aim for the Scottish Empty Homes Partnership (SEHP) is to encourage private sector empty properties back into use. This is done in a number of ways: offering advice to individuals; supporting a network of empty homes practitioners in councils and other bodies; and developing policy and practices ideas.

Empty homes present a wasted resource and can often cause blight on local communities. Homes can become empty for a number of reasons, with most empty for only a short period while awaiting sale or renovation. However there are also homes which are vacant, have not been marketed for sale, are fit for occupation and the owner is not actively trying to bring the home back into residential use. These are known as long-term vacancies. Properties are considered to be long-term empty after six months of non-occupation.

Empty homes work can have many tangible benefits for both local communities and the Council. Empty homes cannot solve housing supply issues alone, but they can be part of a holistic solution to increase the availability of housing and to help regenerate communities. In Dundee approximately 1.87% of the total private sector housing stock is classified as being long-term empty. This equates to 973 long-term empty homes.

The Council Tax (Variation for Unoccupied Dwellings) (Scotland) Regulations 2013 gave local authorities increased power to vary Council Tax charges payable on unoccupied dwellings. The Councils Policy & Resources Committee agreed to implement these changes from 1 April 2015. This policy, along with the previous reduction in discounts on empty and second homes, has enabled the Council to raise additional Council Tax revenue which is used in part to support Council services and the supply of new affordable housing within Dundee

Data suggests that empty homes are found consistently throughout Dundee, with slightly lower proportions within both Central Dundee and Broughty Ferry. Feedback from empty home owners suggests that the condition of empty homes varies significantly. Disrepair is not uncommon in long-term empty properties, particularly where a dwelling has been vacant and unmaintained for a number of years. Where appropriate the Council will consider the use of a Compulsory Purchase Order (CPO), however this is seen as a last resort once all other avenues have been exhausted.

This project was successful in returning 50 long-term empty homes back into use in Dundee during the original 2 year pilot. This project has received national recognition as an example of best practice and continues to contribute encouragingly to the collection of Council tax in Dundee. Since the introduction of this shared service project and recent legislative changes, statistics related to empty homes have shown a consistent decline. In January 2016 there were 2511 unoccupied homes within Dundee with this steadily falling to 2288 properties as of January 2018. Through the Local Housing Strategy action will be taken to bring more long-term empty properties back into residential use and to ensure that there is an overall reduction in the number of long-term empty homes.

Council tax data is fundamental to the growth and progress of this Empty Homes Project. The initial approach to empty homes work in Dundee was to target owners being levied with the additional Council tax surcharge.

As at August 2018 there are 135 active cases; 973 private long-term empty homes, 2 properties sold using existing Dundee Property Matchmaker Scheme; and there are 55 registered buyers as at May 2018.

The picture below shows a property which has come through the Empty Homes project;

Before



After



Before



After



Before



After



Private Rented Sector

Dundee has a large private rented sector with over 17,000 registered private rented sector properties, owned by in excess of 10,000 landlords and managed by a combination of the owners and appointed agents. As a University City, Dundee also has around 1,700 Houses in Multiple Occupation.

Improving housing quality within the private sector is essential to improve the lives of private sector tenants. The Council welcome the Scottish Government consultation on Regulation of Energy Efficiency in the Private Rented Sector (REEPS) and measures to improve the condition of housing within the sector.

The biggest single issue is building conditions particularly with common repairs in the tenement stock. The ability to progress common repairs is often frustrated by the mixed ownership and tenures within the individual buildings coupled to a lack of factoring.

Compulsory Factoring is seen as a significant part of the solutions, linked to 5 or 10 year building condition surveys.

In the private rented sector repairing standard issues are the main problem with landlords either ignoring or being unaware of the wealth of new regulation affecting the sector. Whilst not a legislative requirement, the lack of a central heating system in many older properties is another issue.

Within Dundee the Private Sector Services Unit (PSSU) provide a number of services to assist in the supply and quality in the PRS locally;

- Advice and Assistance Team
- Scheme of Assistance including Care & Repair
- Dundee Landlord Accreditation (DLA)
- DLA Seminars
- DLA eNewsletter
- Appointment of a Private Landlord Support Officer (PLSO)
- Empty Homes Officer
- Access to Civica to monitor and manage Enforcement action in the PRS

In addition to the above PSSU use the following powers and products to help households and landlords;

- Provision Of advice and guidance to the PRS via DLA and PLSO.
- Web based information including 'Under One Roof'.
- Support to enable PRS tenants to make repairing Standard referral to the FTT (HPC).
- Third Party Referrals to the FTT (HPC) in respect of PRS properties.
- Rent Penalty Notices
- Referral of landlords to the Licensing Committee on grounds of fitness
- Referral of landlords to the Procurator Fiscal
- Missing Share legislation
- Maintenance Orders (Only are used as a last resort)
- Work Notices (Only are used as a last resort)
- Close cooperation and liaison with colleagues in Environment, Environmental Compliance, trading Standards and Building Standards and other relevant services

Below Tolerable Standard (BTS)

BTS properties are normally identified as a result of inspections and visits to properties for other purposes including Private Rented Sector (PRS) Enforcement work, Private Landlord Support Officer (PLSO) and Empty Homes Officer contact and Housing Applications (Housing Option Services) as well as information from outside agencies. Where we are reacting to the identification of a BTS property, there are a range of powers available including referral to the First Tier Tribunal (Housing and Property Chamber) for private rented properties, mandatory and discretionary improvement and repair grant assistance targeting BTS and Serious disrepair as well as the potential to use a range of enforcement powers.

Section 72 Statement

The Statement sets out Dundee City Council's Scheme of Assistance and outlines the provision of advice, information and assistance, including financial assistance available to homeowners to enable and encourage them to maintain and improve their homes. Our vision is to improve the Quality of Private Sector Property to Ensure Well Maintained Safe and Secure Housing.

Dundee Care and Repair

Care and Repair is an important service for people living in private sector housing. The aim of Dundee Care & Repair (DC&R) is to improve the quality of life for older people and people of any age with disability or chronic illness, who are living in unsatisfactory housing conditions. This can be achieved by the provision of practical advice and assistance with necessary improvements and repairs, which will allow clients to remain comfortably and safely in their own homes. Dundee Care & Repair is part of the Council's Scheme of Assistance for Private Sector Housing.

https://www.dundee.gov.uk/dundee/uploaded_publications/publication_1531.doc

Owner Occupied and Private Rented Sector Action Plan

Aim; Improving the housing quality of private sector tenants especially the elderly and those vulnerable to adverse living conditions			
Action	Baseline	LHS Target	Timescale
Total number of accredited private landlords	148	193	2023
Increase number of private sector landlords signing up to Homefinder Projects to improve standards	148	264	2027
Percentage of registered private sector properties managed by an Accredited Landlord or Letting Agent	25%	25%	
Number of Empty Properties brought back into use	20 per annum	20 per annum	2024
Maximise uptake of Scheme of Assistance	774 SoA + 274 Advice and Liaison +503 Care & Repair	1200	2024
Provide grant assistance to improve properties in the private sector	698 SoA grants and awards +262 Small repair awards (C&R)	900	2024
Key Commitments:			
<ul style="list-style-type: none"> • Develop and implement a pilot Private sector enhancement project in a selected area to comprehensively tackle housing and environmental conditions of social issues. • Continue to provide tailored and targeted advice and assistance to empty home owners to bring properties back into use. • Continue partnership working with relevant services to identify and engage with empty home owners throughout Dundee (Private Sector Services Unit; Council Tax; Scottish Empty Homes Partnership). • Continue to promote the benefits of returning empty homes back into residential use to registered landlords. • Consider the introduction of new initiatives aimed at bringing empty properties back into use, including both residential and commercial space (for example an Empty Homes Loan Fund). • Consider the use of Compulsory Purchase Orders for empty residential properties where appropriate. • Consider the use of empty homes work in support of future regeneration projects. • Increase the number of empty homes brought back into use using the Dundee Property Matchmaker Scheme – which aims to help prospective buyers and sellers of empty properties find each other more easily. 			



New Build Wheelchair Housing Alexander Street

Community Care

AIM – To assist individuals to live independently in their communities

Successive Scottish Governments have been committed to the continuous improvement of the country's health and social care services. In recent years, this commitment has been reinforced with the enactment of the Public Bodies (Joint Working) (Scotland) Act, 2014, which 'aims to improve care and support for people who use [health and social care] services'. (Scottish Government, 2018)

<https://www2.gov.scot/Topics/Health/Policy/Health-Social-Care-Integration>

As previously outlined at the Development Plan Section of the LHS (see p.21), the Act has resulted in the formation of thirty-one, independent Local Partnership Integration Joint Boards (IJB) across Scotland; each with the responsibility of developing a five-year Health and Social Care (HSC) Plan for its local authority area.

All HSC plans are underpinned by nine, National Health and Wellbeing Outcomes.

These are as follows:

- Outcome 1:** People are able to look after and improve their own health and wellbeing and live in good health for longer.
- Outcome 2:** People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community.
- Outcome 3.** People who use health and social care services have positive experiences of those services, and have their dignity respected.
- Outcome 4** Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services.
- Outcome 5.** Health and social care services contribute to reducing health inequalities.
- Outcome 6.** People who provide unpaid care are supported to look after their own health and wellbeing, including to reduce any negative impact of their caring role on their own health and well-being.
- Outcome 7.** People using health and social care services are safe from harm.
- Outcome 8.** People who work in health and social care services feel engaged with the work they do and are supported to continuously improve the information, support, care and treatment they provide.
- Outcome 9.** Resources are used effectively and efficiently in the provision of health and social care services.

Nationally, Housing has a role to play in the successful implementation of the majority of the nine, national health and wellbeing outcomes. However, Outcome 2 has the most relevance.

In line with national guidance, Dundee's Health and Social Care Partnership's (DHSCP) developed a Health and Social Care Strategic and Commissioning Plan, 2016 – 2021. Underpinning the Plan was the following Vision Statement:

Each citizen will have access to the information and support that they need to live a fulfilled life.

(DHSCP, 2016, p9)

In 2018, DHSCP reviewed the Plan. This resulted in a new, Strategic and Commissioning Plan, 2019 -2022 for the city. The Plan's Vision Statement remains unchanged from 2016, but is now structured around four, key health and social care strategic priorities. These are as follows:

Strategic Priority 1. Health Inequalities

Strategic Priority 2. Early Intervention and Prevention

Strategic Priority 3. Locality Working and Engaging with Communities

Strategic Priority 4. Models of Support, Pathways of Care.

Although Housing cuts across the four strategic priorities within the Plan:

Priority 2: Early Intervention and Prevention,

And

Priority 4: Models of Support, Pathways of Care

have the most relevance.

To help achieve the key outcomes of Priorities 2 and 4, the Plan sets out the following key housing and housing support related objectives:

- Work collaboratively with relevant partners to deliver joint approaches to early intervention and prevention
- Increase the balance of care towards care at home services
- Increase the range of technological support.

(DHSCP, 2019, pp 20, 25, & 27)

Implementation of the Plan

Within the city, implementation is supported by a Strategic Planning Group (SPG) infrastructure. The structure is built upon the following SPGs:

- Frailty
- Carers
- Community Rehabilitation and Independent Living
- Physical Disability
- Mental Health and Wellbeing
- Sensory Impairment
- Learning Disability and Autism
- Suicide Prevention
- Alcohol and Drug Partnership
- Housing Options and Homeless Strategic Partnership**.

To facilitate the implementation of the Plan, SPGs are remitted to co-produce Commissioning Statements for each of their respective service areas. These Statements cover a five year period, and reflect the strategic direction of the overall Plan; outlining specific service development and delivery actions.

SPG membership includes representatives from: individuals who use the respective services; carers; Third Sector; and statutory organisations, including Dundee Health and Social Care Partnership, NHS Tayside, and Dundee City Council.

At the time of writing the LHS, some of the SPGs Commissioning Statements are currently under review or coming to the end of their respective cycles. When these statements are renewed, the annual LHS update will reflect the associated housing and housing support priorities.

****** *Housing and housing support priorities for these service areas are reflected in the Homelessness and Housing Option Section of the LHS.*

Smart Health and Care Strategy, 2017 – 2020

Dundee`s Health and Social Care Partnership recognises the important contribution that technology plays in delivering its overall strategic vision for the city. This recognition is reflected in its Smart Health and Care Strategy (SHCS) 2017 – 2020, which specifies five, key assistive technologies to improve individuals` personal health and wellbeing outcomes.

These are as follows:

- Digital
- Telecare
- Telehealth
- Equipment
- Adaptations.

The SHCS aims to embed the use of these technologies across the health and social care service spectrum; including strategic planning, care and support assessments, and workforce development.

To support the Smart Health and Care Strategy outcomes, DHSCP is committed to developing an associated implementation plan. Once the plan has been approved, related housing actions will be reflected in future LHS annual updates.

The Housing Contribution

The LHS recognises the importance of the Housing Sector`s contribution to the successful implementation of national and local health and social care strategic priorities, particularly in relation to those associated with:

The National Health and Wellbeing Outcomes

And

Dundee Health and Social Care Partnership`s Strategic and Commissioning Plan, 2019 -2022.

As a result, Dundee City Council is committed to working with all relevant stakeholders over the period of the LHS to assist the delivery of identified national and local health and social care strategic priorities.

LHS Community Care Action Plan

Based on the available DHSCP strategic planning information and the city`s Housing Needs Demand Assessment, the following action plan outlines the identified housing service development targets for individuals who require care and support or physically adapted housing, such as a wheelchair adapted house, to live independently in their respective communities.

Community Care Action Plan

Outcome: Improving housing quality, choice and affordability				
Action	Baseline	LHS Target	Timescale	Lead
Service: Physical Disability				
1.1 General Wheelchair Housing <u>Wheelchair Housing Waiting List:</u> Commission additional social rented wheelchair adapted housing	352	44 Houses	2018-23	DCC-NS
1.2 Supported Wheelchair Housing <u>DHSCP Supported Housing:</u> Commission additional supported wheelchair-adapted housing	6	21 Houses	2018-23	DHSCP
1.3 DHSCP Supported Wheelchair Housing: <u>DHSCP Funding (Relates to Action 1.2):</u> Identify potential care, support, and additional capital funding sources to progress the development of supported, wheelchair adapted houses outlined at Action 1.2	N/A	Confirm funding	2018-23	DHSCP
Developing Good Practice				
1.4 Develop a good practice guide to managing social rented wheelchair adapted housing tenancies	N/A	Implement Action	2019	DCC-NS
1.5 Develop a city-wide social rented wheelchair housing data base / mapping program, and associated housing nomination process	N/A	Implement Action	2019	DCC-NS
Existing Housing Stock				
1.6 Understand our existing housing stock to identify properties that could be enhanced and adapted.	N/A	[Reduce] the Number of people under 65 with physical disability living in care homes	2018-2023	DHSCP
Key: DHSCP -		Dundee Health and Social Care Partnership		
DCC – NS -		Dundee City Council, Neighbourhood Services		
Baseline Source -		Dundee City Council, Neighbourhood Services		

Outcome: Improving housing quality, choice and affordability				
Action	Baseline	LHS Target	Timescale	Lead
2. Service: Mental Health and Wellbeing				
2.1 <u>DHSCP Supported Housing:</u> Commission additional social rented supported housing	73	16 Houses	2018/23	DHSCP
3. Service: Learning Disability and Autism				
3.1 <u>DHSCP Supported Housing:</u> Commission additional social rented supported housing	124	36 Houses	2018/23	DHSCP
Key Commitments:				
<ul style="list-style-type: none"> • Develop a range of accommodation and housing choices to meet increasing and changing needs • Expand the level of health and care support provided at home or close to home as possible • Increase the range of technological support. 				
Key: DHSCP -	Dundee Health and Social Care Partnership			
DCC – NS -	Dundee City Council, Neighbourhood Services			
Baseline Source -	Dundee City Council, Neighbourhood Services			

Homelessness and Housing Options

Aim; Prevent homelessness from happening and ensure a positive experience of support and services for people who are at risk of becoming or are already homeless. Ensure individuals can live independent, fulfilled and healthy lives.

The Housing (Scotland) Act 2001 places a statutory duty on each local authority to carry out an assessment of homelessness in its area and to include information on its Homeless Strategy for the prevention and alleviation of homelessness within its Local Housing Strategy.

Dundee City Council and Dundee Health and Social Care Partnership agreed a joint strategy “**Not Just a Roof Housing Options and Homelessness Plan 2016 – 2021**” sets out the strategic direction for the Dundee Homeless and Housing Options Strategic Planning Partnership for the next five years.

The vision of the Partnership is that “Citizens of Dundee will be able to live a fulfilled life in their own home or homely setting”.

If people do become homeless, they will be able to access quality information, advice and support which will enable them to fulfilled life and gain and maintain their own home.

Developed after gathering the views and experiences of people who have been homeless and other key stakeholders including Housing, Integrated Health and Social Care, Children and Families, NHS Tayside, voluntary sector partners, and academic field.

The plan aims to:

- Prevent homelessness from happening
- Ensure a positive experience of support and services for people who are at risk of becoming or are already homeless; and
- Ensure individuals can live independent, fulfilled and healthy lives.

The strategy sets out the key challenges in providing Housing Options and Homelessness services to meet the needs of the population within the City which has relatively higher levels of deprivation and health inequalities against ever more challenging funding regimes due to welfare reforms. People told us that there should be more focus on early intervention and support, looking at reasons for homelessness and developing support to address these issues. Having a range of services which prevent homelessness, working in the community with those at risk of homelessness and ensuring a multi-agency co-ordinated response.

Key priorities identified within the Strategy are:

- Responding to impact of welfare reforms and unemployment on individuals and families incomes and link of this to increased risk of homelessness.
- Building community capacity and on existing approaches such as GIRFEC, Housing Options and Lead Professionals model to make a strategic and decisive shift towards prevention of homelessness.
- Increasing social and digital inclusion so that people can maintain and develop social networks
- Reducing impact of social and health inequalities on people who are homeless or at risk of homelessness.
- Developing approaches and models which enable and empower citizens, particularly those with a complexity of personal circumstances, of Dundee to be healthy, have a fulfilled life and achieve their personal outcomes.

The strategy sets out how the Dundee Homeless and Housing Option Strategic Planning Partnership will implement the actions across all agencies to deliver the Strategy to achieve its objectives over the period to 2021. Follow the link below to the document;

<https://www.dundee.gov.uk/sites/default/files/publications/notjustaroof.pdf>

Current Developments and Considerations

The Homelessness and Rough Sleeping Action Group (HARSAG) was set up by the Scottish Government in 2017 to produce short and long term solutions to end homelessness and rough sleeping.

HARSAG has published its recommendations which have been accepted by the Minister for Housing, Local Government and Planning. The recommendations have made rapid rehousing and Housing First key to improving outcomes for people experiencing homelessness. Rapid rehousing is about ensuring those experiencing homelessness each a settled housing option as quickly as possible with time in temporary accommodation kept to a minimum. Housing First is specialist provision for people with complex needs with personalised, open ended and flexible support. It is recognised that for some people highly specialist provision within small, shared supported environments will be required.

The Scottish Government has announced funding of £21 million for local authorities to develop their approach to rapid rehousing and Housing First.

A new planning framework is being introduced for local authorities and our partners to transition to rapid rehousing approach – **Rapid Rehousing Transition Plans (RRTP)**. These plans set out how local authorities intend to transition from the current housing options approach and re-align these to the housing led approach. The Dundee Rapid Rehousing Transition Plan [Rapid Rehousing Transition Plan.docx](#) was approved by DCC Neighbourhood Services Committee on the 7th January, 2019. The Plan covers a 5 year period; 2019 to 2024. RRTPs will become an integral part of the Strategic Housing Investment Plan (SHIP) and will be reviewed as part of the SHIP process.

The Plan has been developed jointly with the Dundee Health and Social Care Partnership, Registered Social Landlords, Third Sector and other partner agencies. The Plan is due to be implemented in April 2019.

Rapid Rehousing is about taking a housing led approach for rehousing people who have experienced homelessness ensuring that they reach a settled housing option as quickly as possible rather than staying too long in temporary accommodation.

Where Homelessness cannot be prevented, Rapid Rehousing means:

- A settled, mainstream housing outcome as quickly as possible;
- Time spent in any form of temporary accommodation reduced to a minimum, with the fewer transitions the better;
- When temporary accommodation is needed, the optimum type is mainstream, furnished within a community.

And for people with multiple needs beyond housing:

- Housing First as the first response for people with complex need and facing multiple disadvantages;
- Highly specialist provision within small, shared supported and trauma informed environments i.e. specialist supported accommodation, if mainstream housing, including Housing First, is not possible or preferable.

RRTPs set's out the local homelessness context, provide a baseline position of temporary accommodation supply, set out a 5 year vision, identify support needs and how local authorities with partners will achieve their vision for temporary accommodation and settled housing options for homeless households as well as providing a resource plan required to deliver the plan.

Housing First Dundee will provide up to 33 supported tenancies initially and it is anticipated that this will be extended to 100 tenancies.

The funding for Housing First Dundee is temporary for up to two years and funding for mainstreaming the project will require to be identified during this time. The Council and Health and Social Care Partnership's approach to this will be to redirect appropriate funding within the recommissioning process associated with the review of Temporary Accommodation.

Partnership working to prevent and address homelessness within Dundee is already well established as evidenced by our current strategic plan. Dundee Council through its Housing Options and Homelessness Strategic Planning Group working with Dundee Health and Social Care Partnership, Community Planning Partners, Registered Social Landlords, Commissioners and Support Providers, workers and service users will lead the development of the RRTP.

Sustainable Housing on Release for Everyone (SHORE) Standards ([SHORE Standards](#)) have been developed by the Housing and Prison Leaders Network to; 'ensure that the housing of individuals in prison are handled at an early stage, in a consistent way across Scotland, regardless of where they come from, their housing status and how long they have been in prison or young offenders institution'.

The SHORE standards have been agreed. They are targeted to be implemented by April 2019 as part of the Rapid Rehousing Transition Plan 2019 - 2024

The aim of the standard is to reduce repeat offending and repeat homelessness among people in and leaving prison including those on remand, and improve our ability to effectively and sustainably re-settle people who are leaving prison and returning to the community.

The process of implementing the SHORE Standards will mean that many of the discharging prisoners will go directly into a tenancy with appropriate support. Those who do use temporary accommodation will require to be rehoused through the rapid rehousing model outlined above.

We are working closely with colleagues in the Scottish Prison Service, the Health and Social Care Partnership and Criminal Justice to ensure that these standards are implemented and to ensure that the people leaving prison are successfully reintegrated into their communities in sustainable tenancies.

Violence against Women

There is a well-established framework in Dundee within which multi-agency risk assessment conferences (MARAC) take place to agree protection and support plans to improve the safety of people at risk of serious harm from domestic abuse.

There are a small number of men who are considered through MARAC processes. The Dundee Violence against Women Partnership is currently updating its strategy and is developing an action plan to strengthen the responses of agencies to violence against women in the city. It is planned to develop the use of multi-agency hubs within local communities, as both access points for services and bases from which a co-ordinated multi-agency response can be planned and managed. Housing professionals are fully committed to working with partners to strengthen our multi-agency response and to reducing violence against women in Dundee.

In 2018/18 there were 141 incidents of domestic abuse recorded by Police Scotland per 10,000 population in Dundee (a total of 2,103). These figures were the fourth highest recorded for any local authority area in Scotland.

Levels of domestic abuse recorded by the police in Scotland have remained relatively stable since 2011/12, with around 58,000 to 60,000 incidents a year. The police recorded 59,541 incidents of domestic abuse in 2017/18, an increase of 1% compared to the previous year. In Dundee figures have shown a general decline since 2011/12.

In 2010/11, 174 people were assessed as being homeless due to domestic abuse; this is 9% of all homeless presentations. A further 523 women who were at risk of homelessness 199 were supported within specialist services. The prevention of homelessness through, for example, options advice is a high priority for Government and this is reflected in the National Domestic Abuse Delivery Plan.

One of the biggest obstacles to women leaving their partner is lack of readily available information about their housing options. Women have reported that they had routinely been given the impression that their only option was to leave and set-up home elsewhere.

To address this, the Council, Dundee's Women's Aid, Barnardo's and Action for Children gained Big Lottery funding for a time limited project drawing together existing local service provision alongside new resources (dedicated housing information and advice workers, home security resources to support the provision of legal advice and actions). The project was successful and lessons learned have been integrated into the Council's Housing Option Service which continues to work in partnership with voluntary agencies in tackling domestic abuse.

The strategic aim of the Dundee Multi Agency Violence against Women Partnership (VAWP) is to ensure that organisations, communities and individuals across Dundee are encouraged and supported to work together to prevent and end all forms of violence against women and children. The aim is to reduce the occurrence and impact of violence against women in Dundee.

The '**Make a Stand**' pledge has been developed by the Chartered Institute of Housing in partnership with Women's Aid and the Domestic Abuse Housing Alliance. It was created to encourage housing organisations to make a commitment to support people experiencing domestic abuse.

By signing up to the Pledge, Dundee City Council has committed itself to providing specific support to people experiencing domestic abuse.

This includes:

- Putting in place a policy to support residents who are affected by domestic abuse.
- Making information about national and local domestic abuse support services available on the Council website and in other appropriate places so that they are easily accessible for residents and staff.
- Putting in place a HR policy, or amending an existing policy, to support members of staff who may be experiencing domestic abuse;
- Appointing a champion at a senior level in the organisation to oversee activity to support people experiencing domestic abuse.

Dundee City Council Community Safety and Public Protection Committee approved signing up to the pledge on 18 February 2019.

Homelessness and Housing Options Action Plan

Aim: Prevention of homelessness			
Action	Baseline	LHS Target	Timescale
Number of Homeless Applicants	157	116	
Number of rough sleepers	84	5	
Introduction of Housing First Service Develop tenancies in year 1	33	33 Tenancies	2020
Youth Housing Provide tenancies under Housing First Model	5 per year	5 per year	2024
SHORE standards Provide tenancies	20 per year	20 per year	2024
Number of households assessed as Homeless	85	90	
Women's Aid Provide tenancies under Housing First Model	5 per year	5 per Year	
Key Commitments: <ul style="list-style-type: none"> • Remodel temporary accommodation to meet the need of applicants • Review current provision of temporary accommodation to ensure that this is fit for purpose to meet future needs. • Pilot project through Housing Support Team and Homefinder to work with vulnerable private sector tenants and their landlords to sustain tenancies • Review all Direct Access Accommodation against HARSAG recommendations for temporary accommodation as well as cost and lease arrangements to inform future decision • Establish Locality housing support service • Re-designate remaining temporary accommodation emergency and interim accommodation 			

Gypsy / Travellers and Travelling Showpeople

The TAYplan partners (Dundee City Council, Angus Council, Fife Council and Perth and Kinross Council) commissioned Craigforth Consultancy to undertake research to improve understanding of the accommodation needs of Gypsy / Travellers and Travelling Showpeople in the TAYplan area.

The overall objective for the study which was completed in November 2016 was to provide an assessment of the accommodation needs of Gypsy/Travellers across the four TAYplan local authority areas, and to inform this LHS and associated plans. The site consultation element of the study identified has help identify future investment and services in relation to Council site provision.

Dundee City Council provide one Gypsy / Traveller site, Balmuirwood by Tealing – the site is located in Angus via a leasing agreement with Angus Council, but Dundee City provide all site management and other services. The site provides 19 pitches, tenants provide their own accommodation although an amenity block is provided to each pitch with kitchen and bathroom facilities, a site office and community lounge is provided on site, although the Liaison Officer is based at the local housing office.

Gypsy Travellers HNDA findings; Dundee is projected to have a substantial surplus in site provision, at around 55 to 60 pitches over the next 5 years (an average of 11 – 13 pitches per annum). This surplus is in part a reflection of the relatively limited need for accommodation within the City (3 – 9) in need over the next 5 years), but is primarily driven by the high turnover rate at the Balmuirwood site (supply of 60 – 65 pitches over the period). In terms of how this needs estimate may translate to actual demand for Gypsy / Traveller accommodation, it is important to recognise that there appears to be limited willingness amongst Gypsy / Travellers to make use of the Balmuirwood site.

Estimate of Gypsy/Traveller accommodation needs for TAYplan 2016-21

Component		ANGUS	DUNDEE	FIFE	P&K	
	a	Waiting list demand for site provision	4	0	0	1
PLUS	b	Without settled accommodation wishing to stay	2	0	1	0
PLUS	c	Households in unsuitable accommodation	0	1	2	0
EQUALS	d	CURRENT (BACKLOG) NEED <i>Note includes small allowance for "hidden" need</i>	7	1	4	1
PLUS	e	New households forming over next 5 years	3-7	1-5	8-11	3-7
PLUS	f	Households falling into need over next 5 years	2-6	1-3	7-10	2-4
EQUALS	g	TOTAL NEED OVER 5 YEAR PERIOD	12-20	3-9	19-29	6-12
MINUS	h	Expected supply of Gypsy/Traveller site pitches	3-7	60-65	55-60	6-12
EQUALS	e	NET SHORTFALL/SURPLUS IN SITE PROVISION	-7 to -15	+55 to +65	+30 to +40	-2 to +4

Source: Accommodation Needs of Gypsy / Travellers and Travelling Showpeople in the TAYplan area research

Balmuirwood

The Gypsy/Traveller Site Working Group was formed in 2014, which provided the Scottish Government with expert advice and discussed ways of addressing some of the issues raised by Equal Opportunities Committee. Improving Gypsy Traveller Sites – “Guidance on minimum site standards, and site tenant’s core rights and responsibilities” were then developed and published in May 2015.

Between August 2017 and March 2018, the Scottish Government carried out a review of progress towards meeting the standards. The first phase of this work involved requesting site providers to complete a self-assessment of their progress. This was followed up by a programme of visits to eight sites of which Balmuirwood was one.

Dundee City Council identified a number of actions to bring the site to the minimum standard by the set deadline of June 2018.

However, during the Scottish Government’s visit to Balmuirwood, it was noted that information from some site residents did not support the evidence provided in the self-assessment return.

Following the Scottish Government’s visit to Balmuirwood, an action plan to address the areas where tenant’s felt Balmuirwood was failing to meet indicators was produced

The table below shows the outstanding actions which will be carried out in the coming months;

Gypsy / Travellers and Travelling Showpeople

Aim	Task	Action	Timescale
Site Standard 4. Safety and Security. Indicator 7. There are appropriate road safety measures in place for roads on the site	Erect Additional Road safety signs	Raise Purchase order with Tayside Contracts for two additional road safety signs at Balmuirwood	To be completed alongside Site Standard 5.
Site Standard 4. Safety and Security. Indicator 7. There are appropriate road safety measures in place for roads on the site	Promote road safety to all site residents.	Include road safety explanations during sign-up process and discuss at residents meetings where appropriate	On-going discussions
Site Standard 5. Maintenance and Repairs. Indicator 2. There are adequate and good quality drainage arrangements to allow rainwater to drain safely off the site.	Hardstanding and drainage survey to be carried out by Housing Asset Management Unit (HAMU)	HAMU currently producing topographical survey, including location of all water and drain pipes. Recommendation to follow.	On-going discussions

Travelling Showpeople

Dundee City does not have a resident Travelling Showperson community. The TAYplan Gypsy Travellers / Travelling Showpeople research carried out in 2016 found no evidence to suggest that this group intends to relocate to Dundee.

EQIA

Dundee City Council is committed to equalities and the prevention of discrimination on the grounds of sex, marital status, race, disability, sexual orientation, language or social origin, or persona, belief or opinions

All procurement strategies and contracts will be screened and where appropriate undergo an Equalities Impact Assessment screening to ensure that actions associated with this strategy support the equalities agenda of the government, council and its partners.

A specific aim of this strategy will be delivering affordable and good quality housing and service for:

- Ethnic Minorities including economic migrants.
- Community Care Groups.
- Gypsy Travellers.
- Homeless People.

Targets for provision for these groups have been identified in the LHS. However, additional provision for these groups where it is seen as appropriate will be encouraged.

It should be noted that additional needs for community care housing, especially for Housing with care and for adapted housing have been identified. Further discussion on appropriate models of accommodation, location and funding are ongoing.

Monitor and Evaluation

Monitoring processes are in place so that we know how successful we have been in achieving what we set out to do. This involves measuring progress against indicators and targets which help us see whether we are achieving our outcomes. We will also ask our partners and communities for their views on progress and the impact of the Local Housing Strategy through, for example, existing networks. This monitoring progress will be carried out on an annual basis.

We will produce a report on the Local Housing Strategy once a year. As well as highlighting our progress, it will also update elements of our approach to take account of changed influences including policies, priorities and resources.