

Shetland Local Housing Strategy 2022-27

PRELIMINARY CONSIDERATIONS	Responses
<p>Please provide a brief description or summary of the policy, strategy or service under review for the purposes of this assessment.</p>	<p>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 housing provision. Scottish Government Guidance was published in 2019 to assist local authorities with the preparation of Local Housing Strategies.</p> <p>The Local Housing Strategy sets out the strategic direction, policies and plans that will enable Shetland Islands Council and partners to deliver high quality housing and housing services to meet the needs of local people in all housing tenures.</p> <p>The LHS also sets out the important contribution that housing makes to improving health and wellbeing, creating connected and sustainable places, tackling climate change, supporting economic growth and reducing poverty across Shetland.</p>
STEP 1 - Develop a clear understanding of your objectives	Responses
<p>What are the objectives of the policy, strategy or service?</p>	<p>Aligned to the LHS vision that ‘Everyone in Shetland has access to a home which is connected, energy efficient and meets individual needs’, four strategic priorities have been identified including:</p> <ol style="list-style-type: none"> 1. Increasing housing supply and promoting placemaking 2. Improving house condition, tackling energy efficiency and tackling poverty 3. Improving access to specialist housing and enabling independent living 4. Preventing and alleviating homelessness through housing options, information and support

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<p>Do you need to consult?</p>	<p>The Housing (Scotland) Act 2001 requires that local authorities consult on their LHS, and the statutory Equality Duty on public bodies requires the involvement, consultation and engagement of as wide a range of local residents, tenants and communities of interest as possible.</p>
<p>How are islands identified for the purpose of the policy, strategy or service?</p>	<p>An extensive Housing Need & Demand Assessment (HNDA) has been completed and is under assessment by the Scottish Government, as the evidence base which underpins the LHS. As well as contextual evidence on (i) housing market drivers; (ii) housing stock profile and pressures and (iii) the need for specialist housing; the HNDA provides housing estimates as the basis for setting targets for the number of new homes that should be delivered in Shetland over the next 5-10 years. These targets are set across functional housing market areas which represent distinct geographic locations and communities. These boundaries are called Housing Market Sub-Areas (HMAs). HNDA calculations are performed for each HMA including an assessment of housing affordability to establish how housing estimates should be delivered by tenure. The HMAs which form the basis of the LHS and LHS delivery plan are:</p> <ul style="list-style-type: none"> • Central Mainland HMA • Lerwick & Bressay HMA • North Isles HMA • North Mainland HMA • South Mainland HMA including Fair Isle • West Mainland HMA including Foula and Papa Stour
<p>What are the intended impacts/outcomes and how do these potentially differ in the islands?</p>	<p>The intended impacts of the LHS reflect each LHS priority, namely:</p>

- improving housing access, reducing housing inequality and providing homes in sustainable places where connectivity to jobs and local services is easy
- ensuring everyone lives in a home which is of good quality and repair and finds it easy and affordable to heat
- supporting people to live independently and well at home as housing needs change and develop over time
- preventing homelessness wherever possible and alleviating homelessness when it does occur.

The LHS acknowledges that impacts/outcomes may differ across island and rural communities in Shetland according to the unique nature of each locality, community, housing stock profile access to resources (including fuel, transport and digital connections) and local economy.

Housing estimates differ across HMAs in Shetland. The overall HNDA calculation for Shetland estimates that 929 additional homes will be needed over the next 10 years to meet the future housing needs of Shetland’s population. This includes 391 households currently in housing need and requiring to move to an alternative home. 55% of this housing requirement is for affordable housing tenures/45% for market housing tenures, although this will vary by HMA. Housing estimates by sub housing market areas are as follows:

- Central Mainland HMA = 124
- Lerwick & Bressay HMA = 427
- North Isles HMA = 80
- North Mainland HMA = 97
- South Mainland HMA = 122

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	<ul style="list-style-type: none"> • West Mainland HMA = 46
Is the policy, strategy or service new?	The LHS is a new strategy covering the period 2022-27 but builds on the progress of the 2016 LHS and sits at the heart of all housing planning arrangements and partnership activities in Shetland.
STEP 2 - Gather your data and identify your stakeholders	Responses
What data is available about the current situation in the islands?	HNDA evidence provides intelligence on housing requirements of sub-populations by housing market area (including remote/rural populations) and tenures, as well as key client groups including older people, those with health or disability issues, homeless households, key workers etc.
Do you need to consult?	Yes – an LHS Consultation Plan was developed and delivered providing opportunities for early engagement to help ensure local people, communities and wider stakeholders could share their views on the most pressing housing challenges facing Shetland, as well as generating ideas for change and improvement.
How does any existing data differ between islands?	Some secondary data sources do not allow disaggregation to island localities or HMA (e.g. data on the energy efficiency of Shetland’s housing stock). Where possible HNDA and LHS evidence has been produced at a sub-area level including: <ul style="list-style-type: none"> • HNDA estimates • Housing stock profile • Housing market analysis • Need for specialist housing • Extent and nature of homelessness
Are there any existing design features or mitigations in place?	

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STEP 3 - Consultation	Responses
Who do you need to consult with?	A diverse range of partners, stakeholders, residents, communities and subject matter experts have been engaged in developing the Shetland Island LHS 2022-27.
How will you carry out your consultation and in what timescales?	<p>An extensive consultation and engagement programme has been undertaken to collect a range of views and enable this feedback to systematically inform the development of the LHS., including:</p> <ul style="list-style-type: none"> • Early engagement survey with residents and communities (Sept/Oct 2021) • LHS stakeholder conference (Nov 21) including representatives from public, private, third and community sectors • Option identification and appraisal workshops with local subject matters experts across each LHS priority (Feb 2022)
What questions will you ask when considering how to address island realities?	<p>To better understand the realities of island populations, local residents across Shetland were asked to:</p> <ul style="list-style-type: none"> • Describe what a well-functioning housing system looks like • Prioritise the main housing challenges facing them on a day-to-day basis • Suggest future actions that would have a positive impact on meeting housing need locally. <p>Informed by the LHS evidence base, partners and stakeholders were asked to identify the main barriers to achieving each LHS priority over the next 5 years and provide solutions and ideas to overcome these barriers. This process took into account potential delivery constraints and specific locality objectives for remote and island communities.</p>

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<p>What information has already been gathered through consultations and what concerns have been raised previously by island communities?</p>	<p>The LHS has been informed by the analysis and outcome priorities associated with the Shetland Place Strategy including consultation on the Shetland Place Standard.</p> <p>The LHS has also been informed by consultation outcome and analysis from the Islands with Small Populations Locality Plan which prioritises the need for Housing delivery to be aligned with transport, connectivity and jobs to increase the working age population and enhance island sustainability.</p> <p>More specifically, a survey to inform the new Local Housing Strategy was made available to communities and residents across Shetland, enabling them to express their views on which local housing issues ‘matter most’. The survey was open for a 6-week period from 22/09/21 – 28/10/21. In total, 227 responses were provided by local residents and community groups. Survey outcomes were used by stakeholders to coproduce the LHS vision based on insight from local households on top priorities i.e. housing system should:</p> <ol style="list-style-type: none"> 1. Improve affordability 2. Provide quality homes in good repair 3. Offer homes that warm/affordable to heat <p>Top housing challenges translated into LHS priorities for Shetland included:</p> <ol style="list-style-type: none"> 1. Shortage of social rented housing 2. Affordability of housing options 3. Limited housing options for young people, and families 4. Shortage of properties for home ownership
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	5. Fuel poverty
Is your consultation robust and meaningful and sufficient to comply with the Section 7 duty?	Yes. Further opportunities to consult with residents and communities on the final LHS document approved by Shetland Islands Council.
STEP 4 - Assessment	Responses
Does your assessment identify any unique impacts on island communities?	<p>The LHS acknowledges that impacts/outcomes may differ across island and rural communities in Shetland according to the unique nature of each locality, community, housing stock profile access to resources (including fuel, transport and digital connections) and local economy.</p> <p>To address these differences, the LHS will fully align to a new place model currently being developed by Shetland Islands Council, the Scottish Futures Trust and Hub North Scotland, which aims to join up the planning and delivery of economic and social infrastructure investment including housing, planning, net zero, transport and Covid recovery.</p> <p>A shared commitment to community led-place making and land assembly (in LHS Action 1.5) will enable the design and delivery of housing solutions which reflect the needs and context of each place through co-production with residents and communities. This framework will be important in island communities, including islands with small populations, ensuring that housing planning and development is aligned to transport, connectivity and jobs. This approach fully aligns to the Islands with Small Populations Locality Plan which aims to increase the working age population and support island sustainability.</p>

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<p>Does your assessment identify any potential barriers or wider impacts?</p>	<p>The LHS acknowledges several challenges in meeting housing need in a rural and island context including:</p> <ul style="list-style-type: none"> • The cost of building in rural areas is recognised to be significantly higher than the Scottish or Shetland average • Land availability and site capacity in some rural/island areas is problematic • Limited capacity of the local construction sector is exacerbated in rural/island areas • Meeting energy and climate change targets is extremely challenging in some rural/islands areas given the scale of owner occupation, higher than average disrepair and number of homes with EPC's band D or lower • The extent and nature of fuel poverty in rural/island is more acute and more challenging to tackle the removal of LPG and oil source heating • Shetland's geography presents challenges in providing care and support services in rural and island areas. This is exacerbated by skills shortage in the social care/health sector. A lack of homes for key workers exacerbates this • Access to temporary accommodation and settled housing which enable access to social networks and local support services is problematic in some rural/island areas
<p>How will you address these?</p>	<p>The LHS acknowledges that impacts/outcomes may differ across island and rural communities in Shetland according to the unique nature of each locality, community, housing stock profile access to resources (including fuel, transport and digital connections) and local economy.</p>

	<p>The LHS tailors' interventions, wherever possible to meet housing need at a sub-area level, acknowledging the different areas and communities, will have their own specific context and challenges. Interventions targeted specifically at a sub-area level include:</p> <ul style="list-style-type: none"> • increasing housing supply (LHS P1) • improving affordable warmth (particularly in areas where access to affordable or low emission fuel sources is limited) (LHS P2) • enabling residents to remain at home for as long as possible by supporting independent living (LHS P3) • promoting housing sustainment and preventing housing crisis (LHS P4) <p>The LHS sets out Housing Supply Targets (HST) that will enable the delivery of new homes across Shetland based on evidence of unmet housing need and housing affordability pressures. This analysis takes into account demographic and income profiles at sub-areas including remote, rural or island localities/ communities. HSTs are set for rural and island areas taking into account housing need, infrastructure capacity and land availability to ensure that housing investment is sustainable and tailored to each sub-population by housing tenure (e.g. split between affordable homes and market housing).</p> <p>For example, HSTs have been informed by evidence that in more rural HMAs (including islands with small populations), housing development is focused on self-build development on windfall sites, with historic completion rates indicating this</p>
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	<p>accounts for 63% - 75% of all new homes. To enable the delivery of more housing and protect the character of rural and island communities, a broad tenure split of 40% affordable housing / 60% market housing is assumed in the North Isles, North Mainland and West Mainland HMAs to reflect the unique dynamics of housing delivery.</p>
<p>You must now determine whether in your opinion your policy, strategy or service is likely to have an effect on an island community, which is significantly different from its effect on other communities (including other island communities).</p> <p>If your answer is NO to the above question, a full ICIA will NOT be required and <u>you can proceed to Step SIX.</u></p> <p>If the answer is YES, an ICIA must be prepared and <u>you should proceed to Step FIVE.</u></p> <p>To form your opinion, the following questions should be considered:</p> <ul style="list-style-type: none"> • Does the evidence show different circumstances or different expectations or needs, or different experiences or outcomes (such as different levels of satisfaction, or different rates of participation)? • Are these different effects likely? • Are these effects significantly different? • Could the effect amount to a disadvantage for an island community compared to the mainland or between island groups? 	
<p>STEP 5 – Preparing your ICIA</p>	<p>Responses</p>
<p>In Step Five, you should describe the likely significantly different effect of the policy, strategy or service:</p>	

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Assess the extent to which you consider that the policy, strategy or service can be developed or delivered in such a manner as to improve or mitigate, for island communities, the outcomes resulting from it.	
Consider alternative delivery mechanisms and whether further consultation is required.	
Describe how these alternative delivery mechanisms will improve or mitigate outcomes for island communities.	
Identify resources required to improve or mitigate outcomes for island communities.	
STEP 6 - Making adjustments to your work	Responses
Should delivery mechanisms/mitigations vary in different communities?	The LHS acknowledges that impacts/outcomes may differ across island and rural communities in Shetland according to the unique nature of each locality, community, housing stock profile access to resources (including fuel, transport and digital connections) and local economy. To address these differences, the LHS should fully align to a new place model currently being developed by Shetland Islands Council, the Scottish Futures Trust and Hub North Scotland, which aims to join up the planning and delivery of economic and social infrastructure investment including housing, planning, net zero, transport and Covid recovery.
Do you need to consult with island communities in respect of mechanisms or mitigations?	Ongoing consultation with communities on the future planning and delivery of housing and housing services will take place via the community led placemaking model, which will enable the design and delivery of housing solutions which reflect the needs

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	and context of each place through co-production with residents and communities.
Have island circumstances been factored into the evaluation process?	Yes, an LHS monitoring and evaluation framework will measure and test outcomes in each housing market area including those with islands with small populations
Have any island-specific indicators/targets been identified that require monitoring?	Yes – the delivery of Housing Supply Targets by Housing Market Sub-Area
How will outcomes be measured on the islands?	The LHS evaluation framework will clearly set outcome targets for each LHS priority, together with the high level inputs, indicators and timescales that will underpin successful delivery.
How has the policy, strategy or service affected island communities?	It will be important for the LHS to tailor interventions, wherever possible to meet housing need in island communities, acknowledging that each community will have its own specific context and challenges. Interventions targeted specifically at a sub-area level include: <ul style="list-style-type: none"> • increasing housing supply (LHS P1) • improving affordable warmth (particularly in areas where access to affordable or low emission fuel sources is limited) (LHS P2) • enabling residents to remain at homes for as long as possible by supporting independent living (LHS P3) • promoting housing sustainment and preventing housing crisis (LHS P4)
How will lessons learned in this ICIA inform future policy making and service delivery?	The ICIA has been successful in highlighting the importance of: <ul style="list-style-type: none"> • continued focus on the community based placemaking model as a mechanism to engage and improve participation of all people living in Shetland, including island communities

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	<ul style="list-style-type: none"> enhancing positive outcomes in island communities through a commitment to share learning and practice of successful planning, commissioning, delivery and engagement models
STEP 7 - Publishing your ICIA	Responses
Have you presented your ICIA in an Easy Read format?	Yes
Does it need to be presented in Gaelic or any other language?	No
Where will you publish your ICIA and will relevant stakeholders be able to easily access it?	The ICIA will be published online as Appendix 3 of the Shetland Islands Local Housing Strategy 2022-27
Who will sign-off your final ICIA and why?	Director of Development Services – as senior responsible officer for Housing

ICIA completed by:	Anita Jamieson, Executive Manager, Housing Service, SIC Neil Grant, Director, Development Department, SIC Monique Hunter, Senior Research & Information Officer, Housing Service, SIC Vaila Simpson, Executive Manager, Community Planning & Development, SIC Tommy Coutts, Executive Manager, Economic Development, SIC Elizabeth Robinson, Public Health and Planning Principal, NHS Shetland
Position:	Executive Manager - Housing
Signature:	Anita M Jamieson
Date complete:	3rd August 2022

ICIA approved by:	
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Position:	Director of Development Services
Signature:	Neil Grant
Date approved:	3 rd August 2022