
Report to: Council

Date of Meeting: 15 December 2016

Subject: Strategic Housing Investment Plan 2017 - 2022

Report by: Head of Housing and Community Safety

1.0 Purpose

- 1.1. To seek approval of the Strategic Housing Investment Plan (SHIP). The SHIP sets out the policy framework for affordable housing development in Clackmannanshire over the next 5 years, establishing the investment priorities. The programme of sites is agreed in line with the SHIP framework.

2.0 Recommendations

- 2.1. It is recommended that Council:

2.1.1 Approves the Strategic Housing Investment Plan for 2017-2022, including the 5 year programme of housing sites, detailed in Appendices 1 and 2.

2.1.2 Notes the remainder of the report, commenting and challenging as appropriate.

3.0 Background

- 3.1. Every two years local authorities are required by the Scottish Government to prepare a Strategic Housing Investment Plan, (SHIP), setting out the strategic investment priorities for affordable housing over a five year period to achieve the outcomes set out in the Local Housing Strategy. The SHIP informs the Scottish Government's housing investment decisions and is the key document for identifying strategic housing projects to assist the achievement of the target for 50,000 affordable homes across Scotland, which was announced in March 2016 and discussed below.
- 3.2. The national 'More Homes Scotland' approach provides a £3 billion commitment by the Scottish Government over the next 5 financial years. This includes increased subsidy levels for councils, accompanied by 5 year Resource Planning Assumptions to help with forward planning of development sites. The 'More Homes Scotland' approach also includes new policy initiatives including: more mid-market homes; supporting home ownership; establishing the new Housing Infrastructure Fund which will provide loans and grants to allow partners to unlock strategically important housing sites and increase the scale of housing delivery; and reviewing the planning system

with a focus on improving planning processes to support the delivery of good quality housing.

- 3.3. The draft SHIP for 2017-22, attached at appendix 1, builds upon the current SHIP approved in October 2014. It has been developed in consultation with key stakeholders, including local Registered Social Landlord (RSL) partners.
- 3.4. At its meeting of 13th October 2016 the Council approved an update on the planned affordable housing programme for Clackmannanshire. This set out the 'Strategic Local Programme' (SLP) for housing expenditure in 2016/17 through to 2019/20 and was compiled in line with the principles set out in the SHIP. The SLP is effectively a rolling programme which delivers the strategic priorities in the SHIP.
- 3.5. Appendix 2 lists the sites proposed for development, and the financial resources available to deliver these houses. Resources include grant funding through the Scottish Government's Affordable Housing Investment Programme, the Council's own resources (income from empty homes Council Tax), and additional grant funding through other streams. RSL schemes also require significant private finance contributions.
- 3.6. The increase in resources for new housing is very welcome, and will support the Council's wider regeneration aims. The intention is to spread investment throughout Clackmannanshire, and to direct it to the areas of greatest housing need. Work is underway to identify new opportunities in the private sector, and potential development sites held on the Housing Revenue Account, such as lock-up/garage sites and amenity areas.
- 3.7. The additional funding also provides the opportunity to consider the condition and popularity of the Council's existing housing stock. Some of this stock is nearing the point where it may no longer be financially viable to make the substantial investment required to meet modern standards. It should therefore be noted that areas identified for regeneration could potentially include programmes of selective demolition and replacement housing, and / or voluntary sales. Further work will be carried out to identify such areas and a report brought back to Council prior to any consultation on potential proposals.

4.0 Funding

- 4.1. As previously reported, the Scottish Government has provided an indicative funding target of £6.577 million over the three years from 2017/18 to 2019/20. The resource planning assumptions are subject to change and the Government expect local authorities to over-commit at least 25% to absorb any additional available grant.
- 4.2. The identified spend for Clackmannanshire over the same period is currently £11.458 million.

5.0 Sustainability Implications

- 5.1. The supply of affordable housing is a central contributor to the Council's commitment to reduce carbon emissions. The projects are all built to

'Greener Standards' and the Council will pursue the inclusion of renewable energy on sites where possible.

6.0 Resource Implications

Financial Details

- 6.1. There are no funding implications from this report that will not be met from within existing resources. A report will be brought to a future meeting on detailed regeneration proposals.
- 6.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes
- 6.3. Finance has been consulted and has agreed the financial implications as set out in the report. Yes

Staffing

- 6.4. There are no staffing implications arising from this report

7.0 Exempt Reports

- 7.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

8.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

- (1) **Our Priorities** (Please double click on the check box)

- | | |
|--|-------------------------------------|
| The area has a positive image and attracts people and businesses | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive | <input checked="" type="checkbox"/> |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/> |
| Our communities are safer | <input checked="" type="checkbox"/> |
| Vulnerable people and families are supported | <input checked="" type="checkbox"/> |
| Substance misuse and its effects are reduced | <input type="checkbox"/> |
| Health is improving and health inequalities are reducing | <input checked="" type="checkbox"/> |
| The environment is protected and enhanced for all | <input checked="" type="checkbox"/> |
| The Council is effective, efficient and recognised for excellence | <input checked="" type="checkbox"/> |

- (2) **Council Policies** (Please detail)

9.0 Equalities Impact

- 9.1. Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes

No

10.0 Legality

10.1. It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

11.0 Appendices

11.1. Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 Strategic Housing Investment Plan (SHIP) 2017-2022

Appendix 2 Affordable Housing Supply Programme (SHIP tables)

12.0 Background Papers

12.1. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered).

Yes (please list the documents below)

No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Susan White	Housing Devt Regen Team Leader	2421
Kate Fleming	Housing Strategy Officer	2361

Approved by

NAME	DESIGNATION	SIGNATURE
Ahsan Khan	Head of Housing	Signed: A Khan
Nikki Bridle	Deputy Chief Executive	Signed: N Bridle

CLACKMANNANSHIRE COUNCIL

**STRATEGIC HOUSING
INVESTMENT PLAN
2017- 2022**

1.0 Introduction

- 1.1 The Strategic Housing Investment Plan (SHIP) 2017/22 defines the priorities for housing investment, as set out in the Clackmannanshire's Housing Strategy (CHS) 2012- 2017 vision, that;

"Every household in our area should have access to a good quality and affordable home, with advice and support services that meet their needs."

- 1.2 To achieve this vision through investment, our aim is to create a more effective local housing system, which delivers both economically balanced and sustainable communities. This in turn shapes our key objectives of providing the right houses, in the right location, delivering both choice and affordability. Supporting this is the commitment from the Scottish Government of an increasing annual grant allocation. For Clackmannanshire, the allocation increased by two thirds from £2.199 million in 2015/16 to £3.654 million in 2016/17.
- 1.3 Under the Scottish Government's initiative of 'More Homes Scotland', £3 billion has been committed over the next 5 years for the delivery of 50,000 affordable homes across Scotland. To help achieve this aim, the Government has introduced a Housing Infrastructure fund of £50 million for 2016/17, to help unlock blockages to development sites due to infrastructure constraints. The scheme is open to private developers, Registered Social Landlords (RSLs) and councils offering a five year flexible grant or loan. The Council will work with colleagues at the Scottish Government and developing RSLs to progress sites assessed as being eligible for such funding.
- 1.4 The 'More Homes Scotland' approach also includes new policy initiatives including: more mid-market homes; supporting home ownership; establishing the new Housing Infrastructure Fund which will provide loans and grants to allow partners to unlock strategically important housing sites and increase the scale of housing delivery; and reviewing the planning system with a focus on improving planning processes to support the delivery of good quality housing. The Council will work to maximise resources and delivery of new homes, to meet the priority needs of the area.

2.0 Housing Need and Demand

- 2.1 Early indications from our updated Housing Needs and Demand Assessment, using the 2012 based population projections, confirms some key findings that will influence future policy:
- Although the population is in decline, the number of **households** remains on the increase, because households are getting smaller. By 2037, 75% of all households are predicted to be either single person or a couple.

- Demographically, the future population of Clackmannanshire will be older and the consequent demand for specialist housing provision will increase.
- Longer term population projections reveal a decline particularly in younger, working age households. This means fewer people to support the ageing population.
- Houses in Clackmannanshire are more affordable than the Scottish average. The current average house price is around £35k lower than the national average of £170k and well below Stirling's £192k average.
- Housing need within settlements in Clackmannanshire is particularly self contained, so investment to meet needs is required across all settlements.

2.2 This SHIP details an investment programme of around £22 million over the next 5 years, from 2017 to 2022. As well as confirmed funding of £3.654 million for 2016/17, the Scottish Government has provided indicative Resource Planning Assumptions (RPA) to 2019/20 of £6.577 million. The RPAs are subject to change but are expected to increase to help meet the 50,000 target for new affordable homes. The Scottish Government expect councils to over commit by at least 25% in their programmes.

3.0 Clackmannanshire Housing Strategy

3.1 A revised Local Housing Strategy is due to be published in 2017, drawing on the full findings from the HNDA which is currently in progress. In the meantime, the eight priority areas and outcomes to be achieved remain:














- **New Housing Supply** - Quality, affordable housing is maximised
- **Best Use of Existing Housing** - The housing we already have is optimised and effective in providing choice and meeting need
- **Homelessness** - Homelessness is reduced and homeless and potentially homeless households have access to effective and appropriate housing option
- **Support for Independent Living** - Those requiring assistance to live independently at home have access to effective housing support
- **Specialist Housing** - People have access to specialist or adapted accommodation where there is an assessed need
- **Energy Efficiency and Fuel Poverty** - Energy efficiency is improved and fuel poverty and carbon emissions are reduced across all tenures
- **Improving Neighbourhoods and Communities** - Organisations and partnerships working with communities will improve the quality of life for all households
- **Housing Investment** - New, improved and innovative funding opportunities will ensure a flow of funds to achieve essential housing priorities.

- 3.2 There has been plenty of activity since the Local Housing Strategy was approved in 2012. Some key achievements over the last 2 years since the last SHIP are:

Completed Actions

- | | |
|--|---|
| The allocated Affordable Housing Budget spend was exceeded in 2015/16 and is looking to overspend again in 2016/17. | ✓ |
| On target to add 130 new and 'buy back' properties to the affordable housing stock in 2016/17, the highest annual total in Clackmannanshire since 1997. | ✓ |
| Completion of 17 affordable bungalows on former Community Centre land in Tillicoultry, funded by £782k Town Centre funding received from the Scottish Government. | ✓ |
| Adding to the success of phase one, a further 14 houses for Mid Market Rent in Coalsnaughton are due for completion in 2017. This is funded as part of the National Housing Trust initiative in partnership with the Scottish Futures Trust and the Council. | ✓ |
| RSL developing partner Kingdom Housing Association completed their first 27 units in Alloa Road, Tullibody in February 2016. | ✓ |
| Expansion of Kingdom's Tullibody development is due on site in January 2017 after the successful purchase of the adjacent piece of Council owned land. | ✓ |
| Land at Primrose Street in Alloa town centre purchased and construction underway for delivery of new affordable housing and town centre regeneration. | ✓ |
| The Council's off the shelf house purchase initiative has added a total of 60 new council properties for rent and 20 for use as homeless temporary accommodation. | ✓ |
| Castle Rock Edinvar will conclude negotiations with a private developer to deliver 35 units through the Falkirk Pension fund. | ✓ |
| Engage with the multi disciplinary Developer Contribution Group to ensure that affordable housing is on the agenda for new developments. | ✓ |

3.3 In addition to the above, the Local Housing Strategy confirms further broad actions which are being delivered through this investment programme;

LHS Key Actions	Progress
Develop a flexible Affordable Housing Policy, including commuted sums, with a settlement focus to maximise developer contributions towards affordable housing	
Continue to develop and support innovative and flexible models for providing cost effective new housing	
Agree a partnership with Falkirk and Stirling Council's and Castle Rock Edinvar to deliver Forth Valley a Pension Fund investment programme	
Maximise the impact of new housing, including affordable housing in areas of demand	
Optimise the Council's investment potential of its land and non-residential assets	
Work with local Housing Associations to deliver new affordable housing and maximise funding from their resources	
Promote and increase low cost home ownership and shared equity schemes with public funding or private developer cross subsidy, especially to promote tenure diversification	
Promote town centre development and regeneration through compatible investment in housing in Alloa, Alva, Tullibody and Tillicoultry	
Define the need for specialist housing and agree best way to supply gaps in provision	
Maximise the funding for new housing through private sector investment, match funding and bidding for challenge funds	
Maintain a programme to purchase existing housing for social stock	
Use income from reduction in Council Tax discounts to provide additional affordable housing, including bringing empty homes back to use	
Deliver specialist housing on all appropriate new housing developments	

4.0 Our Corporate Strategy: Taking Clackmannanshire Forward

4.1 The Council's key corporate priorities are set out in "Taking Clackmannanshire Forward- Corporate Priorities 2012 - 2017". This focuses on provision of Better Services, Better Opportunities and Better Communities, helping to deliver Single Outcome Agreement priorities relating to communities, vulnerable people and the environment. The aim is to ensure Council and partners, and resources, are joined up to achieve positive outcomes for Clackmannanshire.

4.2 The main corporate action that the SHIP will help to achieve is:

- Increase the stock of available housing and work with all partners to maximise the availability of affordable housing throughout Clackmannanshire.

4.3 The framework for strategic direction over the next 5 years is currently being progressed. Continuing and new priorities for the Council and its partners will be accommodated within the SHIP and the revised Local Housing Strategy. This will include work as part of the City Deal with Stirling Council and plans for future regeneration in Clackmannanshire.

5.0 New Housing Supply Targets

5.1 An updated Housing Need and Demand Assessment (HNDA) is underway. Findings so far show a reduction in the level of housing requirements since the last Assessment. This is due to a number of reasons, primarily the reversal in the population projections for 2012, showing an anticipated decline in the population to 2037. This, in turn, is influenced by a dramatic drop in new house building in Clackmannanshire since 2008. This has had a significant effect on population as low house building in the area fails to attract inward migration from households seeking new housing.

5.2 Up to 2021, the annual estimated need for additional affordable housing in Clackmannanshire is around 150 homes. Two thirds of these should be for 'social renting', with 100 properties required for rent by a social landlord and the remaining 50 'intermediate' properties, required to be below market value (rent or sale).

5.3 Social housing demand in Clackmannanshire is fairly self contained within settlements, so the location of new developments needs to be carefully considered. Availability of housing sites does not always match housing need and demand - something that will be considered in the revised Housing Strategy.

6.0 Housing Needs

6.1 Initial findings from the HNDA research confirm some specific features of demand for Clackmannanshire;

- The latest 2012 household projections to 2037 for Clackmannanshire show a fall in population
- Despite a falling population, 100 new households will form every year. Every one of these (100%) will be either single person or couple households, meaning additional, smaller houses are required
- The area has one of Scotland's steepest declines in private house building since 2008/09 and new private developers should be encouraged in to the area where possible
- Net outward migration of 16 to 29 year olds sits at around 100 annually, which is the highest for any age group
- By 2037 there will be 126% more people aged 75+, which is far above the Scottish average of an 86% increase
- By 2030 the number of people over 85 years will double

7.0 Specialist Housing

- 7.1 The Council will continue to provide an element of specialist housing on suitable sites. Most recently, the former Tillicoultry Community Centre was redeveloped providing 17 level access bungalows, which proved to be very popular with tenants.
- 7.2 One of the main drivers of the housing market is the ageing population and their requirement for specialist housing. This is the result of older people who need care (low cost but high volume) and higher infant survival and longevity for those with a learning disability (low volume and high cost).
- 7.3 The Clackmannanshire and Stirling Health and Social Care Partnership has supported additional research into specialist needs, discussed below.

8.0 Partnership Working

- 8.1 There is continued emphasis on partnership working to deliver the SHIP. We are working with Hadden Construction, and the Scottish Futures Trust (SFT) to deliver National Housing Trust (NHT) houses for mid market rent in Coalsnaughton. Ochil View Housing Association is acting as management and maintenance agents for the properties.
- 8.2 The Council, Paragon and Link Housing Associations and private developers, have worked in partnership to provide 48 new, affordable, high quality, highly energy efficient housing to be completed early in 2017. The funding has been provided, in part, from the Greener Homes Innovation Scheme.
- 8.3 The Council continues to work with Kingdom Housing Association as the main RSL developer to build a programme of affordable housing delivery.
- 8.4 Ochil View Housing Association has entered into a new agreement with Kingdom Housing Association to manage their development work. As such, sites that are in Ochil View's ownership at Todd's Yard, Sauchie and Elm Grove, Alloa have been brought back into the programme for development within the next 5 years.
- 8.5 The Council is working alongside Stirling and Falkirk councils to jointly deliver 207 new social rented homes being developed by Castle Rock Edinvar, using

£15m of Falkirk (Forth Valley) Pension funding. 35 units will be located in Clackmannanshire within a private developer site.

9.0 Health and Social Care Integration

- 9.1 The Clackmannanshire and Stirling Health and Social Care Partnership, which is governed by the Integration Joint Board, has set up a Housing Contribution Group which takes responsibility for identifying and addressing the priority housing related needs across the 3 localities within the Partnership area. Clackmannanshire is a single locality.
- 9.2 The Partnership takes the issue of housing very seriously, recognising that housing is a critical aspect of good quality of life. The Partnership has assisted with funding specialist research to help identify the housing needs of older people and of homeless people across the Partnership area. This is being incorporated into the HNDA.

10.0 The Planning Context

- 10.1 Any new housing development should address the needs of the people of Clackmannanshire, regardless of tenure. The key mechanism for this is the planning system. We are working alongside planning colleagues to create a mix of housing sizes and tenures with the aim of providing housing opportunities for all and helping to prevent further market failure.
- 10.2 The Local Development was adopted by Council in August 2015. This includes provision for the delivery of affordable housing, which is supported by the Housing Needs and Demand Assessment. The proposed Affordable Housing Policy (SC2) includes that housing proposals for 20 or more homes, or over 1 hectare, will be expected to include a range and choice of house types, tenures and sizes, including affordable housing.

11.0 Particular Policy Initiatives

11.1 Council purchase of existing housing for social renting

The Council maintains its commitment to make 'off the shelf' purchase a means of delivering affordable housing with 15 new social rented houses delivered in 2015/16 and a further 15 planned for 2016/17, with funding from the HRA Business Plan and Affordable Housing Supply Budget. This method of providing additional affordable homes will be continued as required by the programme.

11.2 RSL purchase of existing housing for social renting

Both Ochil View and Kingdom Housing Associations are buying properties 'off the shelf'. Of particular interest to Ochil View has been previous stock of theirs, which was sold through Right to Buy. Opportunities to purchase 'off the shelf' new build properties, direct from the developer, are also of interest, with Kingdom successfully completing such purchases in 2016/17.

11.3 Adaptations

The Health and Social Care Partnership is now responsible for some of the housing related functions as detailed in the Partnership Integration Scheme. In particular, the Housing Contribution Group is developing a Service Level Agreement (SLA) for the delivery of these services, which remain operationally managed through the Housing Service. The SLA will agree priorities for adaptations in private and council housing, in terms of funding, works, numbers and outcomes, in line with the Strategic Plan.

Clackmannanshire Council's Housing Contribution Statement has been agreed by the Partnership Board and highlights the priorities to be addressed in relation to housing need and the link with health and social care needs. The specialist housing needs research will also help to further define local requirements going forward to meet the growing number of older people in Clackmannanshire.

12.0 Resources

- 12.1 The RPA for Clackmannanshire for 2017/18 to 2019/20 is £6.577 million. The spend identified against projects at this time is £11.458 million which, as encouraged by the Scottish Government, is over the allocated budget but allows for slippage and mitigates the risk of underspend.

The Council and RSL partners are progressing sites for the future programme in anticipation of additional resources being made available.

Affordable Housing Supply Budget RPA		
Year	Budget	Planned Spend
2017/18	£2,923,000	£3,670,000
2018/19	£2,192,000	£3,818,000
2019/20	£1,462,000	£3,970,000
Total	£6,577,000	£11,458,000

13.0 HRA

- 13.1 The Council made a decision in February 2015 to remove future new build programmes from the HRA Capital Programme from 2019 onwards. This decision was recommended to Council to ensure that RSL partners could maximise their stock acquisition in the area. In future, where the situation will allow, the Council will undertake further open market targeted purchases to match local needs and demands.

14.0 Housing Associations

- 14.1 The Council is currently working with Kingdom Housing Association to develop a clear programme of activity to establish their presence in Clackmannanshire.
- 14.2 Ochil View Housing Association has recently entered into an agreement with Kingdom Housing Association to manage development work on their behalf, allowing them to participate in new development again. Ochil View can therefore assist to meet the increased unit target with sites in their ownership at Todd's Yard, Sauchie and Elm Grove, Alloa.
- 14.3 Paragon Housing Association is also looking to develop further housing locally to add to the innovative greener homes they are building with Link HA in Alva.

15.0 Falkirk (Forth Valley) Pension Fund

- 15.1 Falkirk Pension Fund, which operates across Forth Valley, agreed to allocate a total of £30m for housing in Scotland. It has been agreed that £15m of this should be spent on social rented housing in Forth valley, with Castle Rock Edinvar delivering the housing, 35 units of which will be built in Clackmannan.

16.0 Affordable Housing Supply Programme

- 16.1 The table at appendix A sets out the Council's criteria and method used to prioritise housing sites. Sites are ranked by meeting priority criteria based on key actions from the LHS as well as applying practical criteria such as land constraints, planning permission or listed in the Local Development Plan. Sites become nearer to delivery as the constraints are overcome.
- 16.2 The Council has been working with its RSL partners and the Scottish Government to maximise the number of new affordable homes in Clackmannanshire. The programme in 2016/17 is set to deliver just over 130 units. This has been supported by approximately £3.7million of affordable housing grant; £782k of Town Centre regeneration funding and £2.267million Greener Homes Innovation Funding. This is a significant boost to new provision in the area and provides a sound platform for future partnership schemes.
- 16.3 Details on individual sites are included in the proposed Strategic Local Programme tables attached to the SHIP, also summarised below.

17.0 New Supply

17.1 Primrose Place, Alloa

In keeping with the Council's commitment to targeted investment, 16 mid market rent flats will be delivered in 2017 on this prominent site, the first phase of a wider regeneration plan for a derelict area of Alloa town centre.

17.2 'Off the Shelf'

Kingdom purchased a development of 21 new builds from a developer in 2016/17. There is scope from them to purchase further new build properties in the future, with 20 units scheduled for 2017/18.

17.3 Pension Fund

The Scottish Government remains supportive of the Falkirk Pension Fund mandate to invest £30m into affordable housing. The RSL for the scheme, Castle Rock Edinvar, continue negotiations on a private site in Clackmannan which should deliver 35 units. The Scottish Government may also contribute additional infrastructure grant to enable the development to proceed.

17.4 Delph Road, Tullibody phase 2

Kingdom purchased this site in March 2016 to deliver a second phase of 31 units, due to start in February 2017. The development will include some larger wheelchair adapted units and houses suitable for older people - a priority to meet the demands of an ageing population.

17.5 Todd's Yard, Sauchie, phase 2

This site is owned by Ochil View, who built 16 houses on phase 1 in 2012. Kingdom will develop 12 units for Ochil View, starting early in 2017/18.

17.6 Lock-up site at Gartmorn Road, Sauchie

A site investigation and feasibility study will be commissioned for this site, to be developed by Paragon Housing Association who own adjacent properties.

17.7 Park Street, Tillicoultry

Land is being assembled to allow Kingdom to develop 8 units on the site, adjacent to the popular recent development of amenity bungalows.

17.8 Lochies Road, Clackmannan

This small site in Clackmannan will complement the wider regeneration of the town centre. The preference for the site will be for low level specialist housing.

17.9 Primrose Street, Alloa

Feasibility work continues on the options for this site which is phase 2 site of the town centre redevelopment proposals.

17.10 Elm Grove, Alloa

This site, owned by Ochil View, will likely provide a mixed tenure development, potentially including mid-market rent and low cost home ownership, to assist with the ongoing regeneration of the area. Kingdom will progress proposals for the site.

17.11 Potential HRA development/regeneration sites

Work is underway to identify development sites owned by the Housing Revenue Account which, as well as providing new housing which meets local needs, will be part of wider initiatives to improve local areas. This might include lock-up/garage areas, amenity areas considered surplus to requirements and potentially selective demolition of unpopular or difficult to manage housing which is no longer financially viable.

18.0 Shadow Programme (Potential Sites)

18.1 It is inevitable that some priority sites will not be deliverable for various reasons, such as ground conditions or financial viability. To help avoid slippage in the main programme, or in the event of additional Scottish Government funding being made available, potential sites are included in the 'shadow' programme. These sites may be substituted or added to the main programme, should the opportunity arise.

18.2 This approach allows additional flexibility to help ensure that the number of units and spend in Clackmannanshire is maximised. Below is a list of sites identified to date, however, it should be noted that the Council and its RSL partners are actively looking for further opportunities. Other proposals, including purchasing units from a developer, may be brought forward in addition to those listed.

18.3 The Orchard, Tullibody

This HRA-owned site was in the main programme but has been placed in the shadow programme pending further consultation and agreement on school provision in the area. The site capacity is around 12 units to replace the demolished block of flats.

18.4 North Street, Clackmannan

Kingdom Housing Association is looking at options for this town centre site. The Council has proposed the site for Infrastructure Funding to help with high development costs.

18.5 Forest Mill

The section 75 agreement sets a requirement for 22% of the 1,250 homes to be affordable. There are no affordable homes programmed by the developer in phase 1 or 2, so it is likely that it will be several years before affordable housing can be expected on this site.

18.6 Former FV College, Sauchie

A section 75 agreement for 7 affordable houses exists for this site. It is possible that the affordable housing element could be increased if a mid market rent proposal for the site is taken forward.

18.7 Craigview Shop, Sauchie

There is a commitment to conduct a feasibility study on this site. This could be progressed with Ochil View as it owns adjacent properties.

18.8 Devonpark Mills, Devonside

This is a small site that has previously been in the programme but was removed because of site constraints. It is being marketed for sale by the Council, but has been placed on the shadow programme in case an affordable development solution can be delivered.

18.9 The Craigs, Coalsnaughton

This Council owned site is next to the current National Housing Trust site being developed for mid market rent by Hadden Construction. Further work is needed to determine the numbers and types of units most suitable for this development.

19.0 Units in Addition to Affordable Housing Supply Programme

19.1 National Housing Trust, The Glen, Coalsnaughton,

Following approval at Council in June 2015, Hadden Construction, the Council and the Scottish Futures Trust in the National Housing Trust Initiative will deliver a further 14 houses for Mid Market Rent in Coalsnaughton.

19.2 Greener Homes, Former Alva Academy

The Greener Homes Initiative development benefited from £2.879m funding from the Scottish Government for the development of 48 highly energy efficient homes in Alva. The project has been significantly delayed whilst negotiations took place between the parties regarding financial risks. Agreement has been reached and it is expected that the properties will be complete early in 2017. The programme will deliver 48 new homes for both Link and Paragon Housing Association.

19.3 National Mid Market Rent (MMR) Initiative

The Scottish Government has invited prospective MMR providers to submit proposals for an expanded mid-market rented housing initiative. In line with the priorities set out in the Housing Strategy, we will look to incorporate potential feasible sites into our Programme if the opportunity arises.

20.0 Consultation

20.1 This document has been developed by housing and planning colleagues in consultation with local RSLs and Scottish Government officials.

21.0 Ensuring Equalities

21.1 An equalities impact assessment is carried out on each SHIP. The SHIP has no negative impact on the six equality groups; in fact it is likely that these groups will benefit from a positive impact.

22.0 Strategic Environmental Assessment

22.1 The SHIP is part of the LHS, which had a pre-screening as required by the Environmental Assessment (Scotland) Act 2005. Clackmannanshire Council as a "responsible authority" for the purpose of the Act has determined that no SEA submission is required for this document. Specific environmental issues will be considered as part of the Local Development Plan process when planning applications for sites are submitted.

SHIP 2017-22 PRIORITIES FOR INVESTMENT

Site	Ownership	Effective Land Supply	Regen. / Town Centre Area	High Demand Area	Homeless Needs	Particular Needs	Planning Permission	Creating Mixed Comms	No Land constraints	Resources Available	VFM	Deliverable Now	Deliverable within 5 years
MAIN PROGRAMME													
Primrose Place, Alloa	Kingdom	Yes	Yes	Yes	No(MMR)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Pension Fund, Clackmannan	Private	Yes	No	No	Yes	Yes	Yes	Yes	No*	Yes	Yes	Yes	Yes
Delph Road Phase 2, Tullibody	Kingdom	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Todds Yard Phase 2, Sauchie	Ochil View	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lock up sites, Sauchie	Council	No	No	Yes	Yes	Yes	No	Yes	Unknown	No	Yes	No	Yes
Park Street, Tillicoultry	Council / Private	No	Yes	Yes	Yes	Yes	No	Yes	No (ownership)	No	Yes	No	Yes
Primrose Street, Alloa	Council	Yes	Yes	Yes	Yes	Yes	No	Yes	Unknown	No	Yes	No	Yes
Elm Grove, Alloa	Ochil View	Yes	Yes	No	Yes	Yes	No	Yes(mix tenure)	Yes	No	Yes	No	Yes
Regeneration Sites	HRA	No	Yes	No	Yes	Yes	No	Yes	Unknown	No	Yes	No	Yes
Lochies Road, Clackmannan	Kingdom	No	Yes	Yes	No	Yes	No	Yes	Unknown	No	Yes	No	Yes

*Potential additional infrastructure funding to overcome this

Site Name	Ownership	Effective Land Supply	Regen. / Town Centre Area	High Demand Area	Homeless Needs	Particular Needs	Planning Permission	Creating Mixed Comms	No land constraints	Resources Available	VFM	Deliverable Now	Deliverable within 5 years
SHADOW PROGRAMME													
The Orchard, Tullibody	Clacks Council	No	No	No	Yes	Yes	No	Yes	Yes	No	Yes	No	Possible
North St, Clackmannan	Clacks Council	Yes	Yes	No	tbc	tbc	No	tbc	No	No	No*	No	Yes
Forest Mill	Private Developer	Yes	No	No	Yes	Yes	Yes	Yes	No*	No	Yes	No	Yes
Former FV College, Sauchie	College	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Craigview Shop, Sauchie	Clacks Council	No	No	Yes	Yes	Yes	No	Yes	No*	No	Yes	No	Yes
Devonpark Mills, Devonside	Clacks Council	Yes	No	No	No	Maybe	No	Yes	No*	No	Yes	No	Yes
The Craigs, Coalsnaughton	Private Developer	Yes	No	No	No	Yes	Yes	Yes	No	No	Yes	No	Yes

* Potential additional infrastructure funding to overcome this

Definitions of Criteria for Priorities

Effective Land Supply	Listed in the Local Plan as a site that can be developed for housing. No known constraints.
Regeneration / Town Centre Area	The site is situated within an area identified through the SIMD as a regeneration area or an identified Town Centre site, as identified in the LHS.
High Demand Area	Little or no social housing in the area or high demand / low turnover of existing social housing. <i>LHS Action: 'Maximise the impact of new housing, including affordable housing in areas of demand.'</i>
Homeless Needs	The site will provide accommodation for at least one homeless household. <i>LHS Action: 'Reduce Homelessness and homeless households have access to appropriate housing.'</i>
Particular Needs	The site will provide at least 10% of particular needs accommodation. <i>LHS Action: 'Deliver specialist housing on all appropriate new housing developments.'</i>
Planning Permission	The site has planning permission for housing.
Creating Mixed Communities	The site will provide a desirable balance of tenure in the wider area or will provide a mix of types of houses for different households within the site. <i>LHS Action: 'Promote and increase low cost home ownership and shared equity schemes with public funding to promote tenure diversification.'</i>
No Land Constraints	Land has no infrastructure blockages.
Resources Available	Are there resources available now ie human resources or financial resources. <i>LHS Action: 'Work with local Housing Associations to deliver new affordable housing and maximise funding from their resources.'</i>
Value for Money	The site is capable of delivering the units with benchmark HAG funding or below. <i>LHS Action: 'Continue to develop and support innovative and flexible models for providing cost effective new housing.'</i>
Deliverable Now	If the site meets 8 or more of the above criteria, it will be considered to be deliverable now.
Deliverable Within 5 years	If the site meets 6 or more of the above criteria, it will be considered to be deliverable in the coming years when resources become available.

STRATEGIC HOUSING INVESTMENT PLAN

APPENDIX 2

Table 1
AFFORDABLE HOUSING SUPPLY PROGRAMME

YEARS 1 - 3 2017/18 to 2019/20

PROJECT	SUB-AREA	PRIORITY	DEVELOPER	UNITS - TENURE							UNITS - BUILT FORM				UNITS - TYPE			GREENER Y or N	APPROVAL Financial Year	UNITS - SITE STARTS				UNITS - COMPLETION			SG FUNDING REQUIRED (£0.000m)						
				Social Rent	MMR	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist	Type of Specialist			Total Units by Type	PRE 2017/18	2017/18	2018/19	2019/20	2017/18	2018/19	2019/20	PRE 2017/18	2017/18	2018/19	2019/20	TOTAL SG FUNDING REQUIRED OVER SHP PERIOD	
Delph Road, Tullibody - Phase 2	Tullibody	High	Kingdom	31						31			31	31	27	4		31	Y	2016/17	31					31			0.493	1.880			1.880
Park Street, Tillicoultry	Tillicoultry	High	Kingdom	8						8			8	8		8		8	Y	2017/18		8								0.300	0.322	0.622	
Todds Yard, Sauchie - Ph 2 (Ochil View HA)	Sauchie	High	Kingdom	12						12			12	12	8	4		12	Y	2017/18		12							0.250	0.698	0.948		
Harbour View - Kingdom HA	Alloa	High	Kingdom	20						20			20	20				20	Y	2017/18		20							0.560	1.000	1.560		
Lock up sites 1	To be identified	High	Kingdom	30						30			30	30	20	10		30	Y	2018/19			30							0.600	1.740	2.340	
Primrose St, Phase 1	Alloa	High	Kingdom	25						25			25	25	25	0		25	Y	2018/19			25							0.500	1.450	1.950	
Lochies Road, Clackmannan	Clackmannan	High	Kingdom	10						10			10	10		10		10	Y	2019/20				10							0.780	0.780	
Lock Up sites, Sauchie	Sauchie	High	Paragon	12						12			12	12	6	6		12	Y	2017/18		12							0.250	0.698	0.948		
Pension Funded site	Clackmannan	High	Castlerock Edinvar	35						35			35	35	35			35	Y	2016/17	35								0.550	0.430	0.430		
Total				183	0	0	0	0	0	183	0	0	183	183	141	42	0	183				52	55	10	0	118	65		3.670	3.818	3.970	11.458	

Table 2
AFFORDABLE HOUSING SUPPLY PROGRAMME

Years 4-5 2020/21-2021/22

PROJECT	SUB-AREA	PRIORITY	DEVELOPER	UNITS - TENURE						UNITS - BUILT FORM				UNITS - TYPE			STANDARD	APPROVAL	UNITS - SITE STARTS			COMPLETIONS		SG FUNDING (£0.000m)					
				Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Special Provision			% of Specialist Particular	Total Units by Type	Greener Y or N	Financial Year	PRE 2020/21	2020/2	2021/22	2020/2 1	2021/2 2	PRE 2020/21	2020/2 1
Primrose Street Phase 2	Alloa	High	Kingdom		25						25			25	25	0		25	Y	2020/21		25		25			1.950		1.950
Elm Grove Ph1a (OVHA)	Alloa	High	Kingdom	12							12			12	2	10		12	Y	2020/21		12		12			0.936		0.936
Elm Grove Ph 1b	Alloa	High	Kingdom	10							10			10	0	10		10	Y	2020/21		10		10			0.780		0.780
Elm Grove Ph 1c	Alloa	High	Kingdom		15						15			15	15			15	Y	2020/21		15		15		0.400	0.320	0.720	
HRA land (Regeneration)	tbc	High	Kingdom	20							20			20	15	5		20	Y	2020/21		40		40		0.900	0.660	1.560	
Elm Grove Ph 2	Alloa	High	Kingdom			23					23			23	18	5		23	Y	2021/22			23				0.600	0.600	
HRA land (Regeneration)	tbc	High	Kingdom	40							40			40	25	15		40	Y	2021/22			40				3.120	3.120	
Total				82	40	23	0	0	0	145	0	0	145	100	45	0	145				102	63	47	55		4.966	4.700	9.666	

Table 3 - INFRASTRUCTURE FUND							
PROJECT	PRIORITY	DEVELOPER	LOAN OR GRANT APPLICATION?	PLANNING STATUS (OUTLINE/ M'PLAN/ FULL CONSENT IN PLACE) (Y/N)	APPLICANT OWNS/POTENTIAL TO OWN SITE? (Y/N)	WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)
Pension Funding, Clackmannan	High	Places for People / Castlerock Edinvar / private developer	Loan and grant	Y	Y	tbc Ground condition works	Y
Total							

AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE																	
AFFORDABLE						MARKET						PRIVATE RENT					
2017/18	2018/19	2019/20	2020/21	2021/22	TOTAL Affordable	2017/18	2018/19	2019/20	2020/21	2021/22	TOTAL MARKET	2017/18	2018/19	2019/20	2020/21	2021/22	TOTAL PRIVATE RENT
	35				35			40			40						0
0	35	0	0	0	35	0	0	40	0	0	40	0	0	0	0	0	0

INFRASTRUCTURE FUNDING DRAWDOWN BY YEAR (£0.000M)							POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT	
Loan/Grant Drawdown							UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR	TENURE - AFFORDABLE / MARKET /PRIVATE RENTED
PRE 2017/18 DRAWDOWN	2017/18	2018/19	2019/20	2020/21	2021/22	TOTAL		
						0.000		
0.000	0.000	0.000	0.000	0.000	0.000	0.000	0	

TABLE 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET																				
PROJECT ADDRESS	SUB-AREA	PRIORITY	DEVELOPER	FUNDING	APPROVAL	UNIT SITE STARTS					TOTAL UNIT STARTS	UNIT COMPLETIONS					TOTAL Units Complete	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M
						PRE-2017/18	2017/18	2018/19	2019/20	2020/21		2021/22	2017/18	2018/19	2019/20	2020/21				
The Glen, Phase 2	Coalsnaughton	High	Hadden Construction	NHT	2016/17	14					14	14					14	1.355	0.581	1.935
											0						0			0.000
Total						0	0	0	0	0	14	14	0	0	0	0	14	1.355	0.581	1.935

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES - SUMMARY

	TAX RAISED £0.000M	TAX USED TO SUPPORT AFFORDABLE HOUSING £0.000M	TAX CARRIED FORWARD TO SUBSEQUENT YEARS £0.000M
Pre 2014/15 - In Hand	0.007	0.007	
2014/15	0.012	0.012	0.000
2015/16	0.002	0.002	0.000

TABLE 5.2: DEVELOPER CONTRIBUTIONS

	SUMS			UNITS		
	RAISED	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
Pre 2014/15	£0.000					
2014/15	£0.000		0.000			0
2015/16	£0.000		0.000			0

