
Report to: Housing, Health and Care Committee

Date of Meeting: 30 October 2014

Subject: Strategic Housing Investment Plan 2014 - 2019

Report by: Head of Housing & Community Safety

1.0 Purpose

- 1.1. The purpose of this report is to seek approval of the Strategic Housing Investment Plan (SHIP), which is to be submitted to the Scottish Government by 28 November 2014. This sets the framework for affordable housing development over the next five years, establishing investment priorities to achieve the outcomes in the Clackmannanshire Housing Strategy.
- 1.2. The SHIP tables will provide the basis for the development of the Strategic Local Program (SLP). Feedback on the SHIP from the Scottish Government will finalise the SLP which will then be submitted by the end of March 2015.

2.0 Recommendations

- 2.1. This Committee recommends to the Council the approval of the Strategic Housing Investment Plan, (SHIP), including the 5 year programme of housing sites that will provide the basis of the Strategic Local Program (SLP).

3.0 Background

- 3.1. Local Authorities are required by the Scottish Government to prepare an annual Strategic Housing Investment Plan (SHIP) detailing key housing development priorities in their area. The SHIP should ensure that affordable housing development is targeted to support the priorities in the Housing Strategy (approved by Council on 20 December 2012.)
- 3.2. The Committee received Housing Strategy and Regeneration Reports in March 2014 and August 2014 giving updates on the housing supply programme.
- 3.3. The draft SHIP is attached as Appendix 1. Appendix 2 provides the detail of the sites proposed for development of affordable housing over the next five years. This includes the Council's own resources, other external funding streams, such as challenge bids, and the grant made available through the Scottish Government's Affordable Housing Supply Programme (AHSP.)

- 3.4. The SHIP sits alongside the Council's Housing Strategy and our Corporate Strategy: Taking Clackmannanshire Forward, to achieve the outcomes for affordable housing set out in these documents.

4.0 Housing Need and Demand

- 4.1. The Council is in the process of updating the Housing Need and Demand Assessment (HNDA.) Initial findings were presented to Committee in August 2014 and the draft is currently out to consultation.

- 4.2. Initial findings from the HNDA show the main drivers of the housing market in Clackmannanshire to be:

- The majority of households in Clackmannanshire, 68%, consist of one or two persons.
- Recent migration statistics show out-migration from Clackmannanshire is highest among 16-29 year olds.
- In the owner occupation market house prices rose slightly in 2012 and 2013, after having fallen year on year from 2007 to 2011. The market has been quite flat in Clackmannanshire, meaning there have been no great price drops in the downturn, but at the same time recovery has been slower than the rest of Scotland.
- The lower end of the market, related to first time buyers, is not recovering as well as house prices in the rest of the market.
- Contrary to the owner occupied market, rental prices have increased year on year. Between 2009 and 2014, private rents have increased by around 20%, Council rents by 30% and other Social landlords have increased by an average of 18% over five years. (House prices on the open market have increased 0.2% over the same period.)
- Unemployment in Clackmannanshire is higher than the rest of Scotland. Around 9.5% (2,300 people) of the working population are unemployed, compared to 7.7% average in Scotland.
- Households are getting poorer. Unemployment has risen from 6% in 2004 to 9.5% in 2013. The average household income in Clackmannanshire has dropped from £32,472 in 2008 to £28,068 in 2014. More than half of all Council and RSL tenants are claiming housing benefit (59%).

5.0 Funding

- 5.1. The Scottish Government advised Local Authorities of their Resource Planning Assumptions (RPA) for the period 2014/15 to 2018/19 in October 2013. This is used as the basis for the SHIP program. Local Authorities are encouraged to "over-programme" by up to 20% from 2015/16 to accommodate slippage or budget change.

- 5.2. The RPA for Clackmannanshire at present is £9.114m including this financial year. The spend identified against projects at this time is £10.756M, which remains within the 20% tolerance recommended by guidance, as identified in Table 1.

Table 1

Affordable Housing Supply Budget RPA		
Year	Budget	Spend
2014/15	£2,818,000	£2,952,000
2015/16	£2,199,000	£2,292,000
2016/17	£1,799,000	£2,600,000
2017/18	£1,379,000	£1,992,000
2018/19	£919,000	£920,000
Total	£9,114,000	£10,756,000

Acquisitions (off the Shelf Purchase)

- 5.3. The Council has maintained its commitment to deliver new affordable housing through off the shelf purchases, delivering 20 new social rented houses in 2013/14. There is a budget to deliver around 15 additional properties in 2014/15.

New RSL / Council Construction

- 5.4. A benchmark subsidy level has been set by the Government at a maximum of £46k per unit for Council and £58k for Registered Social Landlords. An additional £4k per unit is available for 'greener standards', which deliver highly energy efficient and sustainable properties.
- 5.5. The Affordable Housing Supply Programme is supported by a contribution from the Housing Revenue Account (HRA). The HRA Business Plan includes funding of £6.171 million over this 5 year programme.
- 5.6. The Council is working with other RSLs including Kingdom Housing Association. The overall RSL program shows a contribution from Housing Association private finance of £11.310m of which £6.373m is from Kingdom over the next 5 years.

Alternative Financial Models

- 5.7. The Falkirk Pension Trust has agreed to allocate £15M to supply around 200 homes in the Forth Valley area. It is intended that around 35 of these will be built at Sauchie.
- 5.8. The National Housing Trust has successfully delivered 28 mid market rented houses in Coalsnaughton. The Council will consider its future commitment to NHT, through the NHT phase 3 model and a Council variant model.
- 5.9. The Greener Homes scheme is being delivered in partnership with private developers and Link and Paragon Housing Associations. The site of the

former High School in Alva is to provide 48 energy efficient affordable homes by 2015, with a site start now planned prior to the end of 2014. The initiative will receive £2.879m funding from the Scottish Government.

6.0 Development Programme

On site / grant approval

- 6.1. A provisional development programme for 2014 to 2019 is attached as appendix 2. This is due to be submitted to the Scottish Government in November 2014.
- 6.2. All the sites listed in the proposed 5 year development programme have previously been scored against criteria to compare site potential.

On site / grant approval

- **Acquisition of existing properties** - 15 properties are scheduled in for 2014/15, following the successful program of 20 units for temporary accommodation and 20 for the Housing Revenue Account in 2013-14.
- **Fairfield, Sauchie** - the former school site is expected on site in January 2015 and will provide 19 Council rented homes.
- **Delph Road, Tullibody** - this site was sold by the Council to Kingdom HA in March 2014. The site has been granted for 27 affordable houses, and works are to commence in November 2014.
- **Redwell Place, Alloa** - the Council approved sale of this former garage site to Kingdom Housing Association for the development of a single, adapted bungalow. A site start is expected prior to the financial year end.

Future Programme

- **Former Tillicoultry Community Centre** - the Scottish Government will be asked to consider prioritising other grant funding previously approved to bring forward development of this site to March 2015. This was originally scheduled for a site start in 2016/17. It is intended development of this site will be a joint project with Kingdom Housing Association to provide for 31 units affordable rented units, 17 to be council owned and managed. Procurement will be through hub East Central Scotland Limited (hubco).
- **The Orchard, Tullibody** - In August 2014, Committee approved the demolition and redevelopment of 21-39 The Orchard to provide 12 new build cottage flats. The site will be Council rented properties with a site start scheduled for 2015/16.
- **Primrose Street, Alloa** - potential for up to 45 town centre 1 and 2 bed flats as part of a wider partnership regeneration of the area including commercial and retail facilities. This development contributes to the vitality of the town centre and is considered a high priority to deliver both accommodation and commercial regeneration to the town centre. The development has been programmed in 2 phases of 25 units in phase one, commencing 2016/17 and a further 20 units in phase two 2017/18.

- **Parkhead, Sauchie West** - This is a large site in private ownership. The first phase proposed for the site is for 30 units in 2015/16 for social rent developed by Kingdom Housing Association. A second phase, in 2017/18, is proposed to use Falkirk Pension Trust funding to provide a further 30-35 affordable rented units through Castle Rock Housing Association.
- **Lock-up Sites (Various Locations)** - a separate report presented to the Housing Health and Care Committee (October 2014) recommends disposal of selected lock-up sites. Funding has been included in the SHIP in 2018/19 to enable around 20 units to be redeveloped on one or more site.

7.0 Sustainability Implications

- 7.1. The supply of affordable housing is a central contributor to the Council's commitment to reduce carbon emissions. The project at Alva will provide 48 carbon zero homes to gold energy standards. The Council will also pursue the inclusion of renewable technology where feasible.
- 7.2. Overall the delivery of more affordable housing is a central plan to sustainability of a thriving and vibrant Clackmannanshire.

8.0 Resource Implications

Financial Details

- 8.1. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where approved.
- 8.2. Finance have been consulted and have agreed the financial implications as set out in the report
- 8.3. The funding for affordable housing is set out in full in the accompanying SHIP and Strategic Local Programme. This highlights the Affordable Housing Supply Programme allocation from the Scottish Government, which is £9.114m over 5 years:

2014/15	£2.818 million
2015/16	£2.199 million
2016/17	£1.799 million
2017/18	£1.379 million
2018/19	£0.919 million

- 8.4. In addition, the SHIP assumes an HRA contribution of £7.091m from 2014/15 to 2018/19. Funding of £6.693m for 2014/15 to 2017/18 was included in Appendix D of the Housing and Community Safety Finance Report 2014/15 Quarter 1 to the Housing, Health and Care Committee of the 21st August 2014.

Staffing

- 8.5. There are no direct staffing implications and all are assumed within existing resources. Any additional staffing required for the developments will be included in the direct project costs.

9.0 Exempt Reports

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

10.0 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)

The SHIP helps to deliver the priorities identified in Clackmannanshire's Housing Strategy 2012-17, approved by Council on 20 December 2012.

11.0 Equalities Impact

- 11.1. Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?
Yes ☒ No ☐

12.0 Legality

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

13.0 Appendices

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

Appendix 1: Strategic Housing Investment Plan (SHIP) 2014 - 2019

Appendix 2: Summary Tables

14.0 Background Papers


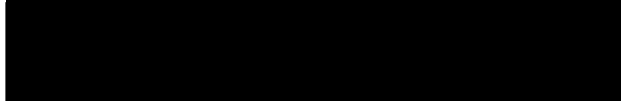
- 14.1. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes ☐ (please list the documents below) No ☐

Author(s)

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Approved by

NAME	DESIGNATION	SIGNATURE
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CLACKMANNANSHIRE COUNCIL

STRATEGIC HOUSING INVESTMENT PLAN 2014 - 2019

Draft

1.0 Introduction

- 1.1. The Strategic Housing Investment Plan (SHIP) 2014/19 defines the priorities for housing investment, as set out in 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 housing system which delivers 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. As public finance is restricted, we shall look at new ways of funding affordable housing with the minimum necessary public subsidy
- 1.3. Early indications from our Housing Needs and Demand Assessment confirm some key findings which will influence future policy:
- 1.3.1 In Clackmannanshire, neither private housing construction, nor house prices, are recovering as well as the Scottish average. The lower end of the market, related to first time buyers, is not recovering as well as house prices in the rest of the market.
 - 1.3.2 Affordability remains key, with a comparatively high proportion of households on lower incomes.
 - 1.3.3 It is likely that the future population of Clackmannanshire will be older, increasing the demand for specialist housing provision.
 - 1.3.4 Housing need is particularly self contained in Clackmannanshire and investment will need to be clearly targeted between settlements.
 - 1.3.5 Finally, longer term population projections reveal a decline particularly in younger, working age households.
- 1.4. The SHIP details an investment programme of over £9.1m over the next 5 years from 2014 to 2019. As well as confirmed funding of £2.8 million for 2014/15, the Scottish Government has provided indicative Resource Planning Assumptions to 2018/19 of £6.3m.
- 1.5. The SHIP will be subject to annual review and will form the basis for defining the more detailed Strategic Local Programme in March 2015.

2.0 Clackmannanshire Housing Strategy

2.1. The Clackmannanshire Housing Strategy was passed by Council in December 2012 with an update provided to Housing Health and Care Committee on 22nd May 2014. The key focus of the SHIP is to reinforce the eight priority areas and outcomes identified in the Strategy which 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.



Strategic Priorities

- 2.2. The Local Housing Strategy Update 2014 confirms that significant progress continues to be made toward achieving our priorities. With particular relevance to the SHIP, the actions complete up until May 2014 include:

Completed Actions 2013/14

Development of the Council's first new build housing in over 30 years, with the completion of 25 new homes on Council land	✓
Supplementary guidance on affordable housing policy has been drawn up within the new Local Development Plan	✓
£782k Town Centre funding received from the Scottish Government to redevelop a former Community Centre in Tillicoultry with new affordable housing	✓
28 Mid Market Rent houses in Coalsnaughton was completed in September 2014 as part of the National Housing Trust project in partnership with the Scottish Futures Trust	✓
A supported housing facility aimed at alleviating homelessness at Hallpark in Sauchie was completed October 2014	✓
In December 2013 Kingdom Housing Association was selected by the Council as a new developing partner. The first development of 27 units in Tullibody is to start on site by November 2014	✓
A multi disciplinary Housing Delivery Group has been established to plan the housing development programme including Housing, Planning and Clackmannanshire Alliance partners	✓
The off the shelf house purchase initiative has added 20 new council properties for rent and 20 for use as homeless temporary accommodation	✓
HRA funding set aside for the next 4 years to provide affordable housing.	✓
£2.26 million investment in the Greener Homes development in Alva	✓
2 previous school sites being developed for affordable housing in 2014/15	✓
Income from reduction in Council Tax discount used for affordable housing	✓

In addition to the above, the Local Housing Strategy confirms further broad actions which we intend to deliver through this investment programme;

Key Actions 2014/15	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 Councils and Castle Rock Edinvar to deliver a Pension Fund investment programme	
Maximise the impact of new housing, including affordable housing in areas of demand	
Optimise the Council's new build programme as well as the 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	
Use Council land and assets to provide additional affordable housing	
Use income from reduction in Council Tax discounts to provide additional affordable housing, including bringing empty homes back to use	

- 2.3. The SHIP will be subject to annual review and will form the basis for defining the more detailed Strategic Local Programme in March 2015.

3.0 Our Corporate Strategy: Taking Clackmannanshire Forward

- 3.1. The Council's key Corporate Priorities are set out in "Taking Clackmannanshire Forward - Corporate Priorities 2012 - 2017". The Council aims for "Better Services, Better Opportunities and Better Communities", and sets out a range of actions that directly contribute to achieving the Single Outcome Agreement.
- 3.2. Increasing the number of council houses, reducing the time people spend in temporary homeless accommodation, increasing resident satisfaction with neighbourhoods and improving quality of life are some of the key performance indicators the output from this SHIP will help to achieve.

4.0 The Housing Need and Demand Assessment (HNDA)

- 4.1. The Housing Need and Demand Assessment (HNDA) is currently completing its consultation phase and, following input from key stakeholders, will be submitted to the Housing Health and Care Committee in December 2014.
- 4.2. Initial findings from the HNDA reveal that between 2012 and 2016, 375 new homes are required per annum or 1,875 over 5 years. Some specific features of demand for Clackmannanshire can be summarised as follows.;
 - The latest 2012 household projects for Clackmannanshire show a steep fall in household growth to 2037.
 - Around 77% of new households forming are single people, estimated at around 211 per annum.
 - The area has one of Scotland's steepest declines in private house building since 1996/97.
 - By 2037 there will be 122% more people aged 75+ far above the Scottish average of 82%.
 - Net outward migration of 16 to 29 year olds sits at around 100 annually, which is the highest for any age group.
 - Since 2010, households are poorer with lower average incomes and higher unemployment.
- 4.3. The most noteworthy finding from the model is the significant reduction in the projected demand for affordable housing. ('social rent' plus 'below market rent'). Demand is now assessed at 1,695 units required by 2021. This is reduction of over 3000 units from the current HNDA which projected demand for 4,770 affordable properties to 2020. Whilst this is still a sizeable number and greater than the projected available funding for new affordable housing, it does support the anecdotal evidence reported by officers of demand softening for certain house types and locations, making some properties harder to let. Proposed new build and refurbishment programmes will need to carefully consider such factors, rather than being solely driven by the projected demand.

- 4.4. The model also shows the long term demand for additional housing is likely to decline by around a third to 2031, with social renting over the whole model showing a slightly higher decline of 40%. This trend is driven by low or declining long term population projections
- 4.5. One of the main drivers of the housing market is an emerging ageing population and their requirement for specialist housing. This is the result of more older people who need care (low cost but high volume) and higher infant survival and longevity for those with learning disability (low volume and high cost)
- 4.6. Social Services modelling so far, is similar to the HNDA and uses 2012 population projections which show a doubling of people aged 85 and over by 2030. The under 75 groups remain fairly static which is similar to the existing HNDA.

5.0 The Planning Context

- 5.1. 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
- 5.2. The proposed Local Development Plan was approved by Council in June 2014 and is currently with the Scottish Government for approval. This includes provision for the increase and 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.

6.0 Initiatives

Partnership Working

- 6.1. As will be noted from many of the initiatives, partnerships are essential to meet the SHIP targets. In addition to the Council new build programme and Scottish Government funding from various streams, RSLs, private sector individuals and companies, and even pension funds will play increasingly important roles in meeting the requirement for affordable housing.

Off the shelf purchases for social rent

- 6.2. In 2013/14, with grant funding assistance, the Council acquired 20 private sector properties "off the shelf" for social rented housing. A further 15 units will be acquired in 2014/15 with HRA funding and the Scottish Government's Affordable Housing Supply Budget.

Empty homes

- 6.3. The Scottish Government has awarded £75,000 to fund an empty homes loan scheme in Clackmannanshire. In addition to the funding, a further £25,000 will be invested by the Council. The scheme will offer owners of empty properties a grant and interest free loan to renovate their property. In return, the property will be used for affordable, private renting for a period of 5 years.

Local Authority Mortgage Scheme (LAMS)

- 6.4. There is no longer any potential for the Council to take forward a LAMS Scheme. Lloyds Bank is committed to the national Help to Buy Schemes and there is no advantage to a local scheme being operated at the same time.
- 6.5. The Scottish Government's Draft Budget for 2015/16 contains proposals to support the recovery in the private sector through Help to Buy Scotland. An additional £125m of financial transactions has been allocated to housing in the Draft Budget and will be invested in a package of measures spanning social, affordable and market housing

Falkirk Pension Trust

- 6.6. The Falkirk Pension Trust is 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. Castle Rock Edinvar Housing Association is to provide these homes at approximately 80% of the usual (58K for a 3 person equivalent unit) subsidy. It is intended that this funding will achieve around 35 units in Clackmannanshire out of an overall total of 607 units.
- 6.7. It is expected that the grant will be £1,740,935 with the Scottish Government currently considering an additional "innovation" led increase in the AHSB of around £1m for the project in addition to that set out at 7.1. This will deliver £2.5m from the pension fund and just under £50K grant per unit.

National Housing Trust, The Glen, Coalsnaughton

- 6.8. Following the success of the National Housing Trust Initiative in Coalsnaughton, which has provided 28 mid market rented houses with a £2.9 million contribution from the Council's General Fund being underwritten by the Scottish Government, a further phase of NHT may be considered in the plan period.

Greener Homes Initiative

- 6.9. The Greener Homes Initiative development of the site of the former Alva school, has benefited from £2.879m funding from the Scottish Government, and a transfer of the land to the RSLs involved at nil value. The project is expected to start on site in late 2014.

Approved Affordable Housing Supply Programme (AHSP)

- 6.10. The proposed Strategic Local Programme is contained in the tables at the back of this SHIP. This includes the following initiatives: -
- 6.10.1 Fairfield, Sauchie: The Council's next phase of new build for 19 rented units on the site of the former Fairfield school will start in January 2015.
 - 6.10.2 Delph Road, Tullibody: Kingdom HA acquired this site from the Council, and work will commence to provide 27 affordable rented units prior to the year end.
 - 6.10.3 Redwell Place, Alloa: In addition to the above site, Kingdom Housing Association is also providing a wheelchair adapted unit on this former council garage site. The Scottish Government is providing grant support.

Proposed Affordable Housing Supply Programme

- 6.10.4 Tillicoultry Community Centre: It is intended to bring forward development of this site in a joint project with Kingdom Housing Association to provide for 31 units affordable rented units, 17 to be council owned and managed. Procurement will be through hub East Central Scotland Limited (hubco).
- 6.10.5 The Orchard, Tullibody: In August 2014, the Council approved the demolition and redevelopment of 21-39 The Orchard to provide 12 new council properties. Site start is scheduled for 2015/16.
- 6.10.6 Lock-up Sites (Various Locations): The Council has been asked to approve the sale of selected lock-up sites across Clackmannanshire and some may be earmarked for affordable housing development. The SHIP has programmed in funding, in 2018/19, to enable around 20 units to be built on one or more site.
- 6.10.7 Sauchie West: Development of this site is proposed to provide 30 funded by the AHSP for Kingdom Housing Association, and 35 units for Castle Rock funded in part by the Pension Fund Initiative. Development of this site is also promoted to support a corporate objective to build a new Primary School on this site, which is supported by a Scottish Futures Trust contribution in 2017. A formal agreement has been proposed by Council Planning services to the developer.
- 6.10.8 Primrose Street, Alloa: Kingdom Housing Association is working with the private sector owners to see if development of this large brownfield site in Alloa town centre will be feasible. The site will accommodate around 45 units, and may be suitable for both social rented housing and mid market rent housing.

7.0 Shadow Programme

- 7.1. To assist with the identification of suitable sites for slippage, we are operating a shadow programme of around 267 units, where sites can be identified as possible options should the opportunity arise. These can be brought forward if required and if feasible.
- 7.1.1 Forrestmill Major Growth Area: In 2009/10 the Council approved a major growth area at the Meadowhill site in Forrestmill. This will deliver approximately 1250 new homes including primary school, community and leisure facilities. Within the Section 75 Agreement is a requirement to deliver 22% as affordable homes. Current expectations are that Muir Homes may start on site in 2015/16.
- 7.1.2 Branshill Park, Sauchie (former Forth Valley College site): In January 2012, planning approval was given on the former Forth Valley College site in Sauchie. A 7% affordable housing contribution was agreed on this site, or £300,000 (equivalent to 10 affordable homes). This contribution was negotiated taking into consideration wider requirements and constraints on this site.
- 7.1.3 The Shore, Alloa: This is a residential brownfield redevelopment opportunity identified in the Local Development Plan, with some of the land in Council ownership. An element of affordable housing may be required on this site.

8.0 Resources

- 8.1. The Resource Planning Assumption (RPA) for Clackmannanshire at present is £9.114m including this financial year. The spend identified against projects at this time is £10.756m, which remains within the 20% tolerance recommended by guidance, as identified in Table 1;

Table 1

Affordable Housing Supply Budget RPA		
Year	Budget	Planned Spend
2014/15	£2,818,000	£2,952,000
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2018/19	£919,000	£920,000
Total	£9,114,000	£10,756,000

Housing Revenue Account (HRA)

- 8.2. The Council has a commitment to finance a range of projects within the overall programme and the HRA Business plan shows a budget potential on new build within its capital programme of £6.693m. This includes an assumed budget spend for 2013/15 of £3.138m. Sites in the Council's ownership include a former school site at Fairfield, Sauchie, former Community Centre in Tillicoultry, a demolition cleared site at The Orchard, Tullibody and on former lock up garage sites with development potential.

Registered Social Landlords (RSLs)

- 8.3. The Council is currently working with Kingdom Housing Association to develop a clear programme of activity to establish their presence in Clackmannanshire. The indicative programme includes a housing association private finance contribution of £11.310m, of which £6.373m relates to Kingdom HA over 5 years.

9.0 Ensuring Equalities

- 9.1. 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.

10.0 Strategic Environmental Assessment

- 10.1. The SHIP is part of the CHS, 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.

HOUSING SUPPLY DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2015/16 - 2019/20

APPENDIX 2

AFFORDABLE HOUSING SUPPLY PROGRAMME - 2015/2020

Table 1 - Years 1-3 2015/16 - 2017/18

LOCAL AUTHORITY: Clackmannanshire

PROJECT	SUB-AREA	PRIORITY	POST CODE	GEOGRAPHIC CODE (Numeric Value)	DEVELOPER	UNITS - TENURE							UNITS - BUILT FORM				UNITS - TYPE				GREENER STANDARDS	APPROVAL DATE	PRE 2015/16	UNITS - SITE STARTS				UNITS - COMPLETIONS			SG FUNDING REQUIRED			TOTAL SG FUNDING
						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	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type				2015/16	2016/17	2017/18	2015/16	2016/17	2017/18	2015/16	2016/17	2017/18		
The Orchard	Tullibody	Low / Medium / High		10	Council	12						12				12	12			12	Y/N	2015/16			12				12		2			1.740
Parkhead (Sauchie West)	Sauchie	Medium		6	Kingdom Housing Association	30						30			30	20	10			30		2016/17			30				30		1		0.552	
Tillicoultry Community Centre	Tillicoultry	High		6	Council / RSL	31						31			31		31	Wheelchair / Amenity	31		2016/17	17			14		17	14			1		0.812	
Primrose Street, Phase 1	Alloa	Medium		6	Kingdom Housing Association	25						25			25	25			25		2016/17				25			25			1		1.450	
Primrose Street, Phase 2	Alloa	Medium		6	Kingdom Housing Association	20						20			20	20			20		2017/18					20					1		0.600	
Parkhead (Sauchie West)	Sauchie	Medium		6	Castle Rock HA	30						30			30	20	10		30		2018/19					30					1		1.392	
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HOUSING SUPPLY DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2015/16 - 2019/20

AFFORDABLE HOUSING SUPPLY PROGRAMME - 2015/2020

Table 2 - Years 4 & 5 - 2018/19 - 2019/20

Local Authority: Clackmannanshire

[illegible]

SUMMARY	UNITS	UNITS	SG	RPA
	STARTED	COMPLETED	FUNDING	
2018/19	0	20	0.92	
2019/20	0	0	0	
TOTALS	0	20	0.92	0.000

Drop Down Table Values	Geographic Code	
Numerical Value		
1	West Highland/Island Authorities/Remote/Rural Areas	RSL - SR - Greener
2	West Highland/Island Authorities/Remote/Rural Areas	RSL - SR - Other
3	Other Rural	RSL - SR - Greener
4	Other Rural	RSL - SR - Other
5	City and Urban	RSL - SR - Greener
6	City and Urban	RSL - SR - Other
7	All	RSL - Mid-Market Rent - Greener
8	All	RSL - Mid-Market Rent - Other
9	All	Council - SR - Greener
10	All	Council -SR - Other

HOUSING SUPPLY DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2015/16 - 2019/20

LOCAL AUTHORITY:

TABLE 3 - PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET

PROJECT ADDRESS	SUB-AREA	PRIORITY	POST CODE	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE	UNIT SITE STARTS						TOTAL UNIT STARTS	UNIT COMPLETIONS					TOTAL Units Complete	OTHER SG FUNDING (IF APPLICABLE)
						Financial Year (Actual or Estimated)	PRE- 2015/16	2015/16	2016/17	2017/18	2018/19	2019/20		2015/16	2016/17	2017/18	2018/19	2019/20		
Tillicoultry Community Centre	Tillicoultry	High			Town Centre Housing Fund	2014/15	17						17	17					17	
Sauchie West	Sauchie	Medium			Forth Valley Pension Fund					35			35				35		35	
													0						0	
													0						0	
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Total								0	0	35	0	0	52	17	0	0	35	0	52	£0.000

HOUSING SUPPLY DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2015/16 - 2019/20

LOCAL AUTHORITY:

TABLE 4.1: COUNCIL TAX ON SECOND AND EMPTY HOMES

COUNCIL TAX ON SECOND AND EMPTY HOMES	TAX RAISED	TAX USED TO SUPPORT AFFORDABLE HOUSING	DETAILS OF THE TAX HAS BEEN USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
2012/13	£97,621.000	£97,621.000	10	£0.000
2013/14	£80,932.000	£80,932.000		

TABLE 4.2: DETAILS OF HOW TAX HAS ASSISTED AFFORDABLE HOUSING

PROJECT	2012/13		2013/14	
	TAX USED	DETAILS OF HOW THE TAX HAS BEEN USED TO SUPPORT AFFORDABLE HOUSING	TAX USED	DETAILS OF HOW THE TAX HAS BEEN USED TO SUPPORT AFFORDABLE HOUSING
Off the shelf purchases	£97,621.000	Towards purchase price of off the shelf purchases		
Off the shelf purchases	£80,932.000	Towards purchase price of off the shelf purchases		
TOTAL	£178,553.000		£0.000	

HOUSING SUPPLY DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2015/16-2019/20

LOCAL AUTHORITY:

TABLE 5.1: DEVELOPER CONTRIBUTIONS

DEVELOPER CONTRIBUTIONS	SUM RAISED	SUM USED TO ASSIST HOUSING	UNITS ASSISTED	SUM CARRIED FORWARD TO 2014/15
2012/13	£0.000			£0.000
2013/14	£0.000			£0.000
	£0.000	£0.000	£0.000	£0.000

TABLE 5.2: PROJECTS ASSISTED BY DEVELOPER CONTRIBUTIONS

PROJECT (1)	2012/13		2013/14		CONTRIBUTION TYPE
	SUM USED	UNITS ASSISTED	SUM USED	UNITS ASSISTED	
TOTAL		£0.000	0	£0.000	0

Notes

1. Project can be either direct provision of affordable housing or other assistance to affordable housing.

Drop Down List Values
Affordable Housing Policy
Land
Commuted Sum
Section 75
Other

HOUSING SUPPLY DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2015/16-2019/20

LOCAL AUTHORITY:

TABLE 6: ADAPTATIONS

Financial Year	Council Housing Stock		Private Housing Stock		Total	
	Number of Adaptations	Funding Requirement	Number of Adaptations	Funding Requirement	Number of Adaptations	Funding Requirement
2015/16					0	0.000
2016/17					0	0.000
	0	£0.000	0	£0.000	0	£0.000

