
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


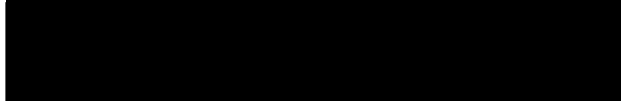
- 14.1. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

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	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		25		2016/17				25			25			1		1.450		
Primrose Street, Phase 2	Alloa	Medium		6	Kingdom Housing Association	20						20			20	20	20		20		2017/18					20					1		0.600		
Parkhead (Sauchie West)	Sauchie	Medium		6	Castle Rock HA	30						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

PROJECT	SUB-AREA	PRIORITY	POST CODE	GEOGRAPHIC CODE (Numeric Value)	DEVELOPER	UNITS - TENURE							UNITS - BUILT FORM				UNITS - TYPE				GREENER STANDARDS	APPROVAL DATE	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			2018/19	2019/20	2018/19	2019/20	2018/19	2019/20		
Lock-up sites	Various	Low / Medium / High Medium		10	Council	20						20			20	20	10	10			20	Y/N	Financial Year (Actual or Estimated) 2018/19			20		1		0.920
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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	
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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

Report to Housing Health and Care Committee

Date of Meeting: 30 October 2014

Subject: Housing Lockups and Garage Sites

Report by: Head of Housing & Community Safety

1.0 Purpose

- 1.1. To update elected members on the operation of the lock-up estate and to make recommendations on the strategy to maximise its value to the HRA.
- 1.2. This paper reports progress against these recommendations.

2.0 Recommendations

- 2.1. It is recommended that Committee,
 - 2.1.1. remits to the Head of Service all investment decisions on lockups within the identified budget.
 - 2.1.2. notes that recommendations will be made as required to the Council for the disposal of lockup and garage sites to maximise capital receipts, reduce costs and help meet with affordable housing or other corporate objectives.
 - 2.1.3. notes the financial plan approved for the lockups as part of the annual budget process and the management proposals set out in this report.

3.0 Background

- 3.1. The priority for the Housing Service is continued focus on ensuring that council houses are let and managed as efficiently as possible and that resources are allocated primarily to meet the Scottish Housing Quality Standard (SHQS) by 2015, and the higher 'Clackmannanshire Standard'. Members are aware that a significant capital investment programme has provided the majority of the housing stock with energy efficient heating systems, new kitchens and bathrooms. Dealing with lockups has not been a strategic priority for management or investment.
- 3.2. The Council however owns just over 1300 lockups. Around 40% are vacant, and over one third of the sites have occupancy rates below 50%. Members previously agreed that the lock-up estate should be decoupled from the

Housing Revenue Account (HRA) and officers should prepare a self financing Business Plan. At that time the condition survey revealed that whilst the lock-ups were generally considered to be in a reasonable condition, catch up repairs were estimated at £1.18 million. In addition, there were significant future major repairs costs anticipated at around £12.94 million over the next 10 years. These costs have not been uplifted for inflation.

- 3.3. There is no viable business case to support such expenditure. Potential rental income over 30 years at current levels is just over £12M. Any significant increase in rent is likely to reduce demand and occupancy levels and so weaken any case for additional borrowing.
- 3.4. In March 2014 the Scottish Government provided consolidated guidance on the operation of the Housing Revenue Accounts (HRAs) (created under the Housing (Scotland) Act 1987). The guidance makes it clear that HRA assets must be used to benefit tenants, and assets not benefitting tenants should be removed from the HRA.
- 3.5. As over 70% of the occupants of the lockups are not council tenants the HRA cannot subsidise expenditure on the lockups, and must show a surplus on this activity that benefits tenants.
- 3.6. The lockups do contribute to meeting overhead costs incurred by the HRA and generate a small surplus if expenditure is tightly controlled. These overhead costs would remain if the lockups were removed from the HRA.
- 3.7. A ring-fenced lockup budget has been prepared to ensure that the HRA does not subsidise expenditure on lockups. This budget was attached as appendix K2 to the General Services and HRA Revenue and Capital Budget 2014-15 and approved by the Council at its Special Meeting held on 21st February 2014. Repairs expenditure for 2014-15 on the lockups and garage sites, which was set in line with that incurred over last two financial years, will not exceed the £60K limit approved in that report.
- 3.8. A summary breakdown of lockups and occupancy levels is shown below.

	No	Percentage
No. lockups	1313	100%
No. void	536	41%
No. sites	74	100%
No. sites at full occupancy	13	17%
No. lockup sites assessed as having development potential	30	41%

4.0 Making Best Use of the Assets.

- 4.1. All 74 lock-up sites have been re-appraised and have been categorised individually, depending on development potential and letting potential. The full appraisal can be found at appendix 1. Investment needs to be considered alongside the wider review of all HRA assets and within the new operating guidance issued by the Scottish Government.

- 4.2. There is demand for the lockups in some areas. The waiting list actually increased from 196 applicants in January 2009 to 402 in April 2014. It is important that the lockups are managed pro-actively to at least protect existing income, if not generate additional revenue. We now have a member of staff pro-actively allocating from the waiting list. However, it may be that a waiting list is not the most efficient way to let lockups and simple advertising would be a more cost-effective route. A pilot on this will be undertaken.

Best Performing Sites.

- 4.3. Twenty six sites (appendix 2) have been identified as priorities to actively let. These sites have waiting lists which should result in 100% occupancy. Additionally, the sites are in a reasonable condition and require minimal investment. From these 26 sites, 90 lock-ups have the potential to be let, resulting in additional annual income of around £28K. The focus of the letting activity will be on these lockups.
- 4.4. The identified repairs budget will also be targeted to these areas. The investment required to carry out the minor repairs on these lock-ups is estimated at around £12k.

Poorest Performing Sites

- 4.5. Five of the poorest performing sites (appendix 3, coded as C1), with development potential, should be considered as priority for disposal. This will be recommended to Council if there is no interest for alternative use from other departments. If there is no private sector interest demolition may be considered on grounds of amenity or health & safety.
- 4.6. Demolition costs have been estimated at around £585 per unit, including making good. Total estimated costs to demolish the 111 units on these 5 sites could therefore be as much as £65K. The preference is to dispose of the sites without demolition.
- 4.7. Gordon Drive, Greycraigs and Chapelle Crescent require further investigation and sale and / or partial demolition may be an option for these sites.
- 4.8. Of these remaining sites, some are likely to require clearance at a later date, while others may be viable in the medium to longer term.
- 4.9. Where individual occupied lockups in poor condition are deemed beyond economic repair the leaseholders will be offered a transfer to another lockup. This process will be actively managed to try to consolidate the most popular sites.
- 4.10. Members are asked to remit to the Head of Service all decisions on investment and demolition, within the annual budget limits.

Sites with Development Potential

- 4.11. As shown in appendix 1, a number of sites have been identified as having development potential (coded as A1). Some of these are also the better performing lockup sites. All these sites will be evaluated and considered for disposal on the open market in a manner and at a time likely to maximise the

receipt to the Council, or for redevelopment for some form of affordable housing. As the value of land is expected to increase, these sites should be viewed as long term assets. There may also be occasions when the private sector identifies a lock up site as a possible investment opportunity and all requests to sell will be considered in line with the principles set out above.

- 4.12. Where there is no prospect of a site ever being developed, sale of individual lockups may also be considered as a final option, but only where this will not create the potential for future difficulties, for example in meeting repairs liabilities to council property.

5.0 Alternative Uses

- 5.1. All Council departments will also be asked to consider the lockup estate and specifically whether they could be used for alternative purposes. In line with guidance, the lockups would then be recommended for transfer to the appropriate Council account, at an appropriate value including a share of borrowing and overhead costs.
- 5.2. Community Councils and other community groups will be made aware of vacant lockups in order that they can consider whether they would wish to lease for community use. This would be on a commercial full repairing lease basis.

6.0 Summary & Conclusions

- 6.1. A key principle of the latest guidance on the operation of HRA accounts is that HRA assets should provide benefits to Council tenants either directly or as an investment, providing a financial return. It is clear therefore that the only way the lock-up service can continue to benefit Council tenants is by achieving a surplus.
- 6.2. In many areas there remains significant demand for lockups and the estate is providing a return to the HRA. Investment needs to be targeted along with an appropriate disposal strategy, to ensure that this remains the case.
- 6.3. The strategy will be as follows: -
 - 6.3.1. All Council departments will be asked to consider whether there are better corporate uses for any lockup site, and transfer considered where this is the case.
 - 6.3.2. Sites in the category C1 will be recommended to Council for disposal on the open market. The Head of Service will, if required, consider demolition of C1 and C sites, on amenity or health and safety grounds, within budget.
 - 6.3.3. Sites in the categories A and A1 will be actively marketed for let, and the Head of Service will ensure that investment is targeted to these sites.

7.0 Sustainability Implications

7.1. None

8.0 Resource Implications

8.1. Financial Details

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 ☒

8.2. Finance have been consulted and have agreed the financial implications as set out in the report.

Yes ☒

9.0. Staffing

9.1 There are no direct staffing implications and all are assumed within existing resources.

10.0 Exempt Reports

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

11.0 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 type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input type="checkbox"/>
Our communities are safer	<input type="checkbox"/>
Vulnerable people and families are supported	<input type="checkbox"/>
Substance misuse and its effects are reduced	<input type="checkbox"/>
Health is improving and health inequalities are reducing	<input 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)

HRA Business Plan (June 2013)

12.0 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 ☐

13.0 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 ☒

14.0 Appendices

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

appendix 1 - list of lock up sites

appendix 2 - sites for let

appendix 3 - sites to be considered for disposal.

15.0 Background Papers

15.1. 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
Ahsan Khan	Head of Housing & Community Safety	Ext 2473
Kate Fleming	Strategy Officer	Ext 2421

Approved by

NAME	DESIGNATION	SIGNATURE
Ahsan Khan	Head of Housing & Community Safety	
Elaine McPherson	Chief Executive	

Appendix 1 - List of Lock up Sites

Key for Coding

	Demand	Development Potential	Action
A	> 100%	No	Let to waiting list (WL) 100% - Target Investment
A1	>100%	Yes	Let with no major expenditure. May develop long term
B	70 - 100%	No	Let with no major expenditure.
B1	70 - 100%	Yes	let with Health & Safety repairs only. May develop in the medium term.
C	< 70%	No	Let units short term. Health & Safety repairs only. May demolish for parking.
C1	< 70%	Yes	No new lets. Priority for demolition / disposal.

Site		Units on Site	Total Let	Private Let	No Void	% void	Number on WL	Potential Occupancy	Development Potential	Sustainable in the short term	Disposal	Comments	Coding
Achray Court	Alloa	8	7	6	1	13%	7	175%	No	Yes		The one void at number 85 cannot be opened.	A
Dunvegan Court	Alloa	10	6	4	4	40%	8	140%	No	Yes		Two roofs to be repaired. Let to the WL.	A
Gavins Road	Alloa	12	3	1	9	75%	0	25%	Yes	No	✓	Disposal for redevelopment. Infill site of 2-3 infill units.	C1
Gordon Drive	Alloa	41	14	8	27	66%	13	66%	Yes	No	✓	Disposal larger site for redevelopment.	C1
Katrine Court	Alloa	10	7	4	3	30%	3	100%	No	Yes		No. 107 needs a new door. 109 boarded up. Repair and let to WL.	B
Maree Court	Alloa	9	6	2	3	33%	5	122%	No	Yes		No. 204 needs new door. Repairs and let to WL.	A
Menteith Court	Alloa	28	25	23	3	11%	3	100%	Yes - parking only	Yes		Can't open no. 170. Let to WL.	A1
Pine Grove	Alloa	15	3	2	12	80%	5	53%	Yes - parking only	No	✓	Lock-ups in poor condition. £6K already spent in 2012/13. Disposal for parking.	C
Sunnyside Road	Alloa	6	6	5	0	0%	7	217%	Yes	Yes		Do Nothing	A1
Carnaughton Place	Alva	34	19	14	15	44%	5	71%	Yes	No		Could take demand from Parkgate. Offer to WL for Parkgate. Lack of parking in the area.	B1
James Street	Alva	6	3	2	3	50%	9	200%	No	Yes		Small amount of catch-up repairs. Allocate to WL.	A
Johnstone Street	Alva	18	16	10	2	11%	19	194%	No	Yes		Roof repair at no. 54, no. 50 cannot be let. Allocate remaining to WL.	A

Parkgate	Alva	7	6	4	1	14%	4	143%	Yes	Yes		Allocate to WL and then offer Carnaughton Place.	A1
Backwood Court	Clackmannan	14	12	9	2	14%	4	114%	No	Yes		No. 11 needs a new roof. Allocate to WL.	A
Castle Terrace	Clackmannan	20	19	9	1	5%	5	120%	No	Yes		Allocate to WL.	A
Cattlemarket	Clackmannan	12	8	6	4	33%	1	75%	No	Possible		Check current condition. Allocate to WL in the short term.	B
Chapelhill	Clackmannan	9	4	4	5	56%	2	67%	Yes	No	✓	Market for development. Infill site of 1-2 units.	C1
Devonway	Clackmannan	63	57	48	6	10%	8	103%	No	Yes		Nos. 98 & 115 need repairs. Allocate to WL.	A
High Street	Clackmannan	5	4	1	1	20%	1	100%	No	Yes		Allocate to WL.	A
Izatt Terrace	Clackmannan	25	9	7	16	64%	4	52%	No	No	✓	No development potential. Disposal for parking.	C
Kirk Wynd	Clackmannan	5	3	3	2	40%	1	80%	No	Possible	?	Look at as part of town centre improvements.	B
Main Street	Clackmannan	4	2	1	2	50%	0	50%	No	No	✓	Look at as part of town centre improvements.	C
Mary Place	Clackmannan	22	16	14	6	27%	7	105%	One part of site only	Yes		Disposal 10 at the North of the site, market for development, infill.	A1
North Street	Clackmannan	5	5	5	0	0%	2	140%	No	Yes		Inspect roof on no. 83 and allocate to the WL.	A
Blackfaulds Street	Coalsnaughton	4	4	0	0	0%	3	175%	No	Yes		Allocate to WL	A
Ramsay Street	Coalsnaughton	3	2	1	1	33%	2	133%	No	Yes		Allocate to WL	A
Sheardale Drive	Coalsnaughton	8	4	4	4	50%	4	100%	Yes	Yes		Allocate to WL. May have longer term development potential for infill site.	A1
Wardlaw Street	Coalsnaughton	12	10	10	2	17%	0	83%	No	No		Offer to sell to occupiers, where lock-ups are within the curtilage of the property.	B1
The Craigs	Devonside	8	8	7	0	0%	3	138%	No	Yes		Do nothing	A
Drum Road	Dollar	6	4	4	2	33%	9	217%	Yes	No		Allocate to WL in the short term. May have development potential in the longer term.	A1
Abercrombie Place	Menstrie	6	6	2	0	0%	3	150%	No	Yes		Do nothing	A
Castle Road	Menstrie	16	16	15	0	0%	1	106%	Yes	Yes		No surrounding parking. Continue to let in the short term, longer term development potential.	A1
Forthvale	Menstrie	58	42	33	16	28%	13	95%	No	No	?	Further investigation. Varied site. Scope to sell off some of the lock-ups in garden grounds.	B

Menstrie Place	Menstrie	3	3	2	0	0%	0	100%	No	Yes		Do nothing	A
Abbeycraig Road	Sauchie	30	21	17	9	30%	6	90%	No	No		Let to WL, 90% occupancy.	B
Beechwood	Sauchie	8	3	2	5	63%	4	88%	No	No	?	Could be parking	B
Branshill Park	Sauchie	41	15	11	26	63%	14	71%	Yes	No	✓	Disposal and market for development.	B1
Burmside Street	Sauchie	4	1	1	3	75%	0	25%	No	No	✓	further consideration as parking	C
Deer Park	Sauchie	3	2	2	1	33%	2	133%	No	Yes		Let to WL.	A
Gartmorn Road	Sauchie	43	5	3	38	88%	6	26%	Yes	No	✓	Disposal and market for development.	C1
Greycraigs	Sauchie	137	40	27	97	71%	22	45%	Yes	No	✓	Selective demolition. More investigation required.	C1
Keilarsbrae	Sauchie	9	6	5	3	33%	2	89%	Yes	No	✓	Disposal and market for development.	B1
Main Street	Sauchie	12	4	4	8	67%	7	92%	No	No	✓	further consideration as parking	B
Mansfield Avenue	Sauchie	29	11	6	18	62%	6	59%	Yes	No	✓	Disposal and market for development.	C1
Marchside Court	Sauchie	1	1	0	0	0%	0	100%	No	Yes		Integral to house. Do nothing.	A
Meadow Green	Sauchie	20	19	14	1	5%	2	105%	No	Yes		Allocate to WL	A
Parkhead Court	Sauchie	6	4	3	2	33%	0	67%	No	No		These are carports. Do nothing.	B
Pompee Road	Sauchie	6	6	5	0	0%	3	150%	No	Yes		Do nothing.	A
Rosebank	Sauchie	7	7	3	0	0%	6	186%	No	Yes		Let to WL	A
Roundelwood	Sauchie	12	7	6	5	42%	6	108%	No	Yes		Let to WL	A
Schaw Court	Sauchie	16	7	3	9	56%	1	50%	No		✓	further consideration as parking	C
Schawpark Avenue	Sauchie	18	5	2	13	72%	5	56%	Yes	No	✓	Demolish and market for development.	C1
Sprotwell Terrace	Sauchie	34	22	17	12	35%	3	74%	No	No	✓	Selective demolition for parking.	B
Tenacres	Sauchie	48	34	29	14	29%	16	104%	Yes	Yes	?	Scope to sell off some of the lock-ups.	A1
Chapelle Crescent	Tillicoutry	45	20	12	25	56%	9	64%	Yes	No	✓	Selective Demolition. Site to West.	C1
Easterton	Tillicoutry	9	9	6	0	0%	4	144%	No	Yes		No 49 needs new door.	A
North Hill Street	Tillicoutry	11	7	4	4	36%	7	127%	No	Yes		Allocate to WL	A
Park Street	Tillicoutry	6	2	2	4	67%	5	117%	Yes	Yes	✓	On demolished community centre site. Extra amenity space for new development. (Spoke to RS).	B1

Primrose Place	Tillicoultry	28	7	3	21	75%	16	82%	Yes	No	✓	Disposal and market for development	B1
Ramsay Terrace	Tillicoultry	20	10	8	10	50%	7	85%	Yes	No	✓	Large site with open space to the back. Market for development	B1
Roundelwood	Tillicoultry	6	4	4	2	33%	4	133%	Yes	Yes		Retain in the short term. Possible future single plot development.	A1
Shillinghill	Tillicoultry	19	13	12	6	32%	6	100%	No	Yes		Nos. 127 & 133 can't be let duo to major disrepair.	A
Alloa Road	Tullibody	5	3	2	2	40%	2	100%	No	Yes		Allocate to WL.	A
Abercromby Place	Tullibody	16	12	8	4	25%	0	75%	Yes	No	✓	Could be developed for housing - further investigation needed. Other building on site.	B1
Carseview	Tullibody	45	35	24	10	22%	26	136%	No	Yes		One lock-up not lettable. Another two need repairs to asbestos roof. Allocate to WL	A
Cochrie Place	Tullibody	6	5	4	1	17%	1	100%	No	Yes		Allocate to WL.	A
Delph Road	Tullibody	6	6	4	0	0%	2	133%	No	Yes		Do nothing	A
Main Street	Tullibody	3	1	1	2	67%	5	200%	Yes	Yes	?	Discuss as part of town centre improvement. Could provide one house plot.	A1
Manor Crescent	Tullibody	10	4	2	6	60%	4	80%	No	No	✓	Use for parking. Garages on site in bad condition.	B
Menstrie Road	Tullibody	7	5	5	2	29%	1	86%	No	No	✓	further consideration as parking	B
Ochil Court	Tullibody	1	1	1	0	0%	1	200%	No	Yes		Do nothing	A
Stirling Road	Tullibody	7	5	5	2	29%	3	114%	Yes	Yes		Allocate to WL in the short term, longer term development potential.	A1
The Baingle	Tullibody	55	41	33	14	25%	11	95%	Yes	No	?	Spread-out site. Further investigation, with a view to selective demolition for development.	B1
Tron Court	Tullibody	12	8	6	4	33%	4	100%	Yes	Yes	✓	As part of town centre improvements, parking is a better use of the site, benefitting surrounding businesses, and transferring upkeep costs to roads.	A1
		1313	777	576	536	41%	390	88%			594		

Definition of A sites

High Demand - > 100% potential occupancy.

No development potential

Actively market site & target investment

These sites are priority to actively market and to target investment to these sites

Aim: to have 100% let on all of these sites

Site	Town	Units on Site	Total Let	No Void	Private Let	% void	Number on WL	Potential Occupancy	Development Potential	Sustainable in the short term	Demolish	Retain	Comments	Coding
Achray Court	Alloa	8	7	1	6	13%	7	175%	No	Yes		✓	The one void at number 85 cannot be opened.	A
Dunvegan Court	Alloa	10	6	4	4	40%	8	140%	No	Yes		✓	Two roofs to be repaired. Let to the WL.	A
Maree Court	Alloa	9	6	3	2	33%	5	122%	No	Yes		✓	No. 204 needs new door. Repairs and let to WL.	A
James Street	Alva	6	5	1	4	17%	6	183%	No	Yes		✓	Small amount of catch-up repairs. Allocate to WL.	A
Johnstone Street	Alva	18	16	2	14	11%	9	139%	No	Yes		✓	Roof repair at no. 54, no. 50 cannot be let. Allocate remaining to WL.	A
Backwood Court	Clackmannan	14	12	2	7	14%	4	114%	No	Yes		✓	No. 11 needs a new roof. Allocate to WL.	A
Devonway	Clackmannan	63	61	2	48	3%	4	103%	No	Yes		✓	Nos. 98 & 115 need repairs. Allocate to WL.	A
High Street	Clackmannan	5	4	1	1	20%	1	100%	No	Yes		✓	Allocate to WL.	A
Castle Terrace	Clackmannan	20	19	1	12	5%	5	120%	No	Yes		✓	Allocate to WL.	A
North Street	Clackmannan	5	5	0	3	0%	1	120%	No	Yes		✓	Inspect roof on no. 83 and allocate to the WL.	A
Blackfaulds Street	Coalsnaughton	4	4	0	1	0%	3	175%	No	Yes		✓	Allocate to WL	A
Ramsay Street	Coalsnaughton	3	2	1	1	33%	2	133%	No	Yes		✓	Allocate to WL	A
The Craigs	Devonside	8	8	0	7	0%	3	138%	No	Yes		✓	Do nothing	A
Abercrombie Place	Menstrie	6	6	0	2	0%	3	150%	No	Yes		✓	Do nothing	A
Menstrie Place	Menstrie	3	3	0	2	0%	0	100%	No	Yes		✓	Do nothing	A
Deer Park	Sauchie	3	2	1	2	33%	2	133%	No	Yes		✓	Let to WL.	A

Marchside Court	Sauchie	1	1	0	0	0%	0	100%	No	Yes	✓	Integral to house. Do nothing.	A
Meadow Green	Sauchie	20	19	1	14	5%	2	105%	No	Yes	✓	Allocate to WL	A
Pompee Road	Sauchie	6	6	0	5	0%	3	150%	No	Yes	✓	Do nothing.	A
Rosebank	Sauchie	7	7	0	3	0%	6	186%	No	Yes	✓	Let to WL	A
Roundelwood	Sauchie	12	7	5	6	42%	6	108%	No	Yes	✓	Let to WL	A
Easterton	Tillicoultry	9	9	0	6	0%	4	124%	No	Yes	✓	No 49 needs new door.	A
North Hill Street	Tillicoultry	11	7	4	4	36%	7	127%	No	Yes	✓	Allocate to WL	A
Shillinghill	Tillicoultry	19	13	6	12	32%	6	100%	No	Yes	✓	Nos. 127 & 133 can't be let duo to major disrepair.	A
Alloa Road	Tullibody	5	3	2	2	40%	2	100%	No	Yes	✓	Allocate to WL.	A
Carseview	Tullibody	45	35	10	24	22%	26	136%	No	Yes	✓	One lock-up not lettable. Another two need repairs to asbestos	A
Cochrie Place	Tullibody	6	5	1	4	17%	1	100%	No	Yes	✓	Allocate to WL.	A
Delph Road	Tullibody	6	6	0	4	0%	2	133%	No	Yes	✓	Do nothing	A
Ochil Court	Tullibody	1	1	0	1	0%	1	200%	No	Yes	✓	Do nothing	A
		333	285	48		14%	129	124%					

Definition of A1 sites

High Demand - > 100% potential occupancy.
Development potential
Actively market site - small repairs only

These sites are to be actively marketed. Small repairs only

Aim: to let all lock-ups, unless there are major repair issues.

Site	Town	Units on Site	Total Let	Total Void	Private Let	% void	Number on WL	Potential Occupancy	Development Potential	Sustainable in the short term	Demolish	Retain	Comments	Coding
Menteith Court	Alloa	28	25	3	23	11%	3	100%	Yes - parking only	Yes		✓	Can't open no. 170. Let to WL.	A1
Sunnyside Road	Alloa	6	6	0	5	0%	7	217%	Yes	Yes		✓	Do Nothing	A1
Parkgate	Alva	7	6	1	4	14%	4	143%	Yes	Yes		✓	Allocate to WL and then offer Carnaughton Place.	A1
Mary Place	Clackmannan	22	16	6	14	27%	7	105%	One part of site only	Yes		✓	site, market for development, infill.	A1
Sheardale Drive	Coalsnaughton	8	5	3	4	38%	3	100%	Yes	Yes		✓	Allocate to WL. May have longer term development potential for infill site.	A1
Drum Road	Dollar	6	4	2	4	33%	9	217%	Yes	No		✓	Allocate to WL in the short term. May have development potential in the longer term.	A1
Castle Road	Menstrie	16	16	0	15	0%	1	106%	Yes	Yes		✓	No surrounding parking. Continue to let in the short term,	A1
Tenacres	Sauchie	48	34	14	29	29%	16	104%	Yes	Yes	?		Scope to sell off some of the lock-ups.	A1
Roundelwood	Tillicoultry	6	4	2	4	33%	4	133%	Yes	Yes		✓	Retain in the short term. Possible future single plot development.	A1
Main Street	Tullibody	3	1	2	1	67%	5	200%	Yes	Yes	?		Discuss as part of town centre improvement. Could provide one house plot.	A1
Stirling Road	Tullibody	7	5	2	5	29%	3	114%	Yes	Yes		✓	longer term development potential.	A1
Tron Court	Tullibody	12	8	4	6	33%	4	100%	Yes	Yes	✓		As part of town centre improvements, parking is a better use of the site, benefitting surrounding businesses, and transferring upkeep costs to roads.	A1
		169	130	39		23%	66	116%						

Definition of B sites

Some Demand - 70 -100% potential occupancy.
No development potential
Actively market site - small repairs only

These sites are to be let in the short term. Small repairs only

Aim: to let in the medium term, unless there are major repair issues.

Site	Town	Units on Site	Total Let	Private Let	Total Void	% void	Number on WL	Potential Occupancy	Development Potential	Sustainable in the short term	Demolish	Retain	Comments	Coding
Katrine Court	Alloa	10	7	4	3	30%	3	100%	No	Yes		✓	No. 107 needs a new door. 109 boarded up. Repair and let to WL.	B
Cattlemarket	Clackmannan	12	8	6	4	33%	1	75%	No	Possible		✓	Check current condition. Allocate to WL.in the short term.	B
Kirk Wynd	Clackmannan	5	3	3	2	40%	1	80%	No	Possible	?		Look at as part of town centre improvements.	B
Abbeycraig Road	Sauchie	30	21	17	9	30%	6	90%	No	No		✓	Let to WL, 90% occupancy.	B
Beechwood	Sauchie	8	3	2	5	63%	4	88%	No	No	?		Could be parking	B
Main Street	Sauchie	12	4	4	8	67%	7	92%	No	No	✓		Demolish for parking	B
Parkhead Court	Sauchie	6	4	3	2	33%	0	67%	No	No			These are carports. Do nothing.	B
Sprotwell Terrace	Sauchie	34	22	17	12	35%	3	74%	No	No		✓	Selective demolition for parking.	B
Manor Crescent	Tullibody	10	4	2	6	60%	4	80%	No	No	✓		Use for parking. Garages on site in bad condition.	B
Menstrie Road	Tullibody	7	5	5	2	29%	1	75%	No	No	✓		Demolish for parking	B
Wardlaw Street	Coalsnaughton	12	10	10	2	17%	0	83%	No	No		✓	Offer to sell to occupiers, where lock-ups are within the curtilage of the property.	B
Forthvale	Menstrie	58	42	33	16	28%	13	95%	No	No	?		Further investigation. Varied site. Scope to sell off some of the lock-ups in garden grounds.	B
		204	133	71		35%								

Definition of B1 sites

These sites are to be let in the short term. H & S repairs only

Some Demand - 70 -100% potential occupancy.

Development potential

Let site - H & S repairs only

Aim: to let in the medium term, unless there are major repair issues.

Site	Town	Units on Site	Total Let	Total Void	Private Let	% void	Number on WL	Potential Occupancy	Development Potential	Sustainable in the short	Demolish	Retain	Comments	Coding
Carnaughton Place	Alva	34	19	15	14	44%	5	71%	Yes	No		✓	Could take demand from Parkgate. Offer to WL for Parkgate. Lack of parking in the area.	B1
Branshill Park	Sauchie	41	15	26	11	63%	14	71%	Yes	No	✓		Demolish and market for development.	B1
Keilarsbrae	Sauchie	9	6	3	5	33%	2	89%	Yes	No	✓		Demolish and market for development.	B1
Park Street	Tillicoultry	6	2	4	2	67%	5	117%	Yes	Yes	✓		On demolished community centre site. Extra amenity space for	B1
Primrose Place	Tillicoultry	28	7	21	3	75%	16	82%	Yes	No	✓		Demolish and market for development	B1
Ramsay Terrace	Tillicoultry	20	10	10	8	50%	7	85%	Yes	No	✓		Large site with open space to the back. Market for development	B1
Abercromby Place	Tullibody	16	12	4	8	25%	0	75%	Yes	No	✓		Could be developed for housing - further investigation needed. Other building on site.	B1
The Baingle	Tullibody	55	41	14	33	25%	11	95%	Yes	No	?		Spread-out site. Further investigation, with a view to selective demolition for development.	B1

209

112

97

46%

Definition of C sites

Low Demand <70% potential occupancy
No development potential
Let in the short term - small repairs only

These sites are to be let in the short term. Small repairs only

Aim: to let in the short term, unless there are major repair issues. Demolish for parking etc.

Site	Town	Units on Site	Total Let	Total Void	Private Let	% void	Number on WL	Potential Occupancy	Development Potential	Sustainable in the short term	Demolish	Retain	Comments	Coding
Pine Grove	Alloa	15	3	12	2	80%	5	53%	Yes - parking only	No	✓		Lock-ups in poor condition. £6K already spent in 2012/13. Demolish for parking.	C
Izatt Terrace	Clackmannan	25	9	16	7	64%	4	52%	No	No	✓		No development potential. Demolish for parking.	C
Main Street	Clackmannan	4	2	2	1	50%	0	50%	No	No	✓		Look at as part of town centre improvements.	C
Burmside Street	Sauchie	4	1	3	1	75%	0	25%	No	No	✓		Demolish for parking	C
Schaw Court	Sauchie	16	7	9	3	56%	1	50%	No	No	✓		Demolish for parking	C
		64	22	42		66%								

Definition of C1 sites

No new lets where any repairs are required. H & S repairs only.

Low Demand <70% potential occupancy

Aim: No money to be spent on the site, evaluate cost to demolish and to sell for housing development.

Development potential

No new lets where any repair required

Site	Town	Units on Site	Total Let	Total Void	Private Let	% void	Number on WL	Potential Occupancy	Development Potential	Sustainable in the short term	Demolish	Retain	Comments	Coding
Gavins Road	Alloa	12	3	9	1	75%	0	25%	Yes	No	✓		Demolish for redevelopment. Infill site of 2 -3 infill units.	C1
Gordon Drive	Alloa	41	14	27	8	66%	13	66%	Yes	No	✓		Demolish larger site for redevelopment.	C1
Chapelhill	Clackmannan	9	4	5	4	56%	2	67%	Yes	No	✓		Market for development. Infill site of 1-2 units.	C1
Gartmorn Road	Sauchie	43	5	38	3	88%	6	26%	Yes	No	✓		Demolish and market for development.	C1
Greycraigs	Sauchie	137	40	97	27	71%	22	45%	Yes	No	✓	✓	Selective demolition. More investigation required.	C1
Mansfield Avenue	Sauchie	29	11	18	6	62%	6	59%	Yes	No	✓		Demolish and market for development.	C1
Schawpark Avenue	Sauchie	18	5	13	2	72%	5	56%	Yes	No	✓		Demolish and market for development.	C1
Chapelle Crescent	Tillicoultry	45	20	25	12	56%	9	64%	Yes	No	✓		Selective Demolition. Site to West.	C1
		334	102	232		69%								

Sites to be Let

AREA

Dunvegan Court	Alloa
James Street	Alva
Johnstone Street	Alva
Parkgate	Alva
Backwood Court	Clackmannan
Castle Terrace	Clackmannan
Cattlemarket	Clackmannan
Devonway	Clackmannan
High Street	Clackmannan
North Street	Clackmannan
Blackfaulds Street	Coalsnaughton
Sheardale Drive	Coalsnaughton
Wardlaw Street	Coalsnaughton
Drum Road	Dollar
Abbeycraig Road	Sauchie
Deerpark	Sauchie
Meadow Green	Sauchie
Rosebank	Sauchie
Schaw Court	Sauchie
Eastertoun	Tillicoultry
North Hill Street	Tillicoultry
Shillinghill	Tillicoultry
Alloa Road	Tullibody
Carseview	Tullibody
Cochrie Place	Tullibody
Stirling Road	Tullibody

Appendix 3

Definition of C1 sites

Low Demand <70% potential occupancy

Development potential

No new lets where any repair required

No new lets where any repairs are required. H & S repairs only.

Aim: No money to be spent on the site, evaluate cost to demolish and to sell for housing developm

To be recommended for disposal

Site	Town	Units on Site	Total Let	Total Void	Private Let	% void	Number on WL	Potential Occupancy	Dev Potential	Coding
Gavins Road	Alloa	12	3	9	1	75%	0	25%	Yes	C1
Chapelhill	Clackmannan	9	4	5	4	56%	2	67%	Yes	C1
Gartmorn Road	Sauchie	43	5	38	3	88%	6	26%	Yes	C1
Mansfield Avenue	Sauchie	29	11	18	6	62%	6	59%	Yes	C1
Schawpark Avenue	Sauchie	18	5	13	2	72%	5	56%	Yes	C1

Further investigation required - possible sale

Gordon Drive	Alloa	41	14	27	8	66%	13	66%	Yes	C1
Greycraigs	Sauchie	137	40	97	27	71%	22	45%	Yes	C1
Chapelle Crescent	Tillicoultry	45	20	25	12	56%	9	64%	Yes	C1

334 102 232 69%

Report to Housing Health and Care Committee

Date of Meeting: 30th October 2014

Subject: Financial Performance Social Services

Report by: Head of Social Services

1.0 Purpose

- 1.1. The purpose of the report is to update Committee on the projected budget for Social Services based on expenditure to the end of August 2014. Reference is made to Social Services performance report which was presented to Committee on 21st August 2014.

2.0 Recommendations

It is recommended that the Housing Health and Care Committee

- 2.1. Note the contents of the report
- 2.2. Note the management action plan outlined in *Appendix 1*
- 2.3. Note that the Head of Service will update Committee on the actions set out in the action plan.
- 2.4. Note that a further update will be brought to Resources and Audit Committee in December to fulfil the amendment to Council Financial Performance Report.

3.0 Considerations

Outturn position

- 3.1 In accordance with Clackmannanshire Council's financial regulations this report advises Committee of the projected revenue budget outturn based on actual expenditure incurred to the end of August 2014.
- 3.2 It is projected that the Social Services revenue budget will have an overspend of £1,518K (see table 1). The overspend represents **5.72%** of the total Social Services revenue budget. This projection does not take account of any increase in demand that may result in a severe winter.

Table 1

Service	Annual Budget 2014/15	Actual Spend to 31/08/14	Projected Outturn to 31/03/15	Variance Outturn V Budget
	£000	£000	£000	£000
Revenue				
Partnership	1,015	320	1,025	11
Strategy	487	346	408	(80)
Adult - Assessment & Care Management	9,887	3,898	10,527	639
Adult - Provision	4,551	1,887	4,482	(69)
Child Care - Clacks Locality	1,939	867	2,010	71
Child Care - Resourcing, Disability, TCAC	7,784	2,765	8,700	916
Child Care - Protection, Early Intervention, Youth Justice	396	155	382	(14)
Criminal Justice Service	(17)	562	(17)	0
Social Services Management	508	426	552	44
Total	26,549	11,226	28,068	1,519
Capital				
Telecare	75	16	75	0

Variances

Child care resourcing

- 3.3 In Children's Services the overspend relates to additional costs incurred from specific cases which require additional support.. The service has recently commissioned 2 high cost secure placements at an annual costs of £260k each. A further 2 placements at Struan House this month has increased the projected overspend by £140K.
- 3.4 In addition external foster care placement are currently exceeding current budget planning assumptions by 15 placements. The overspend is partially offset by under spends in Woodside and additional income from external placements. In addition client travel has increased this year due to costs of transporting children placed out with the local area to school etc. Travel costs have been reviewed leading to a reduction in the overspend by £30K from £80k to £50K.

Adult Care

Assessment and Care Management.

- 3.5 The main area of overspend in Adult Care relates to Care Management and Assessment and the provision of care at home services. Despite this the projected overspend in Adult Care significantly reduced from 819K in June to

639k in August 2014. This excludes budget savings of 331K from 13/14. The reduction in spend is due to a restriction of authorisation levels for front line staff and a review of the resource allocation panel.

Demographics

- 3.6 The service is currently undertaking an analysis of demographic pressure linked to previous activity and future demand. This will form part of the management action plan and Zero Based Budgeting programme. This will inform demand pressures on current budget and evidence growth in demand for future budget setting.

Adult Care

- 3.7 In Adult Care there has been a 37.5% rise in the care at home hours since April 2012, this equates to an increase from 7,094 care at home hours being provided per week in March 2012 to 9,752 hours per week in July 2014.
- 3.8 Conversely the number of care home placements during that same period has remained fairly static with only a 5.54% increase in the total number of placements being 262 in March 2012 rising to 276 in July 2014. The service is also delivering a number of care packages which are significantly above the cost of a care placement and as part of the budget recovery plan the service propose to manage this cost in the future through the introduction of the eligibility criteria. The main factor contributing to the increase in care at home hours is the rise in cases where there are issues of co-morbidity leading to complex health and social care needs in particular dementia and long term conditions with an anticipated rise in prevalence of 9% between 2013-16.

Child Care Services

- 3.9 Clackmannanshire's use of foster placements reflects the national increasing trend, however demand is currently outstripping supply in terms of provided resources. There are currently 17 provided carers in Clackmannanshire, to address the current number of purchased placements it is estimated that a further 20 carers are needed. The cost of a purchased foster care placement, is on average £26,450 per annum greater than our own provided foster care. We are currently purchasing 39 foster placements. If we could increase our own foster carers by 20 and reduce the need to purchase foster care externally, we could save more than £1M per annum. We have a total fostering payments budget of £1,888K per annum. The cost of providing all our foster care internally would be £1,463K per annum. This would leave the service with an underspend of £425K. The current overspend in fostering due to purchased provision is £641K.
- 3.10 The Residential Schools overspend is in relation to two high cost secure placements made in November 2013 at a cost of £714 per day each. The annual cost of these placements is £260K each. There continues to be increased demand with high cost care placements for children with additional care needs.

4.0 Sustainability Implications

Management Action Plan

- 4.1 Social Services has developed a budget recovery action plan to reduce the impact of the current projected overspend. Detailed work is being carried out to investigate the areas of overspend and the reasons for this. In addition the service is reviewing the following in partnership with corporate services;
- investigate the areas of overspend in greater detail and identify potential areas to reduce the level of anticipated spend.
 - the preparation of additional monthly outturns for Social Services
 - additional budget challenge sessions
 - commencement of Zero Based Budget exercise between Social Services and Corporate Services
 - Participation in a internal audit budgetary control in Social Services.
- 4.2 Activity demand and activity levels based on the last three years and are undertaking an extensive review of business processing systems and commissioning arrangements. These management actions are being taken forward by SMT (Social Services) in conjunction with finance. The action plan addresses how the overspend will be managed for 2014/2015 these are outlined in Appendix 1 of the report.

5.0 Resource Implications

5.1 Financial Details

- 5.2 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 ☒

- 5.3 Finance have been consulted and have agreed the financial implications as set out in the report.

Yes ☒

5.4 Staffing

6.0 Exempt Reports

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

7.0 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 ☐
Our communities are more cohesive and inclusive ☐
People are better skilled, trained and ready for learning and employment ☐

Our communities are safer	<input type="checkbox"/>
Vulnerable people and families are supported	<input checked="" type="checkbox"/>
Substance misuse and its effects are reduced	<input checked="" type="checkbox"/>
Health is improving and health inequalities are reducing	<input checked="" type="checkbox"/>
The environment is protected and enhanced for all	<input type="checkbox"/>
The Council is effective, efficient and recognised for excellence	<input type="checkbox"/>

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

8.0 Equalities Impact

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

9.0 Legality

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

10.0 Appendices

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

Appendix 1 - Budget Recovery Action Plan

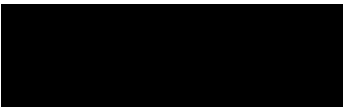

11.0 Background Papers

- 11.1 Have you used other document 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
Val de Souza	Head of Social Services	
Elaine McPherson	Chief Executive	

Social Service Action Plan- Budget Recovery Action plan

Action Budget Holder	Lead	Timescale	Progress
<p>Profile and build devolved budgets for Social Services to team manager level</p> <p>Review resource panels to ensure effective financial and resource management.</p> <p>Implement financial restrictions/controls for front line staff to reduce spend</p> <p>Review of the Commitment system in Social Services (CCIS).to ensure compliance with financial authorisation levels.</p> <p>Rollout a training programme for financial monitoring for managers/budget holders</p> <p>Development of Activity/budget triggers</p> <p>Review financial Monitoring arrangements by the senior management team on a quarterly basis linked to performance reporting</p>	<p>Social Services Senior Management Team /Chief Finance Officer</p>	<p>November 2014</p>	
Budget Preparation			
<p>Review authorisation levels for front line staff and team managers</p> <p>Review ledger structure to more accurately reflect service delivery and revised management structures.</p> <p>Build an evidence base for growth and realignment of the budget</p> <p>Roll-out a programme of budget holder training based on Zero based budgeting and the scheme of delegation</p>	<p>Assistant Head of Service Adult Care</p> <p>Assistant Head of Service Children's Services.</p> <p>Chief Finance Officer</p>	<p>December 2014</p>	

Budget monitoring			
<p>Agree authorisation levels link to the scheme of delegation</p> <p>Review alignment of finance systems and CCIS to ensure more accurate financial projections commissioning and budget planning assumptions.</p> <p>Build an evidence base for growth and realignment of the budget</p> <p>Implementation of Eligibility Criteria</p>	<p>Assistant Head of Service Adult Care</p> <p>Assistant Head of Service Children's services</p>	January 2015	
Financial information			
<p>The preparation of additional monthly outturns for Social Services</p> <p>Internal audit review of budgetary control within Social Services</p>	Chief Finance Officer	November 2014	
Demographics			
<p>Undertake an analysis of demographic pressures based on demand and activity.</p> <p>Analysis of past and future demand linked to commissioning for care at home and long term care</p> <p>The identification of management savings and revised financial planning assumptions for 2015/16</p> <p>An action plan has been agreed to build devolved budgets and a zero based budgeting model for Social Services</p> <p>Review of commissioning arrangements</p>	<p>Chief Finance Officer</p> <p>Assistant Head of Social Services</p> <p>Service Manager Strategy</p>	November 2014	