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**Report to:           Housing, Health & Care Committee**

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**Date of Meeting:   2nd April 2015**

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**Subject:             Strategy and Regeneration Update**

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**Report by:          Head of Housing & Community Safety**

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## **1.0 Purpose**

- 1.1. The purpose of this report is to update Committee on progress of the Strategic Housing Investment Plan (SHIP) and development sites and outline changes to the proposed development programme 2015/16 to 2018/19.
- 1.2. The report also advises Committee of a bid for grant funding that has been submitted to the Scottish Government for Home Energy Efficiency Programme Area Based Schemes (HEEPS: ABS) 2015/16 and to seek approval for the proposed programmes should the bid be successful.

## **2.0 Recommendations**

- 2.1. Members are asked to:
  - 2.1.1. Approve the amended Strategic Local Programme (SLP) to deliver new affordable housing units as detailed in the report and laid out in Appendix 1.
  - 2.1.2. Recommend to Council that it promote a Compulsory Purchase Order to assemble land required for phase 2 of the affordable housing development in Tillicoultry, as detailed in 4.9 and appendix 2 of the report.
  - 2.1.3. Note the programme bid submitted for the £764,402 set aside for Clackmannanshire under the Scottish Government's 2015/16 HEEPS:ABS initiative and agree the implementation of the programme if the bid is successful.
  - 2.1.4. Approve the HEEPS: ABS works to be carried out on Council owned properties, as detailed in the report and Appendix 3.

## **3.0 Housing Development**

- 3.1. The Strategic Housing Investment Plan (SHIP) outlines the development priorities for Clackmannanshire, in line with Making Clackmannanshire Better, to ensure available resources are targeted to making a visible difference in

our towns. Following approval of the SHIP by Committee on 30 October 2014, and subsequent approval by Council on 18 December 2014, the document was submitted to the Scottish Government as required.

- 3.2. In line with the SHIP, the Council must submit its proposed programme for spending the resources available from the Scottish Government, the Council and Registered Social Housing Partners to the Government. The 'Strategic Local Programme' (SLP) is the basis for delivery of affordable housing in Clackmannanshire.
- 3.3. There have been a number of challenges to programme delivery this year, as well as some opportunities for development. It is proposed that the provisional programme agreed in October is amended to give a final programme which is deliverable. The revised programme meets the priority needs of the Council as set out in the SHIP. Progress against the sites underway and the proposed changes are outlined below, and are summarised in appendix 1.
- 3.4. The delivery of last year's programme (2014/15) was affected by delays on the two main sites at Fairfield, Sauchie and Delph Road, Tullibody, discussed more fully below. This meant that, at the time of writing the report, there is a projected underspend. As there is no carry forward in place, the Scottish Government has confirmed that funding required to complete these developments will be taken from the 2015/16 allocation. Despite monitoring carried out jointly with the Scottish Government, this underspend was highlighted relatively late in the year, and then action was taken, detailed below.
- 3.5. The allocation of Scottish Government funding (Resource Planning Assumption) for Clackmannanshire for 2015/16 to 2018/19 is currently £6.296m. This is broken down in table 1, along with earmarked spend of £6.599m (within the 20% tolerance recommended by guidance). Resources for future years are expected to increase once national budgets are set.

Table 1

Affordable Housing Supply Budget (RPA) 2015/16 - 2018/19		
Year	Budget	Planned Spend
2015/16	£2,199,000	£2,307,000
2016/17	£1,799,000	£1,392,000
2017/18	£1,379,000	£1,740,000
2018/19	£ 919,000	£1,160,000
Total	£6,296,000	£6,599,000

- 3.6. As stated in the Committee paper of 30 October 2014, the Council will submit the SLP to the Scottish Government, setting out the revised development programme based on the RPA above. Once agreed, this is the foundation of the individual Council and Housing Association Scottish Government offers of grant.

## **4.0 Development Programme**

### **On site / grant approval 2014/15**

- 4.1. Acquisition of existing properties. The target of 15 properties for 2014/15 has been met. To utilise some of the projected underspend, the Scottish Government agreed an increase to a maximum of 20 units, as well as an increase in grant per unit. Expenditure will therefore increase from £450k to approximately £700k.
- 4.2. Delph Road, Tullibody. This site was sold by the Council to Kingdom HA in March 2014, to develop 27 houses for rent. Works were due to commence in November 2014 but consultation and statutory consents delayed the site start to February 2015 resulting in slippage from 2014/15 of £968k.
- 4.3. Fairfield, Sauchie. Work on the former school site started in February 2015 to provide 19 Council rented homes. Additional ground remediation works delayed progress, causing an under spend of around £448k.
- 4.4. Former Alva Academy Site. The grant offer to Tigh Grian and Link Housing Association has been finalised and all legalities almost concluded. It is expected that work will start on site shortly and, once underway will provide 48 'greener homes'.
- 4.5. Pension Fund: The Scottish Government has boosted the Council's Affordable Housing Supply Budget to provide additional funding for the Falkirk Pension Trust scheme. For Clackmannanshire, this has increased the budget by £885k. Castle Rock Edinvar Housing Association were selected by Pension Trust to provide the housing. The funding will provide around 35 units in Clackmannanshire at approximately 80% of the usual subsidy levels. To facilitate this, the Government has agreed that the rents can be up to 10% above the usual acceptable 'benchmark' rents. Castle Rock has yet to confirm the rents for Clackmannanshire.
- 4.6. The site identified for the pension units is currently Sauchie West. It may be preferable to choose another site which can be delivered more quickly, so it is possible that these units will move to an alternative site listed in the programme/shadow programme.
- 4.7. 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 in March with completion September 2015.

### **Future programme approvals 2015/20**

- 4.8. Ann Street, Tillicoultry (Former Community Centre). The Council received £782k Town Centre Housing Fund grant from the Scottish Government towards this development. As a result, the site start, originally scheduled for 2016/17, has been brought forward to May 2015. The first phase is a joint project with the Council, Kingdom Housing Association and HubCo. The first 21 units will be Council owned and managed, but will be reduced to 17 if the second phase with an RSL, discussed below, can proceed.
- 4.9. A second phase of 8 units will bring in under-used ground to the south and west of the old Community Centre site. These units will be developed by

Kingdom HA. To achieve this, the Council must acquire an area of land previously sold as part of the Right to Buy. The property at 32 Stoneyacre, was sold in 1991, along with a substantial piece of land that was part of the tenancy. The Council was obliged to sell this land as the tenant had the 'use and enjoyment' of the land at the time. The land is no longer being maintained and a cash offer has been made to the current occupier. There is an expectation that the offer will be acceptable and the sale will complete but, if it does not, it is recommended that authority be sought from Council to promote a Compulsory Purchase Order for the land shown in Appendix 2 to allow the affordable housing development to proceed.

- 4.10. The Orchard, Tullibody. In August 2014, Committee approved the demolition and redevelopment of 21-39 The Orchard to provide 12 new build cottage flats for Council rent. A site start is scheduled for 2015/16.
- 4.11. Primrose Place, Alloa. Council approved the acquisition of a vacant store on this site and the subsequent sale to Kingdom Housing Association in December 2014. Kingdom will purchase the site from the Council before the end of March, to reduce their under spend on the Delph Road site. A start on site for 24 units is scheduled for 2015/16 with completion 2016/17.
- 4.12. Lock-up Sites (Various Locations). In October 2014 Members approved disposal of selected lock-up sites. Work is underway to clear various sites and funding has been included in the SHIP for 2018/19, to enable around 20 units to be redeveloped on one or more sites.
- 4.13. Sauchie West. This large privately owned site is expected to deliver an element of affordable housing as part of the affordable housing policy. The first phase proposed, for 2016/17, is using Falkirk Pension Trust funding (see below) to provide a 30-35 units through Castle Rock Housing Association. A second phase in 2017/18 is proposed using Kingdom Housing Association. Depending on timing of the pension fund programme, it may be more suitable for Castle Rock's units to develop phase 2.

#### **Shadow Programme - Potential Future Sites**

- 4.14. To assist with the identification of suitable sites for slippage or additional funding being made available, we are operating a shadow programme where sites may be substituted into the main programme should the opportunity arise.
- 4.15. Forestmill Major Growth Area: The Section 75 Agreement sets a requirement to deliver 22% of the 1,250 homes as affordable. Muir Homes may start on site in 2015/16 but with phase 1 and 2 containing no affordable housing. It may be some time before any affordable housing can be expected on this site.
- 4.16. Primrose Street, Alloa (Former Co-op): The former Co-op building in Primrose Street, Alloa was purchased by Alloa Development Company Ltd in 2012 and since demolition in 2013, the site has remained vacant and unused. It continues to be marketed for sale with no firm proposals for future redevelopment. The site is capable of delivering a maximum of 60 flatted units which would complement the Primrose Place housing site and upgraded Speirs Centre opposite. A report on the potential purchase of the site will be

presented to the Special Council Meeting on 26 March, and a verbal update will be given at the meeting.

- 4.17. Branshill Park, Sauchie (former Forth Valley College): In January 2012, planning approval was given on the former Forth Valley College site in Sauchie. A 7% affordable housing contribution was agreed, or £300,000 (equivalent to 10 affordable homes). This was negotiated taking into consideration wider requirements and constraints on this site.
- 4.18. Earlsfield, Alloa South and East: This site was previously in the programme as a potential previous pension fund development (different to the current Falkirk Pension Fund) but was withdrawn when the model did not proceed. It is prudent to keep this site, which will be required to provide an element of affordable housing, in the shadow programme as a potential delivery site. It is possible that this could be used as an alternative to Sauchie West.
- 4.19. Burnside, Clackmannan: There is currently planning permission for 71 properties on this site. It is hoped that this will secure an element of affordable housing, up to 17 units.
- 4.20. Alva West: This large site (12.61ha) is identified in the local plan as a longer term development area. It will be developed, if required, once significant progress has been made in the development of the brownfield sites. Developer contributions are likely to include affordable housing provision.

#### **Removed from the Programme**

- 4.21. Elm Grove, Alloa: This site is owned by Ochil View Housing Association, bought from the Council in 2004 using Housing Association Grant, and considered as part of the Bowmar Masterplan for area regeneration. The site was part of a wider regeneration plan but has not been prioritised for development since the economic downturn. Given that the land was purchased with public funding, the Government has asked the Council to consider the future of the site. Ochil View is not actively developing new housing, although they have stated they would consider purchasing units from a developer. The plan for this area always included an element of low cost home ownership, to help break up the prevalence of social housing in Bowmar. It is proposed therefore that this site is removed from the SHIP, enabling the Scottish Government to negotiate with Ochil View over the disposal of the site and claw back of Housing Association Grant.
- 4.22. The Shore, Alloa: This site did include an element of affordable housing but the priority, in developer contribution terms, is for education provision, so the site has been removed from the programme.
- 4.23. Empty Homes Loan Fund: The Council was allocated £75,000 two years ago after successfully bidding for Empty Homes Loan Funding. The purpose of this funding was to help bring long term empty properties back into residential use as affordable private rented housing. Nationally, however, the scheme has not proved popular and it is intended that the £75,000, which was a loan rather than a grant and was due to be paid back to the Scottish Government by 2019, is handed back to the Government. This was matched by £25,000 from the Private Sector Housing Budget, to complement the loan to owners by providing a grant of up to £2,500 for ten properties. This money was carried

forward into earmarked reserves in 2014/15 and it is now proposed to offer this as a saving.

## **5.0 Lock ups**

- 5.1. Further to the report to committee on 30 October 2014, progress has been made on allocating and managing the Council's lock-ups more effectively. The best performing sites have been inspected, repairs carried out where possible and lock-ups let, in the first instance to applicants on the waiting list and then by openly advertising vacancies. The total number of lock-ups let has increased from 774 (59%) to 831 (68%).
- 5.2. Action on the worst performing sites has begun, with the first group of 99 units in Sauchie and Clackmannan being emptied ready for disposal or demolition. A report will be presented to the next Committee meeting, setting out recommendations for the future of these poorly performing sites.

## **6.0 Home Energy Efficiency Programme Area Based Schemes (HEEPS: ABS) 2015/16**

- 6.1. The Council has committed to supporting the Scottish Government's targets to eradicate fuel poverty, as far as practically possible, by 2016 and to reduce Scotland's greenhouse gas emissions by 42% by 2020, and 80% by 2050. Improvements to the energy efficiency of "hard to treat" properties (non-traditionally built or solid walls) are a Housing Strategy priority.
- 6.2. The Council was notified on 17 December 2014, that a potential allocation of £764,402 had been set aside by the Scottish Government under the 2015/16 HEEPS:ABS initiative. This is to provide energy efficient measures to private sector properties (including private properties in mixed tenure blocks). Allocation of this funding is dependent on the Council submitting a successful bid, which must include securing match funding from an energy supplier under the Government's Energy Company Obligation (ECO), as well as leverage of investment from other sources, including investment in mixed tenure estates from social landlords' capital programmes.
- 6.3. A provisional bid for funding was submitted for the deadline of 20 February, 2015. Programmes are to focus on solid wall insulation and hard to treat cavities, although basic loft and cavity measures for owner occupiers can be included in certain circumstances. The areas selected are within designated areas of multiple deprivation and are located within CSCO (*Carbon Saving Community Obligation*) and CSCO Rural Area communities, and were identified in partnership with the Energy Savings Trust and the Council's Housing Capital Investment team. Addresses are listed in Appendix 2 and include:
  - 114 hard to treat properties (76 owner occupiers and 38 council properties) in Coalsnaughton, Tullibody and Alva
  - loft and cavity insulation improvements for 540 private sector properties spread throughout Clackmannanshire

- 6.4. The Housing Service has been very successful in previous years in merging HEEPS: ABS projects with the Housing Revenue Account Capital Investment Programme priorities and, in doing so, maximising the amount of ECO (*Energy Company Obligation*) contribution. This has helped to keep costs to a minimum and has benefited both owner occupiers and Council tenants. If successful in attracting the required match funding, the Council could potentially deliver an estimated £2.156 million programme.
- 6.5. Additional funding has been requested to cover all of the WEIR Timber properties in Alva in this year's HEEPS programme. However, there is no guarantee that this will be possible and we may have to extend this programme over two HEEPS allocation years.
- 6.6. Completion of the installation of external wall insulation will be dependent on accumulating appropriate amounts of ECO and the participation of owner occupiers in the scheme. Owners will be subsidised by HEEPS funding and will be entitled to interest free loans from the Scottish Government of up to £5,000 over a 10 year period.
- 6.7. The scope of works are complex but the Council has built up experience running similar contracts, such as External Wall Insulation in Clackmannan and Cavity Wall projects throughout the district under HEEPS and previous Government insulation schemes (H.I.S.). There are, however, many risks attached to this opportunity due to the complexities attached to the grant funding. The ability to complete the full project will be highly dependent on favourable ECO rates and owner occupier participation. Expectations at the early stages of this project should be managed carefully until preliminary work to secure ECO funding is complete. To maximise uptake, individual home visits and public information events will be held.
- 6.8. Whilst some ECO funding may be available, estimated to be in the region of £70,000, there is no HEEPS subsidy for Council properties. An estimated £356,000 will therefore be required from the HRA capital budget. This work is not essential, but would provide the tenants with additional benefits. This amount was not identified within the Capital Budget approved on the 24 of February, but the costs can be accommodated as proposed at paragraph 8.7.
- 6.9. Should the Council decide that the HRA properties are not to be included in the initiative, work to owner occupiers' non-traditional properties could still go ahead.
- 6.10. The outcome of the bid should be known in April 2015, and the Council will procure the contract as soon as possible, subject to the necessary approvals being in place.

## **7.0 Sustainability Implications**

- 7.1. The supply of affordable housing is central to the Council's commitment to reduce carbon emissions. The project at Alva will provide 48 carbon zero homes to gold energy standards and the Council will pursue the inclusion of renewable technology in newbuild where feasible.

- 7.2. Participation in the HEEPS initiative will help the Council meet its commitments to energy efficiency and fuel poverty laid out in the Home Energy and Affordable Warmth Action Plan and the Sustainability and Climate Change Strategy.
- 7.3. Improving the energy efficiency of 'hard to treat' Council properties will enable the local authority to be more compliant with the new Energy Efficiency Standard for Social Housing (EESH) which will be introduced in 2017.

## 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 appropriate.
- 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 Strategic Local Programme. This highlights the Affordable Housing Supply Programme allocation from the Scottish Government, which is £6.296m over 4 years:
- |              |                   |  |
|--------------|-------------------|--|
|              | RPA               |  |
| 2015/16      | £2,199,000        |  |
| 2016/17      | £1,799,000        |  |
| 2017/18      | £1,379,000        |  |
| 2018/19      | £ 919,000         |  |
| <u>Total</u> | <u>£6,296,000</u> |  |
- 8.4. In addition, the programme assumes an Housing Revenue Account contribution of £3.293m from 2015/16 to 2016/17.
- 8.5. Returning the £75,000 allocation for the Empty Homes Loan Fund will allow a saving of £25,000 to be put forward from earmarked reserves.
- 8.6. For the full HEEPS:ABS programme submitted in the bid, the estimated breakdown of funding is as follows:

HEEPS (Government Grant)	£795,000
ECO (Energy Company Obligation)	£790,000
Owner Contribution (654 owners)	£215,000
HRA Capital Programme (38 props)	£356,000
<u>Total</u>	<u>£2,156,000</u>

- 8.7. A contribution from ECO funding of approximately £70,000 will be available to subsidise the HRA properties (based on the HRA property carbon savings). As there is no HEEPS subsidy for Council properties £356,000 will be required from the HRA Capital Programme. This will be met from the existing Capital Programme budget as follows:



HEEPS/ABS (C/F from 2014/15)	£100k
Structural Works (C/F from 2014/15)	£50k
Misc Conversions/Upgrading (C/F from 2014/15)	£100k
HBMS	£35k
SIMCO (unallocated)	£71k
<b>Total</b>	<b>£356k</b>

## 9.0 Staffing

- 9.1. For the provision of new housing, 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.
- 9.2. For HEEPS:ABS, the programme will be managed within existing Council resources along with the Wise Group staff who are funded using the administration and management allowance included within the programme.

## 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 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 checked="" 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)

## 12.0 Equalities Impact

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

## 13.0 Legality

13.1 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: Strategic Local Programme 2015 - 2018

Appendix 2: Additional Land at Stoneyacre, Tillicoultry (potential CPO)

Appendix 3: Properties included in HEEPS: ABS 2015/16 funding bid

#### 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)


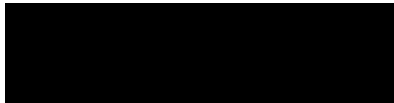
Yes  (please list the documents below) No

#### Clackmannanshire Housing Strategy 2013 - 18

##### Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Susan White	Team Leader	x2421
Kate Fleming / Lawrence Hunter	Strategy Officers	x2681

##### Approved by

NAME	DESIGNATION	SIGNATURE
Ahsan Khan	Head of Service	
Nikki Bridle	Depute Chief Executive	

**STRATEGIC LOCAL PROGRAMME 2015-2018 : MAIN PROGRAMME**

**Appendix 1**

Site		Tenure			Start year					Completions year					Unit Cost £000	Grant/ Unit £000	HRA cost/ unit £000	RSL cost/ unit £000	Total Grant £m	Total HRA / RSL £m	Total cost £m
		Soc Rent	MMR /LCO	Tot	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20	15/ 16	16/ 17	17/ 18	18/ 19	19/ 20							
<b>Years 1 and 2 2015/16 - 2016/17 Assumed Govt funding available £3.998m</b>																					
Delph Road, Tullibody	RSL	27		27						27					£111k	£58k		£53k	£0.968 (remain)	£1.430	£2.997
Fairfield	C	17		17						17					£101	£46k	£55k		£0.448 (remain)	£0.935	£1.717
Redwell Place, Alloa	RSL	1		1	1					1					£120k	£62k	0	£58k	£0.062	£0.062	£0.012
The Orchard, Tullibody	C	12		12	12						12				£115k	£46k	£69k		£0.552	£0.828	£1.380
Ann Street, Tillicoultry (M06)	RSL / C	21		21	21					21					£100k	£46k / £58k	£54k	£42k	£0.782 / £0.232	£0.918 / £0.168	£2.100
Primrose Place Alloa	RSL	24		24	24						24				£75k	£58k	0	£17k	£1.392	£0.408	£1.800
Ann Street, Tillicoultry Ph2	C	8		8		8						8			£122.5	£46k	£76.5k		£0.368	£0.612	£0.980
<b>Total yrs 1+2</b>		<b>102</b>		<b>102</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>36</b>	<b>0</b>	<b>0</b>					<b>£3.669 RPA £0.782</b>	<b>HRA - £3.293 RSL - £2.068</b>	<b>£10.986</b> <i>*some of the total cost claimed &lt;2015/16</i>
<b>Year 3 2017/18 Assumed Govt funding available £1.379m</b>																					
Sauchie West (Pension)	RSL	30		30		30						30			£100k						£3.000
Sauchie West (RPA)	RSL	30		30			30						30		£100k	£58k	0	£42k	£1.740	£1.260	£3.000
<b>Totals yr 3</b>		<b>80</b>		<b>80</b>	<b>0</b>	<b>30</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>50</b>						<b>£1.740</b>	<b>£1.260</b>	<b>£6.000</b>
<b>Years 4 and 5 2018/19 - 2019/20 Assumed Govt funding available £0.919</b>																					
Lock-up sites	RSL	20		20			20						20		£122.5k	£58k	0	£64.5k	£1.160	£1.290	£2.450
<b>Totals yr 4 + 5</b>		<b>20</b>		<b>20</b>			<b>20</b>						<b>20</b>								
<b>Total</b>																			<b>£1.160</b>	<b>£1.290</b>	<b>£2.450</b>

C: Council RSL: Registered Social Landlord D: Developer MMR: Mid Market Rent

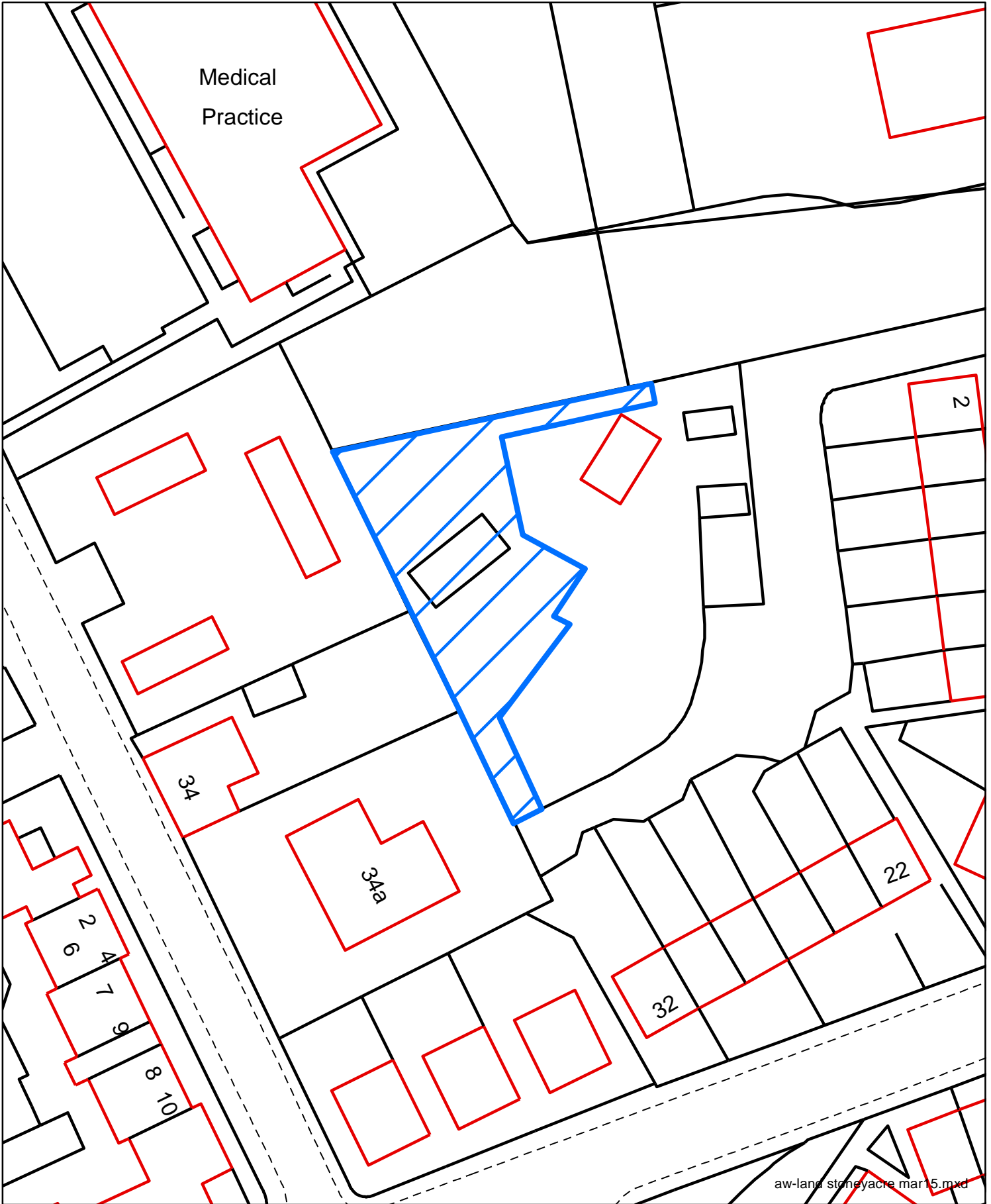
STRATEGIC LOCAL PROGRAMME 2013-2018:				SHADOW PROGRAMME - POTENTIAL FUTURE SITES						
	Tenure			Unit Cost £000	Grant per Unit £000	HRA cost per unit £000	RSL cost per unit £000	Total Grant £m	Total HRA £m	Total cost £m
	Soc Rent	MMR	Tot							
Forest Mill+	30	30	60	tbc	tbc	tbc	tbc	tbc	tbc	
Former FV College, Sauchie (H15)+	7		7	tbc	tbc	tbc	tbc	tbc	tbc	
Main Street, Sauchie (H18)	22		22	tbc	tbc	tbc	tbc	tbc	tbc	
Burnside, Clackmannan +	17		17	tbc	tbc	tbc	tbc	tbc	tbc	
Former Co-op, Primrose St, Alloa	30	30	60	tbc	tbc	tbc	tbc	tbc	tbc	
Earlsfield +	35	35	70	tbc	tbc	tbc	tbc	tbc	tbc	
Alva West	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	tbc	
<b>Total</b>	<b>141</b>	<b>95</b>	<b>236</b>							

In the event that a project in the main programme slips, or additional resources are made available, the Government will expect the Council to pull forward schemes to maximise allocation spend. These sites were approved in principle by the Council in June 2013 and can be brought forward if required and if feasible.

- + Planning s75 sites
- () Local Development Plan references are in brackets

Figures are estimates

# Additional Land at Stoneyacre, Tillicoultry.



0 5 10 15  
Metres

**NOT TO SCALE**  
Paper Size : A4

Date: 19 March 2015

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**Clackmannanshire Council**

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Services to Communities  
Kilncraigs  
Greenside Street  
Alloa  
FK10 1EB

Tel: 01259 450 000 Fax: 01259 727 452  
[propertyservices@clacks.gov.uk](mailto:propertyservices@clacks.gov.uk)



**Properties included in HEEPS: ABS 2015/16 funding bid**

The areas and energy efficiency measures identified for the bid are as follows:

**CAP (Core Allocation Proposal) 1**

***External Wall Insulation/ Loft insulation top up***

- 1) **71 - 81 Blackfaulds Street, Coalsnaughton**  
Non Trad properties - BISF  
6 properties (4 owner occs and 2 Council tenants)  
Semi detached  
*Rural CSCO/Deprived rural clarification, Low income area 1.2/2*
- 2) **1 - 59 Sheardale Drive, Coalsnaughton**  
Non Trad properties - Blackburn/BISF  
16 properties (7 Owner Occupiers and 9 Council tenants)  
Semi detached  
*Rural CSCO Low income area 1/1.2/2*
- 3) **1-29 Muircot Place, Coalsnaughton**  
Non Trad properties - Blackburn/BISF  
12 properties (8 Owner occupiers and 4 Council tenants)  
Semi Detached  
*Rural CSCO, ECO Adjoining area ECO 1.2/2*
- 4) **49 - 69 Stirling Road, Tullibody**  
Non Trad properties - Blackburn/BISF  
9 Properties (8 Owner Occupiers and 1 Council tenant)  
Semi detached  
*CSCO ECO Low income area 1/1.2/2*
- 5) **1 -14 Baingle Crescent, Tullibody**  
**5 - 32 Baingle Brae, Tullibody**  
Non Trad properties - Blackburn/BISF  
19 Properties (12 Own/occs and 7 Council Tenants)  
Semi detached  
*CSCO ECO 1/1.2/2*
- 6) **34 - 59 The Nebit, Alva**  
**12 - 68 Craighorn Road, Alva**  
**49 - 55 St Serfs Walk, Alva**  
Non -Trad properties - WEIR Timber  
52 Properties ( 34 Owner Occupiers and 18 Council Tenants)  
Semi detached  
*CSCO ECO 1/1.2/2*

N.B. Core Allocation funding is only available for 38 properties in Alva. Additional funding has been requested to tackle all WEIR timbers in the locale. This funding is not guaranteed.

In addition to the External wall insulation and loft insulation top ups it is proposed to incorporate the provision of Photo Voltaic (P.V.) panels into the scheme to maximise ECO funding for the project.

Consideration is being given to whether these installations should be provided free, with feed in tariffs being taken by the installer. This concept was developed within our 2012/13 and 2013/14 HEEPS projects. P.V.s installed will provide free energy for householders who engage in the scheme.

### **CAP (Core Allocation Proposal) 2**

Provision of cavity and loft insulation for owner occupiers located in CSCO ECO areas (detailed Home analytics report identifies individual properties in Alloa, Tullibody, Alva, Sauchie and Clackmannan).

540 properties are associated with this initiative, which should be self funding from ECO and potentially will provide surplus ECO, which can be used to subsidise the CAP 1 area listed above.