



**Clackmannanshire
Council**

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Comhairle Siorrachd
Chlach Mhanann

Strategic Housing Investment Plan 2026-31

1.0 Executive Summary

- 1.1 The Clackmannanshire Council Strategic Housing Investment Plan (SHIP) 2026–2031 sets out a clear and ambitious vision for housing development across the region. Aligned with the Local Housing Strategy and Local Outcomes Improvement Plan, the SHIP aims to deliver inclusive, sustainable, and economically balanced communities.
- 1.2 Key priorities include increasing the supply of affordable and specialist housing, improving energy efficiency, and supporting regeneration in town centres.
- 1.3 The plan reflects strong collaboration with Registered Social Landlords (RSLs), planning authorities, and the Scottish Government, ensuring that housing investment meets local needs and contributes to broader social and economic goals.
- 1.4 Wherever possible, a minimum slippage factor (over-programme to accommodate unforeseen slippage) of 25% should be applied on an annual basis.

2.0 Introduction

- 2.1 The Strategic Housing Investment Plan (SHIP) 2026/31 defines Clackmannanshire Council's priorities for housing investment as set out in the Local Housing Strategy (LHS) 2018- 2023. This is now out of date and will be fully revised in 2026 informed by the information from the new HNDA, which is pending sign off from the Scottish Government.
- 2.2 Clackmannanshire is building homes for the future. The SHIP sets out a bold vision to deliver high quality affordable homes that meet the needs of the changing population, tackle homelessness and regenerate our communities.
- 2.3 Despite financial pressures and rising build costs, we are committed to delivering good quality housing that supports wellbeing for all.
- 2.4 Specifically, the SHIP is the key document for identifying:
 - proposed strategic affordable housing projects which require Scottish Government Affordable Housing Supply Programme funding support;
 - proposed affordable housing projects which are to be provided without Scottish Government Affordable Housing Supply Programme funding support (for example, funded directly by the local authority).
- 2.5 The SHIP an operational document and sets out clear annual plans to demonstrate the number of new homes that can be delivered over the 5-year period of the SHIP. The SHIP will:

- reflect and align with the housing policies and outcomes set out in each local authority's LHS;
 - reinforce the role of the local authority as the strategic housing authority;
 - inform Scottish Government investment decisions; and
 - inform the preparation of a Strategic Local Programme Agreement that sets out the planned programme across the local authority and, where required, informs the preparation of Programme Agreements to individual providers setting out their planned programme.
- 2.6 The Scottish Government declared a housing emergency in May 2024 and it has been working at pace since then, with its stakeholders to take actions across the housing system. The Scottish Government is engaging the expertise of the Housing to 2040 Strategic Board, the Homelessness Prevention and Strategy Group and Housing Investment Task Force to target and support its response.
- 2.7 Local Authorities lead delivery through Strategic Housing Investment Plans (SHIPs) aligned with their Local Housing Strategies (LHS). The Scottish Government manages the programme via area teams.
- 2.8 The SHIP will continue to play a key role in determining the allocation of resources from the Scottish Government's Affordable Housing Supply Programme, which primarily supports the delivery of affordable housing via Clackmannanshire Council and local housing associations. Clackmannanshire Council's SHIP 2026/31 aims to contribute at least 300 new homes to the Scottish Government target of delivering 110,000 affordable new homes across Scotland by 2032.
- 2.9 In May 2024, The Scottish Government announced a cut of £196 million to the Affordable Housing supply budget in Scotland for 2024/25, from £752 million to £556 million. This follows a cut from £831 million in 2022/23.
- 2.10 In May 2024, The Scottish Government published an Affordable Housing Supply Programme – Deliverability Review:

*'The importance that multi-year funding certainty brings to the programme is acknowledged. In the absence of multi-year Resource Planning Assumptions, local authorities are able to forward commit to projects in future years on the basis of assuming 80%-60%-40% of their current single year Resource Planning Assumption in the 1-3 years following the current single-year budget. This ensures that an element of forward commitments can be made whilst minimising the risk of exceeding anticipated future year allocations. Scottish Government officials have worked across ministerial portfolios to confirm the continuation of these arrangements for the 2025 to 2026 programme.'*¹

¹ <https://www.gov.scot/publications/affordable-housing-supply-programme-ahsp-deliverability-review/pages/7/>

- 2.11 On 5 May 2025, the Scottish Government issued revised RPA letters to all Local Authorities to reflect the increase to the AHSP budget in 2025/26. This is an increase to our expected budget, which was assumed on the basis of the announcement of future year cuts by the Scottish Government. Revised funding for 2024/25 and 2025/26 below:

2024/25	£4.52million
2025/26	£3.48 million (at SHIP submission) £5.879 million revised in May 2025

- 2.12 The conclusion of the UK Government's 2025 spending review will provide key funding information to underpin the Scottish Government's own multi-year spending review and provide clear forward budgets.

In the meantime, funding going forward has been estimated as below:

2026/27	£5.879 million (estimate)
2027/28	£5.879 million (estimate)
2028/29	£5.879 million (estimate)
2029/30	£5.879 million (estimate)
2030/31	£5.879 million (estimate)

3.0 Clackmannanshire Housing Strategy

- 3.1 As discussed, the Local Housing Strategy is due for full review from the end of 2025. The previous strategic priorities therefore remain broadly relevant in the interim period while considering where housing links to, and underpins, all four of the First Minister's priorities:

- to eradicate child poverty;
- to grow Scotland's economy;
- to tackle the climate emergency by investment in green energy and infrastructure; and
- to improve Scotland's public services as an investment in Scotland's future health, equality and prosperity.




- 3.2 Our Local Housing Strategy 2018-2023 identifies six priority areas and outcomes to be achieved:

- **Investing in 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** - Households have access to appropriate housing and advice to reduce homelessness.
- **Specialist Housing and Independent Living** - Those requiring assistance to live independently at home have access to effective housing.

- **Energy Efficiency and Fuel Poverty** - Energy efficiency is improved, and fuel poverty and carbon emissions are reduced across all tenures.
- **Improving Neighbourhoods and Communities** – Improve long term outcomes for local communities and target town centres for improvement and regeneration to benefit the community.

4.0 Rapid Rehousing Transition Plan

- 4.1 The Rapid Rehousing Transition Plan (RRTP) was submitted to the Scottish Government in December 2018. The Council recognises the challenge with homelessness and this is monitored and actions being determined by the future homes board, minimising time spent in temporary accommodation and having access to suitable housing is a key priority in the RRTP and consistent with housing priorities. Specific outcomes from the RRTP to be delivered through housing investment are detailed below.
- 4.2 As at March 2024 Clackmannanshire had the 3rd highest level of homelessness households per head of population, down from 2nd. Those who find themselves homeless in Clackmannanshire spend an average of 176 days, up from 153 days at the same time the previous year. The number of days spent in temporary accommodation is below the Scottish average of 234 days, up from 216 the previous year.
- 4.3 Clackmannanshire performs better than average in quickly providing permanent accommodation solutions for those found to be homeless. Most homeless households are ultimately housed in local authority or RSL accommodation after having spent a relatively short period waiting for permanent accommodation.

Rapid Rehousing Transition Plan	Progress
Accelerate affordable housing programme over 5-year period to 2024	
Investigate how the RSL sector can play a greater role in housing homeless applicants.	
Ensure levels of temporary accommodation are maintained to meet statutory responsibilities.	

5.0 Wellbeing Local Outcomes Improvement Plan, 2024 -2034 (LOIP)

- 5.1 This plan sets out our vision for Clackmannanshire over the next 10 years, defines the priorities that Clackmannanshire Alliance will focus on, and sets out what differences partners want to see for Clackmannanshire by 2034.
- **Wellbeing:** Working in partnership we will: reduce inequality, tackle the causes and effects of poverty and health inequality and support people of all ages to enjoy healthy and thriving lives.

- **Economy and Skills:** Working in partnership we will: help people to access fair work, learning and training; and will work together to build a strong local economy.
- **Places:** Working in partnership and with communities we will: create sustainable and thriving places where people have a sense of connection and have control over decisions.

5.2 We know that poor housing has a negative impact on health, wellbeing and quality of life. Our commitment to provide additional good quality, affordable housing goes a long way to contribute to improving the life outcomes of vulnerable families by reducing health inequality and poverty and creating thriving communities.

5.3 **Reducing child poverty - provide good quality affordable housing**

Research shows that one of the key drivers of children living in poverty is living costs and specifically housing costs. More affordable housing not only reduces direct housing costs but ensures new homes are energy efficient reducing heating and lighting costs. Improved infrastructure in new housing developments offers increased access to the internet for all.

5.4 **The Promise**

Affordable housing also plays a vital role in supporting The Promise, a commitment to ensuring that children and young people grow up loved, safe, and respected. The Promise highlights the need for stable, nurturing environments, something good quality housing directly contributes to. Housing is working to align with The Promise, which supports families to stay together where safe and possible, and to reduce the risk of children entering care due to poverty-related pressures.

5.5 **Inclusive growth jobs and employability - increased house building**

Increased house building through SHIP programmes will aim to provide local employment opportunities by contracting local companies and offering apprentice and training chances for local young people.

6.0 **Links to City Deal and Transformational Change**

- 6.1 Continuing and new priorities for the Council and its partners will be accommodated within the SHIP and the Local Housing Strategy. This will include work as part of the City Deal with Stirling University and plans for future regeneration in Clackmannanshire. This will be subject to full business case consideration and through appropriate governance.
- 6.2 Plans are well under way focusing on place-based development and to create Transformational Zones in Clackmannanshire, beginning in Alloa. The focus on Alloa as a well-being economy transformation zone will bring in principles of collective impact of initiatives and investment within placed-based contexts. This model will roll out to other areas of Clackmannanshire and will bring in affordable housing opportunities.

- 6.3 Ongoing collaboration with Stirling University will ensure that Clackmannanshire can build on previous successful housing outcomes and maximise investment opportunities for further innovation that will truly meet the future housing needs of our communities.
- 6.4 There may be opportunities to enable one or more of the sites in the SHIP programme to be developed with these innovations in mind.

7.0 Town Centre Living

7.1 Work previously carried out on Place Making and integration of housing within Alloa and Alva Town Centres are linked to the council's wider intent for the regeneration of other town centres and concept of multi-generational housing on a number of sites in the council area in future. Place making and twenty minute neighbourhoods will be considered in more depth in the new Local Housing Strategy, town centres are unique to the local community and should therefore be community led. To achieve this going forward, this will include working with communities and:

- The wider provision of housing, linking to Architect & Design Scotland (A&DS) Caring Places and Town Centre Living work.
- The application of the Place Standard assessment tool as a means of establishing local needs, priorities and action planning for related improvements in town centres to support Town Centre Living.
- Ensuring housing developments provides a high-quality living environment for residents and contribute positively to the vitality and viability of our Town Centres.
- The council will explore opportunities with planning colleagues where possible to convert empty town centre commercial properties to permanent housing.

8.0 New Housing Supply Targets

- 8.1 The current Housing Need and Demand Assessment (HNDA) is from 2018 and is therefore going through a refresh at the present time and is due for sign off in Autumn 2025.
- 8.2 The consultative draft of the new HNDA shows a higher need for new housing, as shown in table 9.1 below. In some part, this is due to the rising need for smaller homes at the table at 9.2 with the number of households increasing in Clackmannanshire by 734 between 2018 and 2043.
- 8.3 The interim position has been approved by Council in June 2025, and due back to Council in November 2025 for full approval.

8.4 Social housing demand in Clackmannanshire is fairly self-contained within settlements, so the location of new developments needs to be carefully considered. Availability of housing sites does not always match housing need and demand and continuing dialogue will be sought with developers to ensure that all opportunities for affordable housing are pursued in a wide range of locations.

9.0 Housing Needs

9.1

Tenure	2025-29	2030-34	10 year Total	10 year Avg Per annum
Social Rent	236	2	1,190	119
Below Market Rent	25	2	135	13
Private Renting	19	2	105	10
Buyers	37	3	200	20
Total	317	9	1,630	163
<u>Existing Housing Need</u>	<u>Plus New Need for Housing</u>	<u>Equals Future Housing Estimates (10 years)</u>		
1,455	173	1,628		

9.2 Findings from the current, 2025, HNDA research update confirm some specific features of demand for Clackmannanshire so far:

- The latest 2018 household projections to 2043 for Clackmannanshire show a fall of 1,476 (2.8%) of population between 2018 and 2043.
- Despite a falling population, over the same period, the number of households will rise by 734 (3.1%). This table below shows a rise in the number of smaller, single and two adult households.
- By 2043 the number of people over 75 years is predicted to increase by 88%, above the Scottish projection of 74%, putting additional pressure on the need for social care and older people’s housing in Clackmannanshire.

Household Type	Clacks 2018	Clacks 2043	Clacks % Difference
1 adult	7,943	8,838	11.3%
1 adult, 1+ children	1,625	1,541	-5.2%
2 adults	7,926	8,464	6.8%
2+ adults, 1+ children	4,160	3,785	-9.0%
3+ adults	2,016	1,779	-11.8%
Total	23,670	24,407	

Source: National Records of Scotland Household projections

Households by age of head of household

Age Group	Clacks 2018	Clacks 2043	Clacks % Change	Scotland 2018
16-29	1,876	1,618	-14%	258,182
30-44	5,088	5,104	0%	583,082
45-59	7,731	6,257	-19%	743,256
60-74	5,603	5,099	-9%	534,746
75+	3,372	6,329	88%	358,008
Total	23,670	24,407	3%	2,477,274

Source: National Records of Scotland Household projections

10.0 Specialist Housing

- 10.1 From the Council's own records (waiting list figures and information on social service cases) there are at least 10 families known to the Council who require larger size wheelchair housing.
- 10.2 The 2011 Census reported around 3,700 people (7% of the population) in Clackmannanshire has some type of physical disability.
- 10.3 The 2022 data has recently been updated and shows that 5,491 people (10.6% of the population) report having one or more physical disability.
- 10.4 There is no data available as to how many of these people require social housing, what we do know is that private developers rarely build bungalow style housing so the target could be higher for new affordable housing.
- 10.5 The target for accessible housing on each site should be increased from 7% to 10% to reflect the increased in percentage of need. This can be explored further in the new Local Housing Strategy due in 2026 and also through the new Local Development Plan to establish targets for specialist housing on private sites to give households a wider choice.
- 10.6 The tables below show that 3% of all completions in 2021/22 and 60% of all completions in 2022/23 were suitable for households with mobility needs. In the 4 year period from 2021/22 to 2024/25, 25% of all homes are suitable for people with some form of disability.

- 10.7 There were no new build completions in 2023/24 or 2024/25, all spend was on off the shelf purchases. With the tender costs of new build homes rising, off the shelf purchases and refurbishments are now more attractive than when this practice started. One property bought in 2023/24 was accessible and adapted with a wheelchair accessible kitchen, 3% of all purchases.
- 10.8 Officers will target accessible properties to purchase as off the shelf when they become available on the open market.

10.9 **Accessible Housing Targets vs Actual completions**

Site	Location	Completion year	Total Annual	Number accessible	%	Target
Elm Grove	Alloa	2021/22	96	3	3%	7%
Primrose Place	Alloa	2022/23	100	3 full W/chr 57 accessible	60%	7%
OTS		2023/24	40	1	2%	7%
OTS		2024/25	23	0	0%	7%
TOTAL			259	64	25%	7%

- 10.10 Of the 12 new homes available as Mid-Market Rent in Pool of Muckhart, 3 are bungalows, due for completion in October 2025.
- 10.11 All 8 bungalows on Lochies Road, Clackmannan scheduled to start in 2024/25, will be accessible and 2 of those fully wheelchair adapted.
- 10.12 One of the main drivers of the housing market is the ageing population and their requirement for specialist housing. This is the result of older people who need care (low cost but high volume) and higher infant survival and longevity for those with a learning disability (low volume and high cost). Housing suitable for both these client groups are considered in this SHIP.
- 10.13 All new social housing is built to 'Housing for Varying Needs, a Design Guide' published by the Scottish Government. This incorporates a 'barrier free' concept of accessibility and is a key reference document for the affordable housing sector in Scotland. It recognises that peoples' needs change through their lifetime and homes should be flexible as a result.

11.0 Gypsy/Traveller Accommodation

- 11.1 There is one Gypsy / Traveller site in Clackmannanshire at Westhaugh. The site is currently under redeveloped to provide brand new accommodation to suit how residents want to live now and into the future.
- 11.2 The Westhaugh re-development works started back on site in June 2025 with a total cost expected to be £5.5 million and completion due in Spring 2026.

11.3 The overall objective of the project is to meet the council's equalities and human rights obligations to gypsy travellers by providing modern high-quality accommodation, designed and specified to meet the community's needs. This project aims to:

- Provide modern, culturally appropriate accommodation to cater for 16 households.
- Build 1 new management base including communal meeting room.
- Reconfigure external landscaping to ensure each pitch satisfies Scottish Fire and Rescue Service (SFRS) layout requirements.
- Provide safe storage facilities for Butane gas used for by each caravan (caged & 1m from buildings).
- Improve soft landscaping to create a more attractive and inclusive community environment.
- Provide visitor parking facilities with electric car charging points.
- Provide a new playground that is safe and secure.
- Replace the communal macerator with a suitable waste disposal system.

12.0 Partnership Working

12.1 The Council will continue an inclusive and collaborative approach with all RSLs that are keen to work with us to deliver affordable homes in Clackmannanshire. This includes working collaboratively with Kingdom Housing Association to help deliver a strategic programme of affordable housing delivery.

12.2 Ochil View Housing Association entered into an agreement with Kingdom Housing Association to manage their development aspirations going forward and work was completed on Elm Grove, Alloa, as part of that new agreement in January 2023.

13.0 The Planning Context

13.1 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 market failure.

13.2 The Local Development Plan was adopted by Council in August 2015. This includes provision for the delivery of affordable housing, which is supported by the Housing Needs and Demand Assessment. The 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.

- 13.3 The LDP remains relevant but is going through an update incorporating new National Planning Framework 4 legislation.

14.0 Particular Policy Initiatives

14.1 Council & RSL purchase of existing housing for social renting

The Council and Ochil View Housing Association maintain the commitment to make 'off the shelf' purchase a means of delivering affordable housing.

Paragon Housing has recently approached the Council and the Scottish Government to purchase properties off the shelf. Paragon will be targeting properties in their own stock where they can become majority owners to enable capital works and upgrade energy efficiency of the stock, which will assist the Councils environmental obligations.

The Council programme for 'off the shelf' for 2024/25 acquired 23 properties with a Scottish Government funding contribution of £1,185,000.

Currently, 13 off the shelf properties have been legally purchased by the Council, with a further 7 due for handover by end of September and 3 by Ochil View this financial year.

14.2 Reduction in Council Tax Discount on Empty Homes

There is currently around **£250,000** ring fenced for use for affordable housing.

This will be utilised where it can help deliver over benchmark projects, subject to Council approval. For example, £215,000 approved at Council in October 2024 is to go towards the higher costs of the Council project of 8 bungalows on Lochies Road, Clackmannan.

14.3 Adaptations and Health & Social Care

The Housing & Social Care Group report to the Integrated Joint Board of the Clackmannanshire and Stirling Health & Social Care Partnership, has developed an action plan which will create a framework to enable the Partnership to deliver priority objectives. The action plan focuses on four key areas which will continue to be developed. These are:

- Governance – the group have amended their structure and agreed terms of reference to better reflect the scope of the group. This was informed by the action plan.
- Homelessness – the Council is being monitored for its use and placement of temporary accommodation by the Housing Regulator and plans are being explored to maximise the use of temp stock locally.

- Mental Health – Housing and Social Work have been working closely to develop a greater understanding of different client groups with mental health issues and learning disabilities. This work has informed planning for new affordable housing by ensuring that specific client needs can be flexibly incorporated into the design stage of new homes.
- Older People – The Health & Social Care Partnership is working with Housing in the planning and development of new core and cluster housing for older people to build on the success of Alloa Town Centre Living

15.0 Resources

15.1 Spend 2024/25

Site	Developer	No Units	Grant 2024/25	Status
Off The Shelf	Council	23	£1,185,000	Complete
Pool of Muckhart	MMR Kingdom	12	£1,148,353	Due October 2025
Total		35	£2,333,353	

15.2 Resource Planning Assumption (RPA) Spend 2024/25

The table above shows all spend drawn down in 2024/25 from allocated RPA of £4.523m.

Spend in Clackmannanshire was up slightly from 2023/24 but remains under RPA spend. This is in some part due to delays on all planned new build sites with rising build costs, infrastructure and land ownership issues combining to halt progression.

The most recent out-turn figures for new affordable housing spend in Scotland is 2022/23, Scottish Government statistics show that new affordable housing starts are at their lowest level since 2015.²

15.3 Housing Revenue Account (HRA) Capital Budget 2025/26 to 2029/30

On 30 January 2025, the HRA Capital Budget was approved by Council. This included notional allocations of House Building and Off The Shelf Purchases within the HRA Capital Plan. However, due to significant changes in the Strategic Housing Investment Plan (SHIP), including exciting site starts anticipated in Sauchie, Coalsnaughton, and Carsebridge. This means that some necessary realignment of the HRA Capital Plan will be necessary in preparation for the 2026/27 HRA budget.

² <https://www.gov.scot/publications/quarterly-housing-statistics-september-2023/documents/>

For 2025/26, there is available headroom within the local grant (RPA) allocation to support additional off-the-shelf acquisitions. Officers are therefore proposing to bring forward the £3.1 million currently allocated for 2026/27 into the 2025/26 budget. This adjustment would enable the Council to purchase a further 20 homes this year, while the first tranche of 20 homes is being refurbished, with the aim of allocating the first 20 properties to waiting list applicants by Christmas. Members should note that the other batch of 20 homes might not be refurbished until we are in financial year 2026/27.

Further proposals will be brought forward as part of the five-year HRA Capital Plan to align directly with the ambitions set out in the SHIP. In line with the Housing Minister's call to increase temporary accommodation, officers will present a funding allowance to support this activity as part of the upcoming budget process. Increasing the Council's stock of temporary accommodation will deliver significant financial benefits to the General Fund. Additionally, there may be opportunities for the HRA to front-fund activity ahead of grant approval, ensuring the Council is doing everything possible in response to the national Housing Emergency. For example, Kingdom Housing Association has successfully front-funded social housing delivery in this way, in Fife.

This proposal would also serve as a buffer for any potential slippage in the new build programme whereby any new homes front funded by the Council could pick up on any underspend in the RPA. Conversely, if additional grant is made available as has been seen this financial year, this approach will also mean the Council is ready to benefit from that as well.

15.4 Estimated Spend Current Year 2025/26 (RPA £5.879 million up from SHIP 2025 estimate of £3.48m)

Site	Developer	No Units	Grant 2024/25	Estimated Start	Estimated completion
Lochies Road, Clackmannan	Council	8	£448,000	January 2026	July 2027
Pompee Road, Sauchie	Council	TBA	£40,000	2025	March 2026
Off the shelf,	Council	40	£2,000,000	2025	March 2026
Off the shelf	Ochil View HA	10	£500,000	2025	March 2026
Off the shelf	Paragon HA	5	£250,000	2025	March 2026
Sauchie West	Kingdom HA (MMR)	4	£416,000	2025	March 2026
Tillicoultry	Council OTS	5	£200,000	2025	March 2026
		62	£3,854,000		

15.5 Summary Proposed Completions Per year

Units	26/27	27/28	28/29	29/30	30/31	Total
OTS Council	10	0	0	20	20	50
OTS OVHA				10	10	20
Council New Build	0	23	12	45	20	100
Kingdom HA	20 MMR	10 34	58	20	25	167
TOTALS	30	67	70	85	65	337

15.6 Proposed Completion Total Split by Investment 2026-31

Type	No. Units	%
Council New Build Social Rent	100	30%
Council Buy Back Social Rent	50	14.5%
RSL New Build Social Rent	113	33.5%
RSL Buy Back Social Rent	20	6%
RSL New Build Other Tenure (MMR)	54	16%
Total	337	100%

The above details that over the next five years that the balance of investment and RPA drawdown is approaching an equal split and share of funds between the Council and RSL partners. This is in line with approaches at nearby local authorities, balancing out HRA affordability whilst maximising unit delivery.

15.7 Estimated Spend 2026/27

Site	Developer	No Units	Grant 2026/27	Estimated Start	Estimated completion
Lochies Road, Clackmannan	Council	8	£652,000	January 2026	July 2027
Engelen Drive, Alloa	Kingdom HA	10	£1,000,000	2026/27	2027/28
Sauchie West	Kingdom HA (MMR)	20	£2,080,000	2026/27	2027/28
Alloa Golf Course, Sauchie	Kingdom HA	34	£3,400,000	2026/27	2027/28
Pompee Road, Sauchie	Council	15	£900,000	2026/27	2027/28
Off the shelf,	Council	10	£500,000	2025/26	March 2026
		97	£8,532,000		

15.8 Estimated Spend 2027/28

Site	Developer	No Units	Grant 2027/28	Estimated Start	Estimated completion
Pompee Road, Sauchie	Council	15	£900,000	2026/27	2027/28
Blackfaulds Street, Coalsnaughton	Council	12	£1,200,000	2027/28	2028/29
Blackfaulds Street, Coalsnaughton	Kingdom HA	28	£2,800,00	2027/28	2028/29
Alloa Golf Course, Sauchie	Kingdom HA	30	£3,000,000	2026/27	2028/29
		85	£7,900,000		

15.9 Estimated Spend 2028/29

Site	Developer	No Units	Grant 2028/29	Estimated Start	Estimated completion
Regeneration, Tillicoultry	Kingdom	20	£2,000,000	2028/29	2029/30
Regeneration, Tillicoultry	Council	20	£2,000,000	2028/29	2029/30
Carsebridge Road Alloa	Council	25	£2,500,000	2028/29	2029/30
		65	£6,500,000		

15.10 Estimated Spend 2029/30

Site	Developer	No Units	Grant 2029/30	Estimated Start	Estimated completion
Carsebridge Road, Alloa	Council	20	£2,000,000	2029/30	2030/31
Carsebridge Road, Alloa	Kingdom	25	£2,500,000	2029/30	2030/31
OTS	Council	20	£1,000,000	2029/30	2029/30
OTS	Ochil View	10	£500,000	2029/30	2029/30
		75	£6,000,000		

15.11 Estimated Spend 2030/31

Site	Developer	No Units	Grant 2030/31	Estimated Start	Estimated completion
Carsebridge Road, Alloa	TBA	20	£2,500,000	2030/31	2031/32
OTS	Council	50	£2,500,000	2030/31	2030/31
OTS	Ochil View	10	£500,000	2030/31	2030/31
		20	£5,500,000		

16.0 New Supply

16.1 Pool of Muckhart

Kingdom Housing Association is working with the developers on this site to provide 12 homes for mid-market rent. The site will provide 3 x 2-bedroom bungalows and 9 x 3 bed houses.

After discussions with the developers, the affordable housing element on this site has been brought forward into 2024/25 programme and the properties are due for completion in October 2025.

16.2 Lochies Road, Clackmannan

This small site in Clackmannan will complement the wider regeneration of the town centre. The site will be for 8 low level specialist bungalow style housing. The Council is currently getting current costs from a new developer and will get on site in 2025/26.

16.3 Pompee Road, Sauchie

Pompee Road, Sauchie is a Council owned site, currently there are 4 chalet style, non traditional build and are not fit for purpose, having poor energy efficiency and coming to the end of their useful life.

The site will be demolished shortly and a site investigation will be commissioned to enable future plans for the site to be considered.

16.4 Engelen Drive, Alloa

Demolition has been delayed due to construction down time and negotiations on the electricity substation on site.

16.5 Sauchie West

This is a private development site that previously had no requirement for affordable housing, Persimmon and Kingdom Housing Association have agreed 24 homes for Mid-Market Rent. 4 will be ready in 2025/26 with the remaining 20 in 2026/27.

16.6 Alloa Golf Course, Sauchie

This site will be taking forward for 64 new social homes, CCG and Kingdom Housing will take this forward with a start on site in 2026/27 and development over 2-3 years.

16.7 Blackfaulds Street, Coalsnaughton

A developer is lined up to take this site forward and the Council is in discussion to develop the area on the wider site that remains in the ownership of the Council.

16.9 **Carsebridge Road, Alloa**

This site is currently at pre-application stage and, should additional budget come forward, there is a proposal, as part of the section 75 for 25% affordable housing to be delivered over several years. Members will be kept updated, as this progresses and any impact on the SHIP proposed.

16.10 **Regeneration, Tillicoultry (Lower Mill Street Augmentation)**

To enable the Lower Mill Street site to be viable it will require a wholesale partnership approach, to ensure justification for the infrastructure costs for enablement. This includes scoping Council land assets close to that development and potentially leveraging funding via the City Region Deal as part of the Councils work with Stirling University.

16.11 **Menstrie House**

The above has recently been closed by the Health and Social Care partnership. This site is being marked as potential to meet the council's aspiration around older peoples housing. However, with no current funding identified within the SHIP or RPA. This could be a site the Council could develop ahead of grant funding or seek a partnership delivery approach. Moreover, the service is carrying out an options appraisal to see if any community use benefit can be derived in the meantime from the asset.

16.12 **Temporary Units for Homeless Accommodation**

The Council will explore sites in addition to the main sites in the SHIP to use underspend in the HRA Capital Budget for new builds to deliver much needed, high quality, temporary accommodation without Scottish Government subsidy.

17.0 **Shadow Programme (Potential Sites)**

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

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

17.2 Forest Mill

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

17.3 Brook Street, Alva

This site had previously been brought forward in the programme, but due to site constraints has been delayed. We will continue to work with the landowner.

17.4 Glentana Mill, Alva

Unfortunately concerns over full Council ownership have been raised and are having to be investigated. The site was publicly advertised on the open market in full, and on that basis was approved for transfer to HRA for development for affordable housing by Council on 24 October 2019.

Despite Initial consultation being carried out with the community in 2022 using the Place Standard Tool. The full report can be found <https://www.ads.org.uk/case-study/alva-pathfinder> 'Alva Pathfinder Project, Collaborate to Regenerate'. It could be that under the HRA guidance, that this might need to be transferred back to the General fund for further consideration of the asset.

18.0 Methods of Construction

- 18.1 Quality Housing and Modern Methods of Construction Housing to 2040 sets out an ambition to make greater use of offsite construction in the Affordable Housing Supply Programme. Where possible, timber kit closed panel systems which are manufactured off-site are used, as this allows quality control and reduction in programme time on site.
- 18.2 Procurement routes available will take into account the most cost-effective solutions for individual site requirements and constraints, whilst still meeting our specifications. To fully assess benefits and limitations, our team continues to research and review opportunities for the use of MMC for each site, as well as monitoring the development and usage of these build types across Scotland.
- 18.3 The Council and RSL partners need to consider the future maintenance requirements of construction types along with how well the current and future needs of tenants are met, including suitability for future adaptations.
- 18.4 There is potential for efficient delivery of projects, and we are considering sites in the SHIP where units can be developed. This could be for permanent or temporary accommodation.

19.0 Consultation

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

20.0 Ensuring Equalities

20.1 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.

21.0 Strategic Environmental Assessment

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

SHIP 2024-29 PRIORITIES FOR INVESTMENT

Site	Ownership	Effective Land Supply	Regen. / Town Centre Area	High Demand Area	Homeless Needs	Particular Needs	Planning Permission	Creating Mixed Comms	No Land constraints	Resources Available	VFM	Deliverable Now	Deliverable within 5 years
MAIN PROGRAMME													
Engelen Drive, Alloa	Council	Yes	Yes	No	Yes	Yes	No	Yes	Unknown	Yes	Yes	Yes	Yes
Regeneration Sites	HRA	No	Yes	No	Yes	Yes	No	Yes	Unknown	Yes	Yes	No	Yes
Lochies Road, Clackmannan	Council	No	Yes	Yes	Yes	Yes	No	Yes	Unknown	Yes	Yes	Yes	Yes
Pool of Muckhart	Private	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Glentana Mill, Alva	Council	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	No	Yes
Pompee Road, Sauchie	Council	No	No	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes
Carsebridge Road, Alloa	Private	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	Yes	No	Yes
Alloa Golf Club, Sauchie	Private	Yes	No	Yes	Yes	Yes	Yes – to be updated	Yes	Yes	Yes	Yes	Yes	Yes

Site Name	Ownership	Effective Land Supply	Regen. / Town Centre Area	High Demand Area	Homeless Needs	Particular Needs	Planning Permission	Creating Mixed Comms	No land constraints	Resources Available	VFM	Deliverable Now	Deliverable within 5 years
SHADOW PROGRAMME													
Forest Mill	Private Developer	Yes	No	No	Yes	Yes	Yes	Yes	No*	No	Yes	No	Yes
Brook Street, Alva	Private Developer	Yes	No	Yes	Yes	Yes	No	Yes	No	No	Yes	No	Yes
Lower Mill Street, Tillicoultry	Private Developer	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No	Yes
Bedford Place, Alloa	Council	No	Yes	Yes	Yes	Yes	NO	Yes	No	No	Yes	No	Yes

Definitions of Criteria for Priorities

- Effective Land Supply Listed in the Local Plan as a site that can be developed for housing. No known constraints.
- Regeneration / Town Centre Area The site is situated within an area identified through the SIMD as a regeneration area or an identified Town Centre site, as identified in the LHS.
- High Demand Area Little or no social housing in the area or high demand / low turnover of existing social housing.
LHS Action: 'Maximise the impact of new housing, including affordable housing in areas of demand.'
- Homeless Needs The site will provide accommodation for at least one homeless household.
LHS Action: 'Reduce Homelessness and homeless households have access to appropriate housing.'
- Particular Needs The site will provide at least 10% of particular needs accommodation.
LHS Action: 'Deliver specialist housing on all appropriate new housing developments.'
- Planning Permission The site has planning permission for housing.

Creating Mixed Communities	The site will provide a desirable balance of tenure in the wider area or will provide a mix of types of houses for different households within the site. <i>LHS Action: 'Promote and increase low cost home ownership and shared equity schemes with public funding to promote tenure diversification.'</i>
No Land Constraints	Land has no infrastructure blockages.
Resources Available	Are there resources available now ie human resources or financial resources. <i>LHS Action: 'Work with local Housing Associations to deliver new affordable housing and maximise funding from their resources.'</i>
Value for Money	The site is capable of delivering the units with benchmark HAG funding or below. <i>LHS Action: 'Continue to develop and support innovative and flexible models for providing cost effective new housing.'</i>
Deliverable Now	If the site meets 8 or more of the above criteria, it will be considered to be deliverable now.
Deliverable Within 5 years	If the site meets 6 or more of the above criteria, it will be considered to be deliverable in the coming years when resources become available.