
Report to: Council

Date of Meeting: 12 December 2017

Subject: Strategic Housing Investment Plan 2018 - 2023

Report by: Head of Housing and Community Safety

1.0 Purpose

- 1.1. To approve the Strategic Housing Investment Plan (SHIP) and to note the intention to consider appointing a preferred development partner. The SHIP sets out the policy framework for affordable housing development in Clackmannanshire over the next 5 years, establishing the investment priorities. The programme of sites is agreed in line with the SHIP framework.

2.0 Recommendations

- 2.1. It is recommended that Council:
- 2.1.1 Approves the Strategic Housing Investment Plan for 2018-2023, including the 5 year programme of housing sites, detailed in Appendices 1 and 2.
- 2.1.2 Notes the intention to carry out a process to appoint a Registered Social Landlord as preferred development partner.
- 2.1.3 Notes the remainder of the report, commenting and challenging as appropriate.

3.0 Background

- 3.1. Local Authorities are required by the Scottish Government to prepare a Strategic Housing Investment Plan (SHIP) annually, setting out the strategic investment priorities for affordable housing over a 5 year period, to achieve the outcomes set out in the Local Housing Strategy. The SHIP informs the Scottish Government's housing investment decisions and is the key document for identifying strategic housing projects to assist the achievement of the target for 50,000 affordable homes across Scotland, which was announced in March 2016 and discussed below.
- 3.2. The national 'More Homes Scotland' approach provides a £1.754 billion commitment by the Scottish Government over the next 3 financial years (2018/19 to 2020/21). This includes increased subsidy levels for councils, accompanied by 3 year Resource Planning Assumption to help with forward planning of development sites. The 'More Homes Scotland' approach also includes new policy initiatives including: more mid-market homes; supporting home ownership; establishing the new Housing Infrastructure Fund which will

provide loans and grants to allow strategically important housing sites to be unlocked and increase the scale of housing delivery; and reviewing the planning system with a focus on improving planning processes to support the delivery of good quality housing.

4.0 SHIP 2018-23

- 4.1. The increase in resources for new housing is very welcome, and will support the Council's wider regeneration aims. The intention is to spread investment throughout Clackmannanshire, whilst directing it to the areas of greatest housing need. The draft SHIP (attached at appendices 1 & 2) proposes 404 new homes to be built in Clackmannanshire over the next five years.
- 4.2. Appendix 2 sets out the sites proposed for development and the financial resources available to deliver these houses. Work is underway to identify new opportunities in the private sector, and potential development sites held on the Housing Revenue Account, such as lock-up/garage sites and amenity areas.
- 4.3. This builds upon the current SHIP approved in December 2016. The plan has been developed in consultation with key stakeholders, including Registered Social Landlords (RSL).
- 4.4. Funding for these sites will mainly come through the Scottish Government's Affordable Housing Investment Programme, the Council's own resources (income from empty homes Council Tax), and RSLs own private finance to these schemes. Other grant funding (for example for infrastructure) may also be available for some projects.
- 4.5. The additional funding also provides the opportunity to consider the condition and popularity of some of the Council's existing housing stock. Some of this stock is nearing the point where it may no longer be financially viable to make the substantial investment required to meet modern standards. The plan therefore includes funding for regeneration areas, which could involve programmes of selective demolition and replacement housing, and / or voluntary sales. However, at this stage these are only indicative sums. Detailed work will be carried out, and further reports brought back to Council prior to any formal consultation on such proposals.
- 4.6. The Housing Needs and Demand Study elsewhere on this agenda highlights the area's ageing population. The Clackmannanshire and Stirling Health and Social Care Partnership has set up a Housing Contribution Group which will assist in identifying housing needs across the Partnership area. It is intended that the programme will provide significant numbers of housing for older people, those with disabilities and others with support needs. It is likely that these will be integrated into most new developments.

5.0 Preferred Development Partner

- 5.1. As with all affordable housing projects, development proposals for Clackmannanshire are scrutinised by the Housing Supply Division of the Scottish Government, for quality and value for money, prior to them awarding grant funding. In addition to this a number of local authorities have appointed

particular RSLs as preferred development partners to ensure delivery of the affordable housing programme. It is intended to investigate the benefits of this approach. This will not preclude us from working with other RSLs where it is considered they are better placed to develop, for reasons of specialism, funding, capacity, etc.

- 5.2. In order to take forward the appointment of preferred development partner the appropriate process will be followed, taking into account the experience of other local authorities. The appointed RSL will enter into an agreement with the Council. The performance of the preferred development partner could also then be measured against an agreed set of performance indicators. A further report will be provided to Council as the appointment process progresses.

6.0 Funding

- 6.1. The funding for 2017/18 is £3.88 million with the expected spend to be in the region of £4.238 million.
- 6.2. As previously reported, the Scottish Government has provided a funding target of £16.94 million over the three years from 2018/19 to 2020/21. The Government expect local authorities to over-commit at least 25% to absorb any additional available grant.
- 6.3. The identified spend for Clackmannanshire over the same period is currently £17.512. We would expect this figure to increase by bringing additional sites forward and working with private developers to provide additional units.

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 projects are all built to 'Greener Standards' and the Council will pursue the inclusion of renewable energy on sites where possible.

8.0 Resource Implications

Financial Details

- 8.1. There are no funding implications from this report that will not be met from within existing resources. A report will be brought to a future meeting on detailed regeneration proposals.
- 8.2. 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
- 8.3. Finance has been consulted and have agreed the financial implications as set out in the report. Yes

Staffing

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

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)

Clackmannanshire will be attractive to businesses & people and ensure fair opportunities for all

Our families; children and young people will have the best possible start in life

Women and girls will be confident and aspirational, and achieve their full potential

Our communities will be resilient and empowered so that they can thrive and flourish

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

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) 2018-2023

Appendix 2 Affordable Housing Supply Programme (SHIP 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 2018- 2023

1.0 Introduction

- 1.1 The Strategic Housing Investment Plan (SHIP) 2018/23 defines the priorities for housing investment, as set out in the Clackmannanshire's Housing Strategy (CHS) 2012- 2017 vision, that;

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

- 1.2 To achieve this vision through investment, our aim is to create a more effective local housing system, which delivers both economically balanced and sustainable communities. This in turn shapes our key objectives of providing the right houses, in the right location, delivering both choice and affordability. Supporting this is the commitment from the Scottish Government of an increasing annual grant allocation. For Clackmannanshire, the allocation increased to £16.94 million for the next 3 years.
- 1.3 Under the Scottish Government's initiative of 'More Homes Scotland', £3 billion has been committed over the next 5 years for the delivery of 50,000 affordable homes across Scotland. To help achieve this aim, the Government has introduced a Housing Infrastructure fund of £50 million, to help unlock blockages to development sites due to infrastructure constraints. The scheme is open to private developers, Registered Social Landlords (RSLs) and councils offering a five year flexible grant or loan. The Council will work with colleagues at the Scottish Government and developing RSLs to progress sites assessed as being eligible for such funding.
- 1.4 The 'More Homes Scotland' approach also includes new policy initiatives including: more mid-market homes; supporting home ownership; establishing the new Housing Infrastructure Fund which will provide loans and grants to allow partners to unlock strategically important housing sites and increase the scale of housing delivery; and reviewing the planning system with a focus on improving planning processes to support the delivery of good quality housing. The Council will work to maximise resources and delivery of new homes, to meet the priority needs of the area.

2.0 Housing Need and Demand

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

- Demographically, the future population of Clackmannanshire will be older and the consequent demand for specialist housing provision will increase.
- Longer term population projections reveal a decline particularly in younger, working age households. This means fewer people to support the ageing population.
- Houses in Clackmannanshire are around the Scottish average of £146k. The current average house price is around £35k lower than Stirling's average price of £186k.
- Housing need within settlements in Clackmannanshire is particularly self contained, so investment to meet needs is required across all settlements.

2.2 This SHIP details an investment programme of almost £17 million over the next 3 years, from 2018 to 2021. As well as confirmed funding of £5.074 million for 2018/19, the Scottish Government has provided Resource Planning Assumptions (RPA) to 2020/21 totalling £11.866 million. The Scottish Government expect councils to over commit by at least 25% in their programmes.

3.0 Clackmannanshire Housing Strategy

3.1 A revised Local Housing Strategy is due to be published early 2018, drawing on the full findings from the HNDA which is currently out for consultation. In the meantime, the eight priority areas and outcomes to be achieved remain:

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

3.2 There has been plenty of activity since the Local Housing Strategy was approved in 2012. Some key achievements over the last 3 years are:

Completed Actions

The allocated Affordable Housing Budget spend was exceeded in 2015/16 and 2016/17 and is looking well on track again in 2017/18. ✓

88 new and 'buy back' properties were added to the affordable housing stock in 2016/17, the highest annual total in Clackmannanshire since 1997. ✓

Completion of 17 affordable bungalows on former Community Centre land in Tillicoutry, funded by £782k Town Centre funding received from the Scottish Government. ✓

Adding to the success of phase one, a further 14 houses for Mid Market Rent in Coalsnaughton were completed in 2017. This is funded as part of the National Housing Trust initiative in partnership with the Scottish Futures Trust and the Council. ✓

RSL developing partner Kingdom Housing Association completed their first 27 units in Alloa Road, Tullibody in February 2016. ✓

Kingdom are on site for a second phase in the Tullibody development with a further 31 properties, which include disabled adapted bungalows and amenity housing. ✓

In May 2017, Kingdom completed 16 new flats for mid market rent on derelict land at Primrose Place in Alloa town centre to achieve the successful first stage of further town centre regeneration plans. ✓





The Council's off the shelf house purchase initiative has added a total of 64 new council properties for rent and 20 for use as homeless temporary accommodation. ✓

Successful 'buy back' and off the shelf new build purchases by RSLs have added a further 30 affordable properties.

Castle Rock Edinvar has made a start on a site in Clackmannan to build 35 units through the Falkirk Pension fund. The site is in partnership with a private developer to deliver a mixed tenure site. ✓

Engage with the multi disciplinary Developer Contribution Group to ensure that affordable housing is on the agenda for new developments. ✓

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

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

4.0 Local Outcomes Improvement Plan (LOIP)

4.1 Replacing the Single Outcome Agreement (SOA), The Council and it's partners have set out their strategic outcomes for the next 10 years in the Local Outcomes Improvement Plan 2017 /2027. Focussing on tackling the inequalities that exist in Clackmannanshire around poverty and socio-economic disadvantage, the four strategic outcomes driving strategic partnership working are:

- Clackmannanshire will be attractive to businesses and people and ensure fair opportunities for all.
- Our families; children and young people will have the best possible start in life.
- Women and girls will be confident and aspirational, and achieve their full potential.
- Our communities will be resilient and empowered so that they can thrive and flourish.

4.2 We know that poor housing has a negative impact on health, well being and quality of life. Our commitment to provide additional good quality, affordable housing goes a way to contribute to improving the life outcomes of vulnerable families by reducing inequality and disadvantage in the housing market and making Clackmannanshire an attractive place to live.

The 5 year SHIP contains plans for new housing development in the 4 most deprived areas identified in the LOIP; Alloa South & East, Tullibody North, Tullibody South and Forrestmill, Devon Village and Coalsnaughton. A proportion of new housing will be provided for older people and those with disabilities.

4.3 Continuing and new priorities for the Council and its partners will be accommodated within the SHIP and the revised Local Housing Strategy. This will include work as part of the City Deal with Stirling Council and plans for future regeneration in Clackmannanshire.

5.0 New Housing Supply Targets

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

- 5.2 Up to 2020, the annual estimated need for additional affordable housing in Clackmannanshire is around 75 homes, 53 of these for 'social renting' and 22 for mid market rent. It shows 11 properties required for rent by a private landlord and the remaining 36 required for sale on the open market.
- 5.3 Social housing demand in Clackmannanshire is fairly self contained within settlements, so the location of new developments needs to be carefully considered. Availability of housing sites does not always match housing need and demand - something that will be considered in the revised Housing Strategy.

6.0 Housing Needs

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

7.0 Specialist Housing

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

8.0 Partnership Working

- 8.1 There is continued emphasis on partnership working to deliver the SHIP. We continued working with Hadden Construction, and the Scottish Futures Trust (SFT) to deliver National Housing Trust (NHT) houses for mid market rent in

Coalsnaughton. Ochil View Housing Association is acting as management and maintenance agents for the properties.

- 8.2 The Council, Paragon and Link Housing Associations and private developers, have worked in partnership to provide 48 new, affordable, high quality, highly energy efficient housing in Alva completed in October 2017. The funding has been provided, in part, from the Greener Homes Innovation Scheme.
- 8.3 The Council continues to work with Kingdom Housing Association as the main RSL developer to build a programme of affordable housing delivery.
- 8.4 Ochil View Housing Association has entered into a new agreement with Kingdom Housing Association to manage their development work. As such, sites that are in Ochil View's ownership at Todd's Yard, Sauchie and Elm Grove, Alloa have been brought back into the programme for development within the next 5 years.
- 8.5 The Council is working alongside Stirling and Falkirk councils to jointly deliver 207 new social rented homes being developed by Castle Rock Edinvar, using £15m of Falkirk (Forth Valley) Pension funding. 35 units will be located in Clackmannanshire within a private developer site.

9.0 Health and Social Care Integration

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

10.0 The Planning Context

- 10.1 Any new housing development should address the needs of the people of Clackmannanshire, regardless of tenure. The key mechanism for this is the planning system. We are working alongside planning colleagues to create a mix of housing sizes and tenures with the aim of providing housing opportunities for all and helping to prevent further market failure.
- 10.2 The Local Development 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.

11.0 Particular Policy Initiatives

11.1 Council purchase of existing housing for social renting

The Council maintains its commitment to make 'off the shelf' purchase a means of delivering affordable housing with 15 new social rented houses delivered in 2015/16, 14 in 2016/17 and 4 so far in 2017/18. Funding is available from the HRA Business Plan and Affordable Housing Supply Budget. This method of providing additional affordable homes will be continued as required by the programme.

11.2 RSL purchase of existing housing for social renting

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

11.3 Adaptations

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

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

12.0 Resources

12.1 The RPA for Clackmannanshire for 2018/19 to 2020/21 is £16.94 million. The spend identified against projects at this time is £17.512 million which, as encouraged by the Scottish Government, is over the allocated budget but allows for slippage and mitigates the risk of underspend.

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

Affordable Housing Supply Budget RPA		
Year	Budget	Planned Spend
2018/19	£5,074,000	£5,254,750
2019/20	£5,741,000	£6,684,000
2020/21	£6,125,000	£5,573,757
Total	£16,940,000	£17,512,507

13.0 HRA

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

14.0 Housing Associations

- 14.1 The Council continues working with Kingdom Housing Association to develop a clear programme of activity to establish their presence in Clackmannanshire.
- 14.2 Ochil View Housing Association has recently entered into an agreement with Kingdom Housing Association to manage development work on their behalf, allowing them to participate in new development again. Ochil View can therefore assist to meet the increased unit target with sites in their ownership at Todd's Yard, Sauchie and Elm Grove, Alloa.

15.0 Falkirk (Forth Valley) Pension Fund

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

16.0 Affordable Housing Supply Programme

- 16.1 The table at appendix A sets out the Council's criteria and method used to prioritise housing sites. Sites are ranked by meeting priority criteria based on key actions from the LHS as well as applying practical criteria such as land constraints, planning permission or listed in the Local Development Plan. Sites become nearer to delivery as the constraints are overcome.
- 16.2 The Council continues to work with its RSL partners and the Scottish Government to maximise the number of new affordable homes in Clackmannanshire. The programme in 2016/17 and to date in 2017 has delivered 152 units. This has been supported by approximately £3.7million of affordable housing grant; £782k of Town Centre regeneration funding and £2.267million Greener Homes Innovation Funding. This is a significant boost to new provision in the area and provides a sound platform for future partnership schemes.
- 16.3 Details on individual sites are included in the proposed Strategic Local Programme tables attached to the SHIP, also summarised below.

17.0 New Supply

17.1 Primrose Place, Alloa

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

17.2 'Off the Shelf'

Kingdom purchased a development of 21 new builds from a developer in 2016/17. There is scope from them to purchase further new build properties in the future, with 20 units scheduled in Harbour View, Alloa in 2018/19.

The HRA capital plan includes funding for up to 20 off the shelf purchases a year for the next 3 financial years. Which could allow the Council to acquire 60 additional units to support the SHIP.

17.3 Pension Fund

The Scottish Government remains supportive of the Falkirk Pension Fund mandate to invest £30m into affordable housing. The RSL for the scheme, Castle Rock Edinvar, successfully negotiated on a private site in Clackmannan which will deliver 35 units.

17.4 Delph Road, Tullibody phase 2

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

17.5 Todd's Yard, Sauchie, phase 2

This site is owned by Ochil View, who built 16 houses on phase 1 in 2012. Kingdom will develop 11 units for Ochil View, starting early in 2017/18.

17.6 Lock-up site at Gartmorn Road, Sauchie

A site investigation and feasibility study will be commissioned for this site as part of the wider lock-up strategy.

17.7 Potential Lock-up sites / Council owned land

There are various potential sites in Council ownership that have the capacity to be developed for housing. Sites will be considered as they arise.

17.8 Former Police Station, Tullibody

The Council, Police Scotland and Kingdom are currently in negotiations to acquire this site. Indicative drawings show the site capable of holding around 20 flats, although other layouts are currently being considered.

17.9 Park Street, Tillicoultry

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

17.10 Lochies Road, Clackmannan

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

17.11 Primrose Street, Alloa

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

17.12 Elm Grove, Alloa

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

17.13 Potential HRA development/regeneration sites

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

18.0 Shadow Programme (Potential Sites)

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

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

18.3 The Orchard, Tullibody

This HRA-owned site was in the main programme but has been placed in the shadow programme pending further consultation and agreement on school

provision in the area. The site capacity is around 12 units to replace the demolished block of flats.

18.4 Forest Mill

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

18.5 Former FV College, Sauchie

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

18.6 Craigview Shop, Sauchie

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

18.7 Devonpark Mills, Devonside

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

18.8 Coalsnaughton North, Coalsnaughton

This Council owned site is next to the current National Housing Trust site being developed for mid market rent by Hadden Construction. Work is ongoing, in conjunction with a private developer, to determine the numbers and types of units most suitable for this development.

18.9 Lower Mill Street, Tillicoultry

Kingdom has recently looked at this land with a view to taking forward. It is currently on the market for £273k with a capacity of around 86 units. On investigation there are currently a large number of requirements on the site making it unviable at the present time. There could be further discussion with planning colleagues to allow the site to be developed and it remains in the shadow program at present.

18.10 Alva Academy / East Castle Street, Alva

The site is under discussion with developers and will remain in the shadow program in the meantime.

19.0 Units in Addition to Affordable Housing Supply Programme

19.1 North Street / Main Street, Clackmannan

The Council has received regeneration funding for the site with work underway to demolish 2 old shop units on Main Street and the former print works on North Street. The redevelopment will provide 4 retail and 5 residential units. The work will complement the program of streetscape improvements.

19.2 National Housing Trust, The Glen, Coalsnaughton,

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

19.3 Greener Homes, Former Alva Academy

The Greener Homes Initiative development benefited from £2.879m funding from the Scottish Government for the development of 48 highly energy efficient homes in Alva. The project was significantly delayed but was completed in October 2017.

19.4 National Mid Market Rent (MMR) Initiative

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

20.0 Consultation

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

21.0 Ensuring Equalities

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

22.0 Strategic Environmental Assessment

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

SHIP 2018-21 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													
Former Police Station, Tullibody	Police Scotland	No	No	Yes	Yes	Yes	No	Yes	Unknown	Yes	Yes	Yes	Yes
Lock up sites, Sauchie	Council	No	No	Yes	Yes	Yes	No	Yes	Unknown	Yes	Yes	No	Yes
Park Street, Tillicoultry	Council / Private	No	Yes	Yes	Yes	Yes	No	Yes	No (ownership)	Yes	Yes	No	Yes
Primrose Street, Alloa	Council	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Unknown	Yes	Yes	No	Yes
Elm Grove, Alloa	Ochil View	Yes	Yes	No	Yes	Yes	No	Yes(mix tenure)	Yes	Yes	Yes	No	Yes
Regeneration Sites	HRA	No	Yes	No	Yes	Yes	No	Yes	Unknown	Yes	Yes	No	Yes
Lochies Road, Clackmannan	Kingdom	No	Yes	Yes	No	Yes	No	Yes	Unknown	Yes	Yes	No	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													
The Orchard, Tullibody	Clacks Council	No	No	No	Yes	Yes	No	Yes	Yes	No	Yes	No	Possible
Forest Mill	Private Developer	Yes	No	No	Yes	Yes	Yes	Yes	No*	No	Yes	No	Yes
Former FV College, Sauchie	College	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes
Craigview Shop, Sauchie	Clacks Council	No	No	Yes	Yes	Yes	No	Yes	No*	No	Yes	No	Yes
Devonpark Mills, Devonside	Clacks Council	Yes	No	No	No	Maybe	No	Yes	No*	No	Yes	No	Yes
The Craigs, Coalsnaughton	Private Developer	Yes	No	No	No	Yes	Yes	Yes	No	No	Yes	No	Yes

* Potential additional infrastructure funding to overcome this

Definitions of Criteria for Priorities

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

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	DEVELOPER	Total Units	General Housing	Specialist Provision	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL COMPLE TIONS	SCOTTISH GOVERNMENT FUNDING REQUIREMENTS					
													2018/19	2019/20	2020/21	2021/22	2022/23	
KHA Delph Road Ph 2	Alloa	High	Kingdom Housing Association	31	23	8	31					31						£0
KHA Harbour View, Alloa	Alloa	High	Kingdom Housing Association	28	28		28					28	£1,526,750.00					£1,526,750.00
KHA for OVHA Todds Yard Ph 2	Alloa	High	Kingdom Housing Association	11	11		11					11	£800,000.00					£800,000.00
Pension Fund, Clackmannan	Alloa	High	Castle Rock Edinvar / Places for People / Amassador Homes	35	29	6	35					35						£0
Off The Shelf Purchases	Various	Medium	Council	60	60		20	20	20			60	£700,000.00	£700,000.00	£700,000.00			£2,100,000.00
Old Police Station, Tullibody	Alloa	High	Kingdom Housing Association	8	6	2		8				8	£100,000.00	£524,000.00				£624,000.00
Lock up site	Various	High	Kingdom Housing Association	12	10	2		12				12	£948,000.00					£948,000.00
Kingdom Lochies Road, Clackmannan	Alloa	High	Kingdom Housing Association	6		6		6				6	£280,000.00	£188,000.00				£468,000.00
KHA Park Street, Tilli	Hillfoots	High	Kingdom Housing Association	8	8			8				8	£200,000.00	£422,000.00				£622,000.00
Kingdom Primrose St, Ph 1	Alloa	High	Kingdom Housing Association	25		25			25			25	£500,000.00	£950,000.00	£800,000.00			£2,250,000.00
Kingdom Lock-up sites	Alloa	High	Kingdom Housing Association	30	20	5			30			30	£200,000.00	£1,140,000.00	£1,000,000.00			£2,340,000.00
KHA OVHA Elm Grove, Phase 1	Alloa	High	Kingdom Housing Association	26	20	6			26			26		£1,400,000.00	£628,000.00			£2,028,000.00
HRA land for regeneration (AO)		High	Kingdom Housing Association	7	7				7			7		£546,000.00				£546,000.00
Ochil View Elm Grove Phase 2A	Alloa	High	Kingdom Housing Association	15	15				15			15		£320,000.00	£370,000.00			£690,000.00
Ochil View Elm Grove Phase 2B	Alloa	High	Kingdom Housing Association	19	16	3				19		19						£494,000.00

PROJECT	SUB AREA	PRIORITY	DEVELOPER	Total Units	General Housing	Specialist Provision	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL COMPLETIONS	2018/19	2019/20	2020/21	2021/22	2022/23	
Kingdom Primrose St, Ph 2	Alloa	High	Kingdom Housing Association									25			£950,000.00	£1,300,000.00		£2,250,000.00
HRA land for regeneration Phase 1 (A)	Hillfoots	High	Kingdom Housing Association	29	25	4					29	29			£872,757.00	£1,389,243.00		£2,262,000.00
HRA land for regeneration Phase 1 (TC)	Hillfoots	High	Kingdom Housing Association	29	25	4					29	29			£253,000.00	£2,009,000.00		£2,262,000.00
HRA land for regeneration Phase 2 (A)	Hillfoots	High	Kingdom Housing Association	29	25	4						0					£2,262,000.00	£2,262,000.00
HRA land for regeneration Phase 2 (TC)	Hillfoots	High	Kingdom Housing Association	29	25	4						0					£2,262,000.00	£2,262,000.00
TOTAL				457	353	104	125	54	123	44	58	404	£5,254,750.00	£6,684,000.00	£5,573,757.00	£4,698,243.00	£4,524,000.00	£26,734,750.00

