
Report to: Council

Date of Meeting: 28th June 2018

Subject: Strategy & Regeneration Update

Report by: Head of Housing & Community Safety.

1.0 Purpose

- 1.1. To make amendments to the Strategic Housing Investment Plan (SHIP), and to approve the regeneration proposals for Engelen Drive, Alloa.

2.0 Recommendations

- 2.1. Council is asked to:

2.1.1. Approve the amendment to the Strategic Housing Investment Plan (SHIP), previously approved by Council in December 2017, to include additional new affordable homes at Harbour View, Alloa.

2.1.2. Agree to the transfer of land at Primrose Street, Alloa to Kingdom Housing Association (Appendix 1), and amendment of the SHIP to reflect the increased units that can be accommodated on the site.

2.1.3. Agree the regeneration proposals for 12 – 26 and 28 – 38 Engelen Drive, Alloa as set out in the report. (Appendix 2).

3.0 Delivery of the Affordable Housing Programme

- 3.1. Members will be aware that the Scottish Government has made a commitment to invest over £3 billion in affordable housing to deliver at least 50,000 affordable homes over the lifetime of the current Parliament.

- 3.2. Long term Resource Planning Assumptions (RPAs) have been agreed with local authorities to maximise approvals and site starts in 2018/19 in order that building programmes can complete by March 2021. Over the period 2018-2021 Clackmannanshire has £17.286 million available for affordable housing, an average of £5.7 million a year. The RPA can be viewed as the spend target.

- 3.3. The Council has been successfully working predominantly with Kingdom Housing Association for the past 4 years to deliver the affordable housing programme. This has been a significant factor in meeting and exceeding the RPA. Grant funding has also increased year on year, more than double the 2013-14 amount of £2.7M to its current level (£5.420m).

- 3.4. The Scottish Government Officer responsible for programme delivery has recently written to remind us that it is crucial that approvals are in place by the end of this year to ensure completion by March 2021.
- 3.5. Where approvals cannot be guaranteed there is a risk that investment could be switched to other areas, and lost to Clackmannanshire.
- 3.6. The SHIP is updated annually and approved by Council. As members will be aware, development projects can slip for a variety of reasons, e.g. unexpected ground problems, title issues, bad weather etc. Also new opportunities can present themselves during the year, after the SHIP has been agreed. Therefore flexibility is required in the programme, which often requires amendments to SHIP, as discussed below.

4.0 Amendments to the SHIP 2018 - 2023

- 4.1. The SHIP 2018 – 2023, approved by elected members in December 2017, shows a total of 28 units at Harbour View, Alloa scheduled for handover to Kingdom Housing Association around December 2018.
- 4.2. The opportunity has arisen for Kingdom to take a further 18 units at this development. The additional units are in keeping with the strategic housing priority and will also ensure that the resource planning assumption for Clackmannanshire for 2018/19 (£5.420M) is achieved.
- 4.3. It is therefore recommended that the SHIP be amended to show the additional spend and units. This will increase the potential grant spend on affordable housing in 2018/19 to £6.227 million. This is 20% over the resource planning assumption as recommended by Scottish Government guidance to ensure that any slippage in the program does not result in underspend.

5.0 Transfer of Land at Primrose Street, Alloa to Kingdom Housing Association

- 5.1. In March 2015, the Council acquired land for an affordable housing development at Primrose Street, Alloa using Scottish Government Affordable Housing Investment funds. This is a key strategic site in the centre of Alloa. As well as addressing housing need its redevelopment will further improve the amenity of the town centre and contribute to economic regeneration.
- 5.2. The approved SHIP identified that Primrose Street would be developed by Kingdom Housing Association, in two phases delivering 50 units. Kingdom is now ready to commence the detailed design work required to submit a planning application, to achieve a site start of 2019-20. From the initial designs it is likely that up to 60 units could be accommodated in the final design. It is therefore, recommended that the SHIP be amended to reflect that it is likely that up to 60 units can be accommodated on the site.
- 5.3. To facilitate the process it is recommended that the Council agrees to transfer the land at Primrose Place, Alloa to Kingdom Housing Association at nil value. This is the Scottish Government's expectation as the Council received 100% funding to acquire the site.

- 5.4. Where HRA land is to be sold or transferred to an RSL for social housing, under the 'Disposal of Land by Local Authorities (Scotland) Regulations 2010' there is no need to apply for Scottish Ministers' consent.

6.0 Regeneration Areas

- 6.1. As discussed in the SHIP 2018 – 2023, work is underway to identify Council housing areas which require significant redevelopment. This is to include selective demolition of unpopular or difficult to manage housing.
- 6.2. Two blocks of flats at 12 – 26 and 28 – 38 Engelen Drive, Alloa, comprising 14 properties, (see Appendix 1), have been identified for an initial phase of regeneration. The properties are harder to let than others in the stock. None have been purchased through the right to buy and two properties are now used for temporary accommodation.
- 6.3. Over the last three years there have been 11 voids, with a total of 95 weeks empty, translating to a void rent loss of £7K.
- 6.4. The blocks were last refurbished externally in 1988, and benefited from heating replacements in 2012 as part of a fully grant funded energy efficiency programme. £64K has been spent on repairs and maintenance over the last three years, the majority of this being incurred when properties were being prepared for relet. The buildings however remain prone to ongoing leaks due to the design of the external walkways.
- 6.5. It is felt unlikely that increased capital investment would make the properties any more attractive, given their age and design, and that the current high level of maintenance expenditure is a poor use of Housing Revenue Account (HRA) funds.
- 6.6. It is therefore recommended that following appropriate consultation the tenants are rehoused (band 1) in an area of their choice, and the blocks sold to Kingdom HA for demolition and redevelopment. The sale price will be set by the District Value, taking into account demolition costs. Any proceeds from sale would return to the HRA.
- 6.7. The replacement properties will be of a more popular cottage type. This will also form part of the ongoing regeneration of the Bowmar area, with redevelopment of the Elm Grove site scheduled to start on site early 2019/20.
- 6.8. Where HRA land is to be sold or transferred to an RSL for social housing, under the 'Disposal of Land by Local Authorities (Scotland) Regulations 2010' there is no need to apply for Scottish Ministers' consent.
- 6.9. There will also be consultation with the Tenants & Residents Federation.

7.0 Sustainability Implications

- 7.1. The supply of new affordable housing helps in the Council's commitment to reduce carbon emissions from inefficient housing homes and the Council will pursue the inclusion of renewable technology in new build where feasible.

8.0 Resource Implications

8.1. *Financial Details*

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 agreed the financial implications as set out in the report. Yes

8.4. *Staffing*

8.5. 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".

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).

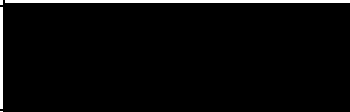
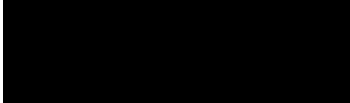
Yes (please list the documents below)

No

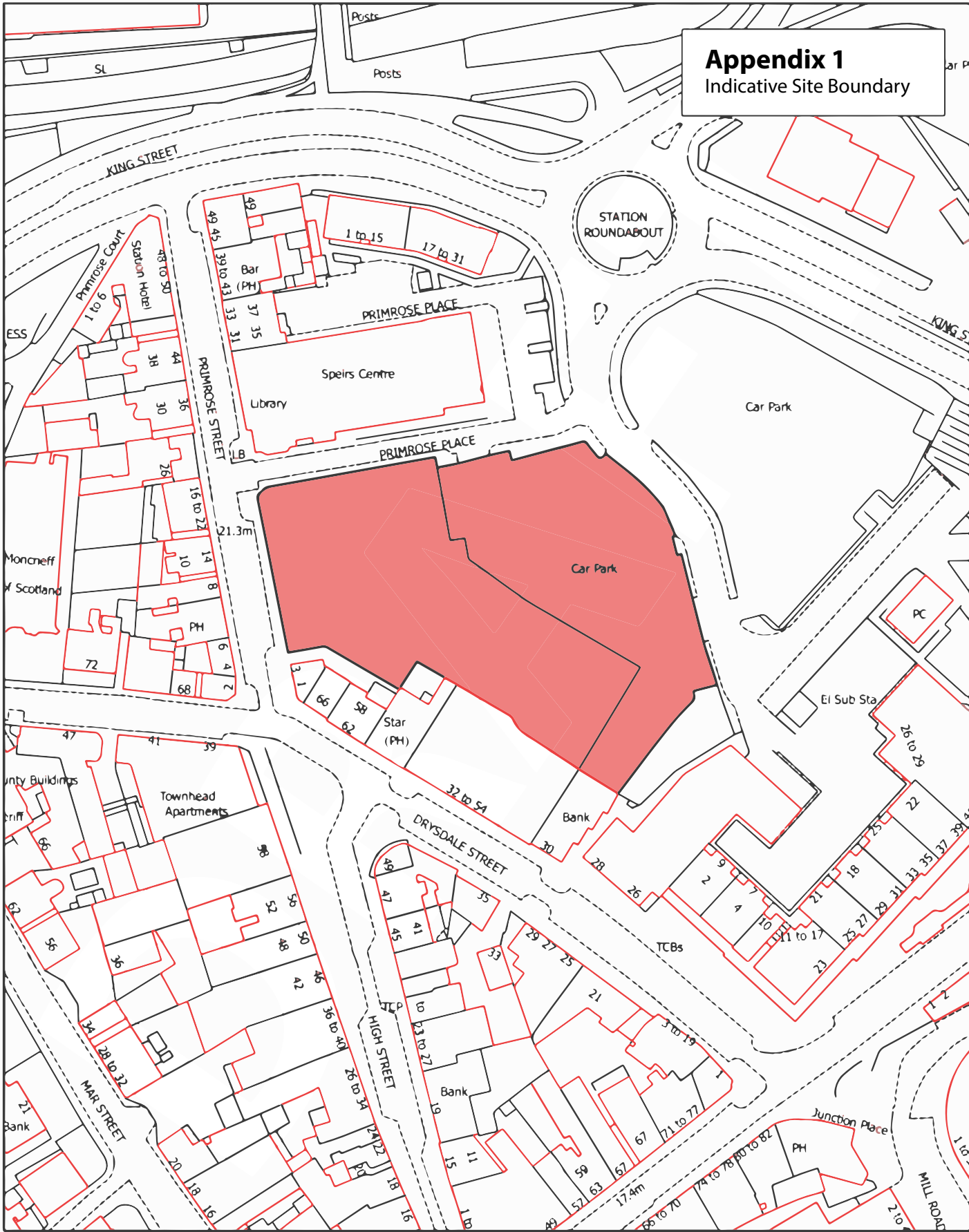
Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Kate Fleming	Senior Housing Strategy Officer	2361

Approved by

NAME	DESIGNATION	SIGNATURE
Ahsan Khan	Head of Service	
Nikki Bridle	Chief Executive (Acting)	

Appendix 1
Indicative Site Boundary



N 0 10 20 30 40 50 metres

Scale: 1:1,250 Date: 08 June 2018

Paper size A4 Reference: Former Coop Site qqs

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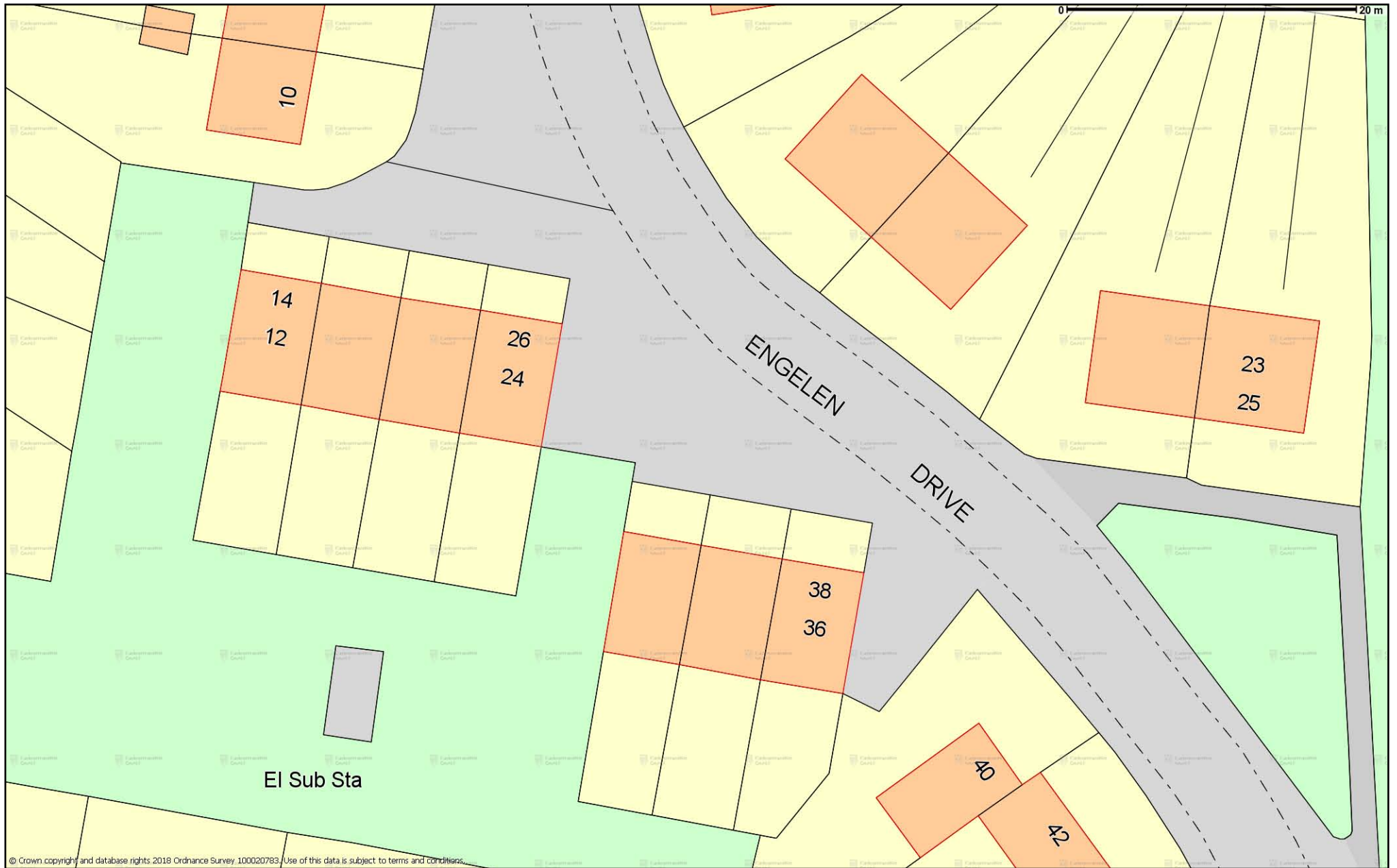
**Site Of Former Coop
Primrose Street
Alloa**

61 Area = 0.58 ha or thereby

 Clackmannanshire Council
www.clacksweb.org.uk

Development & Environment

Tel: 01259 450000
planning@clacks.gov.uk



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Scale 1:357



Engelen Drive



