
Report to: Place Committee

Date of Meeting: 5th November 2020

Subject: Strategic Housing Investment Plan 2021 - 2026

Report by: Strategic Director (Place)

1.0 Purpose

- 1.1. To approve the Strategic Housing Investment Plan (SHIP) at appendix 1. The SHIP sets out the operational framework for affordable housing development in Clackmannanshire over the next 5 years, establishing the investment priorities.

2.0 Recommendations

- 2.1. It is recommended that Committee:
- 2.1.1 Approves the Strategic Housing Investment Plan for 2021-2026, including the summary 5 year programme of housing sites, detailed in Appendices 1 and 2.
- 2.1.2 Agrees, subject to Council approval, the disposal of HRA land at Stoneyacre (Site 3, Appendix 4) and General Fund land at Park Street (Site 4, Appendix 4), Tillicoultry at a value agreed with the District Valuer, to Kingdom Housing Association for the development of affordable housing.
- 2.1.3 Agrees, subject to Council approval that Clackmannanshire Council as a member of the Limited Liability Partnership (LLP) for NHT properties in Coalsnaughton will seek the agreement of the LLP to sell up to 42 mid market rent NHT properties in Coalsnaughton to Kingdom Housing.
- 2.1.4 Notes the service is preparing a business case for Council new build project on Lochies Road, Clackmannan.
- 2.1.5 Notes that recommendations 2.1.2 and 2.1.3 will be referred to Council for approval at its meeting in December 2020.

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.

4.0 SHIP 2021-26

- 4.1. In reaction to the COVID-19 crisis, The Scottish Government have asked local authorities to prepare a 'light SHIP' this year, see letter to senior officer at Appendix 3. The focus is on mitigating delays caused by COVID and relief measures put in place.
- 4.2. There have been delays of around 3 months on the new build programmes locally and across the country and therefore delays in spend. Councils have been asked by the Government to maximise spend on the programme as much as possible. The council is maximising grant spend by purchasing off the shelf purchases and recommending most notably, sale of the NHT properties in Coalsnaughton to allow the maximisation of the grant spend from the Scottish Government, this financial year and mitigate any slippage in the programme.
- 4.3. Appendix 2 sets out the sites proposed for development.
- 4.4. Funding for sites is largely funded through the Scottish Government's Affordable Housing Investment Programme and private financing from RSLs.

5.0 Disposal of HRA and GF land at Park Street and Stoneyacre, Tillicoultry

- 5.1. In 2014/2015 the council received £782k Town Centre Housing Fund grant from the Scottish Government towards the development at Ann Street (James Pollock Court), Tillicoultry (Area 1, Appendix 4). As a result, the site start, originally scheduled for 2016/17, was brought forward to May 2015. The first phase was a joint project with the Council, Kingdom Housing Association and HubCo. With the Council owning 17 homes. It was always intended that the project would have a phase 2, with kingdom complimenting their small holding (4 properties) in phase 1. However, land assembly proved problematic, with council granting permission for consideration of a CPO if required.
- 5.2. In June 2020, after a protracted period, the Council purchased 32 Stoneyacre, Tillicoultry, which concluded the land assembly requirements, The house purchase took in an area of land, now in an overgrown state, which will allow the Council to pull together a land assembly and facilitate phase 2 of housing development, as reported to the Housing, Health and Care Committee in April 2015.
- 5.3. It is the intention of the Council to assemble this site to include land at Stoneyacre (HRA) and Park Street (GF) and sell to Kingdom Housing Association for affordable housing, thus meeting the procurement requirements in Phase 1. The site sales will be subject to DV valuation.

6.0 Sale of up to 48 MMR, NHT properties at Coalsnaughton

- 6.1. In the HRA budget paper of February 2020, Council was advised that the developer had expressed an interest to the LLP board to exit the initiative.
- 6.2. Due to delays in new build programming and subsequent slippage in spend, this will allow the additional properties to be purchased this financial year. Kingdom Housing Association have the relevant experience to take these

properties this year, as they have recently taken on two similar developments elsewhere with assistance of local councils and the Scottish Government. Because of this, it is proposed that the Council notify to the board that it is favour of the board selling the properties and that the sale is taken forward by Kingdom, thus enabling grant spend to be maximised.

- 6.3. As per the financial business case requirements, the 42 properties will continue to operate as mid market rent with current tenants in situ and then revert to social rented properties if and as when properties become void.

7.0 Council new build properties on Lochies Road, Clackmannan

- 7.1. As part of regeneration funding plans in Clackmannan, approved by Council in March 2017, the former Hunters Garage. Lochies Road, Clackmannan is intended to be progressed for affordable housing. Specifically, to address the need for housing for older people, the site has been identified to be suitable for bungalow style housing.
- 7.2. As per the terms of the regeneration funding, the Council is required to seek approval if it were to dispose to a third party i.e. not the council taking on the development.
- 7.3. It is therefore proposed to avoid any risk of clawback of the grant, that the housing service take this development forward, as a Council new build site. The HRA budget paper due February 11th 2021, will have the funding for this site included in the HRA capital programme.

8.0 Funding

- 8.1. The funding for 2020/21 is £6.541 million with the expected spend to be in the region of £8.075 million.

9.0 Sustainability Implications

- 9.1. 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.

10.0 Resource Implications

Financial Details

- 10.1. 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.
- 10.2. 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 ☒

- 10.3. Finance has been consulted and have agreed the financial implications as set out in the report. Yes ☒

Staffing

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

11.0 Exempt Reports

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

12.0 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	<input checked="" type="checkbox"/>
Our families; children and young people will have the best possible start in life	<input checked="" type="checkbox"/>
Women and girls will be confident and aspirational, and achieve their full potential	<input type="checkbox"/>
Our communities will be resilient and empowered so that they can thrive and flourish	<input type="checkbox"/>

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

13.0 Equalities Impact

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

Yes ☒

No ☐

14.0 Legality

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

15.0 Appendices

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

Appendix 1 Strategic Housing Investment Plan (SHIP) 2021-2026
Appendix 2 Summary Affordable Housing Programme
Appendix 3 Letter to Senior Officials on SHIP 2021 – 2026
Appendix 4 Tillicoultry land disposal, indicative layout plan

16.0 Background Papers

16.1. Housing, Health and Care Committee, April 2015

<https://www.clacks.gov.uk/document/meeting/224/635/4829.pdf>

16.2. 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).

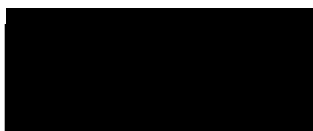
Yes ☒ (please list the documents below)

No ☐

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CLACKMANNANSHIRE COUNCIL

STRATEGIC HOUSING INVESTMENT PLAN 2021- 2026

1.0 Introduction

- 1.1 The Strategic Housing Investment Plan (SHIP) 2020/25 defines the priorities for housing investment, as set out in the Clackmannanshire Housing Strategy (CHS) 2018- 2023 vision, that;

"Everyone should have a safe area to live in, a well maintained house and help when they need it."

- 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.
- 1.3 Due to the ongoing COVID-19 situation, the Scottish Government has recognised that Local Authorities may have difficulty with normal SHIP submissions and are asking for a **light SHIP** only this year.
- 1.4 This SHIP, covering 2021-2026 will summarise changes made to priorities due to the impact of COVID-19 and set out delays and contingency plans that the Council has put in place. The document will be more succinct than other years while covering recent completions, progress of developments on site and alternative delivery plans intended to be put in place to mitigate any delays.

There are no major changes to the Council's priorities at present. There are mitigation plans in place for slipped spend on off the shelf purchase as this enables homes to be added to stock in a short period of time,










- 1.5 It is worth noting that the long term strategic plans for new housing supply in Clackmannanshire remain. The Housing Need and Demand Assessment is the evidence base and continues to drive policy around providing homes for an aging population and smaller household sizes going to the future as well as providing homes for homeless households of all sizes.
- 1.6 Links to corporate priorities, such as the LHS and LOIP, remain and are outlined as per previous guidance notes.
- 1.7 In April 2019, The Scottish Government provided Clackmannanshire's Resource Planning Assumptions (RPA) for 2020/21 totalling £6.541 million. Previous guidance states, to allow planning over the course of a 5 year SHIP, the final 4 years are to be baselined on the 2019/20 RPA of £6.165m annual subsidy. No further RPA figures have been published by the Scottish Government and so this continues to be the basis for future planning. This will be subject to change.

2.0 Clackmannanshire Housing Strategy



- 2.1 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.

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




LHS Key Actions	Progress
Work with partners including planning and Scottish Government to maximise the amount of additional homes provided across all tenures.	
Where possible, use Council land and assets to support new affordable housing.	
Use income from reduction in Council Tax discounts to support delivery of affordable housing.	
Work with RSLs to deliver new affordable housing and maximise funding from all sources.	
Continue to implement and review the Affordable Housing Policy, implemented through the LDP, including commuted sums and on-site provision of affordable housing where required.	
Promote housing development in a range of settlement centres to contribute to economic regeneration whilst addressing housing need.	
Maintain a programme to purchase existing housing for affordable rent.	
Investigate how the RSL sector can play a greater role in housing homeless applicants.	
Work with the Health & Social Care Partnership to plan and provide specialist housing for the elderly and adults with particular needs.	

¹ Ongoing

Explore new models of supported accommodation for young people.	
Deliver specialist housing on all appropriate new housing developments	

3.0 Rapid Rehousing Transition Plan

- 3.1 The Rapid Rehousing Transition Plan was submitted to the Scottish Government in December 2018 and is being implemented by the Council. 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.

Rapid Rehousing Transition Plan	Progress
Accelerate affordable housing program 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.	

4.0 Local Outcomes Improvement Plan (LOIP)

- 4.1 Replacing the Single Outcome Agreement (SOA), the Council and its' 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, 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 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 within the 4 most deprived areas identified in the LOIP;

Alloa South & East,
Tullibody North,
Tullibody South and,
Fishcross, Devon Village and Coalsnaughton.

A proportion of new housing will be provided for older people and those with disabilities.

5.0 Links to Child Poverty

5.1 Set within The Corporate Plan 2018-22 child poverty is a key Council priority. Our priorities as a Council to 2022 are:

- Inclusive growth, jobs and employability
- Reducing child poverty
- Raising attainment
- Sustainable Health & Social Care
- Empowering families and communities
- Organisational transformation

5.2 It is recognised that the SHIP has a key role to play as an enabling plan specifically contributing to 2 of the Council Corporate priorities:

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 Inclusive growth jobs and employability - increased house building.

Increased house building through SHIP programs 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 Council and plans for future regeneration in Clackmannanshire.

6.2 Links with Primrose Street and beyond

One of the Council's main priority in the SHIP 2020-25 is to deliver 60 units for older people at Primrose Street, Alloa. As part of transformational change, this project has been developed and will be delivered through cross working with Housing, Social Services and the Health and Social Care

Partnership. The project is aimed at achieving preventative spend for the Place and People portfolios by targeting the needs of an older population and delivering the services required in a more efficient manner. Work will be ongoing during the build period to work up an implementation plan to deliver core services needed leading to cost savings and greater benefits to service users. It is the intention of the Council, pending future funding, to roll out this model of housing and care to other locations, delivering further savings and benefits in the wider community.

7.0 New Housing Supply Targets

- 7.1 An updated Housing Need and Demand Assessment (HNDA) shows 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. However, the past 3 years have seen an upturn in house building particularly in Alloa, Sauchie and Alva which will have an impact on future population projections and therefore housing needs are expected to rise again.
- 7.2 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 36 required for sale on the open market.
- 7.3 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 and continuing dialogue will be sought with developers to ensure that all opportunities for affordable housing are pursued in a wide range of locations.

8.0 Housing Needs

- 8.1 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.
 - 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 projected 86% increase, resulting in greater pressure for social care services in Clackmannanshire.
 - By 2030 the number of people over 85 years will double, with a corresponding need for suitable / adapted housing and corresponding support in the community.

9.0 Specialist Housing

- 9.1 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.
- 9.2 From information gathered from the 2011 Census, around 3,700 people (7% of the population) in Clackmannan have some type of physical disability. It would therefore be reasonable to aim for 7% of all social housing to be suitable for those with some sort of physical disability, including those who require wheelchair use.
- 9.3 The Council will continue to provide an element of specialist housing on suitable sites to meet the identified needs currently on our waiting list. Over the course of the SHIP at least 5 wheelchair bungalows are planned as well as 3 wheelchair units on Primrose Street.
- 9.4 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.

10.0 Partnership Working

- 10.1 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.
- 10.2 Ochil View Housing Association has entered into a new agreement with Kingdom Housing Association to manage their development work. As such, work is on site at Elm Grove, Alloa with an estimated completion date of January 2022 for 54 new homes.
- 10.3 Primrose Street in Alloa town centre is on site to provide housing for older people. Design and specification has been worked up with input from Social Services. Engagement with Architecture and Design Scotland (a non departmental public body) advised on the design of the housing on Primrose Street and gave support with briefing on wider provision for housing for the elderly, linking to work on 'Caring Places' and 'Town Centre Living'.

11.0 The Planning Context

- 11.1 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.

- 11.2 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.

12.0 Particular Policy Initiatives

12.1 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 8 new social rented houses delivered in 2019/20.

It was proposed to suspend the off the shelf initiative in this year to focus on new build. However, due to delays in new build programmes, this will continue this year.

12.2 RSL purchase of existing housing for social renting

This initiative will continue in 2020/21 to make up for any delays in new build programmes.

It is proposed to sell 28 MMR properties in Coalsnaughton as an off the shelf purchase to help draw down grant in 2020/21.

12.3 Reduction in Council Tax Discount on Empty Homes

There is around £195,000 ring fenced for use for affordable housing. This has been collected over the financial years 2016/17 to present.

12.4 Adaptations and Health & Social Care

The Housing & Social Care Group, previously named the Housing Contribution Group, who report to the Integrated Joint Board of the Clackmannanshire and Stirling Health & Social Care Partnership, have 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 be continue to be developed. These are: governance, homelessness, mental health and older people.

- 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 recent Scottish Government policy, Rapid Rehousing, which encourages a change in the use of temporary accommodation by local authorities, sees the introduction of Rapid Rehousing Transition Plans. A five year plan was submitted to the Scottish Government detailing how Clackmannanshire have already

reduced our use of B & B accommodation and our main concerns to be addressed to allow us to meet National policy goals. Any relevant changes to current working practices will be reflected in the Action Plan.

- 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 closely with Housing in the planning and development of new core and cluster housing for older people in Alloa Town Centre.

13.0 Resources

13.1 Completions 2019/20

Site	Developer	No Units	Grant 2019/20	Status
Todd's Yard, Sauchie	Ochil View HA	11	£0	Complete May '19
Branshill Road, Sauchie	Kingdom HA	10	£379,160	Complete July '19
Harbour View, Alloa	Kingdom HA	18	£0	Complete July '19
Burnside Clackmannan	Places for People	28	Pension Fund	Complete 2019/20
Off The Shelf		16	£600,000	Complete

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A total of 67 new builds and 16 off the shelf purchases added to stock in 2019/20.

13.2 RPA and additional Spend 2019/20

The table below shows all spend drawn down in 2019/20. The funding for Primrose Street has been made fully available through Allia Funding from the Scottish Government. The full £4.895 million was drawn down against Primrose Street in 2019/20. While the full RPA was not met this year, the additional Allia funding brings additional money to Clackmannanshire as no RPA funding for Primrose Street is required and can be spent elsewhere in 2020/21.

A total of £8.179 million has been allocated to Clackmannanshire for affordable housing in 2019/20 against a RPA of £6.165 million,

RPA and additional spend 2019/20

Site	Developer	No Units	RPA Spend 2019/20	New Funding Allia Bond	Estimated Status	Est completion
Branshill Road, Sauchie	Kingdom HA	10	£379,160		Complete	2020/21
Primrose Street, Alloa	Kingdom HA	60	£0	£4,895,928	Site start June '20	2021/22
Elm Grove, Alloa P1	Ochil View HA	33	£439,727		Site start June '20	Jan 2022
Elm Grove, Alloa P2	Ochil View HA	21	£366,335		Site start June '20	Jan 2022
Branshill Road, Sauchie, P2	Kingdom HA	24	£199,499		Site start Oct '19	Oct '20
Off the shelf , Ochil view HA	Ochil View HA	8	£280,000		Complete	19/20
Off the Shelf, Clacks Council	CC	8	£320,000		Complete	19/20
Lower Mill St, Tillicoultry, P1	Kingdom HA	22	£386,038		Site start Sept'20	21/22
Lower Mill St, Tillicoultry, P2	Kingdom HA	28	£491,321		Site start Sept '20	22/23
Lower Mill St, Tillicoultry P3	Kingdom HA	24	£421,132		Site Start Sept '20	22/23
		<u>246</u>	<u>£3,283,212</u>	<u>£4,895,928</u>		

13.3 Estimated Spend 2020/21 (RPA £6.541 million)

Original Programme with delayed spend

Site	Developer	No Units	Grant 2020/21	Estimated Start	Estimated completion
Elm Grove, Alloa P1	Ochil View HA	33	£1,746,786	Site start June '20	21/22
Elm Grove, Alloa P2	Ochil View HA	21	£ 436,965	Site start June '20	22/23
Lower Mill St, P1	Kingdom HA	22	£700,021	Site Start Nov '20	21/22
Lower Mill St, P2	Kingdom HA	22	£120,240		22/23
Lower Mill St, P3	Kingdom HA	22	£16,879		23/24
Branshill Road, Sauchie, P2	Kingdom HA	24	£1,731,367	Site start Oct '19	June '21
		144	£4,752,258		

In order to mitigate the reduction in spend caused by delays on site, purchasing 48 properties in Coalsnaughton allows an additional £3,323,376 be claimed in 2020/21. This brings the total spend in Clackmannanshire to £8.075,634, over the original RPA of £6,541,000. This has been discussed and agreed in principle with The Scottish Government.

Site	Developer	No Units	Grant 2020/21	Estimated Start	Estimated completion
All as above	All	144	£4,752,258		
NHT, Coalsnaughton		48	£3,323,376	Off the shelf	March 2021
£8,075,634					

14.0 **New Supply**

14.1 Former FV College, Sauchie

The developer is on site and delivered 10 units for affordable housing in the first phase of the development, the second phase of 24 units is scheduled for completion in 2021.

14.2 Primrose Street, Alloa

This site will deliver 60 flats with flexible layout to facilitate changing needs of an aging population, including technology enabled infrastructure and the A&DS principles of Town Centre Living: A Caring Place. The site was granted £4.9 million in Allia Bond funding from the Scottish Government which gives additional funding to Clackmannanshire for the delivery of this site over and above what has been granted for RPA funding.

14.3 Elm Grove, Alloa

This site, owned by Ochil View, will provide a mixed tenure development, including social and mid-market rent to assist with the ongoing regeneration of the area. The current layout shows 55 properties on the site which had a delayed start date of June 2020.

14.4 Engelen Drive, Alloa

In June 2018, elected members agreed that two blocks of Council owned flats be redeveloped as a pilot for wider demolition and regeneration plans stated in the SHIP. Demolition has been delayed due to construction down time and negotiations on the electricity sub station on site.

14.5 Park Street, Tillicoultry

Land has now been purchased by the Council and is being assembled to allow Kingdom to develop 5 units on the site, adjacent to the popular recent development of amenity bungalows.

14.6 Lochies Road, Clackmannan

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

14.7 Lower Mill Street, Tillicoultry

This site has been in the LDP for a long period without coming forward due to flood concerns. Work has been done to enable viability for development and a total of 74 properties could be built on the site over 3 phases. Phase 1 will provide 22 new houses scheduled for 2020/21.

14.8 Glentana Mill, Alva

The site is in Council ownership and was approved for transfer to HRA for development for affordable housing by Council on 24 October 2019, will be Initial investigations indicate the site would be capable of around 44 units.

14.9 Blackfaulds North, Coalsnaughton

Kingdom Housing are aiming to aquire land on this site in 2021/22 for around 25 affordable homes.

14.10 Carsebridge Road, Alloa

This site is currently being worked up and is planned for around 600 homes, 25% of which to be affordable. A site start is planned for 23/34.

15.0 **Shadow Programme (Potential Sites)**

- 15.1 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.

- 15.2 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.

15.3 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.

15.4 Regeneration -Tillicoultry

Currently looking at feasibility of site in Tillicoultry. Outcomes and proposals to be brought for Council approval.

15.5 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.

15.6 Old Primary School Site, Tullibody

As the Tullibody School campus is constructed, this may enable opportunities for further social housing development on for example, the St Bernadette's site.

15.7 Sauchie West, Sauchie

This site is capable of up to 1,000 units over the next 15 years. The Council will continue to work with the developer to provide suitable affordable housing on the site over the course of the build.

15.8 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 land owner.

16.0 Units in Addition to Affordable Housing Supply Programme

16.1 North Street / Main Street, Clackmannan

The Council has received regeneration funding for the site with 2 old shop units on Main Street and the former print works on North Street, now

demolished. Site investigation is underway and the tender process for construction will go out early 2021 with work aiming to start Spring 2021. The redevelopment will provide 4 retail and 5 residential units.

17.0 Consultation

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

18.0 Ensuring Equalities

- 18.1 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.

19.0 Strategic Environmental Assessment

- 19.1 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 2020-25 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 FV College, Sauchie	Private Developer	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Park Street, Tillicoultry	Council / Private	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Primrose Street, Alloa	Council	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Unknown	Yes	Yes	Yes	Yes
Engelen Drive, Alloa	Council	Yes	Yes	No	Yes	Yes	No	Yes	Unknown	Yes	Yes	No	Yes
Elm Grove, Alloa	Ochil View	Yes	Yes	No	Yes	Yes	No	Yes(mix tenure)	Yes	Yes	Yes	Yes	Yes
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	No	Yes
Brook Street, Alva (former Alva Glen Hotel)	Private Developer	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes
Lower Mill Street, Tillicoultry	Private Developer	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No	No	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
Glentanna Mill, Alva	Clacks Council	No	Yes	Yes	Yes	Yes	No	Yes	No	No	Yes	No	Yes
Old School site, Tullibody	Clacks Council												
Sauchie West, Sauchie	Private land owner	Yes	No	Yes	No	Maybe	No	Yes	Yes	No	No	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.

AFFORDABLE HOUSING SUPPLY PROGRAMME – October 2020

PROJECT	SUB-AREA	DEVELOPER	Total Units	Special house	Update
Primrose Street	Alloa	KHA	60	60	On site 6 July. Revised completion date March 2022
Elm Grove Phase 1	Alloa	Ochil View HA	54	10	On site 29 June 2020. Revised completion date January 2022.
Engelen Drive	Alloa	Ochil View HA	8	0	Revised drawings to be prepared to look at viability. Housing Association currently getting prices from contractor for demolition and construction.
Branshill Road, Phase 2	Sauchie	KHA	24		Full re-start 10 August 2020. 15 month program, all 24 units to be completed by end 2020/21.
Off The Shelf Purchases	Various	Council	2		5 units purchased this year.
Lower Mill Street, P1	Tillicoultry	KHA	22	4	Enabling work carried out prior to lock-down. Waiting on final sign off from Scottish Water, expected back on site September 2020. Waiting on amended program from developer.
Park Street	Tillicoultry	KHA	8	8	Council have purchased land required to allow land assembly and sale to KHA. Paper to be prepared for disposal of land. Aiming for disposal to KHA this financial year. Kate Fleming to progress.
Lochies Road	Clacks	Ochil View HA	8	8	Full site clearance complete by mid July. Proposed Council new build project.
Main street	Clackmannan	Council / KHA	5		Legal delays on site, looking to resolve with roads. Project is back to planning with 8 week turn around to December. To be on site April / May 2021.
NHT	Coalsnaughton	KHA	28	0	Written confirmation from Hadden / LLP for sale of NHT housing. This will cover slippage from other sites due to delays due to shut down. Purchase will be this financial year.
Blackfaulds North	Coalsnaughton	KHA	25	TBA	KHA aiming to acquire site 2021/22. Phase 1 2021/22, phase 2 2022/21. Council to advise on mix.
Carsebridge Rd/ Diagio	Alloa	KHA	50	TBA	Masterplan for 600 units. 25% affordable. KHA to acquire land for affordable housing to be delivered in phases. Council to advise on mix. Will be site start 2023/24.
Regeneration	Tillicoultry		29	TBA	Clacks council currently looking at feasibility of this site. Plan to get present options to Elected Members / Council Committee to take forward. August 2020.

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Local Authority Senior Housing Official

9 July 2020

Dear Colleague

The Scottish Government recognises that local authorities may experience some difficulty in preparing their annual Strategic Housing Investment Plan (SHIP) within the normal submission timescale (end October) due to the ongoing COVID-19 situation. In recognition of this, local authorities should prepare **a light SHIP** only this year covering the period 2021-26

When preparing this document, local authorities should:

- Provide a short narrative summarising any revisions/changes to existing SHIP priorities due to the impact of COVID-19. This should include information on any contingency plans that have either been put in place or there are plans to put in place (for example, the purchase of 'off the shelf' and/or second hand stock to address homelessness). Where local authorities have introduced (or are planning to introduce) new activities / approaches in response to local circumstances created by the COVID-19 pandemic, they should set out clearly how these activities are supporting the priorities and objectives of the Local Housing Strategy. For example, the criteria that the Council is applying in cases where buy backs or other acquisitions are being pursued should be clearly set out.
- Update SHIP Tables to show planned investment priorities for the period 2021–2026 – these should (a) reflect any newly identified priorities (b) take account of delivery delays due to, for example, the introduction of safe operating procedures on construction sites and (c) be reflected on HARP.

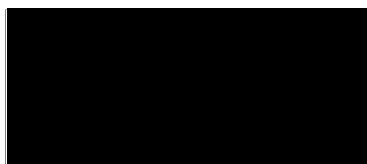
- Provide confirmation that the SHIP has been agreed by the Council's relevant Committee.
- Ensure that the SHIP is submitted to the Scottish Government no later than mid-December 2020 although we encourage it to be sent to us earlier than this date if the local authority is in a position to do so.
- Include information in the narrative on what consultation has been undertaken with stakeholders to help inform any revisions/changes to existing SHIP priorities.

More Homes Division Area Teams will review your SHIP and provide feedback.

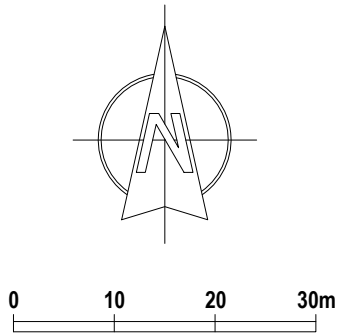
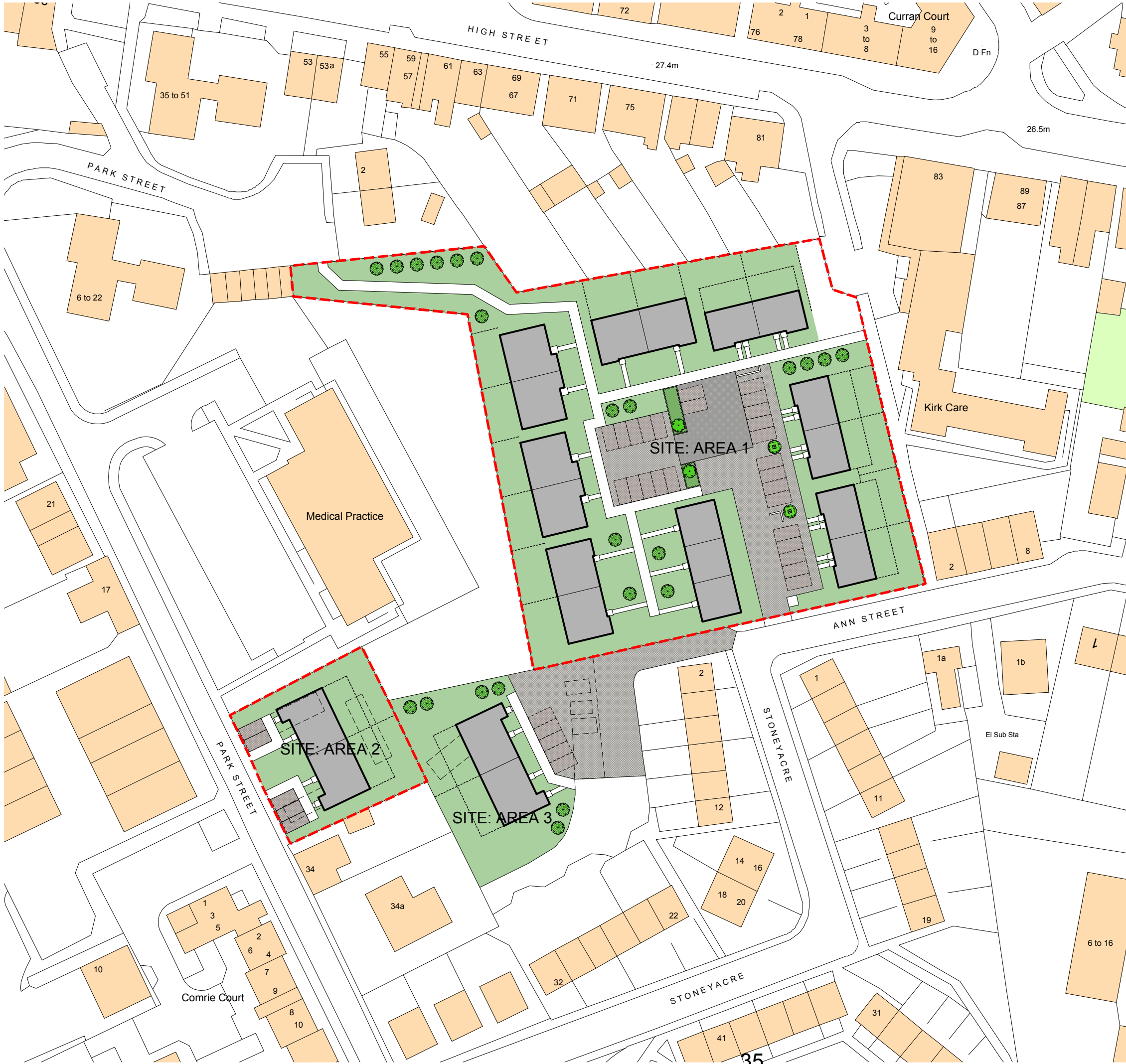
For further input on the development of the SHIP please contact your local Area Team Manager in the first instance:

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Regards



Lisa Bullen
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More Homes Division



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NEW HOUSING
ANN STREET, TILlicOLTRY
CLACKMANNANSHIRE COUNCIL

SITE LOCATION PLAN

SCALE	1:750	DATE	SEP'14	BY	
				DWG SIZE	A3

DWG NO	00DAK / SK104	REV	
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