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**Report to:** Place Committee

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**Date of Meeting:** 20 May 2021

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**Subject:** Strategy & Regeneration Update

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**Report by:** Strategic Director (Place)

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## **1.0 Purpose**

1.1. The report provides an update on the affordable housing programme.

## **2.0 Recommendations**

2.1. It is recommended that the Committee :

2.1.1. Notes the progress of the affordable housing programme and end of year spend.

2.1.2. Notes the remainder of the report, commenting and challenging as appropriate.

## **3.0 Projects Updates**

### **3.1. *Primrose Street, Alloa***

The development of 60 units at Primrose Street, Alloa is well under way, despite a slight delay due to COVID shutdown. The units are due to be completed by March 2022.

On 25 February 2021, the Chief Executive led a session looking at opportunities for partnership working across Housing, Social Care and Kingdom Housing Association. An allocations group has been set up, meeting monthly from 25 March 2021, to develop a special allocation policy to target particular needs groups and to ensure the new properties are put to best use. The group includes members from Housing, Social Care and Kingdom Housing Association. The tenants federation has also offered support with the marketing and take up of the properties and we look forward to working with them on this task.

### **3.2. *Elm Grove, Alloa***

Elm Grove is on site and due for completion of 54 units in March 2022.

The site includes 21 units for mid market rent by Kingdom Initiatives following the success of the units for mid market rent at Primrose Place in Alloa, completed in May 2017.

The remaining 33 units for social rent will be transferred to Ochil View on completion and will be let and managed by them.

### 3.3. **Branshill Park, Sauchie**

The developer is back on site and 24 units will be transferred to Kingdom Housing in January.

## 4.0 Affordable housing budget 2020/21 end of year

4.1. The actual total grant claimed as at 31 March 2021 was £8,137,583 £1,841,583 over our original budget allocation of £6,541,000. Clackmannanshire was supported by the Scottish Government to overspend due to some slippage in other areas. Spend for 2020/21 is fully broken down below.

4.2. In addition to the allocated Affordable Housing Investment Grant, Clackmannanshire has been awarded additional Allia Funding of £4,895,928 for the development of Primrose Street.

Site	Tenure	Mix	Completion Date	Budget spend 2020-21
Elm Grove, Alloa	RSL KHA	<b>54 units</b>	March 2022	£2,976,538
Branshill Park	RSL KHA	<b>24 units</b>	January 2022	£1,588,000
Tillicoultry	RSL KHA	<b>74 units</b>	2022/23	£52,045
Coalsnaughton NHT	RSL KHA	<b>40 units</b>	2020/21	£3,171,000
OTS	Council	<b>8 units</b>	March 2021	£350,000
				£8,137,583

## 5.0 Future Housing Program

- 5.1. The resource planning assumptions for Clackmannanshire for 2021/22 is £6.666m.
- 5.2. The Scottish Government are currently undertaking a review of the grant subsidy benchmark to take into account inflation and additional quality measures. Information of future RPAs are expected to be communicated to Local Authorities in early Summer 2021.

## 6.0. Resource Implications

### 6.1 *Financial Details*

- 6.2. 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

- 6.3. Finance has been consulted and has agreed the financial implications as set out in the report.

Yes

### 6.4. *Staffing*

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

## 7.0. Exempt Reports

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

## 8.0. Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

- (1) **Our Priorities** (Please double click on the check box )

- |  |                                     |
|--|-------------------------------------|
| The area has a positive image and attracts people and businesses         | <input checked="" type="checkbox"/> |
| Our communities are more cohesive and inclusive                          | <input checked="" type="checkbox"/> |
| People are better skilled, trained and ready for learning and employment | <input type="checkbox"/>            |
| Our communities are safer  | <input type="checkbox"/>            |
| Vulnerable people and families are supported                             | <input checked="" type="checkbox"/> |
| Substance misuse and its effects are reduced                             | <input type="checkbox"/>            |
| Health is improving and health inequalities are reducing                 | <input checked="" type="checkbox"/> |
| The environment is protected and enhanced for all                        | <input type="checkbox"/>            |
| The Council is effective, efficient and recognised for excellence        | <input checked="" type="checkbox"/> |

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

**9.0. Equalities Impact**

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

Yes

No

**10.0. Legality**

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

Yes

**11.0. Appendices**

11.1. None.

**12.0. Background Papers**

12.1. 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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