



**Clackmannanshire
Council**

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Comhairle Siorrachd
Chlach Mhanann

Kilncraigs, Greenside Street, Alloa, FK10 1EB (Tel.01259-450000)

Place Committee

Thursday 8 November 2018 at 9.30 am

**Venue: Council Chamber, Kilncraigs,
Greenside Street, Alloa, FK10 1EB**

Date	Time
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Place Committee

The remit of the Place Committee is:

- (1) To determine policies for the environment, development and facilities and assets
- (2) To set standards for service delivery in the above mentioned areas
- (3) To secure best value in the provision of these services
- (4) To monitor performance in the delivery of services including consideration of:
 - quarterly service performance reports
 - inspection or other similar reports
 - financial performance
- (5) To keep under review the impact of the Committee's policies on Clackmannanshire

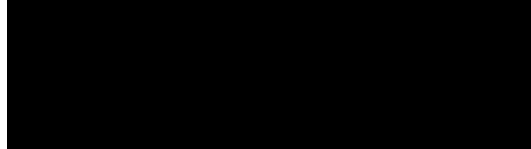
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31 October 2018

A MEETING of the PLACE COMMITTEE will be held within the Council Chamber, Kilncraigs, Greenside Street, Alloa, FK10 1EB, on THURSDAY 8 NOVEMBER 2018 at 9.30 am.



**GARRY DALLAS
Strategic Director (Place)**

B U S I N E S S

	Page no.
1. Apologies	--
2. Declaration of Interests Members should declare any financial or non-financial interests they have in any item on this agenda, identifying the relevant agenda item and the nature of their interest in accordance with the Councillors' Code of Conduct. A Declaration of Interest form should be completed and passed to the Committee Officer.	--
3. Confirm Minute of Meeting of the Place Committee held on 13 September 2018 (Copy herewith)	05
4. Financial Performance 2018/19 – August Outturn – report by the Chief Accountant (Interim) (Copy herewith)	09
5. Strategic Housing Investment Plan 2019 – 2024 – report by Strategic Director (Place) (Copy herewith)	31
6. Walled Garden, Alloa – report by Strategic Director (Place) (Copy herewith)	61

Place Committee – Committee Members (Membership 8 - Quorum 4)

Councillors

Wards

Councillor	Craig Holden (Convenor)	4	Clackmannanshire South	SNP
Councillor	Donald Balsillie (Vice Convenor)	2	Clackmannanshire North	SNP
Councillor	Tina Murphy	1	Clackmannanshire West	SNP
Councillor	Les Sharp	1	Clackmannanshire West	SNP
Councillor	Martha Benny	2	Clackmannanshire North	CONS
Councillor	Derek Stewart	3	Clackmannanshire Central	LAB
Councillor	Kenneth Earle	4	Clackmannanshire South	LAB
Councillor	Bill Mason	5	Clackmannanshire East	CONS



**MINUTES OF MEETING of the PLACE COMMITTEE held within the Council Chamber,
Kilncraigs, Greenside Street, ALLOA, FK10 1EB, on THURSDAY 13 SEPTEMBER 2018
at 9.30 am.**

PRESENT

Councillor Craig Holden Chair
Councillor Donald Balsillie (Vice Chair)
Councillor Martha Benny
Councillor Kenneth Earle
Councillor Dave Clark (S)
Councillor Bill Mason

IN ATTENDANCE

Garry Dallas, Strategic Director (Place)
Kenny Inglis, Land Services Contracts Manager
Ian Doctor, Service Manager Regulation
Julie Hamilton, Service Manager Development
Alan Murray, Team Leader (Traffic and Transportation)
Lawrence Hunter, Energy and Sustainability Strategy Officer
Paula Tovey, Chief Accountant (Interim)
Murray Sharp, Service Manager (Revenues and Strategy)
Craig Dickson, Accountant
Donna Tierney, Accountant
Lindsay Thomson, Service Manager, Legal and Democracy (Clerk to the Committee)
Melanie Moore, Committee Services

Councillor Holden welcomed everyone to the meeting of the Place Committee.

PLC(18)01 APOLOGIES

Apologies for absence were received from Councillor Tina Murphy, Councillor Les Sharp and Councillor Derek Stewart. Councillor Dave Clark attended as substitute for Councillor Stewart.

PLC(18)02 DECLARATIONS OF INTEREST

Councillor Balsillie declared a personal financial interest in Item 4 – The Removal of Charges for Children's Burials. Councillor Balsillie indicated that he would not participate in discussion and voting on this item.

PLC(18)03 THE REMOVAL OF CHARGES FOR CHILDREN'S BURIALS

Clackmannanshire Council currently applies charges for the burial of children and young people aged 17 and under except where an infant is buried in the designated baby area at Sunnyside Cemetery, Alloa. The report, submitted by the Strategic Director (Place), sought approval from Council to withdraw all burial charges for children and young people, as recommended by the Scottish Government and COSLA.

Motion

That the Committee agrees to the recommendations set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Dave Clark.

Decision

The Committee agreed to recommend that Council:

- a. Cease charging for child burials (the deceased being age 17 and under) from September 2018, and
- b. Continue to charge an interment and maintenance fees together with, if applicable, any headstone fees in the event of any subsequent adult burials in the same lair.

Action

Strategic Director (Place)

PLC(18)04 INNER FORTH LANDSCAPE INITIATIVE (IFLI)

The report, submitted by the Strategic Director (Place), provided information on the significant success of the IFLI project and sought support for the development of further opportunities, including a legacy scheme which will build on the success of IFLI.

Motion

That Committee agrees the recommendations set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Donald Balsillie.

Decision

The Committee agreed to note:

- a. The contents of the report on the success of IFLI, and
- b. That further opportunities are being explored by the Inner Forth Futures Partnership to build on the legacy of the IFLI project and to support the development of the Inner Forth Initiatives.

PLC(18)05 ENERGY COMPANY OBLIGATION (ECO) FLEXIBLE ELIGIBILITY – LOCAL AUTHORITY (LA) FLEX

The report, submitted by the Strategic Director (Place), sought approval for the implementation of a Local Authority (LA) Flex scheme in Clackmannanshire which will open up opportunities for residents of Clackmannanshire to obtain support and assistance to install energy efficiency improvements to their homes. The report also sought approval from Committee for the proposed Statement of Intent (SOI) which indicated the criteria for inclusion within the scheme and declared the Council's support of the initiative.

Motion

That the Committee agrees the recommendations set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Donald Balsillie.

Decision

The Committee agreed to:

- a. Note and support the contents of the report on the development of a Clackmannanshire Council Local Authority Flex scheme, and
- b. Approve the Statement of Intent and the implementation of the LA Flex scheme.

Action

Strategic Director (Place)

PLC(18)06 ALVA REGENERATION PROJECT

The report, submitted by the Strategic Director (Place), advised Committee of proposed works to implement the Alva Regeneration project that has been allocated £550k of capital funds in 2018/19.

Motion

That the Committee agrees the recommendations set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Donald Balsillie.

Decision

The Committee agreed to approve:

- a. The preparation of a traffic management/parking/streetscape enhancement scheme on the A91/Stirling Street for consultation;
- b. The preparation of a roadwork scheme at Alva Primary School/relocated CAP (Brook Street) for consultation; and
- c. The preparation of a town centre/streetscape enhancement plan for Alva.

Action

Strategic Director (Place)

PLC(18)07 FINANCIAL PERFORMANCE 2018/19 – JUNE OUTTURN

A report which provided an update on the financial performance for the Place Division of the Council in respect of revenue spend for the current financial year, 2018/19 was submitted by the Chief Accountant (Interim). Capital expenditure will be reported to the Partnership and Performance Committee as part of the overall Council's financial performance report.

Motion

That the Committee agrees the recommendations set out in the report.

Moved by Councillor Craig Holden. Seconded by Councillor Donald Balsillie.

Decision

The Committee agreed to note:

- The forecast General Fund revenue overspend relating to the Place Division for the year of £1.040m.
- Progress on delivering planned savings in the year.
- The favourable forecast outturn of £(0.439m) on the Housing Revenue Account.
- The forecasted underspend on HRA Capital of £(0.020m).

Ends 1045 hours

Report to: Place Committee

Date of Meeting: 8 November 2018

Subject: Financial Performance 2018/19 – August Outturn

Report by: Chief Accountant (Interim)

1.0 Purpose

- 1.1. This paper provides an update on the financial performance for the Place Division of the Council in respect of revenue spend for the current financial year, 2018/19. Capital expenditure will be reported to the Audit Committee on 6 December 2018 as part of the overall Council's financial performance report.

2.0 Recommendations

- 2.1. The Committee is asked to note this report, commenting and challenging as appropriate:
- The forecast General Fund revenue overspend relating to the Place Division for the year of £0.825m
 - Progress on delivering planned savings in the year.
 - The Housing Revenue Account underspend of £ (0.604m).
 - The Housing Revenue Account Capital underspend of £ (0.591m).

3.0 Background

- 3.1. The following themes are within the remit of the Place Division:

3.2. Table1

PLACE
ENVIRONMENT
PROPERTY & FACILITIES
DEVELOPMENT

Source: General Services Revenue & Capital Budget 2018-19

4.0 General Fund Revenue

- 4.1. Overall the Division's net service expenditure is forecasting an overspend of £0.825m for the year ended 31st March 2019.
- 4.2. The table below provides an overview of the financial outturn position within each Service Expenditure area.

Table 2

	<i>Annual Budget</i>	<i>Forecast to</i>	<i>Variance Forecast</i>
	<i>2018/19</i>	<i>March 2018</i>	<i>to Budget</i>
	<i>£'000</i>	<i>£'000</i>	<i>£'000</i>
Strategy & Customer Services	410	372	(38)
Executive Team	121	113	(7)
Development & Environmental	13,028	13,289	260
Housing & Community Safety	3,752	4,361	609
Division Expenditure	17,311	18,135	825

Overspend

- 4.3 The table below sets out the main variances which make up the table above:

Table 3 – Variances

Service	Over/ (underspend) £000s	Total	Narrative
Strategy & Customer Services			
Employee costs	(38)		CAPs and Reception employee cost savings. The Service is in the process of targeted voluntary severance requests to achieve the agreed savings this year.
		(38)	Underspend
Executive Team			
Income	(7)		A recharge to the HRA has been made to reflect the current management arrangements in place prior to the appointment of the Senior Managers
		(7)	Underspend
Development & Environment			
Waste management	29		Overspends in Kerbside collection £129k, Forthbank opening hours £27k, short term vehicle hire £28k, compliance and health and safety £39k, agency costs £50k and loading station £45k. Underspends in Waste water treatment (104)k, payments to contractors £(153)k, mail (25)k and blue boxes £(7)k
StreetCare	59		Overspends in overtime £35k, staff training £8k and maintenance contract £16k

Fleet	63		Overspends due to shortfall in income £70k, vehicle maintenance £16k, underspend in diesel due to use of electric vehicles £(17)k, decrease in consumables £(6)k
Grounds maintenance	(152)		Underspends employee costs £ (23)k, additional income £(129)k due to work carried out at Dollar on behalf of Roads.
Building Operations	122		Overspend on Utilities, increased trade effluent £38k, Tullibody South campus £29k, water supply at Sauchie nursery £8k, the remaining £47k is due to price/volume/usage to date
Development Services	170		Overspend due to reduced OLP income £139k, reduced income for unoccupied properties £15k and overspend on property valuations £16k.
Regulatory	17		Overspend employee costs
Catering	31		Overspend due to reduced external income £25k, food price increase £6k
Facilities	18		Unachieved saving overspend £36k due to phasing, overspend on mail £12k. Underspend in staffing costs £(30)k
Roads	(98)		Staffing underspends
		260	Overspend
Housing Services			
Building operations	709		Overspend in Non domestic rates £359k due to revaluation and poundage, building repairs £246k as a result of reversal of previous policy of providing wind and water tight repairs only and also compliance repairs, Administration team staffing costs £129k with less recharges to Capital projects. Underspends in supplies & services £(25)k
Provision of homeless accommodation	241		Overspend as a result of increased provision of properties, furniture packs and bed and breakfast costs
Homeless admin vacancies	(73)		Underspend due to vacancies
Income	(339)		DWP income continues as the cost of provision increases
Employee costs	72		Overspend in employee costs for staff awaiting suitable posts £62k, others £10k
		609	Overspend
Place Total		825	Overspend

4.4 The variances are represented below, by the themes within the Place division of: Environment, Property & Facilities and Development.

Service	Over/ (underspend) £000s	Total	Narrative
Environment			
Waste management	29		Overspends in Kerbside collection £129k, Forthbank opening hours £27k, short term vehicle hire £28k, compliance and health and safety £39k, agency costs £50k and loading station £45k. Underspends in Waste water treatment £(104)k, payments to contractors £(153)k, mail £(25)k and blue boxes £(7)k
Fleet	59		Overspends in overtime £35k, staff training £8k and maintenance contract £16k
Street Care	63		Overspends due to shortfall in income £70k, vehicle maintenance £16k, underspend in diesel due to use of electric vehicles £(17)k, decrease in consumables £(6)k
Environment total		151	
Property & Facilities			
Employee costs- Strategy	(38)		The forecast is for a savings in the CAPs and Receptions in respect of employee expenditure. The Service is in the process of targeted voluntary severance requests to achieve the agreed savings this year.
Buildings operations- Utilities	122		Overspend on Utilities, increased trade effluent £38k, Tullibody South campus £29k, water supply at Sauchie nursery £8k, the remaining £47k is due to price/volume/usage to date
Catering	31		Overspend due to reduced external income £25k, price increase for food £6k
Economic Development	170		Overspend due to reduced OLP income £139k, reduced income for unoccupied properties £15k and overspend on property valuations £16k.
Facilities	18		Unachieved saving overspend £36k due to phasing ,overspend on mail £12k . Underspend in staffing costs £(30)k
Building operations- Housing	709		Overspend in Non domestic rates £359k due to revaluation and poundage, building repairs £246k as a result of reversal of previous policy of providing wind and water tight repairs only and also compliance repairs, Administration team staffing costs £129k with less recharges to Capital projects. Underspends in supplies & services £(25)k
Grounds maintenance	(152)		Underspends employee costs £(23)k, additional income £(129)k due to

			work carried out at Dollar on behalf of Roads.
Employee costs- Housing	73		Overspend in employee costs for staff awaiting suitable posts £62k, others £10k
Homeless administration vacancies	(73)		Underspend due to vacancies
Provision of homeless accommodation	241		Overspend as a result of increased provision of properties, furniture packs and bed and breakfast costs
Income	(346)		DWP income continues as the cost of provision increases £(339)k, Following the appointment of the Executive Director to the Strategic Director of Place a recharge to the Housing Revenue Account has been made to reflect the current management arrangements in place prior to the appointment of the Senior Managers £(7)k
Property & Facilities total		755	
Development			
Regulatory	17		Overspend employee costs
Roads	(98)		Staffing underspends
Development total		(81)	
Place Total		825	Overspend

5.0 2018/19 Savings Progress

5.1 The 2018/19 budget incorporated approved savings of £7.376m. Of this total £2.078m is attributable to the Place Division. Based on analysis to date, savings of £1.602m (77.1%) are forecast to be achieved, with up to a further £0.92m (0.04%) likely to be achieved in the year. Table 5 below, sets out the position for each of the savings categories.

Table 5: Budgeted 2018/19 savings progress

<i>Savings Category</i>	<i>Savings full year</i>			
	<i>18/19</i>	<i>Green</i>	<i>Amber</i>	<i>Red</i>
	<i>£000</i>	<i>£000</i>	<i>£000</i>	<i>£000</i>
Policy Savings	792	557	43	192
Management Efficiencies	747	516	39	192
Service Redesign	100	100	0	0
17-18 cash savings year 2	237	227	10	0
18-19 cash savings	202	202	0	0
Total	2,078	1,602	92	384
		<i>77.1%</i>	<i>0.04%</i>	<i>18.5%</i>

- 5.2 Of the above savings £0.384m (18.5%) are being forecast as possibly unachievable. This means that at least part of the saving will not be achieved in year and work continues with the services to establish the extent to which this might be the case. Within Management efficiencies there are savings relating to restructure of £0.192m which are unlikely to be realised. The balance of £0.192m is due to timing of the savings realisation.
- 5.3 Appendices A to E provide further detail of the progress on delivering savings within each service.

6.0 Housing Revenue Account

- 6.1 Appendix F to this paper sets out the summary budget for the Housing Revenue Account for this year, in accordance with its Business Plan. It is forecast that the Service will achieve a surplus in the year of £(5.771)m which is £0.604m greater than budgeted.
- 6.2 The table below sets out the main variances:

Table 6

Service	Over/ (underspend) £000s	Total	Narrative
Housing Revenue Account			
Employee Expenditure	(463)		The Service redesign process continues with all vacancies being assessed for replacement when they arise. The non replacement of some posts together with the delay in filling others has resulted in the forecast underspend.
Premises Expenditure	(160)		The Service continues to examine all repairs that are carried out by Private Contractors. This has resulted in a forecasted underspend. The cost to the HRA of house insurance is less than budget this year.
Transport Expenditure	(31)		The forecasted expenditure for both staff travel and vehicle repairs are both below budget. The Service is currently going through a major Transport review.
Supplies and Services	(23)		The materials and equipment forecast for the repairs operation is on budget with a small saving forecast in the annual cost of computer software and hardware.
Third Party Payments	(67)		The charges from other areas of the Council particularly for Security at Kelliebank are forecast less than budget as is the payments to sub contractors for the Housing repairs.
Transfer Payments	17		Payments made to tenants for demolition work in Alloa.
Support Services	(249)		The HRA share of the support costs provided by other council services is forecast to be less than budget in line with last year's allocation.
Capital Financing Costs	115		The costs of servicing the debt associated with the borrowing for the capital programme is forecast to be higher than budget.
Total Gross Expenditure	(861)		Underspend

Income	257		Income from other areas of the Council is expected to be less than budget as the Service focuses on its core business. House rents, due to reduced house numbers and delay in rent increase and reduced property factor income contributes to the shortfall.
Total Net Expenditure	(604)		Underspend

7.0 Housing Revenue Account Capital

- 7.1 Appendix G to this paper details the HRA capital programme for the current year where individual projects are listed within the various asset management plans.
- 7.2 The current net HRA Capital Budget is £7.519m. This is inclusive of the additional carry-forward of £1.135m, from the approved February Budget, as the actual expenditure varied from that initially forecast. The carry forward is spread across various projects.
- 7.3 There is a forecasted underspend of £0.591m for the year.
- 7.4 The table below sets out the main variances:

Table 7

HRA Capital Project	Variance (£000)	Comments
Safe Electrical Testing	(368)	This contract was not awarded until halfway through the year and the forecasted expenditure has been reduced accordingly.
HRA Roads & Footpaths	(103)	The internal service has been unable to resource this work and the service cannot procure this externally at present.
MCB Tenant community Improvement Fund	(100)	The Service does not have the capacity to resource or procure these projects at present.
Sale of Council Property	(20)	The final council house sale and a small piece of land account for the unbudgeted income.
Total	(591)	Underspend

8.0 Conclusions

- 8.1 The Place Division revenue spend is anticipated to record an overspend of £0.825m.
- 8.2 Of the associated approved savings of £2.078m, £1.602m is forecast to be achieved and up to a further £0.092m is likely to be achieved in the year.

- 8.3 Services and the accountancy team are working to ensure the full savings are achieved by the end of the financial year.
- 8.4 The Housing Revenue Account is anticipating an underspend of £ (0.604m).
- 8.5 The HRA Capital Programme indicates a forecast underspend of £ (0.591m).

9.0 Sustainability Implications

9.1.1 None

10.0 Resource Implications

10.1 Financial Details

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

Staffing

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
- 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)

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 A-E Place Division Savings Position

Appendix F- HRA Revenue Summary

Appendix G- HRA Capital Forecast

16.0 Background Papers


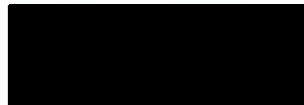
16.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Elizabeth Hutcheon	Management Accountancy Team Leader	

Approved by

NAME	DESIGNATION	SIGNATURE
Paula Tovey	Chief Accountant (Interim)	
Garry Dallas	Director of Place	

Schedules of Savings							
Management Efficiencies							APPENDIX A
Service Reference		Description of Saving	2018/19	Achieved	Likely to be achieved	Amber	Red
HCSGFME03	PLACE	Storage costs (Homeless)	12,000	12,000			
HCSGFME05	PLACE	Homeless Repairs (budget re-alignment)	60,000	-	43,000	17,000	
HCSGFME06	PLACE	Gas/Electric costs homeless lets	8,000				8,000
HCSGFME01	PLACE	Staffing (deletion of vacant posts)	126,000	126,000			
HCSGFME04	PLACE	Re-alignment of B&B budget	20,000	-	7,750	12,250	
HCSGFME07	PLACE	Profile Security (budget re-alignment)	36,000	23,750			12,250
HCSGFME08	PLACE	Staff on redeployment list	124,500	37,740			86,760
HCSAME01	PLACE	Buildings already sold / closed: LTH; 15/15A Mar Street, Tullibody Rent Office, Greenfield	117,228	117,228			
HCSAME02	PLACE	Social Work property given up already – 2A Main Street Cambus; 2 Eden Road, Alloa; Katrine Court	8,861	8,861			
HCSAME04	PLACE	Nursery Rates Relief	18,590	18,590			
DEME02	PLACE	Reduce staff costs Planning & Building Standards	20,000			10,000	10,000
DEME03	PLACE	Remove 2 FTE posts in Regulatory Service (Sustainability)	78,000	41,259			36,741
DEME04	PLACE	Janitorial overtime	5,000	5,000			
DEME05	PLACE	Streetcare overtime budget for weekend working	35,000	-			35,000
DEME06	PLACE	Streetcare external maintenance budget	30,000		27,200		2,800
DEME07	PLACE	Streetcare short term vehicle hire	7,280		7,280		
DEME08	PLACE	Remove Gartmorn Dam building costs	40,000	40,000		-	-
Total			746,459	430,428	85,230	39,250	191,551

Schedules of Savings

Policy

APPENDIX B

Service Reference		Description of Saving	2018/19	Achieved	Likely to be achieved	Amber	Red
HCSSR03	PLACE	Remove public building property inspectors TVR x3 plus one transfer	59,083	29,083		30,000	
DEP01	PLACE	Additional income- various roads activities	6,000		6,000		
DEP02	PLACE	Cease Christmas lights subsidy in Alloa (ATC Bid priority?)	14,500		14,500		
DEP03	PLACE	Close all public toilets (staff costs)	73,000		39,500		33500
DEP05	PLACE	Alternative funding planned community infrastructure/maintenance (cash saving for 2 years)	55,000		55,000		
DEP07	PLACE	Reduce parking subsidies				-	
DESR03	PLACE	Subsidy to Alloa Tower	5,000	5000			
DESR04	PLACE	OLP Staff savings	17,673	17,673			
DESR05	PLACE	Cessation of OLP project	354,000	354,000			
DESR07	PLACE	Stopping the kerbside box collection, but continuing to provide a weekly food waste collection using purpose built vehicles	159,000		13,250		145,750
DESR09	PLACE	Reduce opening hours at recycling centre	26,000			13000	13000
DESR10	PLACE	Close recycling centre on Boxing Day and 2 January	1,700		1,700		
DESR11	PLACE	Stop accepting tyres at Forthbank recycling centre	3,500		3,500		
DESR12	PLACE	Charge commercial customers for bins	5,000		5,000		
DESR13	PLACE	Cease short term hire for refuse collection vehicles	12,730		12,730		
Total			792,186	405,756	151,180	43,000	192,250

Schedules of Savings

Redesign

APPENDIX C

Service Reference		0	2018/19	Achieved	Likely to be achieved	Amber	Red
SCSR03	PLACE	Redesign Local Services - Shift to Digital in line with changing customer preferences	16,000		16,000		
SCSR05	PLACE	Redesign Local Services through Empowering Communities	47,702		47,702		
DER02	PLACE	Pursue SLA for Lighting maintenance (subject to agreement being reached)	25,000	25,000			
SCSR02	PLACE	Redesign Kilncraigs Reception model	11,513	11,513			
Total			100,215	36,513	63,702	0	0

Cash savings 2018/19

APPENDIX D

Reference		Saving description	2018/19 saving	Achieved	Likely to be achieved	Amber	Red
CASH	PLACE	D&E vacancy management - CASH 18/19	70,000	70,000			
NEW	PLACE	Budget alignment D&E - CASH 18-19	60,399	60,399			
CASH	PLACE	D&E Modern apprentice	40,000	40,000			
CASH	PLACE	Housing staffing costs	31,474	31,474	-		
Total			201,873	201,873	-	-	-

Year 2 savings (2018/19 savings agreed in 2017/18)

APPENDIX E

Reference		Saving description	2018/19 saving	Achieved	Likely to be achieved	Amber	Red
MCB SCS 006a	PLACE	Roll out of hub model	23,000		23,000		
Managed contraction HCS	PLACE		38,979	38,979			
COU 178 019	PLACE	Income and Charging	-				
D&E 178 001	PLACE	Street Lighting	100,000	30,000	60,000	10,000	
Managed contraction D&E	PLACE		75,064	75,064			
Total			237,043	144,043	83,000	10,000	0

Service Summary - Housing Revenue Account

Description	Annual Budget for 2018/19	Budget to end of August	Actual to end of August	Annual forecast for 2018/19	Forecast v Budget
Employee Related Expenditure					
Chief Officers Gross Salaries	55,417	23,090	21,600	26,128	(29,289)
Chief Officers Employers Superann	11,915	4,964	4,908	5,557	(6,358)
Chief Officers Employers NIC	9,034	3,764	2,698	3,250	(5,784)
Chief Officers Absence Pay	0	0	584	584	584
Single Status Gross Salaries	5,392,976	2,247,074	1,896,257	4,957,601	(435,376)
Single Status Employers Superann	1,118,389	465,995	398,712	1,028,971	(89,418)
Single Status Employers NIC	484,010	201,671	182,673	474,356	(9,654)
Single Status Overtime	157,220	65,508	81,617	202,398	45,178
Single Status Absence Pay	0	0	35,505	35,507	35,507
Long Service Awards	900	375	1,450	2,350	1,450
Childcare Vouchers Admin Costs	2,000	833	108	2,260	260
Employee Management Costs	0	0	785	1,135	1,135
Conference Expenses And Subsistence	2,000	833	0	0	(2,000)
Superannuation Lump Sums	0	0	(5,144)	37,500	37,500
Recruitment Expenses	1,000	417	467	470	(530)
Staff Training	81,350	33,896	701	75,150	(6,200)
Employee Related Expenditure Total	7,316,210	3,048,421	2,622,922	6,853,216	(462,995)
Premises Related Expenditure					
Corporate Building Repairs	0	0	16,499	0	0
Annual Maintenance External Providers	240,000	100,000	710	120,200	(119,800)
Grounds Maintenance	30,250	12,604	11,428	14,750	(15,500)
Service Charge	0	0	186	(0)	(0)
Cleaning & Hygiene Materials	1,500	625	237	600	(900)
Gas	4,000	1,667	880	4,500	500
Electricity	16,250	6,771	6,784	16,500	250
Rents	0	0	17	0	0
Void Rent Loss	488,000	203,333	166,704	488,000	(0)
Rates	2,500	1,042	2,676	2,676	176
Council Tax	20,000	8,333	0	10,000	(10,000)
Property Insurance	203,000	84,583	170,176	170,180	(32,820)
Bad Debt Provision	500,000	208,333	0	500,000	(0)
Building Costs - Recharges Internal	82,000	34,167	0	100,000	18,000
Cleaning Services Internal recharge	0	0	0	0	(0)
Premises Related Expenditure Total	1,587,500	661,458	376,297	1,427,406	(160,094)
Transport Related Expenditure					
Insurance Repairs	0	0	800	(0)	(0)
Short Term Vehicle Hire	2,500	1,042	545	3,500	1,000
Staff Travel Mileage Expenses	26,000	10,833	6,863	17,645	(8,355)
Vehicles - Maintenance Recharges	342,080	142,533	0	318,750	(23,330)
Vehicles - General Consumables	350	146	0	350	(0)
Transport Related Expenditure Total	370,930	154,554	8,208	340,245	(30,685)
Supplies and Services					
Purchase Of Equipment	21,370	8,904	3,609	21,070	(300)
Purchase Of Furniture	0	0	0	455	455
Materials (issued from Stock)	719,200	299,667	250,490	650,000	(69,200)
Materials - Direct purchases from suppliers	342,350	142,646	199,336	478,510	136,160
General Consumables (small items)	41,000	17,083	12,801	35,600	(5,400)
Equipment Maintenance	15,000	6,250	3,782	10,000	(5,000)
Equipment Rental/Leasing	15,500	6,458	6,625	20,000	4,500
Scaffold Hire	59,000	24,583	8,007	20,000	(39,000)
Medical Supplies	1,000	417	43	1,100	100
Hospitality	100	42	23	100	0
Uniforms & Clothing	13,780	5,742	306	1,100	(12,680)
Office Equipment - Purchases	1,150	479	2,034	3,490	2,340
Office Equipment Maint.	0	0	(167)	0	0
Printing & Photocopying	5,800	2,417	1,141	5,040	(760)
Stationery	2,000	833	4,178	9,150	7,150
Publications	500	208	0	0	(500)
Insurance	31,620	13,175	27,615	27,618	(4,002)
Professional Fees	34,250	14,271	4,012	20,000	(14,250)
Performing Rights	300	125	0	300	(0)
Postages	5,010	2,088	463	5,010	(0)
Legal Expenses	29,500	12,292	12,908	32,000	2,500
Subscriptions	5,000	2,083	778	4,250	(750)
Telephones	150	63	63	150	(0)
Mobile Telephones	33,780	14,075	8,146	33,520	(260)
Computer Hardware Purchase	3,400	1,417	396	400	(3,000)
Computer Software Maint.	96,450	40,188	75,631	75,633	(20,817)
Supplies and Services Total	1,477,210	615,504	622,220	1,454,496	(22,714)
Third Party Payments					
Other Council Accounts	532,200	221,750	148,283	561,820	29,620
Voluntary Organisations Payment	67,370	28,071	24,063	54,156	(13,214)
Payments To Contractors	65,750	27,396	18,480	41,300	(24,450)
Payment To Subcontractor	288,500	120,208	70,355	240,000	(48,500)
Housing Associations	0	0	0	0	0
Bank Charges	0	0	329	(0)	(0)

Payments to Individuals (services provided to Interest on Debit Balance)	10,000 0	4,167 0	0 (94)	0 0	(10,000) 0
Third Party Payments Total	963,819	401,591	261,416	897,276	(66,543)
Transfer Payments					
Payments To Individuals (no service provision)	0	0	0	16,500	16,500
Transfer Payments Total	0	0	0	16,500	16,500
Support Services					
Accountancy	1,204,000	501,667	0	100,000	(1,104,000)
IT	0	0	0	210,000	210,000
Human Resources	0	0	0	100,000	100,000
Legal	0	0	0	65,000	65,000
Corporate Services	0	0	0	480,000	480,000
Support Services Total	1,204,000	501,667	0	955,000	(249,000)
Capital Financing Costs					
Loans Fund Interest	1,164,000	485,000	0	1,359,000	195,000
Debt Management Expenses	30,000	12,500	0	25,000	(5,000)
Principal Repayments	1,562,000	650,833	0	1,487,000	(75,000)
Capital Financing Costs Total	2,756,000	1,148,333	0	2,871,000	115,000
Total Gross Expenditure	15,675,670	6,531,529	3,891,063	14,815,139	(860,531)
Income					
Charges for Services Standard VAT	(40,000)	(16,667)	(3,375)	(1,424)	38,576
Charges for Services Exempt VAT	0	0	(187)	(0)	(0)
Subscriptions	0	0	205	205	205
Other Income	(5,740)	(2,392)	136,248	(15,970)	(10,230)
Housing Rents	(19,143,000)	(7,976,250)	(8,054,853)	(19,078,360)	64,640
General Rents	(61,000)	(25,417)	(26,177)	(63,810)	(2,810)
Interest(Revenue Balance)	(11,640)	(4,850)	0	(11,640)	0
Other Council Accounts Income	0	0	(4,595)	0	0
Internal Trading Contract	(1,582,370)	(659,321)	(474,225)	(1,415,687)	166,683
Income Total	(20,843,750)	(8,684,896)	(8,426,960)	(20,586,686)	257,064
Net Expenditure	(5,168,080)	(2,153,367)	(4,535,897)	(5,771,547)	(603,467)

Housing Capital Programme 2018-19 Period to August 2018	18-19 Net Budget	Gross Expenditure to 31/08/18	Income to 31/08/18	Net Expenditure to 31/08/18	Budget to 31/08/18	Forecast as at 31/03/19	Actual to Budget Variance	Forecast to Budget Variance	Comment	C/F to 2019-20
SCOTTISH HOUSING QUALITY STANDARD										
TACKLING SERIOUS DISREPAIR PRIMARY BUILDING ELEMENTS										
Structural Works										
Asbestos Testing for Council Houses 2013-17	27,500	3,871		3,871	11,460	27,500	(7,589)	0	Reactive work here	
Asbestos Removal Works for Council Houses 2013-17	75,000			0	31,250	75,000	(31,250)	0	Reactive work here nothing major identified	
Structural Works	102,500	3,871	0	3,871	42,710	102,500	(38,839)	0		
SECONDARY BUILDING ELEMENTS										
Damp/Rot										
2013-17 Damp & Rot Works	117,380	53,726		53,726	31,736	117,380	21,990	0	More expenditure to come in winter	
Damp/Rot	117,380	53,726	0	53,726	31,736	117,380	21,990	0		
Roofs / Rainwater / External Walls										
2014-17 Roof & Render Upgrading Works	1,837,500	367,304		367,304	828,125	1,837,500	(460,821)	0	Plan is to be on site in November and will be dependent on the weather by then.	
Roofs / Rainwater / External Walls	1,837,500	367,304	0	367,304	828,125	1,837,500	(460,821)	0		
Doors										
External Door Replacement 2014-18	0	0		0			0	0		
Window & Doors	0	0	0	0	0	0	0	0		
Windows										
Window Replacement 2014-18 Sidey	1,394,000	368,169		368,169	580,835	1,394,000	(212,666)	0	Programme in place working well	
Window Replacement 2014-18 PCU	0			0			0	0		
Windows	1,394,000	368,169	0	368,169	580,835	1,394,000	(212,666)	0		
Secondary Building Elements	3,348,880	789,199	0	789,199	1,440,696	3,348,880	(651,497)	0		
ENERGY EFFICIENCY										
Full/Efficient Central Heating										
2013/16 Central Heating Replacement	0			0			0	0		
Bowmar Community Energy Savings Programme (CESP)	0			0		0	0	0		
2017/19 Central Heating Replacement	102,500	83,724		83,724	102,500	102,500	(18,776)	0	Programme in place working well	
Energy Efficiency Works	189,300	127,931		127,931	157,750	189,300	(29,819)	0	Programme finished August final valuation to be agreed.	
Full/Efficient Central Heating	291,800	211,655	0	211,655	260,250	291,800	(48,595)	0		
	291,800	211,655	0	211,655	260,250	291,800	(48,595)	0		
MODERN FACILITIES & SERVICES										
Kitchen Renewal										
Kitchen Replacement 2014-17	0	0	0	0			0	0		
Kitchen Replacement 2017-20	768,750	278,658		278,658	320,310	768,750	(41,652)	0	Programme in place working well	
Kitchen Renewal	768,750	278,658	0	278,658	320,310	768,750	(41,652)	0		
Bathrooms										
2016-20 Bathroom Replacements PCU Team	51,250			0	21,350	51,250	(21,350)	0	Reactive work	

Housing Capital Programme 2018-19 Period to August 2018	18-19 Net Budget	Gross Expenditure to 31/08/18	Income to 31/08/18	Net Expenditure to 31/08/18	Budget to 31/08/18	Forecast as at 31/03/19	Actual to Budget Variance	Forecast to Budget Variance	Comment	C/F to 2019-20
Bathrooms	51,250	0	0	0	21,350	51,250	(21,350)	0		
	820,000	278,658	0	278,658	341,660	820,000	(63,002)	0		
HEALTHY, SAFE & SECURE										
Safe Electrical Systems / CO Detectors										
Safe Electrical Rewire 2013-17	0		0	0			0	0		
Safe Electrical Testing	768,750	4,500		4,500	170,834	400,000	(166,334)	(368,750)	Due to be awarded in September unlikely that contractor will have resources to make good underspend.	
Safe Electrical Systems	768,750	4,500	0	4,500	170,834	400,000	(166,334)	(368,750)		
Communal Areas (Environmentals)										
2011-15 Rep/Up Door Entry Systems	51,380		0	0	21,400	51,380	(21,400)	0	Requires legal input for owner engagement	
External Works : Fencing, Gates, Paths	128,250			0	53,435	128,250	(53,435)	0	Programme in place working well	
Door Entry Upgrade Term Contract 2016-20	148,800			0	62,000	148,800	(62,000)	0	Programme of work identified.	
Communal Areas (Environmentals)	328,430	0	0	0	136,835	328,430	(136,835)	0		
	1,097,180	4,500	0	4,500	307,669	728,430	(303,169)	(368,750)		
NON-SHS ELEMENTS										
PARTICULAR NEEDS HOUSING (CITC)										
Conversions & Upgradings										
Conversions & Upgradings	51,250	779	0	779	21,350	51,250	(20,571)	0	Reactive work	
Conversions & Upgradings	51,250	779	0	779	21,350	51,250	(20,571)	0		
Disabled Adaptations										
Aids & Adaptations 2017-20	51,250	41,392		41,392	21,350	51,250	20,042	0	Programme in place working well	
Disabled Adaptations	51,250	41,392	0	41,392	21,350	51,250	20,042	0		
Environmental Improvements										
HRA Roads & Footpaths Improvements	102,500			0		0	0	(102,500)	Roads unable to resource work	
MCB Tenant Community Improvement Fund	289,000		0	0		189,000	0	(100,000)	Resourcing and procurement of projects is proving difficult for Service	
Environmental Improvements	391,500	0	0	0	0	189,000	0	(202,500)		
	494,000	42,171	0	42,171	42,700	291,500	(529)	(202,500)		
Council New Build Housing (Transforming Communities)				0						
Hallpark New Build	0			0			0	0		
New Build - Fairfield School	0			0			0	0		
New Build - Tilly Community Centre Phase 1a	0			0			0	0		
New Build - Tilly Community Centre Phase 2	20,000			0		20,000	0	0	Expected to conclude this year	
Off The Shelf Purchase	1,165,630	263,961		263,961	290,000	1,165,630	(26,039)	0	Support to Clacks SHIP with specific property types being targeted	
Off The Shelf Refurbishment	98,700	812		812	41,125	98,700	(40,313)	0		
Council New Build Housing (Transforming Communities)	1,284,330	264,773	0	264,773	331,125	1,284,330	(66,352)	0		
	1,284,330	264,773	0	264,773	331,125	1,284,330	(66,352)	0		
Other Costs / HBMS										
Construction Design Management	20,500	1,595	0	1,595	8,500	20,500	(6,905)	0		
Computer Equipment - New (HBMS)	60,000	(4,875)	0	(4,875)	0	60,000	(4,875)	0		

Housing Capital Programme 2018-19 Period to August 2018	18-19 Net Budget	Gross Expenditure to 31/08/18	Income to 31/08/18	Net Expenditure to 31/08/18	Budget to 31/08/18	Forecast as at 31/03/19	Actual to Budget Variance	Forecast to Budget Variance	Comment	C/F to 2019-20
Lead Piping Replacement	0			0			0	0		
Other Costs / HBMS	80,500	(3,280)	0	(3,280)	8,500	80,500	(11,780)	0		
	80,500	(3,280)	0	(3,280)	8,500	80,500	(11,780)	0		
TOTAL CAPITAL EXPENDITURE	7,519,190	1,591,547	0	1,591,547	2,775,310	6,947,940	(1,183,763)	(571,250)		
Sale of Council Property										
Sale of Council Houses	0	389		389	0	(16,300)	389	(16,300)	One house still to conclude.	
Sale of Council Land	0	20	(3,450)	(3,430)	0	(3,450)	(3,430)	(3,450)		
Sale of Council Property	0	409	(3,450)	(3,041)	0	(19,750)	(3,041)	(19,750)		
NET EXPENDITURE	7,519,190	1,591,956	(3,450)	1,588,506	2,775,310	6,928,190	(1,186,804)	(591,000)		0

Report to: Place Committee

Date of Meeting: 8 November 2018

Subject: Strategic Housing Investment Plan 2019 - 2024

Report by: Strategic Director (Place)

1.0 Purpose

- 1.1. To approve the Strategic Housing Investment Plan (SHIP). The SHIP sets out the policy 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 2019-2024, including the 5 year programme of housing sites, detailed in Appendices 1 and 2.

2.1.2 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 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.

4.0 SHIP 2019-24

- 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 around 370 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. Support in the HRA Capital plan is available for 'off-the shelf' purchases to maximise stock to meet and requirements of the waiting list and ensure the Grant to the area is maximised.
- 4.3. This builds upon the current SHIP approved in December 2017. The plan has been developed in consultation with key stakeholders, including Registered Social Landlord (RSL) partners.
- 4.4. Funding for these sites are largely funded through the Scottish Government's Affordable Housing Investment Programme, the Council's own resources (income from empty homes Council Tax £80k currently ring fenced and projected £40k for 2018/19), 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, to involve programmes of selective demolition and replacement housing. As agreed by Council in June 2018, the first regeneration proposals are underway on two blocks of flats at Engelen Drive, Alloa. The HRA will receive a capital receipt for the site for investment into the wider housing stock.
- 4.6. The Housing Needs and Demand Study highlights the area's ageing population. 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 Funding

- 5.1. The funding for 2018/19 is £5.42 million with the expected spend to be in the region of £7.218 million.
- 5.2. The Scottish Government has provided a funding target of £17.286 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.

- 5.3. The identified spend for Clackmannanshire over the same period is currently £18.694 million. We would expect this figure to increase by bringing additional sites forward and working with private developers to provide additional units through the planning system.

6.0 Sustainability Implications

- 6.1. 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.

7.0 Resource Implications

Financial Details

- 7.1. 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.
- 7.2. 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
- 7.3. Financial support for Off the Shelf Purchase in HRA Capital Budget 2018-23
Yes

Staffing

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

8.0 Exempt Reports

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

9.0 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)

10.0 Equalities Impact

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

Yes

No

11.0 Legality

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

12.0 Appendices

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

Appendix 1 Strategic Housing Investment Plan (SHIP) 2019-2024

Appendix 2 Affordable Housing Supply Programme (SHIP tables)

Appendix 3 Former Lochies Road Garage site, Clackmannan

Appendix 4 Proposed Housing site plan (indicative)

13.0 Background Papers

13.1. 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
Murray Sharp	Service Manager (Housing & Revenues)	5113

Approved by

NAME	DESIGNATION	SIGNATURE
Garry Dallas	Strategic Director (Place)	
Nikki Bridle	Chief Executive	

CLACKMANNANSHIRE COUNCIL

STRATEGIC HOUSING INVESTMENT PLAN 2019- 2024

1.0 Introduction

- 1.1 The Strategic Housing Investment Plan (SHIP) 2019/24 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. Supporting this is the commitment from the Scottish Government of an increasing annual grant allocation. For Clackmannanshire, the allocation increased to £17.286 million for the next 3 years.
- 1.3 Under the Scottish Government's initiative of 'More Homes Scotland', £3 billion has been committed for the delivery of 50,000 affordable homes across Scotland by March 2021. To help achieve this aim, the Government has introduced a Housing Infrastructure fund 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. Sites identified for this funding are to be included in this years SHIP with funding available to March 2021.
- 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 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.
- Average sold house prices for properties in Clackmannanshire are around the Scottish average of £146k. This average house selling price though is around £40k lower than Stirling's average selling price of £186k.
- Housing need within settlements in Clackmannanshire is particularly self-contained, so investment to meet needs is required across all settlements.












The Scottish Government has provided Resource Planning Assumptions (RPA) for the next two years to 2020/21 totalling £11.866 million. To allow planning over the course of this 5 year SHIP, the final 3 years of this SHIP period have been baselined on the 2020/21 RPA of £6.125m annual subsidy. Councils are expected to over commit by at least 25% in their programmes.

3.0 Clackmannanshire Housing Strategy













3.1 Our Local Housing Strategy (draft) 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.

3.2 Listed are several key achievements to have contributed to our strategic priorities over the last 3 years:

Completed Actions	
The allocated Affordable Housing Budget spend was met and exceeded in 2015/16, 2016/17 and 2017/18.	
100 new and 'buy back' properties were added to the affordable housing stock in 2017/18, the highest annual total in Clackmannanshire since 1997.	
Completion of 17 affordable bungalows in 2016/17 on former Community Centre land in Tillicoultry, 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.	
Kingdom completed a second phase in Tullibody with 31 properties, which included 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 to 2017/18 has added a total of 76 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 38 affordable properties.	
Castle Rock Edinvar are due to complete 35 units in Clackmannan through private financing made available via 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.	
Work has started to redevelop a mixed use site in Clackmannan Main Street. Investment from Scottish Government regeneration funding will provide mid market rent properties and business units to revitalise a long term derelict site in the middle of the town.	

3.3 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.	
Define the need for specialist housing and agree best way to supply gaps in provision.	
Work with the Health & Social Care Partnership to plan and provide specialist housing for the elderly and adults with particular needs.	
Explore new models of supported accommodation for young people.	
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 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.

4.3 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.

5.0 New Housing Supply Targets

5.1 An updated Housing Need and Demand Assessment (HNDA) 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 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 and continuing dialogue will be sought with developers to ensure that all opportunities for affordable housing are pursued in a wide range of locations.

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 into 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 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.

7.0 Specialist Housing

7.1 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.

7.2 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.

7.3 The Council will continue to provide an element of specialist housing on suitable sites. The former Tillicoultry Community Centre was redeveloped

providing 17 level access bungalows, which proved to be very popular with tenants.

- 7.4 Two fully wheelchair accessible 3 bedroom bungalows and amenity bungalows were completed in July 2018 on Kingdom's second phase of housing in Tullibody.
- 7.5 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.
- 7.6 The Clackmannanshire and Stirling Health and Social Care Partnership 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 continue to working with Hadden Construction, and the Scottish Futures Trust (SFT) in respect of the 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 will continue its 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. Other examples of our collaborative approach are set out below.
- 8.3 Ochil View Housing Association has entered into a new agreement with Kingdom Housing Association to manage their development work. As such, work is underway on a site in Ochil View's ownership at Todd's Yard, Sauchie. Elm Grove, Alloa has been brought back into the programme for a start on site in Summer 2019.
- 8.4 Castle Rock Edinvar, using £15m of Falkirk (Forth Valley) Pension funding are delivering 207 new social rent homes in the Clackmannanshire, Stirling and Falkirk areas. 35 units are under construction in Clackmannan with the first phase of units due for completion by the end of 2018.
- 8.5 Some initial discussions have also been held with a national specialist RSL in relation to some future potential developments that they might also be able to take forward.
- 8.6 Primrose Street in Alloa town centre is to be developed for housing for older people. Design and specification has been worked up with input from Social Services and we have recently engaged with Architecture and Design Scotland (a non departmental public body, A & DS) who are advising on the design of the housing on Primrose Street, support with briefing on wider provision for housing for the elderly, linking to work on 'Caring Places' and

‘Town Centre Living’. Workshops are continuing using the Place Standard tool to take forward wider regeneration activity in Alloa Town Centre, led by the planning process.

- 8.6 Looking forward to wider provision of housing for the elderly, the Council may have an opportunity to work with Stirling University on future proof technology and design principles. The Council is in the early stages of developing proposals with Stirling University with, possibly through City Deal funding in respect of a multi-generational village.
- 8.7 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.
- 8.8 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 and helps to inform the need for specialist housing in the SHIP.

9.0 The Planning Context

- 9.1 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.
- 9.2 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.

10.0 Particular Policy Initiatives

10.1 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 6 new social rented houses delivered in 2017/18 and 7 so far in 2018/19. 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.

There is an ongoing target of 20 homes purchased by the Council annually, dependent on available budget.

10.2 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.

10.3 Reduction in Council Tax Discount on Empty Homes

There currently remains just over £80,000 ring fenced for use for affordable housing. This has been collected over the financial years 2016/17 to present.

This will either be used to supplement projects higher than benchmark, such as Primrose Street, Alloa, or for purchase of specialist housing as particular needs arise.

10.4 Adaptations

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, stating how authorities will move away from traditional temporary accommodation during this timeframe, is to be created by late 2018. 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 specific client needs can be 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. The process has included engagement with a service user group which will inform planning and development.

The action plan will inform the development of the Housing Contribution Statement for the period 2019 – 2022 which will highlight the priorities related to housing need which link with health and social care needs of the Partnership.

11.0 Resources

11.1 The RPA for Clackmannanshire for 2018/19 to 2020/21 is £17.286 million. The spend identified against projects at this time is £18.694 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	£5,420,000	£7,218,750
2019/20	£5,741,000	£6,128,000
2020/21	£6,125,000	£5,347,575
Total	£17,286,000	£18,694,325

12.0 HRA

12.1 The Council made a decision in February 2015 to remove future new build programmes from the HRA Business Plan and 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.

13.0 Housing Associations

13.1 The Council has been working with Kingdom Housing Association over the last few years in respect of social housing within Clackmannanshire. The Council is willing to expand and develop relationships with other RSLs in the future, especially around specialist provision.

13.2 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.

14.0 Falkirk (Forth Valley) Pension Fund

14.1 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, due for completion by 2019.

15.0 Affordable Housing Supply Programme

15.1 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.

15.2 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 delivered 100 new and additional units in 2017/18 and is due to deliver 112 in 2018/19. This has been supported by approximately £3.7million of affordable housing grant 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.

15.3 Details on individual sites are included in the proposed Strategic Local Programme tables attached to the SHIP, also summarised below.

16.0 New Supply

16.1 Harbour View

Kingdom will purchase 28 new builds from the developer of Harbour View, Alloa in 2018/19. This will be a mixture of houses and flats.

16.2 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, the first phase of which is due for completion by late 2018.

16.3 Delph Road, Tullibody phase 2

Kingdom purchased this site in March 2016 to deliver a second phase of 31 units. This phase, completed in July 2018, includes two large wheelchair

adapted units and houses suitable for older people - a priority to meet the demands of an ageing population.

16.4 Todd's Yard, Sauchie, phase 2

This site is owned by Ochil View, and 16 units were completed in 2012. The second phase of 11 houses is due for completion by April 2019.

16.5 Primrose Street, Alloa

As discussed, work is continuing on the detailed design of this development which will be aimed at older people. It is intended to 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.

16.6 Former FV College, Sauchie

The developer is on site and will deliver 10 units for affordable housing in the first phase of the development.

16.7 Elm Grove, Alloa

The Council has placed significant importance on improving the outcomes of people living in Alloa South and East. Targeting housing investment in the area will assist in this improvement and delivering some key aims of the Local Outcomes Improvement Plan (LOIP). A full masterplan of the area was carried out in 2006/07 which, due to financial constraints, was not taken forward. The principles outlined in the masterplan will remain relevant and it should be reviewed as part of future housing development in Alloa South and East.

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 is due to start on site in summer 2019.

16.8 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. The tenants are currently being rehoused and demolition will take place as soon as possible after the blocks become fully vacant.

The redevelopment will be carried out in conjunction with works on Elm Grove.

16.9 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.

16.10 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.

The site at Engelen Drive is being used as a pilot to try to gauge the resources that may be required to carry out larger areas of regeneration.

16.11 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.

16.12 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.

17.0 Shadow Programme (Potential Sites)

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

17.2 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.

17.3 Brook Street, Alva (Former Alva Glen Hotel)

Kingdom Housing are in discussion with the owner of the site with a view to purchase the completed units for social rent. There is current planning permission for 11 units but this could reduce to 8.

17.4 Former Police Station, Tullibody

The Council and Police Scotland attempted negotiations to acquire this site, with the intent to examine its use for adults with specific needs to provide around 8 housing units. It has currently not been possible to agree a suitable price for the site and Police Scotland will put the site for sale on the open market. The status of the land will be reviewed in 6 months time as it may be possible to pursue again at this time.

17.5 Forest Mill

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

17.6 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.

17.7 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.

17.8 Glentanna Mill, Alva

This site is in Council ownership and has recently been declared surplus. There is potential to develop affordable housing on the site in the future.

17.9 Old Primary School Site, Tullibody

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

18.0 Units in Addition to Affordable Housing Supply Programme

18.1 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 late 2018 with work aiming to start Spring 2019. The redevelopment will provide 4 retail and 5 residential units.

18.2 National Mid Market Rent (MMR) Initiative

After the success of 28 MMR units in Coalsnaughton, a further 14 mid market rented properties were completed early in 2018.

The first phase of 28 MMR units are approaching 5 years old, at which time, the developer is entitled to initiate an option of selling the properties. The sitting tenants will have first right of refusal before the properties are put up for sale on the open market.

The developer has not indicated their intentions and the Council and Scottish Futures Trust (SFT) have had initial discussions on how to progress should the developer wish to pull out of the initiative at year five. One option is for the Council to purchase the properties 'off the shelf', subject to funding. A further, more detailed paper will be brought back to committee with a range of options once the developer comes to a decision. We would expect this to be resolved at the next board meeting in November 2018 and a paper presented to committee early 2019.

19.0 Consultation

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

20.0 Ensuring Equalities

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

21.0 Strategic Environmental Assessment

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

SHIP 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													
Harbour View, Alloa	Private Developer	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Todds Yard, Phase 2, Sauchie	Ochil View	Yes	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Former FV College, Sauchie	Private Developer	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	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	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

Appendix 1

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													
Brook Street, Alva (former Alva Glen Hotel)	Private Developer	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	No	Yes
Former Police Station, Tullibody	Police Scotland	No	No	Yes	Yes	Yes	No	Yes	Unknown	Yes	No	No	Yes
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												
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
Lower Mill Street, Tillicoltry	Private Developer	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No	No	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	DEVELOPER	To tal U nit s	General Housing	Specialist Provision	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL COMPLE TIONS	SCOTTISH GOVERNMENT FUNDING REQUIREMENTS					
													Low / Medium / High	2018/19	2019/20	2020/21	2021/22	2022/23
KHA Delp 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					£1,526,750
KHA Harbour View, Phase 2 Alloa	Alloa	High	Kingdom Housing Association	18	18			18				18	£1,373,000					£1,373,000
KHA for OVHA Todds Yard Ph 2	Alloa	High	Kingdom Housing Association	11	11		11					11	£966,000					£966,000
Pension Fund, Clackmannan	Alloa	High	Castle Rock Edinvar / Places for People / Amassador Homes	35	29	6	35					35	£1,373,000					£1,373,000
Off The Shelf Purchases	Various	Medium	Council	60	60		20	20	20			60	£700,000	£700,000	£700,000			£2,100,000
Off the Shelf Purchases	Various	Medium	Ochil View Housing Association	8	8							8	£280,000					£280,000
Former FV College site	Sauchie	High	Kingdom Housing Association	10	10			10				10	£500,000	£290,000				£790,000
Lock up site	Various	High	Kingdom Housing Association	12	10	2		12				12		£948,000				£948,000
Kingdom Lochies Road, Clackmannan	Alloa	High	Kingdom Housing Association	8		8		8				8		£280,000	£352,000			£632,000
KHA Park Street, Tilli	Hillfoots	High	Kingdom Housing Association	8	8			8				8		£200,000	£422,000			£622,000
Kingdom Primrose St, Ph 1	Alloa	High	Kingdom Housing Association	25		25			25			25	£500,000	£950,000	£800,000			£2,250,000
KHA OVHA Elm Grove, Phase 1	Alloa	High	Kingdom Housing Association	26	20	6			26			26		£1,400,000	£628,000			£2,028,000
HRA land for regeneration (AO)		High	Kingdom Housing Association	7	7				7			7		£546,000				£546,000
Ochil View Elm Grove Phase 2A	Alloa	High	Kingdom Housing Association	15	15				15			15		£320,000	£370,000			£690,000
Ochil View Elm Grove Phase 2B	Alloa	High	Kingdom Housing Association	19	16	3				19		19		£494,000				£494,000

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						25							
HRA land for regeneration Phase 1 (A)	Hillfoots	High	Kingdom Housing Association	29	25	4					29	29			£950,000	£1,300,000			£2,250,000
HRA land for regeneration Phase 1 (TC)	Hillfoots	High	Kingdom Housing Association	29	25	4					29	29			£872,757	£1,389,243			£2,262,000
HRA land for regeneration Phase 2 (A)	Hillfoots	High	Kingdom Housing Association	29	25	4						0						£2,262,000	£2,262,000
HRA land for regeneration Phase 2 (TC)	Hillfoots	High	Kingdom Housing Association	29	25	4						0						£2,262,000	£2,262,000
TOTAL				437	363	99	125	76	93	19	58	379	£7,218,750	£6,128,000	£5,347,757	£4,698,243	£4,524,000	£27,916,750	



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

2847
21/6/2007

TITLE NUMBER

CLK10681



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

70m

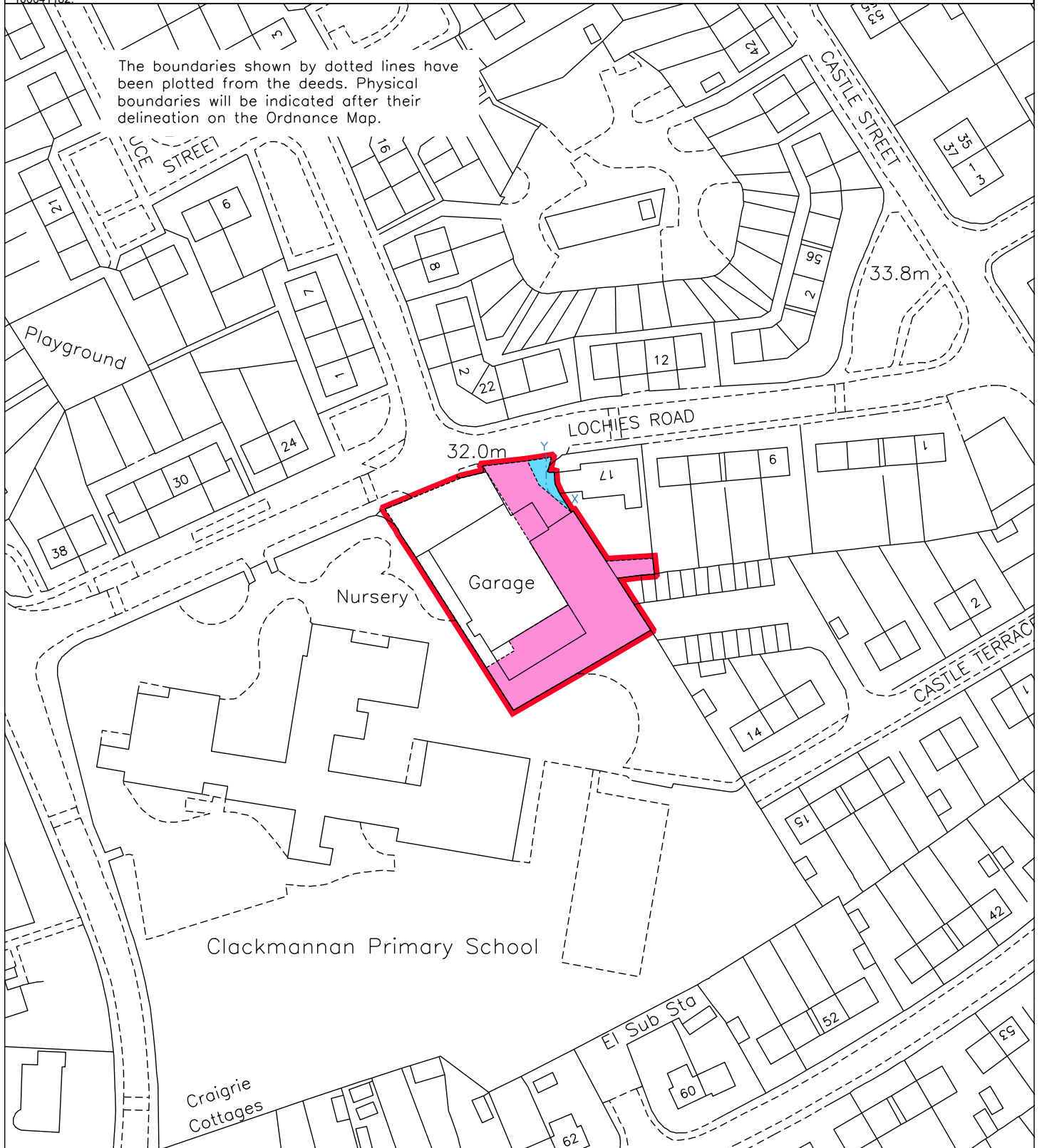
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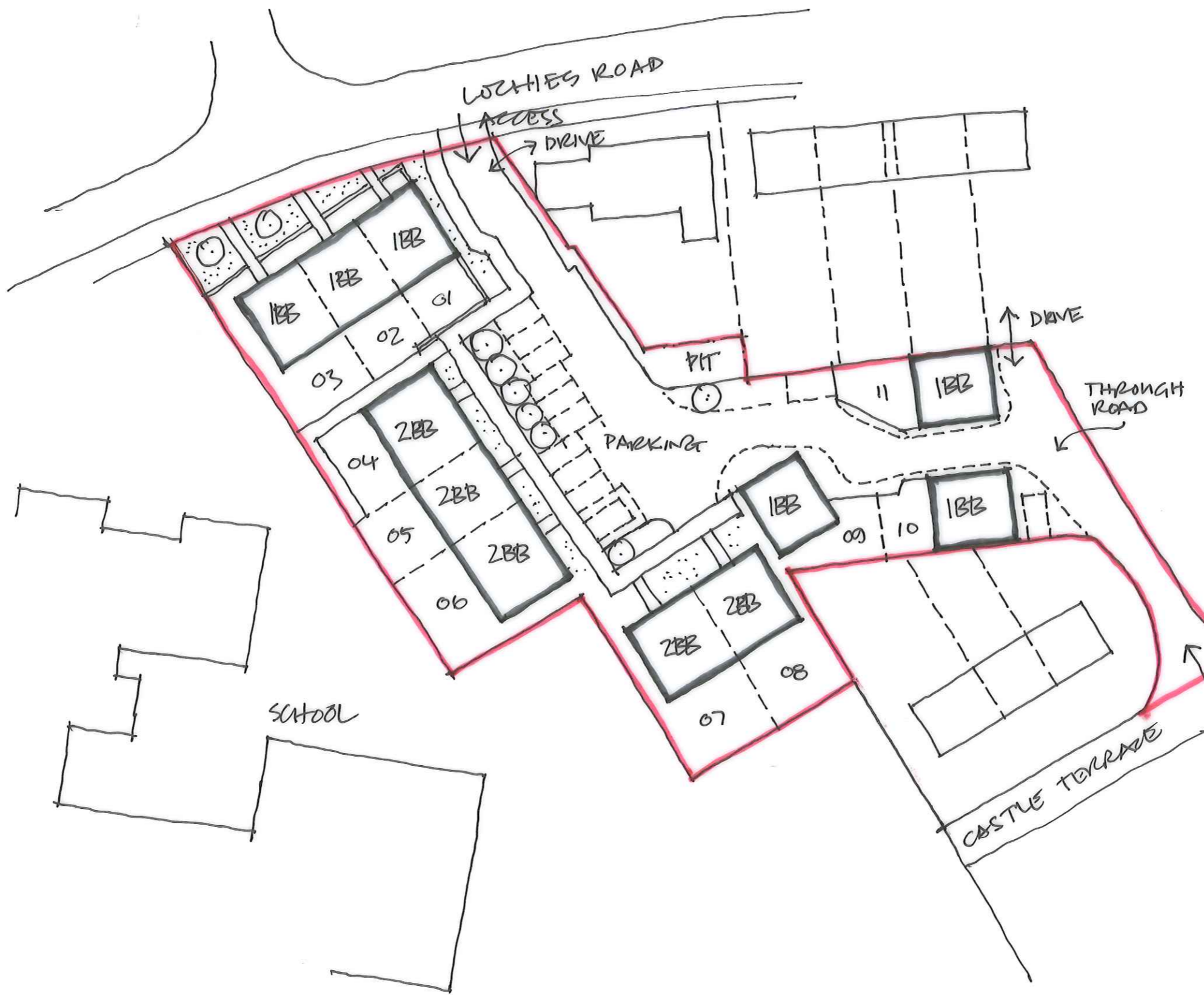
Survey Scale

1/2500

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The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map.





ACCOMMODATION

2 BED BUNGALOW	5 NO.
1 BED BUNGALOW	6 NO.
TOTAL	11 NO

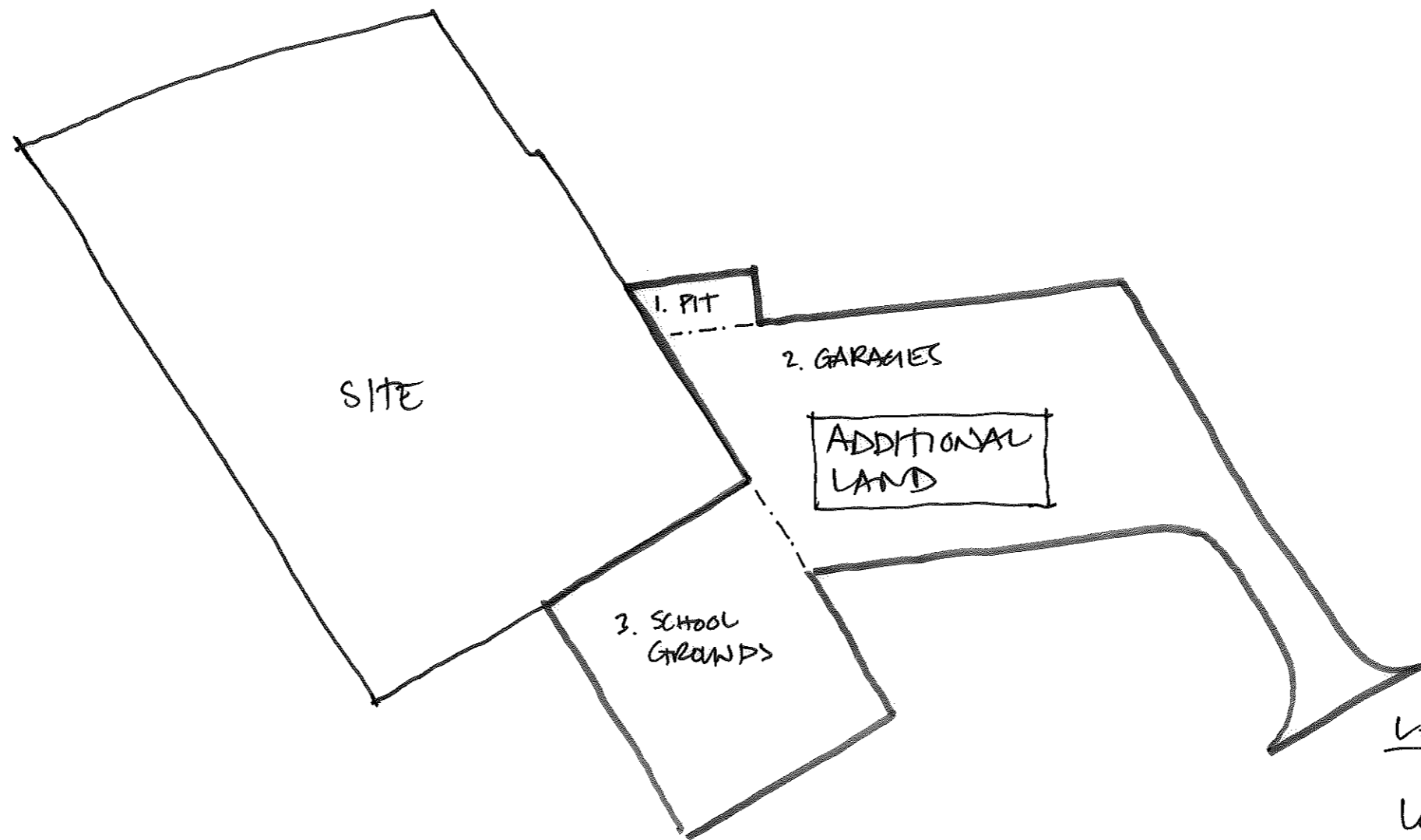
ALL UNITS TO 'AMENITY' STANDARD

POTENTIAL SITE EXPANSION

LOCHIES ROAD
CLACKMANNAN

BRAEVEN STIRLING
MARCH 2018.





LAND REQUIREMENTS

LOTHIES ROAD
CLACKMANNAN

BRADENELL STIRLING
MARCH 2018

Report to: Place Committee

Date of Meeting: 8 November 2018

Subject: Walled Garden, Alloa

Report by: Strategic Director (Place)

1.0 Purpose

- 1.1. This report is for information. Committee is asked to note that council officers will enter into discussions for the establishment of a long term lease of the Walled Garden in Bowmar Alloa, which is currently on the Housing Revenue Account (HRA), to the Wimpy Park Community Group.

2.0 Recommendations

- 2.1. The Committee is asked to note that:
- 2.1.1. Council Officers will enter into negotiations for a long term lease of the Walled Garden, Pine Grove, Alloa, to the “Wimpy Park Community Group” and report back on the outcome of these negotiations to a future Place Committee.

3.0 Background

- 3.1. Following a Coalfield Community Futures consultation “The Wimpy Park Community Group” was established in 2017 as a Scottish Charitable organisation (Sc047539) with an objective to progress the redevelopment of the Walled Garden Pine Grove Alloa FK10 1PZ.
- 3.2. The Walled Garden known as the “Wimpy Park” site is a green space of 1.14 hectares (2.83 acres) situated within the Bowmar Estate in Alloa South East.
- 3.3. The site is one of historical significance, as prior to 1962 it was part of the Mar Estate and was a formal garden within the grounds of Alloa House with the Hothouse, Orchard, Maze and Lawns used by the Mar family and by the local community.
- 3.4. Mar House was demolished in the early 1950s and the site was passed to the Alloa Town Council during the commissioning and building of the Mar Policies estate in 1965.
- 3.5. A park was created and managed for some 15 years following this until the early 1980s.

- 3.6. At present the former garden is an open green space, however the boundary wall remains. This area and maintenance of the wall is owned within the Housing Revenue Account.
- 3.7. The “Wimpy Park Community Group” aims to develop and attract grant investment streams not available to the Council to use the land for community benefit.
- 3.8. The Scottish Index of Multiple Deprivation (SIMD) identifies small areas of concentrations across Scotland. Following this assessment the Bowmar/Hawkhill areas of Alloa South and East are the most deprived areas of Clackmannanshire and are among the bottom 10% most deprived areas in Scotland.
- 3.9. The Park is within close proximity to the River Forth, Alloa Town Centre and the main council headquarters at Kilncraigs. Rail and bus links are excellent along with cycle routes linking to the Town Centre, schools and other community facilities.

4.0 Group Proposals

- 4.1. The Wimpy Park Community Group aim to develop within the current open space :
 - A Community Garden
 - Play Areas for Children and Young People
 - Multi Games Area
- 4.2. The group has produced a significant business plan (see appendix 1) to highlight their cash flow and objectives for the site working with Clackmannanshire Council Community Liaison Officers, and these include costed proposals for each of the above. Crucially, funding is only available to the group if they manage to either have ownership or longer term lease of the ground.
- 4.3. The group have sought support from the local community and have held community events at the park itself. The project is being supported by Local Businesses who have donated materials along with charitable donations from local supermarket stores.
- 4.4. Local Primary and Secondary Schools within Clackmannanshire have supported the work to date and have assisted with weeding and planting.
- 4.5. As part of any formal longer term lease, the council may require a bond to be deposited by the group with the Council. This would ensure that should the group cease prior to the completion of the lease that finance was available to make good the area grounds and ensure that tenants are not disadvantaged.

5.0 Considerations

- 5.1. The council instructed a valuation survey of the site on the 16th of May 2018. The site was valued at £20,000 with a reasonable market rental of £2,000 per year.
- 5.2. A leasing agreement removes repairing responsibilities from the Housing Service over the agreed term.
- 5.3. The Housing, Revenues & Property services have instructed all remedial repairs to the Walled Garden wall following a structural assessment.
- 5.4. As such, Officers intend to enter into negotiations for a long term lease of the Walled Garden to the community group assuming the principle is acceptable to the Committee.

6.0 Sustainability Implications

- 6.1. A programme of works to develop a Community Garden has already been identified within the Community Groups Business Plan. This will include the growing of vegetables and fruit within a designated allotment.
- 6.2. The programme of works also includes the creation of a designated children's play area and a proposal to provide space for sporting activity. This will include a football/multi games area for all age groups, which will clearly promote Health and Wellbeing in what has been identified as an area of Multiple Deprivation.

7.0 Resource Implications

7.1. Financial Details

- 7.2. The full financial implications of the recommendations will be considered further with the community group and reported back to Committee in due course. This will enable the Council to consider whether to proceed beyond the principle of the proposal.

7.3. Staffing

- 7.4. Resource for discussions will need to be identified and could mean reprioritisation of current work.

8.0 Exempt Reports

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

9.0 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
- Our communities are more cohesive and inclusive
- People are better skilled, trained and ready for learning and employment
- Our communities are safer
- Vulnerable people and families are supported
- Substance misuse and its effects are reduced
- Health is improving and health inequalities are reducing
- The environment is protected and enhanced for all
- The Council is effective, efficient and recognised for excellence

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

10.0 Equalities Impact

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

Yes

No

11.0 Legality

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

12.0 Appendices

12.1. Appendix 1 – Walled Garden Business Plan v2 30th August

13.0 Background Papers

13.1. 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 - Attached

No

Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Murray Sharp	Service Manager	5113

Approved by

NAME	DESIGNATION	SIGNATURE
Garry Dallas	Strategic Director (Place)	
Nikki Bridle	Chief Executive	



wimpy park
community
group
charity no SC047539

Business Plan 2018-2021

August 2018

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1. EXECUTIVE SUMMARY

In 2016 local residents and organisations worked with the Coalfields Regeneration Trust to carry out a Community Futures exercise within the Bowmar Area of Alloa. Of the 407 responses from the community consultation and voting on priority areas, the community identified that the top priority within the Environment and Heritage area was to re-establish a community park and garden within the Walled Garden now known as the Wimpy Park.

The Wimpy Park Community Group (WPCG) was set up as a Scottish Charitable in 2017 to reinstate the historic walled garden (known as the Wimpy Park) in the Bowmar Area of Alloa that had been left to go to seed, into a community park. The Park will take the form of a playground, multi-games area and community garden for the benefit of the local community.

1.1 Legal status

Wimpy Park Community Group is a registered two-tier Scottish Charitable Incorporated Organisation (SCIO), number SC047539.

1.2 Organisational summary

As a two tier SCIO the Wimpy Park community Group has a management board of directors and an open membership.

The WPCG has a volunteer Board of seven Trustees who are responsible for the strategic direction and governance of the group, whilst weekly or monthly tasks are delegated in group meetings. We also have several volunteers who assist on a regular basis, and a membership of 192 people, made up of both adults and juniors.

1.3 Area Profile

The Bowmar Area is in the lowest 5% of the Scottish Index of Multiple Deprivation it is hoped that the mental and physical health improvement that the residents gain from using the Park will help to lift the community out of the intergenerational poverty that it is currently in.

The population of Bowmar Area is circa. 2367 people of which 1622 are adults and 745 are children and young people. There is one nursery, two primary schools and one secondary and college campus in the area, as well as a community centre, boxing club, rugby club, family centre and two charities, one that serves children and adults with additional support needs, and one that provides a range of clubs and activities for the community.

There are people from these groups for whom the Park will provide a range of benefits. The playground will introduce the children to the benefits of activity in a safe environment; the park will give young people the chance to learn new skills whilst improving their fitness; and the community garden will provide families with an area to relax and learn about horticulture and growing food.

1.4 Financial summary

The WPCG's main source of income for the year 2017-18 was from grant funding, donations and fundraising totalling £7128. Expenditure for the year was £3,313 resulting in a surplus for the year of £3,815.

To ensure the future sustainability, we will hold fundraising events, and introduce a Friends of Wimpy Park scheme. This, along with donations and other event income, will provide enough funds to run and maintain the Park. To finance the development of the Park we will apply for capital funding from a range of grant funders and trusts over the next two years.

2. ABOUT THE GROUP

2.1 Our Mission

To bring the Wimpy Park back into use and develop a facility for the benefit of both the local and wider communities to increase health and well-being.

2.2 Our Aims

The organisation's purposes are;

- The advancement of citizenship or community development
- The advancement of environment protection or improvement
- The provision of recreational facilities,
- The organisation of recreational activities with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended.

3. LOCAL CONTEXT

3.1 The Walled Garden (Wimpy Park)



. The Wimpy park site is a green space of mainly wasteland of 1.14 hectares (2.83 acres), situated in the Alloa South East area. The site is one of historical significance as in previous decades it was part of the Mar Estate and was a formal garden within the grounds of Alloa House, with a hothouse, maze and lawns used not only by the family but also by the local community.

The Erskine family were sent by King David II to govern the area with King Robert III in 1398 granting the land which became the estate. Mary Queen of Scots gave the title of the Earl of Mar in 1565. In 1829 the family also became the Earls of Kellie. The Earls of Mar were appointed Keepers of Stirling Castle and still hold that position. The Erskine family were given the responsibility of bringing up the Stuart Princes and Princesses, including James V, Mary Queen of Scots and James VI who all visited Alloa Tower. The site has an exceptional position therefore in Scotland's heritage.

The house was demolished in the 1950's and the site was passed to the former Clackmannanshire District Council who ran it successfully as a park for nearly 15 years. Little of its former glory remains now and it is currently an open space surrounded by the original wall. Clackmannanshire Council currently owns the area.

3.2 Bowmar Area

The local environment and heritage strongly influences the character of the Bowmar area and its residents. Landmarks such as Alloa Tower, the River Forth and the walled garden or "Wimpy Park" are valued local assets that will play a key role in the future development of the Bowmar Community as a whole.

The Wimpy Park, previously an Orchard and later a community leisure space in the Mar Estate, is situated within the Bowmar Area (Mar Policies and Alloa Park) and neighbours Hawkhill area, these communities sit within the Alloa South East Ward within Clackmannanshire. In these areas there are undeveloped open spaces; a range of community facilities each providing a menu of activities and learning opportunities for all age groups.

The desire to bring the Wimpy Park back into use was based on the needs of the community and the desire to improve the prospects and health of those who live in the area.

Alloa, the main town, has a population of 10,808 (2122 children, 6618 working age, 2068 pensionable age) which is approximately 21% of the population of Clackmannanshire. The population within the Bowmar / Hawkhill area of Alloa is 2367 with a working age population of 1479.

The Scottish Index of Multiple Deprivation (SIMD) identifies small area concentrations of multiple deprivations across all of Scotland. It contains 37 indicators in seven domains: Current Income, Employment, Health, Education Skills and Training, Geographic Access to Services, Housing and Crime. The data zones, which have a median population size of 769, are ranked from most deprived (1) to least deprived (6976). The Bowmar / Hawkhill area, which is the most deprived areas within Clackmannanshire, contains two data zones which are consistently among the most deprived 5% in Scotland.



On average, around 26.4% of children (aged 0 – 19) living in the area are dependent one parent or guardian families claiming one or more out of work benefits, with 27.8% of children in the area living in poverty. Life expectancy rates within the Alloa South East (Bowmar) area are significantly worse than the Scottish average for both males and females with high levels of heart disease, mental health issues and unintentional injuries in the home for young people under 15 years.

Within the Bowmar area we have the local secondary school – Alloa Academy (roll 756), two primary schools – Park Primary (roll 263) & St Mungo’s Primary (roll 98), a nursery – Park Nursery (roll 116), Alloa Family Centre, Bowmar Community Centre, Alloa Rugby Club, and Forth Valley College (Clackmannanshire Campus) and two voluntary organisations - Community House & Play Alloa.

The problems that beneficiaries face include motivation and lack of knowledge of the Park. We are addressing these issues by holding regular events to encourage people to come into the Park and to see for themselves the area and opportunities that it holds. These events are advertised throughout the community via traditional marketing methods, social media and word of mouth.

3.3 Clackmannanshire Alliance Local Outcome Improvement Plan

Clackmannanshire Community Planning Partnership (Clackmannanshire Alliance) identified the Alloa South and East area, which incorporates the Bowmar Area, as a priority within the Local Outcome Improvement Plan 2018-21 under Locality and Priority 3: *Improving outcomes for people living in Alloa South and East.*

This is a priority for Clackmannanshire as the community of Alloa South and East has worsened despite previous efforts and investment in the area.

It is known that:

- In the most deprived parts of Alloa South and East almost half of residents are living in income poverty.
- More than a third are living in employment poverty.
- Outcomes for young people living in Alloa South and East are significantly worse than those living elsewhere in Clackmannanshire and Scotland overall.
- Health and wellbeing outcomes are significantly poorer.
- Educational attainment and qualifications are significantly poorer.
- Young people growing up in households where there is poverty are far more likely to experience intergenerational poverty later in life themselves.



In order to improve outcomes that benefit the whole of Clackmannanshire, the impact of poverty and inequality for those who experience it the most has to be stemmed. Resources to fix the causes of poverty in Alloa South and East once and for all need to be targeted.

Working to improve the life chances and opportunities for young people growing up in Alloa South and East will help to achieve this, as will working to create and encourage opportunities for people living in Alloa South and East.

The Wimpy Park Community Group are working to help achieve this by providing a community resource that will improve both the physical and mental health of the residents, as well as providing them with learning opportunities in the form of horticulture and sport.

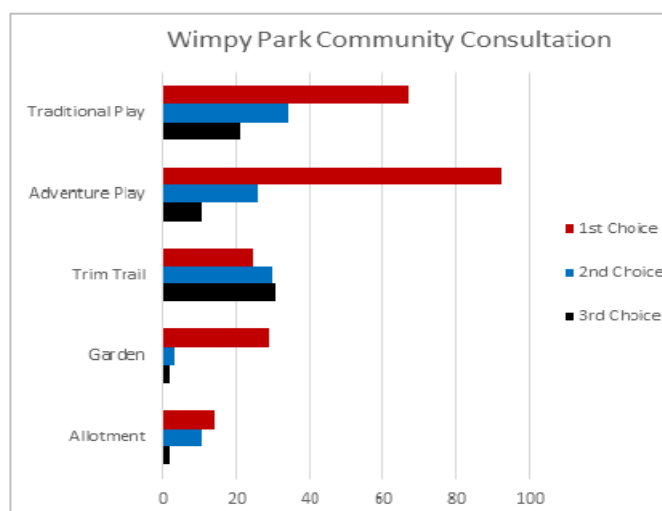
4. PROPOSED DEVELOPMENTS

4.1 Product and services

The WPCG will provide a safe place for families to relax and enjoy the outdoors together. We will provide play spaces for children, young people and families, and the opportunity to learn new skills in the community garden area.

In addition, we also bring the community together through a series of annual events and activities.

The decision for the Wimpy Park to be based on play came directly from the community via a community consultation which saw 500+ people come together in the Park to support the proposal for development. The results of the consultation showed that there was an overwhelming desire for the reintroduction of a play park and community garden.



In furtherance of the aims, we will:

- Bring the Wimpy Park back into repair to ensure community can use it again.
- Encourage public interest in the local project
- Undertake innovative work consistent with the principal purpose.
- Raise funds to support the principal purpose and to co-operate with statutory bodies and with voluntary bodies, both within the area of benefit and out with, which support Wimpy Park Community Group's purposes
- And do all things which are lawful to promote the principal purpose.

The Wimpy Park is designed to be used by the entire Bowmar community, as well as people from the surrounding area who are looking for a fun, relaxing place to take their families to learn and play.

The Park will provide children and young people in the community with a safe place to play and learn with a heritage playground for nursery and primary school children; a multi-games area for older children, teenagers and adults; and a community garden, including fruit and vegetable plants for all ages.

The heritage playground will use play structures designed around key historical elements from the area to teach children about the history of the Bowmar area and provide them with a sense of belonging and ownership.

There are currently 361 children enrolled in the two local primary schools and 116 in nursery who will benefit from the playground; 756 young people at the high school who will be able to make use of the multi games area; and 1622 adults for whom the garden, paths, seating and green space will provide relaxation and enjoyment.

Having a range of different activities within the Park will provide the opportunity for people from different backgrounds to come together and help foster a sense of ownership and community.

Providing the children and young people with the opportunity to take part in a multitude of group sports such as football and basketball will provide them with an alternative to digital technologies and enable them to learn how to work together and improve their fitness. They will also have the opportunity to work in the garden area where they can learn about horticulture and growing food.

4.2 Health Benefits

In providing space for outdoor physical activity for the whole family, along with a place to relax and learn new skills, we can help improve the health and fitness of the community. This can improve cognitive ability, thereby enabling people to learn better and develop stronger skills.

Mental health problems are a serious issue in the Bowmar area but access to an outdoor environment can help alleviate these issues. The UK charity Mind explains how exercise changes your brain chemistry through the release of endorphins (sometimes called 'feel good' hormones), which can calm anxiety and lift your mood. This can reduce anxiety and improve a person's mood, reduce stress, increase self-esteem and reduce the risk of depression. One study has found that by increasing your activity levels from doing nothing to exercising at least three times a week, you can reduce your risk of depression by almost 20%.

In addition, as noted by the NHS, exercise can reduce your risk of major illnesses, such as heart disease, stroke, type 2 diabetes and cancer by up to 50% and lower your risk of early death by up to 30%.

In developing the Wimpy Park, we hope that in time the improvement in the mental and physical health gained by the residents will help to elevate the community out of the poverty trap that it is currently in.

4.3 The Community Garden

There is a wealth of research on the positive impact that community gardens have on the health and wellbeing of those who participate in community gardening activities including stress relief, increased self-esteem, reduced depression as well as physical health benefits such as increased dexterity, cardiovascular development and strength building.

The *Community Empowerment Act (section 19)* requires each local authority to prepare a food growing strategy for its area to identify land that may be used as allotment sites, identify other areas of land that could be used for community growing, and describe how the authority intends to increase provision, particularly in areas which experience socio-economic disadvantage.

The Clackmannanshire area has seen an increase in Community Gardens which potentially benefit a higher number of people, and have far greater benefit through community involvement, than allotments.

Very few funders will be willing to fund the development of a site that has no security of tenure, therefore the Group, under the *Community Empowerment Act*, will make a request for the land via a lease of the land and outbuildings

4.4 Play Areas

As identified in the consultation, the community felt strongly that there should be play areas within the park with the proposed development of a football/multi games area and a play park for all age groups.

The members of the Group aim to take into account the local history and design the play area in our historical context. In line with the *Play Strategy for Scotland*, the proposed project supports the Play in the Community outcome.

“All children and young people have sufficient time and space (physical and social) for playing within their community and have contact with nature in their everyday lives. Play is valued, encouraged and supported in communities, as are providers of community play opportunities such as out of school care, playgroups, therapeutic and specialist settings and community champions of play”.

The impact of this outcome being:

“More children will be playing more often in outdoor places including green space, parks and streets. Careful consideration will have been given to the planning and design of public spaces, and children and young people will be able to find clean, safe and welcoming spaces to play and gather near their homes where they are not considered a nuisance by others in their communities”.

4.5 The Development of the Wimpy Park

The development of the Park will be a substantial project, and as such, we have split the development into three key areas:

Phase 1 will see the continued development of the Community Garden and events via small grants, and major fundraising for phase 2.

Phase 2 will see the installation of the heritage playground and major fundraising for phase 3.

Phase 3 will see the culmination of the Project with the installation of the multi-use games area, paths and landscaping.

5. PEOPLE, MANAGEMENT AND GOVERNANCE

5.1 Management structure

The Park is managed by the Bowmar Community via voluntary membership of the Wimpy Park Community Group.

The Group’s organisation is based on a two-tier structure

Board of Trustees

The Board hold regular meetings, and control the activities of the Wimpy Park Community Group. The roles and responsibilities of the Board include:

- Negotiate acquisition of the Park
- Raise funds for the development of the Park
- Supervise the activities associated with the Park development
- Ensure the Group complies with all applicable regulations
- Monitor the Groups financial affairs for the benefit of the community
- Report to members at the Annual General Meeting and other Special Members’ Meetings
- Provide monitoring information as required by any grant bodies.

The members of the Board of Trustees are collectively responsible and accountable for ensuring the organisation is performing well and for the benefit of the community, is solvent and complies with all regulations.

Members

Membership of the Group is open to any individual aged 16 and over, corporate and Third Sector groups or anyone who shares the same purposes and objectives of the Wimpy Park Community Group. The Group also has a junior membership for anyone under the age of 16, however they will not have the same powers as full members. Any person who wishes to become a member must sign a written application for membership; the application will then be considered by the Board at its next meeting.

All members have the right to attend members' meetings (including any annual general meeting) and have important powers under the constitution; in particular, the members appoint people to serve on the Board and take decisions on changes to the constitution itself.

This structure means that the members of the community will have an input into how the Park is managed and improved.

The Group encourages the widest possible community ownership as it is essential that the Park achieves its purposes under its constitution.

5.2 Our board

The Board of Trustees consists of a dedicated group of seven people with a wide-ranging skill set. They are:

Finlay Robertson - Chairman

Finlay has worked within the Local Authority and the Third Sector for a number of years both in employed and voluntary positions. His background is in community learning and development but he has also worked within social work in the Through Care and After Care team, as well as supporting young people in residential care. Finlay has also worked within sports development and has experience of planning, delivering and managing activity programs and projects. He has been actively involved in his local community for many years volunteering on a number a community led projects where he has gained a wealth of knowledge has built up excellent networks and partnerships to enhance the development of the local community.

Mark Mitchell – Vice Chairman

Mark has worked as a local volunteer for a number of years from coaching local football teams, helping out at local schools and fundraising for a number of different charities. He has excellent communication skills, as well as experience in computer programming and has experience in health and safety through his previous employment which he has transferred to his role within the community.

Lillian Gray - Secretary

Lillian has worked for a number of years within the local and wider community setting up and running a number of community and youth work projects. She has experience organising and managing large scale events, community education and evaluation, and building capacity in people of all backgrounds within the local community. Lillian has excellent IT skills, experience in all aspects of child protection, and has set up and managed learning workshops. She has experience of working with refugees in the local community developing opportunities for them to get involved and integrate into the community. Lillian also has a vast network of contacts within the Local Authority and the Third Sector within the Forth Valley area.

Johan Mitchell - Treasurer

Johan has been a member of the local school PTA for several years and has experience organising and running fundraising activities. She has also been treasurer for local community groups and has experience in bookkeeping and accounts. She has worked with young people as well as older people supporting them both at home and in residential care.

William McCubbin

William has been a community activist for several years working with a range of community groups and projects in a variety of different roles and responsibilities. He also has youth work experience, having set up and run a number of different youth clubs in the community, and is a qualified football coach coaching and encouraging youngsters from the community. William is presently a coach at Alloa Athletic.

Eric Armour

Eric has been an active volunteer for local churches for a number of years helping others in need of support. This work has included helping and supporting pensioners with local errands and gardening, as well as setting up and working in Sunday Schools and a range of church youth groups and clubs. Eric also ran his own business for a number of years where he has gained a wealth of experience and knowledge which can be transferred into the local community.

Karolina Juszczuk

Karolina has worked for a number of years with children and adults with learning difficulties and additional support needs. She has experience of working on community projects in youth led and youth club settings. Karolina is actively involved in the work of the local Polish community and has been president and treasurer of the local Polish club. Karolina also volunteers at local schools where she puts her qualifications in horticulture and joinery to good use.

6. LEGAL REQUIREMENTS

The Group will be working with children and vulnerable adults and as such any trustee or volunteer who runs a project in the Park will be Disclosure Scotland checked

6.1 Insurance

WPCG group has a Public Liability insurance policy with a limit of indemnity of £5 million. This is reviewed annually to ensure we are getting the best value for money.

6.2 First Aid

Members of the management board have first aid qualifications, with a first aider identified for each of the community events.

7. HOW WE REACH OUR MARKET

The WPCG has a current membership of 192 adults (aged 16+) and 20 juniors (aged 14-16), along with a Facebook community of 708 people.

Our marketing is conducted via social media, at our events, word of mouth and via posters which are displayed in prominent locations around the local community. These methods have proved very successful for us with an average of 220 people attending events in the Park.

We also keep in touch with our members via email (or post if no email address is available) to keep them informed about meetings and updates.

8. COMPETITOR ANALYSIS

There are three other small playgrounds and one multi-use game area in the Bowmar Area, however one of these often flood and none of them are part of other facilities so only provide activity for the children playing on the equipment. The multi-use games area is located within a residential courtyard of circa 40 houses. The surrounding area is tarmac roads and pavements without any vegetation.

There are no facilities in the Bowmar Area that provide the range of activities and biophilia for all the family that the Wimpy Park will.

9. SWOT ANALYSIS

Strengths

- The basic form is already in place with the boundary wall and turf throughout.
- Large amount of support from the local community demonstrated from the community consultation turnout, event support, Facebook 'likes' and WPCG membership.
- No other community parks in the area that provide the same range of activities.
- Within easy reach from neighbouring communities.
- Partnership support from local businesses.

Weaknesses

- Grounds, equipment and structures will need constant maintenance.
- Constant need for volunteers to maintain the grounds, equipment and structures.

Opportunities

- Build strength in the community by improving mental and physical health of Park users.
- Provides a 'Centre' to the Bowmar community, thereby building a sense of belonging, community and pride.
- Learn new skills via training sessions eg. horticulture, football, keep fit.
- Address some of the issues of food poverty
- Set up other groups to engage the community, such as 5-a-side football, basketball, walking group, gardening group, keep fit, mums group etc.
- Open the park for external events to gain income.
- Bringing families in from other local areas.

Threats

- Necessary funding not gained to construct the Park
- Community interest not achieved / maintained
- Vandalism
- Lack of funding or income to maintain the Park
- Damage or wear and tear to the Wall
- Damage or wear and tear to the Park equipment
- Legal action from people injuring themselves on Park equipment
- Annual costs not met by WPCG

10. COST AND INCOME STRUCTURE

10.1 Donors and supporters

The WPCG have a wide range of supporter and donators. These include the Bowmar community who have given generously at the Wimpy Park events, Scottish Autism, and grants from the Coalfields Regeneration Trust, Tesco, Alloa Community Council, Morrisons, ASDA and Stirling Voluntary Association.

We have a range of donors who have supported the group by providing free materials to aid the development of the Community Garden. Local stores have made donations towards the community events and put the Park up for charitable donations from within the stores.



Wider community support was evidenced when we were successful for our grant bid from Tesco's *Bags of Help* funding. This fund is voted for by the community by a shopper's token voting scheme.

These examples are a range of one-off donations from organisations and supplier, as well as more regular donations from members of the community attending Wimpy Park events.

People donate because they want to help improve the Bowmar Area and see the Wimpy Park brought back to life for community use. They see that the Park being reinvigorated will benefit their families, improve their quality of life and build a stronger, safer community.

10.2 Capital Costs

The projected capital costs for the Wimpy Park is £170,985. The table below provides a breakdown of the costings.

Item	Qty		Cost	Total	Vat	TOTAL
Path	470	m ²	£40.00	£18,800.00	£3,760.00	£22,560.00
Hard Landscape	200	m ²	£70.00	£14,000.00	£2,800.00	£16,800.00
Playground equipment	1	Set	£64,597.50	£64,597.50	£12,919.50	£77,517.00
Multi-Use Games Area	1	Unit	£42,000.00	£42,000.00	£8,400.00	£50,400.00
Park Benches	4	Units	£300.00	£1,200.00	£240.00	£1,440.00
Picnic tables	3	Units	£630.00	£1,890.00	£378.00	£2,268.00
Total Capital Cost						£170,985.00

10.3 Annual Expenditure

10.3 Annual Expenditure Item	Cost
Office costs	£200.00
Marketing	£200.00
Website	£60.00
Insurances (public liability etc.)	£800.00
Park Maintenance / repairs	£500.00
Event supplies	£400.00
Water	£0.00
Public Entertainment (3 years)	£211.00
Commercial Waste Collection per week	£300.00

Total Expenditure	£2,671.00
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The WPCG aim to manage the Park sustainably, without any grant funding. For this they will need to achieve an annual income of £2,671.

Should the level of income achieved be less than the anticipated expenditure, a small grants from funders could be applied for to cover core costs.

10.4 Income Generation

Cash in-flows	MONTHS												TOTAL
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	
Event entrance fee				£100			£150			£100		£150	£500
Other Donations		£100		£50		£100	£50			£50	£100	£50	£500
Fundraising Events		£165			£165			£165			£165		£660
Community Event income (Tombola, etc.)				£150			£150			£150		£150	£600
Friends of Wimpy Park subscriptions			£75	£50		£75	£50		£30	£20	£75	£50	£425
Total cash income	£0	£265	£75	£350	£165	£175	£400	£165	£30	£320	£340	£400	£2,685

The WPCG will introduce a £1 entrance fee for their events. This fee will be waived for families who have a Friends of Wimpy Park subscription, which would cost £5 per household per annum.

The cash flow projection on the following page shows that the busiest months are when we have our events. It is predicted that we will gain most Friends of WPCG subscriptions in the run-up to these events due to marketing effort, and at the events themselves. We also tend to get most donations during these periods.

January is very quiet as the park does not need any maintenance during this month, and there are no planned events.

10.5 Funding

The Group intends to raise funds sufficient to cover all cost associated with the construction as well as carry forward sufficient working capital to enable it to meet its financial obligations.

It is anticipated that these funds will be raised through applying for appropriate grants, sponsorship and income from events, with grants making up the largest proportion of the funds required to carry out the construction of the Park.

There is evidence that the Wimpy Park is eligible for such funding on several grounds: principally those of being an area of multiple deprivation, social need and wellbeing and community engagement. There is proof that there are more than enough potential funds available to meet the likely needs of the project.

11. 12-MONTH CASH FLOW PROJECTION

Cash in-flows	Starting point	MONTHS												TOTAL
		Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	
Anticipated sales	£0	£0	£265	£75	£350	£165	£175	£400	£165	£30	£320	£340	£400	£2,685
Value of your Start Up grants	£171,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	£171,000
Existing assets for business purposes	£3,815	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£3,815
Total cash in-flows (A)	£174,815	£0	£265	£75	£350	£165	£175	£400	£165	£30	£320	£340	£400	£177,500

Cash out-flows	Starting point	MONTHS												TOTAL
		Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	
Playground and MUGA	£0	£0	£0	£0	£0	£171,000	£0	£0	£0	£0	£0	£0	£0	£171,000
Commercial Waste	£0	£0	£0	£0	£300	£0	£0	£0	£0	£0	£0	£0	£0	£300
Insurance	£0	£0	£0	£0	£0	£0	£0	£0	£0	£800	£0	£0	£0	£800
Marketing and advertising expenses	£0	£0	£50	£0	£50	£0	£0	£50	£0	£0	£50	£0	£0	£200
Vehicle running costs	£0	£0	£0	£25	£25	£25	£250	£50	£50	£25	£25	£25	£0	£500
Postage, printing, stationery	£0	£0	£100	£0	£0	£0	£0	£100	£0	£0	£0	£0	£0	£200
Public entertainment licence	£0	£0	£0	£211	£0	£0	£0	£0	£0	£0	£0	£0	£0	£211
Website	£0	£0	£60	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£60
Event supplies	£0	£0	£0	£0	£100	£0	£0	£100	£0	£0	£100	£0	£100	£400
Total cash out-flows (B)	£0	£0	£210	£236	£475	£171,025	£250	£300	£50	£825	£175	£25	£100	£173,671

Your net cash flow (A-B)	£174,815	£0	£55	-£161	-£125	-£170,860	-£75	£100	£115	-£795	£145	£315	£300	£3,829
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Your monthly opening business bank account balance		£174,815	£174,815	£174,870	£174,709	£174,584	£3,724	£3,649	£3,749	£3,864	£3,069	£3,214	£3,529	£3,829
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Your closing cash position	£174,815	£174,815	£174,870	£174,709	£174,584	£3,724	£3,649	£3,749	£3,864	£3,069	£3,214	£3,529	£3,829	£3,829
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12. RISK MAP

Risk	Impact	Probability	Mitigation tactics
Antisocial behaviour	Med	Low	Install lighting in the park.
Litter	Low	Med	Install bins at the playground and football pitch. Carryout community litter picks.
Vandalism	Low	Low	Install lighting in the park. Keep the park clean and tidy.
Required income not achieved	High	Low	Look at reducing income requirements. Apply for Awards for All grant. Increase the variety of fundraising activities.
Funding level not reached	Med	Med	Review material for funding applications. Speak to funders to find out what sections of application could be strengthened. Research alternative funding sources. Scale down play equipment to meet funding gained.
Child is injured on play equipment	Med	Low	Install signs informing parents/guardians that they are responsible for their child's safety.
Dog fouling	High	Med	Poo bin installed to encourage owners to pick up. WPCG Members to conduct checks periodically and before events.
Damaged play equipment	High	Low	WPCG Members to conduct checks periodically. WPCG Member to do training on Safety on Playgrounds, and Health & Safety course.
Lack of volunteers	Low	Low	Keep promoting the park and recruiting volunteers. Keep tasks interesting.
Lack of skills from board / trustees	High	Med	Develop skills through training. Bring new people onto Board. Continue support from CTSI, Council and Community Development Officer.
Chairman resigns	Low	Low	Make sure knowledge is shared with Vice Chairman

13. CONTACT DETAILS

Finlay Robertson
Chairman
Wimpy Park Community Group
c/o Bowmar Community Centre
Scott Crescent
Alloa
FK10 1BT



wimpypark2017@aol.co.uk



@WimpyParkCommunityGroup