
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	Total Units	General Housing	Specialist Provision	2018/19	2019/20	2020/21	2021/22	2022/23	TOTAL COMPLETIONS	SCOTTISH GOVERNMENT FUNDING REQUIREMENTS						
													Low / Medium / High	2018/19	2019/20	2020/21	2021/22	2022/23	
																			2018/19
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

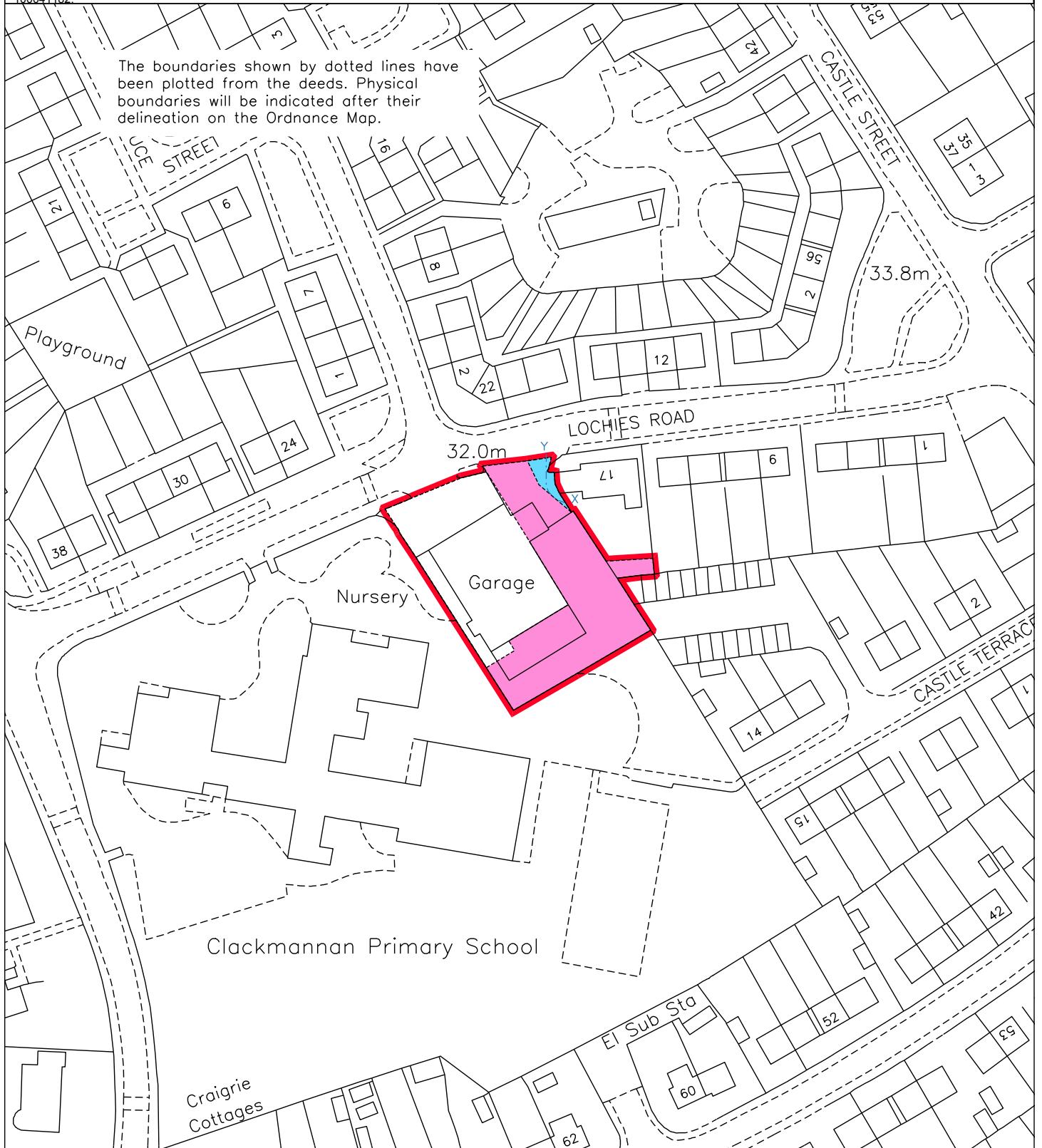
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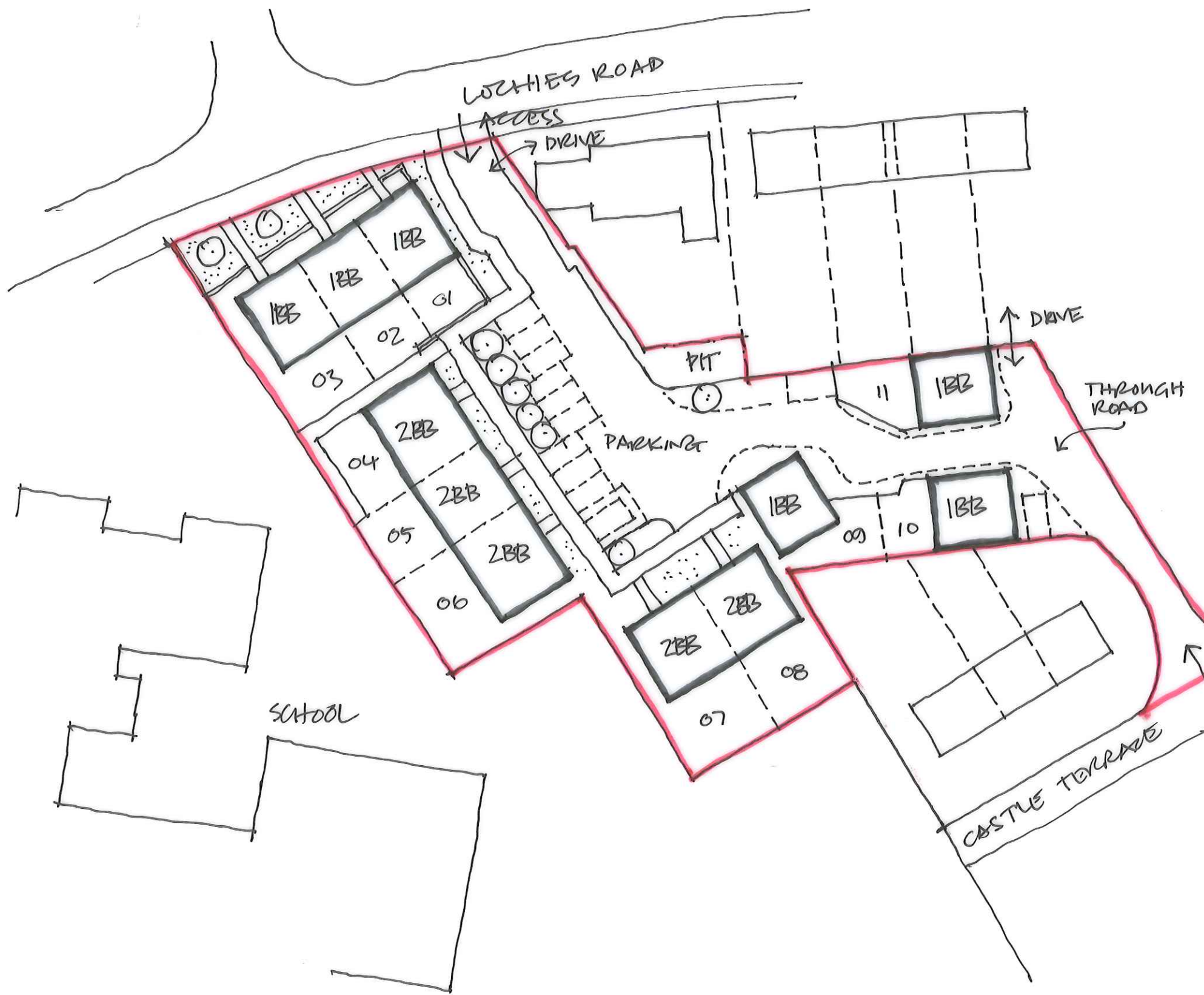
Survey Scale

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

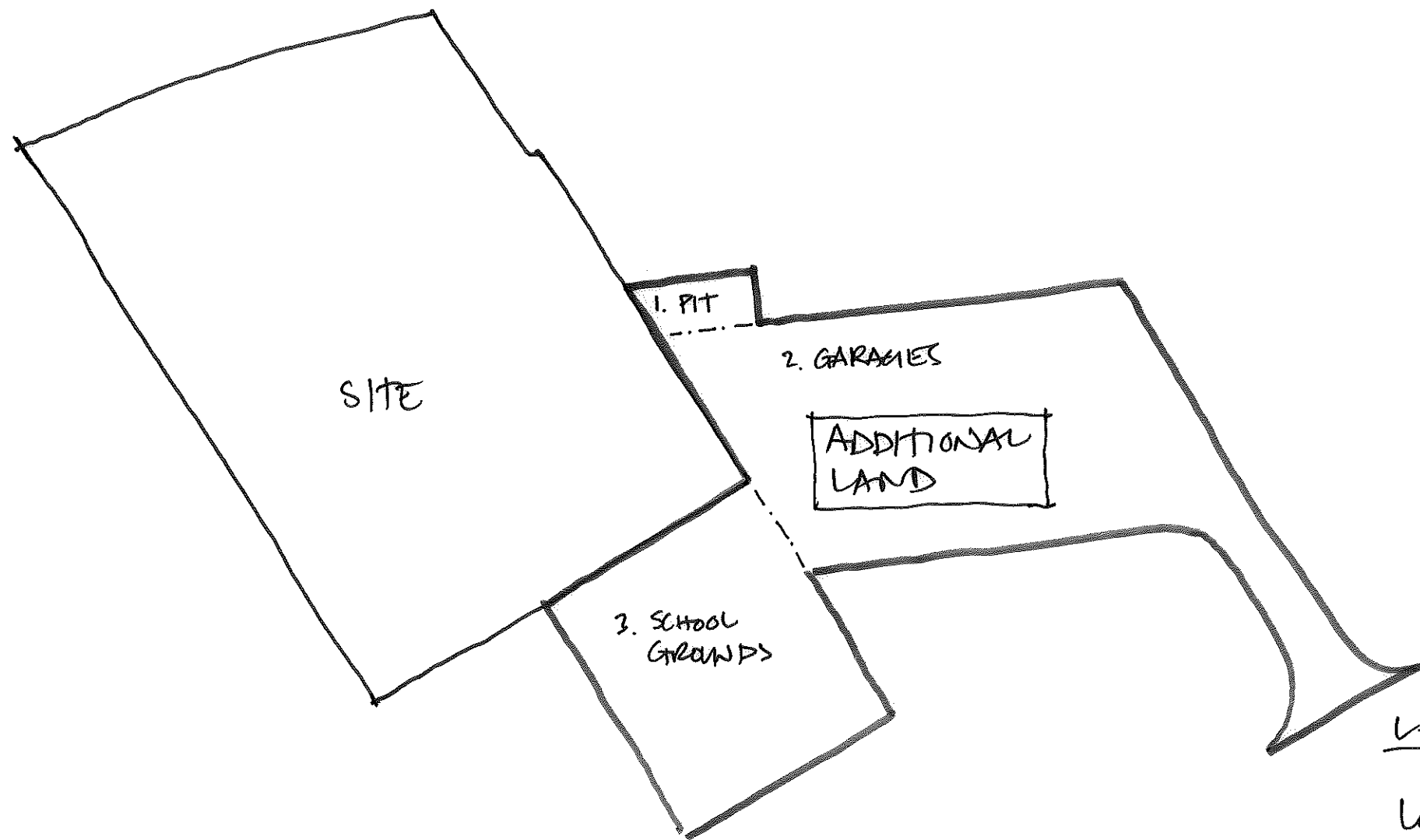
ALL UNITS TO 'AMENITY' STANDARD

POTENTIAL SITE EXPANSION

LOCHIES ROAD
CLACKMANNAN

BRAEVEN STIRLING
MARCH 2018.





LAND REQUIREMENTS

LOTHIES ROAD
CLACKMANNAN

BRADENELL STIRLING
MARCH 2018