
Report To:	Education & Communities Committee	Date: 31 October 2017
Report By:	Corporate Director Education, Communities & Organisational Development.	Report No: EDUCOM/76/17/DH
Contact Officer:	Drew Hall, Service Manager, Community Safety & Wellbeing	Contact No: 01475 714272
Subject:	Inverclyde Strategic Housing Investment Plan 2018/19—2022/23	

1.0 PURPOSE

- 1.1 The purpose of this report is to seek Committee approval for the submission of the new yearly Inverclyde Strategic Housing Investment Plan (SHIP), covering the period from 2018/19—2022/23, to the Scottish Government.

2.0 SUMMARY

- 2.1 The Scottish Government (SG) issued revised Guidance on the preparation of SHIPs in July 2017 that required all local authorities to prepare and submit a new SHIP for the period 2018/19—2022/23 by 27 October 2017. However the SG has been advised that due to our planned Committee meeting, the decision on the approval of the SHIP will be at this meeting. The SHIP includes a full programme of new affordable housing development proposals by RSLs over the five-year period.
- 2.2 Resource Planning Assumptions (RPAs) for the Inverclyde Council area for the period 2017/18—2020/21 have been provided by More Homes Division (MHD) of the SG and the minimum amount of Affordable Housing Supply Programme (AHSP) funding available is £37.131m. The objective of building 50,000 new affordable homes across Scotland has been stated as a priority for the SG and the MHD has stressed that these RPAs are the minimum amount that will be available. There is the likely possibility of further funding coming on stream as the SHIP and the Strategic Local Programmes roll out over the next five years. The SHIP 2018/19—2022/23 has been prepared in consultation with all our local RSL partners.
- 2.3 It will be seen from Table 1 of the SHIP 2018/19—2022/23 that there is substantial over-programming in excess of the RPAs noted in paragraph 2.2 above. This is deliberate and is intended to allow for substitution of an alternative project where a development cannot proceed due to unforeseen circumstances to ensure that there is no loss of AHSP funding to the Inverclyde Council area. This will also allow Inverclyde to take advantage of other underspends elsewhere in Scotland and build additional housing.

Appendix 1

3.0 RECOMMENDATIONS

- 3.1 That the Committee:
- Approves the Strategic Housing Investment Plan for the five-year period from 2018/19—2022/23 for submission by Inverclyde Council to the Scottish Government by 1st November 2017; and
 - Notes the projects included in the Strategic Housing Investment Plan 2018/19—2022/23 as detailed in the Appendix to this report.

Appendix 1

4.0 BACKGROUND

4.1 The revised SHIP Guidance (July 2017) requires all local authorities to prepare and submit a new five-year SHIP by 27th October 2017. The SHIP 2018/19—2022/23 sets out Inverclyde Council's priorities for affordable housing development and presents an overview of what might be achieved throughout Inverclyde over the next five years. However the SG has been advised that due to our planned Committee meeting dates, the decision on the approval of the SHIP will be at this meeting.

5.0 SHIP 2017/18—2021/22: SUMMARY

5.1 While Table 1 (see Appendix 1) provides full details of all projects over the five-year period, the main proposals can be summarised as follows: Appendix 1

- RSLs have put forward a comprehensive series of proposals for new affordable housing developments across Inverclyde covering every year of the planning period from 2018/19 to 2022/23
- A number of the proposed developments intend to make use of land/sites in public ownership, as identified in the approved Inverclyde Local Development Plan (August 2014). There is an expectation that Inverclyde Council will make certain land/sites available at below market value in order to facilitate the development of affordable housing.
- Proposals have been grouped into high or medium priorities using a recently reviewed assessment process developed from a recent consultation of partners. This moved away from a rigid points-based system to a more flexible approach that gave regard to a few core issues:
 - deliverability of the projects proposed
 - the extent to which a project helps meet housing need and
 - to what extent the project supports work towards achievement of the outcomes of the LHS.
- The SHIP provides for affordable housing for social rent only. No schemes have been put forward for affordable housing for sale (through shared equity schemes).
- As well as the RSLs more regularly involved in the affordable housing development programme (RCH, Link, Oak Tree and Cloch Housing Associations), Blackwood and Sanctuary Scotland are also proposing to build under this new SHIP. This would be Sanctuary's first time in Inverclyde.
- A total of 1411 units are proposed, contained in 34 projects; total AHSP expenditure proposed: £95.894m; minimum available AHSP funding from RPAs £37.131m.
- This is the second SHIP through which SG is seeking applications for funding from its new Housing Infrastructure Fund (HIF). Developments which would struggle to start under regular grant levels, because of complex and significant infrastructure challenges, may receive loans or grant from this new fund. £50m is being made available nationally in 2017/18. 4 Inverclyde projects are being put forward for consideration for the HIF.

6.0 STRATEGIC LOCAL PROGRAMME (SLP) ACTIVITIES 2017/18

6.1 Three affordable housing developments are on site

- Bay Street, Port Glasgow
- Garvald Street, Greenock and
- Braeside/St Gabriel's School, Greenock.

6.2 Work is on site at Bay Street and is due for completion in January 2018; the development is being undertaken by RCH. Bay Street will contain a mixture of 41 flats and houses for social rent. The Garvald Street site being developed by Oak Tree Housing Association is very close to completion. It will offer 45 units for social rent through a combination of houses and cottage flats. Handovers are continuing with completion due by the end of October. Link currently has a project on site at the former St Gabriel's School site, Braeside, which will deliver 23 units for social rent to be managed by Larkfield Housing Association. There is a mix of amenity standard cottage flats and 2 wheelchair designed properties. The project is due to complete in January 2018.

6.3 Preparatory works have begun for several other projects, to enable them to start in 17/18. RCH advise that they hope for site starts for both Slaemuir and Mallard bowl. Preparatory work is continuing in relation to Auchmead Road and Shore Street for Oak Tree and King's Glen which is a joint development project between Cloch Housing Association and Oak Tree to allow tender submissions to the Scottish Government in November. Sanctuary Group are working across 5 sites Auchenbothie Road, Lilybank Road, Dubbs Road, Mount Pleasant Street and Broadstone Avenue to deliver 104 units for social rent ; the sites will offer a range of types and sizes of houses ranging from 8 to 44 units across 2-4 storeys. Demolition is complete at Mount Pleasant Street (Highlanders Academy site).

6.4 Significant work has been carried out by Link and Oaktree Housing Associations towards the acquisition of the Ravenscraig Hospital Site for social housing, with some of the site for private development.

6.5 Below is a summary of works being funded by the Scottish Government AHSP this financial year, 2017/18 (for current and proposed projects):

Project	Developer	Status	Units expected on completion	AHSP Funding 2017/18(£m)
Bay Street	RCH	On site	41	0
Garvald Street	Oak Tree	On site	45	0
St Gabriels	Link Group	On site	23	0.782
Shore Street	Oak Tree	Tender approval/on site	8	0.572
Auchmead Road	Oak Tree	Tender approval/on site	36	0.685
Killochend	Oak Tree	Site acquisition	14	0.163
Mallard Bowl	RCH	On site	20	1.780
James Watt Dock	RCH/Blackwood	Tender approval/on site	144	1.000
Slaemuir Phase 1	RCH	On site	28	1.460
Highlander Academy	Sanctuary Scotland	Tender approval	52	0.457
Auchenbothie Road	Sanctuary Scotland	Tender approval	8	0.206

Lilybank Road	Sanctuary Scotland	Tender approval	28	0.198
Dubbs Rd	Sanctuary Scotland	Tender approval	24	0.400
Kings Glen	Cloch	Tender approval /on site	58	1.052
Total AHSP directed to Inverclyde 2017/18				8.755

The Service and MHD will continue to work with RSLs to ensure expenditure is maximised in Inverclyde.

7.0 IMPLICATIONS

7.1 Strategic

The SHIP 2018/19—2022/23 provides a means to support housing choices and of addressing tenure imbalance across the Inverclyde Council area both of which are strategic outcomes of the Inverclyde Local Housing Strategy (LHS) 2017–2022.

7.2 Financial

The Resource Planning Assumptions for AHSP funding over the period 2017/18—2020/21 amount to £37.131.580m, however the More Homes Division has emphasised that these are minimum assumptions for planning purposes and that “over-programming” is essential. The SHIP has therefore been prepared in the expectation of additional AHSP funding becoming available in future years and the MHD have agreed on appropriate measures to ensure the delivery of the programme in the event that there may be insufficient resources available in any one year.

One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

7.3 Legal

There are no legal implications for Inverclyde Council arising from this report.

7.4 Personnel

There are no Personnel implications arising from this report.

7.5 Equalities

Has an Equality Impact Assessment been carried out?

Yes See attached appendix

No This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

7.6 Repopulation

The provision of new affordable good quality housing is intended to support and complement

the work on Repopulation, which is seeking to stabilise the existing population and to attract new people to the Inverclyde Council area by expanding the housing choices and options available.

8.0 CONSULTATIONS

- 8.1 This report has been prepared in consultation with the following:
- Developing RSLs operating within the Inverclyde Council area;
 - All other RSLs operating within the Inverclyde Council area; and
 - Scottish Government More Homes Division, Glasgow and Clyde Area Office

9.0 LIST OF BACKGROUND PAPERS

- 9.1 Inverclyde Local Housing Strategy 2017–2022; report to Safe, Sustainable Communities Committee, 7 March 2017.

Guidance on the Preparation of Strategic Housing Investment Plans; Scottish Government Housing Supply Division Guidance Note (MHDGN 2017/03), July 2017.

INVERCLYDE

STRATEGIC HOUSING INVESTMENT PLAN

2018/19- 2022/23

SUPPORTING STATEMENT

Inverclyde
council

This document is the companion piece to the ***Inverclyde Strategic Housing Investment Plan 2018/19—2022/23: Tables***. If you have not been provided with the Tables, you will find them in the Housing Section of [Inverclyde Council's website](#).

1 The purpose of the Strategic Housing Investment Plan (SHIP)

- 1.1 The SHIP sets out the strategic investment priorities for affordable housing in Inverclyde over a five year period to achieve the outcomes of the area's Local Housing Strategy (LHS). The SHIP contributes to the Scottish Government's national goal of providing 50,000 affordable homes by 2021/22. As well as identifying priority sites for development, the SHIP also states what resources are required to implement them. New guidance was issued by the Scottish Government in July 2017 which provided revised procedures for Local Authorities which has been utilised in preparing the SHIP.

2 Minimum Resource Planning Assumptions (RPAs)

- 2.1 The Scottish Government has confirmed its aim to make at least £37 m available to support the development or rehabilitation of affordable housing in Inverclyde from 2017/18 to 20120/21. This figure is provisional as there could be more provided if additional funding is released through the Affordable Housing Supply Programme (AHSP) at a later date.
- 2.2 The amount that the Government will contribute for each unit developed varies with a range of factors, but they have created a set of indicative benchmarks to enable local authorities and registered social landlords (RSLs) to plan their development programmes. For example, housing providers can work on an assumption that if they are building one-person properties they could expect around £50,000 grant per unit and £91,000 per seven-person property.
- 2.3 Final house sizes are confirmed at a later date in the planning process but, for the purpose of preparing the SHIP, three-person property sizes are assumed. These come with a benchmark of £72,000 per property, if the housing is to be developed to a high energy efficiency standard. The provisional year-by-year breakdown of the funding, along with the number of three-person properties this could generate, is shown below.

Year	Minimum RPA	Minimum 3-person properties possible
2017/18	£7.531m	104
2018/19	£8.867m	123
2019/20	£10.031m	139
2020/21	£10.702m	149
Total	£37.131m	515

3 Consultation undertaken with the RSLs

- 3.1 This SHIP report is the result of several months of consultation and liaison with RSLs. Meetings were held with local and national RSLs to discuss potentially developable sites and assist them in their decision-making relating to where they would focus their new build programmes. These meetings made it possible for new development partnerships to be

created between RSLs, and also for another national housing association to establish a presence in Inverclyde. Discussions with Blackwood have led to the submission of joint proposals for development with River Clyde Homes (RCH). As well as this, Sanctuary Scotland – which currently has no stock in Inverclyde – is now planning to build across several sites in Greenock and Port Glasgow.

- 3.2 The Council, the Health and Social Care Partnership (HSCP), and RSLs attend a *Housing Partnership Group*. One of this group's functions is to analyse the need for specialist housing and create proposals which now appear in the SHIP. HSCP staff are now regularly invited to notify the Housing Strategy Team where a need for specialist housing had become apparent to them through the delivery of their services. This information is distributed to the RSLs and discussions are encouraged between these services and housing providers with a view to addressing the housing need identified.
- 3.3 During the review of the prioritisation of the SHIP projects which was carried out the Council consulted with the RSL's developing in Inverclyde on this new more flexible approach. Cognisance was taken of their comments during the review.
- 3.4 Regular programme meetings take place with representation from each of the RSL's and the More Homes division of the Scottish Government to ensure that sites are progressing as they should and affording the RSL's the chance to bring any issues regarding delays to the programme to light and the opportunity to discuss solutions and to address them at an early stage.
- 3.5 The Local Housing Strategy sets out the strategic policy approach of the Local Authority and its partners to deliver high quality housing and housing related services across all tenures to meet identified need in Inverclyde. The SHIP is directly informed by the LHS and its policies and developed in consultation with key stakeholders, the SHIP is an operational document not a policy document.
- 3.6 The purpose of the SHIP is to set out strategic investment priorities for affordable housing over a 5 year period to achieve the outcomes set out in the LHS.

4 Summary of the methodology used to prioritise the projects included within SHIP

- 4.1 In summer 2017, the Council reviewed the process it uses to prioritise the projects included in the SHIP. Utilising suggestions from partners, including the developing RSLs, a new methodology was devised. This moved us away from a rigid points-based system to a more flexible approach that gave regard to a few core issues:
 - deliverability of the projects proposed
 - the extent to which a project helps meet housing need and
 - how well the project supports work towards achievement of the outcomes of the LHS.
- 4.2 All RSLs who operate in Inverclyde (whether they have a recent history of developing here or not) were invited to submit proposals for the SHIP. These were then analysed with regard to

the three main issues listed above, and direct comparisons between projects were made to help us order them in the Council's preferred priority.

- 4.3 Although the Inverclyde area is due to receive more of the Scottish Government's Affordable Housing Supply funding than it has since the recession of 2008/09, the funding that was requested for the RSLs far outstripped the funding available. For the period up to 2022/23, the Government has advised the Council to over programme. This level of over programming will be managed by close monitoring by the More Homes Division (MHD) in conjunction with RSLs and Council officers. The MHD will agree on appropriate measures to ensure delivery of the programme in the event that there may be insufficient resources in any one year. All the projects proposed by the RSLs would require £96m.
- 4.4 This year the Council has decided that all projects proposed are suitable for inclusion, however some will be regarded as the "SHIP-Propert" and the rest can be viewed as a shadow programme. Projects denoted as "High Priority" within the SHIP tables are the SHIP-Propert, and any labelled as "Medium Priority" will act as the shadow programme. These projects have been listed in order of priority for the Council. Where there is slippage with any of these projects – that cannot be picked up by any of the other developments elsewhere in the SHIP-Propert – an appropriate alternative project from the shadow programme will be selected to move forward into the SHIP-Propert. As we cannot anticipate the scale and nature of any future slippage, the shadow programme has not been prioritised. When needed, the appropriate shadow project will be decided upon at that time. Of course, if extra funding becomes available from central government, the Council would support the development of all projects in the SHIP – shadow programme included.
- 4.5 The Council has prioritised 23 projects for the SHIP-Propert a further 11 are contained in the shadow programme. As explained above, all the projects are compared against each other, considering deliverability, housing needs and the LHS. The result is that the project at the top is regarded by the Council to be the highest priority, and that at the bottom is the lowest priority within the SHIP-Propert.
- 4.6 The development proposed by the Link Group (in partnership with Oak Tree Housing) for the building of 150 social rented properties on the Ravenscraig Hospital Grounds is the highest priority for building over the next five years. There are several reasons for this, including: it will provide a large number of social renting for the south west of Greenock, it will include a good number of wheelchair and amenity housing helping to ease the increasing need for these types of homes. Beyond the initial 150 there is also the expectation that a private developer may contribute housing for owner occupation. Though not a determining factor, it is also worth pointing out that the development will provide a significant regeneration to a large hospital site which for the most part has been derelict for over a decade.
- 4.7 For the rest of the projects, deliverability tended to be the main criteria by which the other projects were ordered.

- 4.8 There are a range of development constraints which have been identified in the submissions. These constraints include land not yet being in the ownership of the RSL and in some cases land not fully identified, loan funds not being finalised, in some cases design teams are yet to be appointed. Statutory consents not being in place, including zoning of land by the Planning authority, site investigations not yet carried out, approval not yet given by the relevant RSL's committee, no final costs being available, topographic and other site issues such as the slope of sites, contamination issues like Japanese knotweed and excavations of rock which need to be done to allow the development to commence.
- 4.9 These constraints have been reviewed in relation to each of the submissions to allow the likelihood of the site being delivered to be arrived at.
- 4.10 The Housing Infrastructure Fund (HIF) will support housing development through loans and grants with priority being given to those projects which will deliver affordable housing. The fund is a 5 year programme which will run until at least 31st March 2021. HIF will look to prioritise these sites which are of strategic importance and cannot proceed or have stalled due to exceptional infrastructure works and unlock these sites for the delivery of housing.
- 4.11 RSL's can express their interest in seeking Housing Infrastructure Fund in their SHIP submissions. That information is contained in tables 2 and 3 of the SHIP submission.
- 4.12 RSL's advise in their submissions that projects will promote energy efficiency and reduce fuel poverty by various methods such as building houses to Silver Standard for Sustainability and Energy Efficiency as detailed in the Building Standards Technical Handbook 2017. They will use a technical brief which will mean that the specification of the houses are energy efficient; they will use technology such as renewable energy water heating ,solar heating where possible and smart meters, High levels of insulation and energy efficient lightbulbs will be used .All of these will help reduce energy consumption and keep energy bills down for residents
- 4.13 In their submissions RSL's describe various measures they will take which will meet the equalities agenda such as homes being built to the Scottish Government's Housing for Varying Needs standard. The RSLs will also be developing high specification wheelchair and amenity housing to provide a more complete response to the needs of some residents.
- 4.14 RSL's have been working with Health and Social Care Partnership (HSCP) colleagues who have identified a requirement for special needs accommodation Cloch and Oak Tree Housing Associations have advised that this has been taken into account in the housing mix proposals for certain sites. A number of houses will be built by RCH to meet the Blackwood fully accessible standard. Proposed numbers for these can be found in the "Units – Type" columns of the full SHIP tables.
- 4.15 Allocations Policies of the individual RSL's will take account the requirements of equalities legislation.

5 Strategic environmental assessment

- 5.1 The proposals in this SHIP are covered by the Inverclyde Local Development Plan's current strategic environmental assessment.

6 AHSP activity in Inverclyde 2017/18

- 6.1 Three affordable housing developments are on site

- Bay Street, Port Glasgow
- Garvald Street, Greenock and
- Braeside/St Gabriels School, Greenock.

- 6.2 Work is on site at Bay Street and is due for completion in January 2018 the development is being undertaken by RCH. Bay Street will contain a mixture of 41 flats and houses for social rent. The Garvald Street site being developed by Oak Tree Housing Association is very close to completion it will offer 45 units for social rent through a combination of houses and cottage flats, handovers are continuing with completion due by the end of October. Link currently has a project on site at the former St Gabriel School site Braeside, which will deliver 23 units for social rent to be managed by Larkfield Housing Association, there is a mix of amenity standard cottage flats and 2 wheelchair designed properties. The project is due to complete in January 2018.

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7 Council and private developer contributions

- 7.1 The private developer for the Kirn Drive site in Gourock has provided an off site development opportunity for social rented housing by transferring the ownership of a site in a more central location at Shore Street in Gourock at nil value to Oak Tree Housing Association for future development. A commuted sum is also due from the developer of the navy buildings site in Eldon Street Greenock in three tranches (£60 000,£54 000 and £36 000)when 40, 76 and 89 flats are completed.

8 Summary of the SHIP 2018/19—2022/23

- 8.1 Moving on from current activity, the main purpose of this SHIP is to help establish a build programme for the upcoming five financial years.
- 8.2 **A summary of the new SHIP can be found in the table overleaf.**

8.2 Summary of Inverclyde SHIP 2018/19—2022/23

PROJECT	DEVELOPER	UNITS TENURE		UNITS TYPE				APPROVAL DATE	UNITS - COMPLETIONS					G AHSP FUNDING REQUIREMENT Total funding required Over SHIP Period (£m)
		Total Units	GN	Specialist Provision	Type of Specialist Need (if known)	Total Units	Year Est. or Actual		18/19	19/20	20/21	21/22	22/23	
Ravensraig Hospital Greenock	Link	150	123	27	15 Wheelchair 12 Elderly Amenity	150	2018/19	0	0	150	0	0	150	13.250
Kings Glen Greenock	Cloch	58	54	4	Homeless	58	2017/18	0	58	0	0	0	58	4.029
Auchmead Road Greenock	Oak Tree	36	34	2	Wheel Chair Accessible	36	2017/18	36	0	0	0	0	36	1.992
Mount Pleasant Street Greenock	Sanctuary	44	44	0	0	44	2017/18	44	0	0	0	0	44	2.673
Mallard Greenock	River Clyde Homes	20	20	0	0	20	2017/18	20	0	0	0	0	20	0.000
Dubbs Road Port Glasgow	Sanctuary	24	0	24	Amenity	24	2017/18	24	0	0	0	0	24	1.268
Shore Street Gourcock	Oak Tree	8	8	0	0	8	2017/18	8	0	0	0	0	8	0.000
St Stephens/Southfield Ave Port Glasgow	River Clyde Homes	120	120	0	0	120	2018/19	0	0	120	0	0	120	7.350
Auchenbothie Road Port Glasgow	Sanctuary	8	8	0	0	8	2017/18	8	0	0	0	0	8	0.478
Lilybank Road Port Glasgow	Sanctuary	16	16	0	0	16	2017/18	16	0	0	0	0	16	0.902
Broadstone Ave Port Glasgow	Sanctuary	12	12	0	0	12	2017/18	12	0	0	0	0	12	0.902
James Watt Dock Greenock	River Clyde Homes	144	134	10	0	144	2017/18	0	0	144	0	0	144	8.011
Slaemuir Ph 1 Port Glasgow	River Clyde Homes	28	28	0	0	28	2017/18	28	0	0	0	0	28	1.040
Killochend Greenock	Oak Tree	14	14	0	0	14	2018/19	0	14	0	0	0	14	0.931
Bow Farm Greenock	Oak Tree	62	62	0	0	62	2019/20	0	0	62	0	0	62	5.006
Woodhall Ph 4 Port Glasgow	River Clyde Homes	18	18	0	0	18	2018/18	0	18	0	0	0	18	1.080
Birkmyre Ave Port Glasgow	Sanctuary	17	17	0	0	17	2017/18	17	0	0	0	0	17	1.184
Slaemuir Ph 2 Port Glasgow	River Clyde Homes	32	32	0	0	32	2018/19	0	32	0	0	0	32	2.030
Slaemuir Ph 3 Port Glasgow	River Clyde Homes	36	36	0	0	36	2019/20	0	0	0	36	0	36	1.600
Upper Bow Greenock	River Clyde Homes	54	54	0	0	54	2018/19	0	0	54	0	0	54	3.890
Selkirk Road Port Glasgow	River Clyde Homes	18	18	0	0	18	2018/19	0	0	18	0	0	18	1.300
Peat Road Greenock	River Clyde Homes	102	102	0	0	102	2018/19	0	0	102	0	0	102	7.340
Chalmers Street Gourcock	River Clyde Homes	30	30	0	0	30	2018/19	0	30	0	0	0	30	2.600
Drumfrochar Road Greenock	River Clyde Homes	50	50	0	0	50	2018/19	0	50	0	0	0	50	3.600
Houston Street Greenock	Oak Tree	36	36	0	0	36	2019/20	0	0	36	0	0	36	2.826
Weymouth Crescent Greenock	Oak Tree	10	10	0	0	10	2018/19	0	10	0	0	0	10	0.831
East Crawford Street Greenock	River Clyde Homes	40	40	0	0	40	2019/20	0	0	40	0	0	40	2.880
Drumfrochar Road Greenock	Oak Tree	70	70	0	0	70	2019/20	0	0	70	0	0	70	5.494
Overton Greenock	Oak Tree	40	40	0	0	40	2019/20	0	0	40	0	0	40	3.139
West Stewart St/Argyle Street Greenock	Developer To be confirmed	24	24	0	0	24	2016/17	24	0	0	0	0	24	1.205
Unidentified Site 1	Oak Tree	30	30	0	0	30	2020/21	0	0	0	30	0	30	2.354
Unidentified Site 2	Oak Tree	15	15	0	0	15	2020/21	0	0	0	15	0	15	1.177
Unidentified Site 3	Oak Tree	30	30	0	0	30	2021/22	0	0	0	0	30	30	2.355
Unidentified Site 4	Oak Tree	15	15	0	0	15	2021/22	0	0	0	0	15	15	1.177
Totals:		1411	1344	67		1411		237	212	716	201	45	1411	95.894

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2018/19-2022/23

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years L5 - 2018/19-2022/23

PROJECT	SUBAREA	PRIORITY (Low / Medium / High)	GEOGRAPHIC CODE (G1-G4/HEMS)	DEVELOPER	UNIT LEVEL LOW			UNIT LEVEL MEDIUM			UNIT LEVEL HIGH			TOTAL OVER PERIOD	TOTAL OVER PERIOD	TOTAL OVER PERIOD	TOTAL OVER PERIOD	
					Bed 100	Bed 150	Bed 200	Bed 100	Bed 150	Bed 200	Bed 100	Bed 150	Bed 200					
Sturgeswood Industrial Site	Greenock South West	H	G1	Link	50	0	0	0	0	0	0	0	0	0	0	0	0	0
Highgate	Greenock South East	H	S	Clack Housing Association	50	0	0	0	0	0	0	0	0	0	0	0	0	0
Autumnwood Road	Greenock South West	H	S	Oak Tree	48	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Banbury	48	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	44	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Banbury	40	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	34	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	24	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	24	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	10	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Banbury	8	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Banbury	8	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Banbury	18	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Banbury	12	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	144	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	28	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	14	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	82	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	18	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Banbury	17	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	32	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	30	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	64	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	102	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	30	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	50	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	38	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	10	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	40	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	River Clyde Homes	70	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	40	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	40	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	40	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	24	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	15	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	50	0	0	0	0	0	0	0	0	0	0	0	0	0
Maroon Park Road	Greenock South West	H	S	Oak Tree	15	0	0	0	0	0	0	0	0	0	0	0	0	0
Total					1411	0	0	0	0	0	0	0	0	0	0	0	0	0

Strategic Code	Geographic Code
1	Year 1 (Greenock South West)
2	Year 2 (Greenock South West)
3	Year 3 (Greenock South West)
4	Year 4 (Greenock South West)
5	Year 5 (Greenock South West)
6	Year 6 (Greenock South West)
7	Year 7 (Greenock South West)
8	Year 8 (Greenock South West)
9	Year 9 (Greenock South West)
10	Year 10 (Greenock South West)

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2018/19-2022/23

LOCAL AUTHORITY: Inverclyde Council

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES(£0.000M)

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
PRE - 2015/16	0.000		
2015/16	0.091	0.091	0.000
2016/17	0.091	0.091	0.000

TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
PRE - 2015/16	£0.000					
2015/16	£0.000	£0.000	0.000	0	0	0
2016/17	£0.000	£0.000	0.000	0	8	8

Note: These tables are used to capture financial information. Details of how this has been used to fund/assist housing should be contained in the text of the SHIP as described in the guidance.

LOCAL AUTHORITY: Inverclyde Council
Summary of SHP 2017/18 - 2022/23

PROJECT	DEVELOPER	UNITS - TENURE		UNITS - TYPE				APPROVAL DATE	UNITS - COMPLETIONS					G AHSP FUNDING REQUIREMENT (£0.000N)
		Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)	Total Units by Type	Year (Estimated or Actual)		2018/19	2019/20	2020/21	2021/22	2022/23	
Ravenscraig Hospital Site Greenock	Link	150	123	27	15 Wheelchair & 12 Elderly Amenity Homeless	150	2018/19	0	150	0	0	0	150	13,250
Kings Glen Greenock	Cloch Housing Association	58	54	4	Homeless	58	2017/18	0	58	0	0	0	58	4,029
Auchmead Road Greenock	Oak Tree	36	34	2	Wheel chair accessible	36	2017/18	36	0	0	0	0	36	1,992
Mount Pleasant Street Greenock	Sanctuary	44	44	0	0	44	2017/18	44	0	0	0	0	44	2,673
Mallard Greenock	River Clyde Homes	20	20	0	0	20	2017/18	20	0	0	0	0	20	0,000
Dubbs Road Port Glasgow	Sanctuary	24	0	24	Amenity	24	2017/18	24	0	0	0	0	24	1,268
Shore Street Gourcock	Oak Tree	8	8	0	0	8	2017/18	8	0	0	0	0	8	0,000
St. Stephen's/Southfield Ave Port Glasgow	River Clyde Homes	120	120	0	0	120	2019/20	0	0	120	0	0	120	7,350
Auchenboothie Road Port Glasgow	Sanctuary	8	8	0	0	8	2017/18	8	0	0	0	0	8	0,478
Llybank Road Port Glasgow	Sanctuary	16	16	0	0	16	2017/18	16	0	0	0	0	16	0,902
Broadstone Avenue Port Glasgow	Sanctuary	12	12	0	0	12	2017/18	12	0	0	0	0	12	0,902
James Watt Dock Greenock	River Clyde Homes	144	134	10	0	144	2017/18	0	144	0	0	0	144	8,011
Slaemuir Ph1 Port Glasgow	River Clyde Homes	28	28	0	0	28	2017/18	28	0	0	0	0	28	1,040
Killochend Greenock	Oak Tree	14	14	0	0	14	2018/19	0	14	0	0	0	14	0,931
Bow Farm Greenock	Oak Tree	62	62	0	0	62	2019/20	0	62	0	0	0	62	5,006
Woodhall Ph 4 Port Glasgow	River Clyde Homes	18	18	0	0	18	2018/19	0	18	0	0	0	18	1,080
Birkmyre Avenue Port Glasgow	Sanctuary	17	17	0	0	17	2017/18	17	0	0	0	0	17	1,184
Slaemuir Ph 2 Port Glasgow	River Clyde Homes	32	32	0	0	32	2018/19	0	32	0	0	0	32	2,030
Slaemuir Ph 3 Port Glasgow	River Clyde Homes	36	36	0	0	36	2019/20	0	0	36	0	0	36	1,600
Upper Bow Greenock	River Clyde Homes	54	54	0	0	54	2018/19	0	54	0	0	0	54	3,890
Selkirk Road Port Glasgow	River Clyde Homes	18	18	0	0	18	2018/19	0	18	0	0	0	18	1,300
Peat Road Greenock	River Clyde Homes	102	102	0	0	102	2018/19	0	102	0	0	0	102	7,340
Chalmers Street Gourcock	River Clyde Homes	30	30	0	0	30	2018/19	0	30	0	0	0	30	2,600
Dunmfrochar Road Greenock	River Clyde Homes	50	50	0	0	50	2018/19	0	50	0	0	0	50	3,600
Houston Street Greenock	Oak Tree	36	36	0	0	36	2019/20	0	36	0	0	0	36	2,826
Weymouth Crescent Greenock	Oak Tree	10	10	0	0	10	2018/19	0	10	0	0	0	10	0,831
East Crawford Street Greenock	River Clyde Homes	40	40	0	0	40	2019/20	0	40	0	0	0	40	2,880
Dunmfrochar Road Greenock	Oak Tree	70	70	0	0	70	2019/20	0	70	0	0	0	70	5,494
Overton Greenock	Oak Tree	40	40	0	0	40	2019/20	0	40	0	0	0	40	3,139
West Stewart Street/Argyle Street Greenock	Developer to be confirmed	24	24	0	0	24	2016/17	24	0	0	0	0	24	1,205
Unidentified Site 1	Oak Tree	30	30	0	0	30	2020/21	0	0	30	0	0	30	2,354
Unidentified Site 2	Oak Tree	15	15	0	0	15	2020/21	0	0	15	0	0	15	1,177
Unidentified Site 3	Oak Tree	30	30	0	0	30	2021/22	0	0	0	30	0	30	2,355
Unidentified Site 4	Oak Tree	15	15	0	0	15	2021/22	0	0	0	15	0	15	1,177
Total		1411	1344	67	0	1411		237	716	201	45	1411	95,894	