
Report To:	Environment & Regeneration Committee	Date: 27 November 2018
Report By:	Corporate Director Environment, Regeneration & Resources	Report No: ENV/043/18/DH
Contact Officer:	Drew Hall	Contact No: 01475 714272
Subject:	Inverclyde Strategic Housing Investment Plan 2019 - 2024	

1.0 PURPOSE

- 1.1 The purpose of this report is to seek Committee approval for the new annual Inverclyde Strategic Housing Investment Plan (SHIP), covering the period from 2019/20—2023/24, to be submitted to the Scottish Government.

2.0 SUMMARY

- 2.1 To secure funding every local authority is required to prepare an annual Strategic Housing Investment Plan (SHIP). The SHIP sets out the key investment priorities for affordable housing in Inverclyde over a five year period to achieve the outcomes of the Local Housing Strategy (LHS) 2017-2022, and help the Scottish Government reach the national target of providing 50,000 new affordable homes by 2021/22.
- 2.2 The Scottish Government issued revised Guidance on the preparation of SHIPs in August 2018 and all local authorities were required to submit their SHIPs to the Scottish Government Area Team Office by Friday 26 October 2018 via the Housing and Regeneration Programme (HARP). HARP is a web-based system designed to store consistent and accurate information about all Local Authority housing programmes.
- 2.3 As per agreed protocol and due to the date of our Committee meeting, The Scottish Government was advised that we would submit a draft of the SHIP pending the decision on its approval at today's Committee meeting.
- 2.4 The SHIP 2019 - 2024 has been prepared in consultation with all our local Registered Social Landlord (RSL) partners and includes a full programme of affordable housing development proposals over the five-year period.

3.0 RECOMMENDATIONS

- 3.1 That the Committee:
- a) Approve the Strategic Housing Investment Plan for the five-year period from 2019 - 2024 for submission to the Scottish Government by Inverclyde Council as detailed at Appendix 1. and
 - b) Note the projects included in the Strategic Housing Investment Plan 2019 - 2024 as detailed at Appendix 1.

4.0 BACKGROUND

4.1 The revised SHIP Guidance (August 2018) requires all local authorities to prepare and submit a new five-year SHIP by 26 October 2018. The Scottish Government have been advised that due to scheduling, we submitted a draft SHIP pending the decision on Committee approval of the SHIP at today's meeting. The SHIP 2019/20 - 2023/24 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.

5.0 SHIP 2019/20 - 2023/24

5.1 Inverclyde is currently benefitting from significant investment in new affordable housing which will address the housing priorities in our area which most reflect the needs of our residents. National and local housing providers will receive around £32 million grant funding from the Scottish Government's Affordable Housing Supply Programme (AHSP) and will deliver over 800 new homes in Inverclyde over the next 3 years.

5.2 The SHIP is the result of ongoing consultation with RSLs, the Scottish Government and HSCP. Similarly, discussions with Council colleagues such as those in Roads, Planning, Property Services and Legal are fundamental in helping to resolve issues and ensure the delivery of development proposals which contribute appropriate housing for the area.

5.3 RSLs have put forward a comprehensive series of proposals for new affordable housing developments across Inverclyde covering the first four years of the planning period from 2019/20 to 2023/24. Table 1 (see Appendix 1) provides details of all projects over the five-year period.

5.4 The SHIP proposals provide affordable housing for social rent only. No projects have been put forward for affordable housing for sale (through shared equity schemes). However, the Council is in discussion with RSLs on the possibility of developing units for New Supply Shared Equity; eligibility for which has been recently expanded to include over 60's.

5.5 National population projections indicate that 4 of out every 10 households are expected to be single person households in Inverclyde by 2029. The majority of these are projected to be inhabited by older persons, who generally wish to continue living independently in home and community settings. We have been exploring different ways of supplying housing suitable for older residents with our RSL and HSCP partners, and increasing accommodation suitable for this demographic in the SHIP proposals. By utilising 24 hour care services; providing specific dementia friendly accommodation; and increased use of technologies such as telehealth and telecare; we are confident that we can address the housing and health needs of our increasing older population and support independent living.

5.6 In support of action 62 of the Fairer Scotland for Disabled People Action Plan, the Scottish Government SHIP guidance (August 2018) requested a greater focus on the delivery of wheelchair accessible housing across each local authority area. With over 800 units proposed in the SHIP and the Council's current 3% wheelchair accessible target; we would expect at least 25 wheelchair accessible homes to be added to the social rented stock of Inverclyde over the next five years.

5.7 To help achieve Scottish Government climate change and fuel poverty objectives, and contribute to the proposed 80% reduction in emissions by 2050, all of the projects proposed in the SHIP will tackle fuel poverty and ensure that heat is affordable for residents by increasing energy efficiency and therefore reducing the amount of energy required to heat the home.

5.8 The decision making process, which determines what projects to prioritise, involves many considerations including proposed house type/mix; impact new housing might have on older stock in the area; and ownership of the land to be used for development. Inverclyde Council SHIP submission forms stipulate that the projects which would be prioritised are those which

achieve the best balance between the following categories:

- Reflect LHS outcomes
- Address Housing Need and Demand
- Deliverability

5.9 We will continue to work with RSLs and HSCP partners with the aim of identifying which type of housing, in which location, best achieves the outcomes of the LHS, and therefore the needs of the population.

5.10 The 'Summary of Inverclyde SHIP 2019/20 - 2023/24' table at Appendix 1 displays a deliberate and substantial over-programming which would require grant funding far in excess of what has currently been offered. This over-programming is recommended by the Scottish Government. The intention is to allow for substitution of projects if a development stalls and cannot proceed due to unforeseen circumstances. Over-programming will help to ensure no loss of AHSP funding to the Inverclyde Council area; and provide an option for Inverclyde to take advantage of underspend elsewhere in Scotland and build additional housing where appropriate. App.1

5.11 A total of 1188 units contained in 27 projects are proposed in this SHIP, with a total AHSP expenditure of £89.868m. The minimum available AHSP funding is £31.982m.

6.0 AHSP Activity Update

6.1 Three affordable housing developments have been completed in Greenock and Port Glasgow since last years' SHIP. Combined, these three sites offer 109 new units for social rent including wheelchair and amenity housing:

- River Clyde Homes' Bay Street development contains a mixture of 41 flats and houses for social rent in Port Glasgow, including a wheelchair accessible property.
- The Garvald Street site developed by Oak Tree Housing Association offers 45 units for social rent through a combination of houses and cottage flats.
- Link completed a project with a mix of 21 amenity standard cottage flats and 2 wheelchair designed properties on the former St Gabriel School site, managed by Larkfield Housing Association.

6.2 Completions for River Clyde Homes' sites at Slaemuir (Phase 1) and Mallard Bowl are imminent. These two sites will offer 48 units across Greenock and Port Glasgow. The Slaemuir site in Port Glasgow is the first in a 3 phase development which will provide 96 units of varying house type including 3 bedroom family homes and 1 bedroom flats, and incorporate wheelchair housing. All River Clyde Homes properties are capable of being adapted to suit a range of housing needs.

6.3 Preparatory works have begun for several other projects, to enable them to either start in 18/19 or shortly thereafter. Oak Tree has 2 sites, Auchmead Road in Greenock and Shore Street in Gourrock which are nearing site start stage. Bow Farm in Greenock will provide 62 units for social rent and site is scheduled to start in October 2019.

6.4 Sanctuary Group are about to provide 5 sites across Greenock and Port Glasgow at Auchenbothie Road, Lilybank Road, Dubbs Road, Mount Pleasant Street and Broadstone Avenue which will deliver 103 units for social rent. The sites will offer a range of house types with cottage flats, family homes, and 23 units of amenity housing at Dubbs Road.

6.5 The joint project between Cloch Housing Association and Oak Tree at Kings Glen will provide 58 units for social rent including large family homes and cottage flats with some homes on split level due to the topography of the site. Consultation with colleagues in HSCP identified a requirement for throughcare accommodation in the area and this has been taken into account in the housing mix proposals with four 2 bedroom cottage flats to be provided as throughcare accommodation.

- 6.6 The development at the Ravenscraig Hospital site by Link Group in partnership with Oak Tree is expected to have a site start of May 2019 and will help meet the demand for one bedroom and family homes. Link's target of providing 10% wheelchair housing and the provision of amenity cottage flats will support more residents to live independently for as long as possible in their own homes and communities.
- 6.7 Adding to the imminent completion of projects at Slaemuir (Phase 1) and Mallard Bowl, River Clyde Homes have a number of other sites in the current SHIP across Greenock and Port Glasgow projected to start soon which will add over 400 more socially rented homes to Inverclyde.
- 6.8 The continuing project at Slaemuir, combined with the 138 units at James Watt Dock and the 224 units at the old St. Stephen's school site will include a variety of homes ranging from 1 bedroom assisted living properties to family homes, and will also provide wheelchair accessible properties. This variety and number of new homes for social rent will improve communities, lift local asset values and assist future regeneration.

7.0 IMPLICATIONS

7.1 Strategic

The SHIP 2019/20 - 2023/24 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 2018/19—2020/21 amount to £31.982m, 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 improving the housing quality and expanding the housing options available across Inverclyde.

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 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

2019/20- 2023/24

SUPPORTING STATEMENT

DRAFT

Introduction

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To secure funding every local authority is required to prepare an annual Strategic Housing Investment Plan (SHIP). The SHIP sets out the key investment priorities for affordable housing in Inverclyde over a five year period to achieve the outcomes of the Local Housing Strategy (LHS) 2017-2022, and help the Scottish Government reach the national target of providing 50,000 new affordable homes by 2021/22.

Preparation and delivery of the SHIP requires close collaboration between a range of stakeholders including Registered Social Landlords (RSLs), Scottish Government's More Homes Division, the Health and Social Care Partnership and other services within the Council, including Planning, Roads and Property Services. These partnership arrangements help facilitate delivery and implementation of both the LHS and the SHIP.

The SHIP is a five-year plan based on three year Resource Planning Assumptions, which are notified to the local authority on an annual basis. Assumptions and forecasts are based on information available at the time of preparation and are therefore subject to refinement as projects are developed. The SHIP details how we believe grant funding should be utilised across Inverclyde over the next 5 years to achieve the outcomes in the LHS.

In June 2018 the Scottish Government issued a revised Strategic Local Planning Agreement and Resource Planning Assumptions (RPAs) to Inverclyde Council for the period 2018/2019 to 2020/2021. The RPAs are as follows:-

Year	RPA
2018/19	£11.249m
2019/20	£10.031m
2020/21	£10.702m
Total	£31.982m

The SHIP identifies priority sites for development; it also states what resources are required to implement them. New guidance was issued by the Scottish Government in August 2018 which provided revised procedures for Local Authorities. This guidance has been utilised in preparing the SHIP.

Covering the 5 year period, 2019/20 - 2023/24, the SHIP and corresponding programme table (Appendix 1) sets out the key investment priorities and projected grant requirement to deliver affordable housing in the Inverclyde area.

Housing Need and Demand Assessment

The LHS was informed by the Housing Needs and Demand Assessment co-produced by the Strategic Development Authority for the region, Clydeplan, and the eight Glasgow City

Region Housing Authorities who collaborate through a Housing Market Partnership. This provides a robust, shared and agreed evidence base to support each authorities' LHS and development plans.

The LHS is prepared every 5 years, and requires the evidence base included in the HNDA to be regularly reviewed and updated. The current LHSs for local authority partners run from either 2016 - 2021 or 2017 - 2022.

From 2021, preparation will commence on the next Inverclyde LHS. This will require a refreshed evidence base. The HNDA Tool and associated guidance has now been refreshed and will assist in the production of the next HNDA. The HNDA Guidance is designed to assist local authorities to estimate the future number of additional homes required to meet existing and future housing need and demand.

While the HNDA is firmly rooted in evidence and has drawn a picture of local housing requirements, the process has also highlighted areas where further research needs to be conducted in order to fully understand local needs and demands, and to address them appropriately through inter-agency work and partnership arrangements. For example, further research was recommended into the impacts of poor quality and lower demand housing in Inverclyde.

Local Housing Strategy

The Inverclyde Local Housing Strategy 2017-2022 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 Inverclyde LHS was designed to overcome many of the challenges that face social tenants, private tenants, home owners and homeless people of Inverclyde; and help us to achieve our vision, aims and outcomes by 2022.

It identified 6 outcomes which the SHIP process will help the Council and its partners meet:

Outcome 1: Provide a supply of good quality affordable housing solutions across all tenures

Outcome 2: Sustainable, attractive and well-designed communities with well-functioning town centres

Outcome 3: Prevent homelessness where possible through provision of ongoing support to meet the needs of individuals

Outcome 4: People supported to live independently for as long as possible in their own homes and communities

Outcome 5: Tackle fuel poverty and contribute to meeting the climate change target

Outcome 6: Improve stock condition across all tenures

The LHS sets out Housing Supply Targets (HST) for private and affordable housing and the SHIP establishes priorities to achieve the affordable HST and related outcomes, as set out in the LHS. Considering all determining factors, it was calculated that a realistic and deliverable HST for Inverclyde would be 90 affordable units and 170 private sector units per annum over the lifetime of the LHS.

Inverclyde is one of the few Local authority areas which has a population which is projected to decrease, however the annual HST reflects the continued need to replace poor quality and unsuitable stock.

Demographics

Net migration, particularly of the 20s to 30s age group, continues to be a major contributor to depopulation across Inverclyde. The rate of population decline is projected to slow between the years of 2012-2024, then increase again from 2024-2037.

A decline in the working age population, along with a lower than average projected household formation rate is combining to create a decline in households over the period to 2029. This will reduce the number of family-sized and working age households; resulting in implications for the local economy in terms of lower tax contributions. It will also put further pressures on already stretched services.

Depopulation coupled with negative projected household change will result in an increase in the number and proportion of single person households in Inverclyde. 4 of out every 10 households are expected to be single person households by 2029. The majority of these are projected to be inhabited by older persons, who generally wish to continue living independently in home and community settings. This requires serious consideration being paid to future housing provision, including Specialist Provision, and service delivery considerations for the Council and its partners.

Independent Living

The LHS identified a requirement for suitable housing for older residents who may be looking to downsize but are possibly unable to afford a property in the private sector. New Supply Shared Equity guidance has recently been revised to allow over 60's to benefit from the scheme and we are actively promoting this and other available shared equity schemes through the Council website, social media platforms, and to the national and local RSLs in the area.

We have also been exploring different ways of supplying housing more suitable to older residents with our RSL and HSCP partners, and introducing higher numbers of units within current SHIP projects suitable for this demographic. By utilising 24 hour care services; providing specific dementia friendly accommodation; and increased use of technologies such as telehealth and telecare, we hope to address the housing and health needs of our increasing older population.

Our new build stock, though not specifically designed for an older or mobility impaired population, will benefit from the requirement to align with Housing for Varying Needs standards. These standards will ensure that the new build properties are more suitable for older and mobility impaired populations than much of our current stock.

Fuel Poverty

Our LHS highlights the need to tackle fuel poverty in Inverclyde. Inverclyde Council have been successful recently in delivering our HEEPS ABS programme and we are keen to continue to improve the energy efficiency of the housing stock through the SHIP programme.

We are investigating whether introducing innovative approaches such as the Passivhaus standard, which reduces energy use and carbon emissions, would provide a viable, cost effective solution to fuel poverty in the area and help Inverclyde Council meet the Scottish Government's carbon emission targets.

All of the projects proposed in the SHIP will tackle fuel poverty and ensure that heat is affordable for residents by increasing energy efficiency and reducing the amount of energy required to heat the home.

RSLs 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 follow technical briefs which require the specification of the houses to be energy efficient by utilising 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 aspects will help reduce energy consumption and keep energy bills down for residents.

Quality affordable housing solutions across all tenures

We are investigating a number of low cost housing options and their viability across various sites to increase the supply of good quality affordable housing solutions across all tenures. We are working with one of our RSLs and have jointly appointed consultants to carry out research and conduct market analysis on issues around supplying a range of tenures which would provide house types and designs tailored to meet local need.

The Council is in discussions with partners around utilising the Scottish Government's Partnership Support for Regeneration policy to encourage low cost private housing development in the area. Also, information between the Council and RSLs on the effect of new build housing on existing stock and other such issues is shared and discussed at the RSL Liaison meetings, and work is being commissioned to examine this particular issue further.

The Council is also discussing with developing RSLs the possibility of delivering units for New Supply Shared Equity (NSSE). The stipulations for who can benefit from NSSE have recently been revised to allow over 60's and Inverclyde Council will soon be discussing with Link and other national and local RSLs the suitability of providing a similar housing option to Paisley's Abbey Place retirement apartments. Options such as Open Market Shared Equity, NSSE, and shared ownership will be reviewed and promoted as appropriate.

Homelessness

Inverclyde Council and partners began reviewing our temporary accommodation provision model in 2017. Those with complex support needs often fail to sustain tenancies, leading to

repeat presentations to the Homelessness service. Without the appropriate support this cycle will continue.

A Rapid Rehousing approach utilising the Housing First model where required is the solution proposed by the Housing and Rough Sleeping Action Group (HARSAG) to address this situation. Housing First provides ordinary, settled housing with support as a first response for people with complex needs. The Scottish Government have asked all local authorities to produce a Rapid Rehousing Transition Plan (RRTP) by the end of December 2018; to be implemented by April 2019. From 2020, all SHIPs will provide information on the progress of RRTPs.

The Scottish Government has identified funding to support the transition to a Rapid Rehousing approach: £21m has been allocated from the £50m 'Ending Homelessness Together' fund for 2018-23, along with a health funding contribution of 1.5m over the first two years. To minimise time spent in temporary accommodation and adopt a Rapid Rehousing approach, HARSAG recommended that 25% of social rented stock in Inverclyde should be let to homeless households.

The Homelessness service in Inverclyde lies under the directorate of the HSCP who have set up a RRTP working group with members from across HSCP, RSLs, Housing Strategy, Commissioning and Finance to discuss ways to implement this HARSAG recommendation and produce the RRTP.

Wheelchair Accessible housing

The demand for wheelchair accessible housing is expected to increase significantly across Scotland, with a projected 80 per cent increase in the population of wheelchair users by 2024. The Clydeplan HNDA estimated that 'between 1% and 5% of all new additional units across the region may be required as wheelchair accessible homes.' All new housing in the area will meet Housing for Varying Needs standards as a minimum requirement, and the current LHS stipulates that 3% of all new social rented housing should meet wheelchair accessible standards to help increase the supply of housing suitable for wheelchair use in the area and meet the need of our residents.

We are assessing the benefits of producing an 'Inverclyde Standard' which would stipulate basic essential requirements for housing (including the 3% wheelchair accessible target) across all tenures in Inverclyde.

Calculating the provision of wheelchair accommodation in the RSL sector and avoiding double counting is problematic given the range of definitions and terminology employed across individual landlords. In addition, there is a distinction between purpose-built housing and existing stock that has been adapted for wheelchair use.

We are in the process of attempting to harmonise categories of supported accommodation across our social landlords to build our knowledge base and map availability of current supply on GIS. This will enable better assessment of future wheelchair accessible requirements.

We are engaged in a Specialist Housing Review with our partners and we are also in discussions with RSLs to ensure that the number of wheelchair accessible housing across

the current SHIP projects meets the 3% target. Specific wheelchair housing is now discussed at an early planning stage between Housing & HSCP for any new housing project; and we liaise with RSLs to determine the viability of including bespoke wheelchair accessible housing on all upcoming sites.

Link Group Ltd, in partnership with Oak Tree Housing Association, is planning to deliver 150 new high quality affordable homes for social rent at the old Ravenscraig Hospital site in Greenock. This site will benefit from Link Group's own specialist provision target of providing 10% wheelchair exemplar properties on each site. Officers from Housing Strategy and the HSCP are in regular communication with Link Group and other housing providers to ensure that new build housing can provide homes to meet an array of needs.

With over 800 units proposed in the SHIP and the Council's current 3% wheelchair accessible target, we would expect at least 25 wheelchair accessible units to be added to the social rented stock of Inverclyde over the next five years.

All of our developing RSLs are looking at ways of accommodating more specialist provision housing, including wheelchair accessible housing, on their sites and we are working with partners to increase the number where possible.

New affordable housing will also help to address other housing needs by incorporating dementia friendly designs and providing 'assisted living' homes for older and disabled residents.

Consultation

This SHIP is the result of ongoing consultation with RSLs, the Scottish Government and HSCP. Similarly, discussions with Council colleagues such as those in Roads, Planning, Property Services and Legal are fundamental in helping to resolve issues and ensure the delivery of development proposals.

In Inverclyde, the Council, the HSCP, and RSLs regularly attend a Housing Partnership Group. One of this group's key functions is to analyse the need for specialist housing to be included in projects which are submitted to the SHIP.

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. This affords the RSLs the opportunity to discuss any programme delays and discuss possible solutions.

The ongoing work of the Housing Partnership Group and the regular programme meetings between Housing Strategy, RSLs and the Scottish Government help to develop and deliver the housing type appropriate for the area.

Methodology

The decision making process which determines what projects to prioritise involves many considerations including proposed house type/mix; impact new housing might have on older stock in the area; and ownership of the land to be used for development. When asking for SHIP submission forms from our RSLs, Inverclyde Council stipulate that the projects which

would be prioritised are those which achieve the best balance between the following categories:

- Reflect LHS outcomes
- Address Housing Need and Demand
- Deliverability

In last years' SHIP, projects were similarly assessed considering deliverability, housing needs and LHS outcomes. However, our prioritisation process was weighted towards those projects which were deemed to be more deliverable.

Though many projects in the SHIP are rolled forward from previous submissions, we are continually monitoring how successfully the highest priority projects meet the housing need for the area, and their efficacy in helping to achieve the LHS outcomes. A more holistic method of project selection is now being utilised as part of our on-going decision making process.

Within the SHIP guidance, the Scottish Government stressed the importance of applying a 'minimum slippage factor of 25%' to the AHSP element of the SHIP. We have already benefitted from accelerating alternative projects due to slippage. Our 'over programmed' approach will help to address the number of units delivered. We will continue to work with RSLs and HSCP partners with the aim of identifying which type of housing, in which location, best achieves the outcomes of the LHS, and therefore the needs of the population.

The projects listed in the SHIP table at Appendix 1 are listed in order of priority from the top to the bottom of the table. Where slippage occurs on our higher priority sites, we have 'slippage projects' which can replace other projects as needed. River Clyde Homes and Oak Tree have a number of slippage projects at varying stages of readiness.

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 new build project over the next five years. The site will provide a large number of social rented homes for the south west of Greenock and will include a significant number of wheelchair and amenity housing, helping to ease the increasing need for these types of homes. Beyond the initial 150 homes there is also the expectation that a private developer will contribute housing for owner occupation with the possibility of providing affordable housing ownership options such as New Supply Shared Equity. The Ravenscraig Hospital site has been derelict for over a decade; the proposed development will bring sustainable, well-designed and attractive regeneration to the area.

Development Constraints

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; and design teams not yet appointed. Further development constraints include statutory consents not being in place (including zoning of land by the Planning authority); site investigations not yet carried out; RSL committee approval yet to be secured; final costs not yet available; problems with

topographic issues remaining unresolved; contamination issues such as Japanese Knotweed; and the requirement for excavations of rock before the development can commence.

Inverclyde Council are looking for a developer for the former Babylon nightclub site on the corner of Argyle Street/West Stewart Street, Greenock. This site remains in a state of disrepair. It is currently an eyesore and could be utilised to provide town centre living, possibly for those requiring amenity or wheelchair accommodation. Currently this site has failed to attract attention due to the extent and projected costs of infrastructure works required. Inverclyde Council are investigating other possible areas of grant funding which could make this site viable to an RSL and allow them to transform the building and contribute to the regeneration of a well-functioning town centre.

One of the areas of grant funding which could facilitate construction on this important site is the Scottish Government's Housing Infrastructure Fund (HIF). The HIF is managed and administered by More Homes Division and provides extra funding to sites which are of strategic importance and cannot proceed or have stalled due to exceptional infrastructure works. It allows for such sites to be unlocked for the delivery of affordable housing.

AHSP Activity Update

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Avenue which will deliver 103 units for social rent. The sites will offer a range of house types with cottage flats, family homes, and 23 units of amenity housing at Dubbs Road.

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Adding to the imminent completion of projects at Slaemuir (Phase 1) and Mallard Bowl, River Clyde Homes have a number of other sites in the current SHIP across Greenock and Port Glasgow projected to start soon which will add over 400 more socially rented homes to Inverclyde.

The continuing project at Slaemuir, combined with the 138 units at James Watt Dock and the 224 units at the old St Stephens school site will include a variety of homes from 1 bedroom assisted living properties to family homes and also provide wheelchair accessible properties. This variety and number of new homes for social rent will improve communities, lift local asset values and assist future regeneration.

Council Tax on second and empty homes and developer contributions

On the issue of monies received from Council Tax on second and empty homes, we receive around £260,000 annually and Inverclyde Council expects to continue to receive funding from this source. The highest priority for investment with these funds lies in tackling the current degraded condition of the housing stock and contributing to the regeneration of Clune Park. It is envisaged that much of the funding from this source will continue to help achieve the Council's aim to redevelop the area for affordable housing.

Additionally the Council, in partnership with River Clyde Homes and Shelter Scotland, employ an Empty Homes Officer who also contributes to the supply of affordable housing. We are examining the possibility of setting criteria to allow RSLs to bid for some of the money from this source. They can use the funding to assist them to purchase empty properties in areas where they are currently being prevented from investing in stock due to owners of empty properties being unwilling to pay for their share of the necessary investment work.

Regarding the development fund created to hold monies generated from the sale of assets by River Clyde Homes: in 2014/15 we received £66,124 from River Clyde Homes due to the sale of land and £15,076 of this was paid to the Scottish Government for knotweed remediation, the remainder was used to pay for unforeseen roads works in phase 3 of the Woodhall development. Any further funding received will be channelled to enable the delivery of affordable homes.

Last years' SHIP Supporting Statement noted a commuted sum of £150,000 due from the developer of the navy buildings site in Eldon Street Greenock. However, this is dependent on the number of private units the developer is able to complete and so far relatively few properties have been completed on site. Inverclyde Council has however received £40,000 from a development at Auchneagh Road, and we have used the sum to buy out the lease of a commercial property at Cumberland Walk to allow for the demolition of the site for the construction of affordable housing.

The Inverclyde Council Housing Land Supply Technical Report 2018 concluded that there is no longer a need for the Local Development Plan to have a policy seeking a contribution of affordable housing from private housing development sites across the whole of Inverclyde. The rationale for this is that due to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing requirements can be met without contribution from private sector sites.

It is anticipated that this approach will help attract developers and deliver increased numbers of private housing and provide a balance of tenures across Inverclyde. However, it is recognised that within the Inverclyde villages (Kilmacolm, Quarriers Village, Inverkip and Wemyss Bay) there is a limited supply of social rented housing available and no land identified for social rented housing development. There will therefore be a proposed requirement for 25% of houses built on greenfield housing sites in the Inverclyde villages to be available for social rent.

Equalities and Environmental Assessments

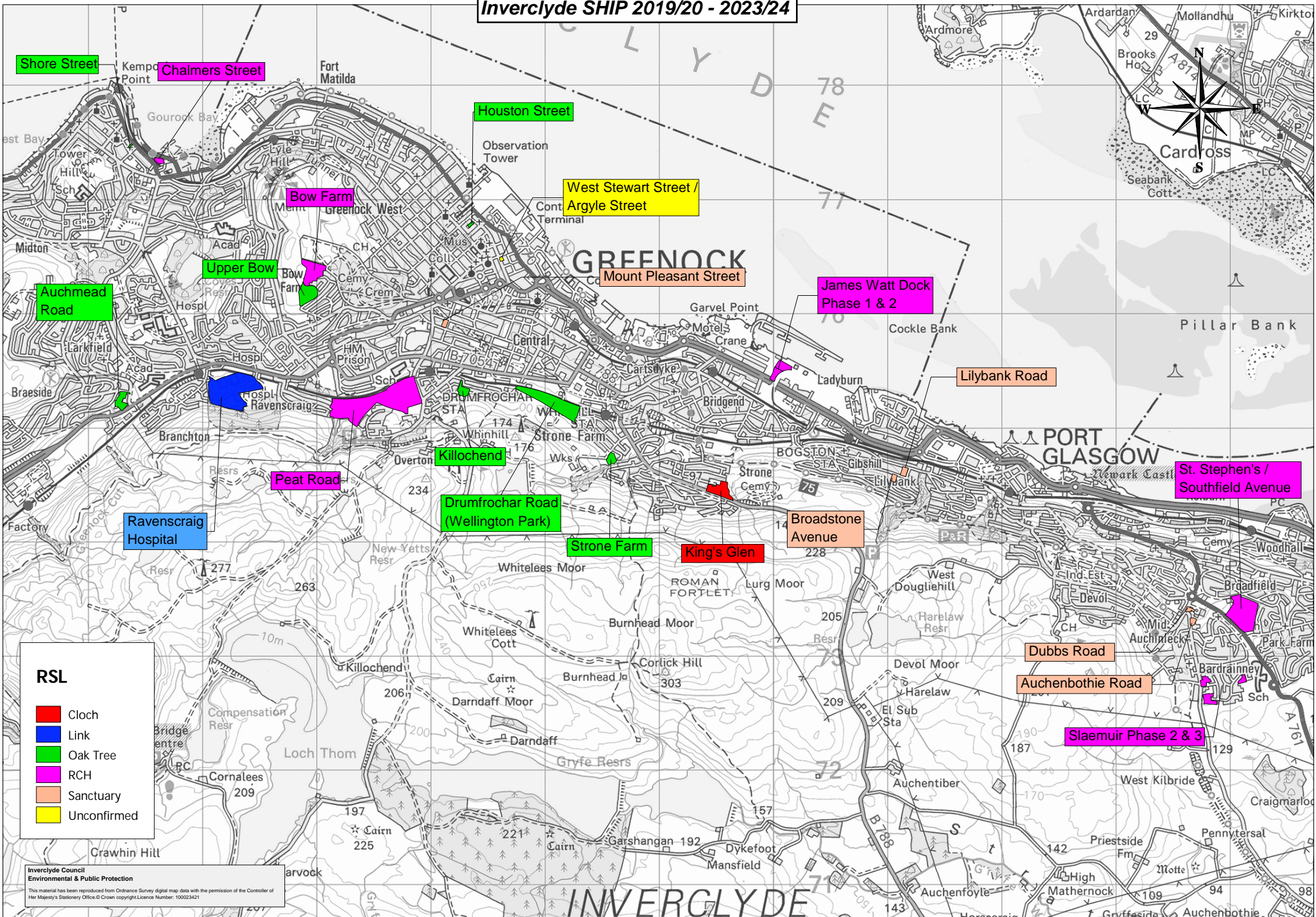
The development of the SHIP has taken into account the outcomes of the equalities impact assessment and current strategic environmental assessment undertaken within the current Inverclyde LHS and Local Development Plan.

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 be developing high specification wheelchair and amenity housing to provide a more complete response to the needs of some residents, and their Allocations Policies will also take account the requirements of equalities legislation.

October 2018

Appendix 1 - Summary of Inverclyde SHIP 2019/20 - 2023/24														
PROJECT	AREA	DEVELOPER	UNITS TYPE				APPROVAL DATE	COMPLETION DATE					AHSP FUNDING REQUIREMENT	
			Total Units	GN	Specialist Provision	Type of Specialist Need	Year (Est. or actual)	19/20	20/21	21/22	22/23	23/24	Total Completions over Period of SHIP	Total funding required Over SHIP Period (£m)
Ravenscraig Hospital	Greenock	Link	149	122	27	15 Wheelchair Accessible & 12 Amenity	2018/19	0	149	0	0	0	149	15.083
Auchmead Road	Greenock	Oak Tree	36	34	2	Wheelchair Accessible	2018/19	36	0	0	0	0	36	2.69
St Stephens/Southfield Avenue	Port Glasgow	River Clyde Homes	224	217	7	Wheelchair Accessible	2019/20	0	224	0	0	0	224	16.128
Kings Glen	Greenock	Cloch	58	54	4	Throughcare	2017/18	58	0	0	0	0	58	4.031
James Watt Dock Phase 1	Greenock	River Clyde Homes	72	70	2	Wheelchair Accessible	2018/19	0	72	0	0	0	72	5.184
James Watt Dock Phase 2	Greenock	River Clyde Homes	66	58	8	Blackwood	2019/20	0	66	0	0	0	66	4.752
Dubbs Road	Port Glasgow	Sanctuary	23	0	23	Amenity	2018/19	23	0	0	0	0	23	1.268
Lilybank Road	Port Glasgow	Sanctuary	16	16	0		2018/19	16	0	0	0	0	16	0.902
Slaemuir Phase 2	Port Glasgow	River Clyde Homes	34	33	1	Wheelchair Accessible	2018/19	34	0	0	0	0	34	2.448
Mount Pleasant Street	Greenock	Sanctuary	44	44	0		2017/18	44	0	0	0	0	44	2.673
Auchenbothie Road	Port Glasgow	Sanctuary	8	8	0		2018/19	8	0	0	0	0	8	0.478
Broadstone Ave	Port Glasgow	Sanctuary	12	12	0		2018/19	12	0	0	0	0	12	0.902
Slaemuir Phase 3	Port Glasgow	River Clyde Homes	30	29	1	Wheelchair Accessible	2019/20	0	0	30	0	0	30	2.16
Shore Street	Gourock	Oak Tree	8	8	0		2018/19	8	0	0	0	0	8	0.572
Bow Farm	Greenock	Oak Tree	62	60	2	Wheelchair Accessible	2019/20	0	62	0	0	0	62	5.045
Houston Street	Greenock	Oak Tree	20	19	1	Wheelchair Accessible	2019/20	20	0	0	0	0	20	1.569
Strone Farm	Greenock	Oak Tree	16	16	0		2019/20	16	0	0	0	0	16	1.278
Chalmers Street	Gourock	River Clyde Homes	40	39	1	Wheelchair Accessible	2018/19	0	40	0	0	0	40	2.88
Peat Road	Greenock	River Clyde Homes	51	49	2	Wheelchair Accessible	2018/19	0	51	0	0	0	51	3.672
Upper Bow	Greenock	River Clyde Homes	26	25	1	Wheelchair Accessible	2018/19	0	26	0	0	0	26	1.872
Killochend	Greenock	Oak Tree	9	9	0		2018/19	0	9	0	0	0	9	0.706
Drumfrochar Road	Greenock	Oak Tree	70	68	2	Wheelchair Accessible	2019/20	0	0	70	0	0	70	5.367
West Stewart Street/Argyle Street	Greenock	TBC	24	23	1	Wheelchair Accessible	2020/21	0	0	24	0	0	24	1.205
An Other 1	TBC	Oak Tree	30	29	1	Wheelchair Accessible	2020/21	0	0	30	0	0	30	2.354
An Other 2	TBC	Oak Tree	15	15	0		2020/21	0	0	15	0	0	15	1.177
An Other 3	TBC	Oak Tree	30	29	1	Wheelchair Accessible	2021/22	0	0	0	30	0	30	2.355
An Other 4	TBC	Oak Tree	15	15	0		2021/22	0	0	0	15	0	15	1.117
Total			1188	1101	87			275	699	169	45	0	1188	89.868

Inverclyde SHIP 2019/20 - 2023/24



- RSL**
- Cloch
 - Link
 - Oak Tree
 - RCH
 - Sanctuary
 - Unconfirmed