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| <b>Report To:</b>       | <b>Environment &amp; Regeneration Committee</b>               | <b>Date:</b>       | <b>12 January 2023</b> |
| <b>Report By:</b>       | <b>Interim Director, Environment &amp; Regeneration</b>       | <b>Report No:</b>  | <b>ENV005/23/MM</b>    |
| <b>Contact Officer:</b> | <b>Martin McNab</b>   | <b>Contact No:</b> | <b>01475 714246</b>    |
| <b>Subject:</b>         | <b>Inverclyde Strategic Housing Investment Plan 2023-2028</b> |                    |                        |

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## 1.0 PURPOSE AND SUMMARY

- 1.1  For Decision  For Information/Noting
- 1.2 To secure funding every local authority is required to prepare an annual Strategic Housing Investment Plan (SHIP). The SHIP reinforces the role of the Council as the strategic housing authority for Inverclyde. It 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 complete the delivery of 50,000 affordable homes; and deliver a further 110,000 affordable homes by 2032.
- 1.3 All local authorities were required to submit their SHIPs to the Scottish Government's More Homes Division Area Team by Friday 28 October 2022 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.
- 1.4 As per agreed protocol and due to the date of this Committee meeting, The Scottish Government was advised that Inverclyde Council would submit a draft of the SHIP through HARP pending the decision on its approval at today's Committee meeting.
- 1.5 The SHIP 2023 - 2028 has been prepared in consultation with all our developing RSL partners and includes a full programme of affordable housing development proposals over the five-year period.

## 2.0 RECOMMENDATIONS

- 2.1 That the Committee:
- Approves the Strategic Housing Investment Plan for the five-year period from 2023 - 2028 for submission to the Scottish Government by Inverclyde Council; and
  - Notes the content and projects included in the Strategic Housing Investment Plan 2023 - 2028 as detailed at Appendix 1.

**Stuart Jamieson**  
**Interim Director, Environment & Regeneration**

### **3.0 BACKGROUND AND CONTEXT**

- 3.1 The updated SHIP guidance (Guidance on preparing Strategic Housing Investment Plans, July 2022, attached) requires all local authorities to prepare and submit a new five-year SHIP by Friday 28 October 2022. 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 2023 - 2028 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.
- 3.2 The SHIP is a rolling programme with annual updates. The 2023-2028 SHIP reflects the priorities contained in the 2017-2022 Local Housing Strategy. Members will be aware that the Council is currently developing the new Local Housing Strategy for 2023-2028. It is anticipated that some of the priorities in the new LHS will begin to be reflected in the next iteration in a year's time. Consultation on the LHS to date suggests that it is likely that these will include a greater emphasis on regeneration as opposed to new build with the emphasis in the latter moving more towards specialist provision.
- 3.3 The Scottish Government has additionally produced a revised SHIP guidance note in November 2022, again this will be reflected in future iterations of the SHIP. The main changes in the new guidance include:
- the circumstances under which individual 'second-hand' residential dwellings can be purchased through the programme have been expanded
  - information is given on the additional quality measures that are being phased - in to homes delivered through the programme
  - the requirement for grant recipients to participate in a programme of continuous improvement as a condition of grant
  - local authorities and local authority arms-length external organisations may now apply for funding to deliver homes for mid-market rent – and RSL subsidiaries, local authorities and local authority arms-length external organisations may now also apply for funding for cost over-runs and pre-completion adaptations
  - local authorities may now apply to recycle grant (to allow the sale of existing social rented homes on the open market, or for shared equity, or to convert the homes to mid-market rent)

### **4.0 STRATEGIC HOUSING INVESTMENT PLAN 2023 - 2028**

- 4.1 Inverclyde has benefitted from significant investment in new affordable housing to address the housing priorities in our area which most reflect the needs of our residents. National and local housing providers have received around £80 million grant funding since 2017 from the Scottish Government's Affordable Housing Supply Programme (AHSP); and the Scottish Government's More Homes Division have notified us that our Resource Planning Assumption (RPA) for the next 3 years is £29.013m
- 4.2 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.
- 4.3 Efforts are focussed on completing existing projects, however RSLs have put forward a series of proposals for new affordable housing developments across Inverclyde covering the planning

period from 2023 to 2028, and our Acquisition Programme aims to deliver around 40 new affordable homes across Inverclyde each year. The 'Summary of Inverclyde SHIP 2023 - 2028' table (see Appendix 1) provides details of all projects over the five-year period.

- 4.4 Depopulation coupled with negative projected household change will result in an increase in the number and proportion of single person households in Inverclyde. 4 out of 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. By ensuring supply of wheelchair housing; 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.
- 4.5 Scottish Government guidance (Guidance for setting of Local Housing Strategy targets to support the delivery of more Wheelchair Accessible housing, March 2019) requested a greater focus on the delivery of wheelchair accessible housing across each local authority area. A recent Interim Specialist Housing Provision Review highlighted the need for more wheelchair housing in Inverclyde. A key recommendation was for a new cross-tenure Wheelchair Accessible Housing Target seeking the provision of 5% of all new housing in Inverclyde to be wheelchair accessible.
- 4.6 The methodology which determines which projects are prioritised through the AHSP involves many considerations including suitability of 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 will be prioritised are those which achieve the best balance between the following categories:
- Reflect LHS outcomes (possible 3 points)
  - Address Housing Need and Demand (possible 6 points)
  - Deliverability (possible 8 points)

We continue to work with RSL and HSCP partners to monitor how successfully the highest priority projects meet the housing need for the area, their efficacy in helping to achieve the LHS outcomes, and their deliverability. This monitoring process ensures that the housing projects delivered in the area are those which best meet the needs of the population.

- 4.7 An annual Acquisition Programme has been agreed between the council, RSLs and the Scottish Government. Inverclyde will receive up to £2m grant funding (at a rate of 50% of purchase price, up to £50,000 per property) through the AHSP in the 2022/23 financial year. The AHSP funding will be matched by the contributing RSLs: Cloch Housing Association, River Clyde Homes, Link Housing, Larkfield Housing Association and Oak Tree Housing Association. The fundamental aims of the Acquisition Programme are:
1. To consolidate stock for management and improvement purposes.
  2. To secure stock where there is limited supply and limited development opportunities.
  3. To secure stock for households with particular requirements.

The partners involved in the Acquisition Programme aim to purchase up to 40 homes annually to add to the affordable housing stock within areas of existing housing in Inverclyde.

- 4.8 All stock owned by RSLs must meet Energy Efficiency Standard for Social Housing (ESSH) standards. ESSH aims to improve the energy efficiency of social housing in Scotland and contribute to the Scottish Government target to reduce Scotland's emissions of all greenhouse gases to net-zero by 2045. All the projects in the SHIP will meet ESSH standards, help to 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.

## 5.0 AFFORDABLE HOUSING SUPPLY PROGRAMME - ACTIVITY UPDATE

5.1 Most sites have suffered delays due to the difficulties of building through the pandemic. However, several sites which commenced during the period of the previous SHIP are expected to be completed by April 2023.

### 5.2 Sanctuary Scotland

**Former Health Centre at Duncan Street, Greenock (60 units)** - A mixture of 1, 2, 3 and 4 bed houses and flats will be delivered in this Greenock town centre location, and they will reflect and compliment the fabric and dimensions of the existing homes in the area.

Inverclyde Council have been in discussions with our HSCP colleagues and Sanctuary to deliver units suitable for bariatric people and learning-disabled people and a mixture of tenures is proposed to provide the best affordable housing options for the area. It is anticipated that extra funding may be required to subsidise the mix of tenures, and to provide the alternative specifications for the supported living properties.

### 5.3 Link Group

**Ravenscraig Phase 2, Greenock (49 units)** - A mix of 2, 3 and 4 bed properties, including 3 wheelchair accessible homes and 9 amenity homes, are expected to be completed in 2023/24. The type of housing mix Link is delivering across the full 198-unit Ravenscraig development will support residents to live independently for as long as possible in their own homes and communities; it will improve community cohesion, lift local asset values and assist future regeneration.

**Quarry Drive, Kilmacolm (20 units)** - Subject to planning permission McTaggart & Mickel are progressing a development of 78 units at Quarry Drive, Kilmacolm. Fifty-eight units will be for private sale and twenty 1, 2, 3 and 4 bed units will be delivered in partnership with Link Group and Inverclyde Council for affordable housing. The properties will be let and managed by Larkfield. This development will provide affordable housing in an area of high demand and low affordable supply. To help provide affordable housing across all tenures in Inverclyde and with a view to addressing depopulation and ensuring cohesive communities, this proposed development will provide family homes for mid-market rent or low-cost home ownership and retirement/amenity homes for social rent and new supply shared equity. Four of the units will be wheelchair accessible

### 5.4 Trust Housing Association

**Bay Street - Port Glasgow (24 units)** - This four-storey block will provide twenty-four 2 and 3 bed flats of amenity and wheelchair housing for older people on land beside the A-listed Gourrock Ropeworks. 4 out of every 10 households within Inverclyde is expected to be a single person household by 2029 with a projection that the majority will be inhabited by older people, so this developments' housing size and type with level access and a 24-hour telecare system strategically aligns with the projected need and demand for housing for older people in the area. The town centre location and favourable topography of the site also lends itself to older people's housing. Site start is expected in early 2023, with anticipated completion in 2024/2025.

Trust HA very recently decided to pull out of developing this site for business reasons relating to the ongoing supply change challenges. The site owners are in discussions with another RSL and hope to deliver this development within existing timescales and to the expected type.

## 5.5 Oak Tree Housing Association

### **Strone Farm - Greenock (15 units)**

A mix of 2 and 3 bed properties and a 4-bed home to address the requirement for additional larger family homes in the area will be provided at this site. There are current delays to completion as the original developer struggled to meet the rise in supply chain costs resulting from Brexit and the Covid 19 Pandemic, (even with an additional grant funding supplied by the Scottish Government), and their contract has now been terminated. Another contractor will be procured to complete the contract and it is now anticipated that site completion will take place in 2023.

## 5.6 Delivery Partner To Be Confirmed

### **Clune Park – Port Glasgow (100-120 units)**

Members will be aware that the Clune Park estate has been on Inverclyde's SHIP slippage programme for a number of years. Clune Park has been identified as a Priority Place (for redevelopment) since the Local Development Plan was adopted in 2019. Although the Housing chapter within the proposed LDP has not been taken forward Clune Park continues to be identified by the Council as a Priority Place for housing led regeneration. The regeneration of the site will contribute to a number of the draft outcomes of the Local Housing Strategy 2023-2028 while also remediating a site which poses a number of other challenges. Over the last 18 months the Council has continued to acquire properties in the Clune Park estate, now owning more than half of them, and has plans to acquire the remainder. A number of meetings were also held in 2022 with the Scottish Government and potential partner RSLs to discuss the regeneration of Clune Park. It is therefore appropriate to move Clune Park from the slippage programme at this point.

During 2023 it is the Council's intention to develop an updated Vision and Masterplan for the site. It is intended that this will then lead to the appointment of a RSL as a development partner to take the project forward through the SHIP in future years. At this point it is proposed that the project proceed in two phases, Phase 1 being the redevelopment of the School, Church and Resource Centre Site and Phase 2 being the main Clune Park crescent comprising the North side of Robert Street, Maxwell Street, Clune Park Street, Wallace Street, Bruce Street and Caledonia Street.

## 6.0 IMPLICATIONS

6.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

| <b>SUBJECT</b>                               | <b>YES</b> | <b>NO</b> | <b>N/A</b> |
|--|------------|-----------|------------|
| Financial                                    |            | X         |            |
| Legal/Risk                                   |            | X         |            |
| Human Resources                              |            | X         |            |
| Strategic (LOIP/Corporate Plan)              |            | X         |            |
| Equalities & Fairer Scotland Duty            |            | X         |            |
| Children & Young People's Rights & Wellbeing |            | X         |            |
| Environmental & Sustainability               |            | X         |            |
| Data Protection                              |            | X         |            |

## 6.2 Finance

The Scottish Government's More Homes Division have notified us that our Resource Planning Assumption for the next 3 years is £29.013m.

One off Costs

| Cost Centre | Budget Heading | Budget Years | 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         |                |                  |                   |                               |                |

6.3 **Legal/Risk**

None.

6.4 **Human Resources**

None.

6.5 **Strategic**

The SHIP 2022/23 - 2026/27 addresses all 6 outcomes of the Inverclyde Local Housing Strategy (LHS) 2017 - 2022.

6.6 **Equalities and Fairer Scotland Duty**

None.

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

|   |   |
|---|---|
|   | YES – Assessed as relevant and an EqIA is required.   |
| X | NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, assessed as not relevant and no EqIA is required |

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

|  |  |
|--|--|
|  | YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed. |
|--|--|

|   |   |
|---|---|
| X | NO – Assessed as not relevant under the Fairer Scotland Duty. |
|---|---|

## 6.7 Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

|   |   |
|---|---|
|   | YES – Assessed as relevant and a CRWIA is required.   |
| X | NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights. |

## 6.8 Environmental/Sustainability

Summarise any environmental / climate change impacts which relate to this report.

Has a Strategic Environmental Assessment been carried out?

|   |   |
|---|---|
|   | YES – assessed as relevant and a Strategic Environmental Assessment is required.  |
| X | NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented. |

## 6.9 Data Protection

Has a Data Protection Impact Assessment been carried out?

|   |  |
|---|--|
|   | YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.                                    |
| X | NO – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals. |

## 7.0 CONSULTATION

7.1 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.
- Inverclyde Council's Roads, Planning, Property Services and Legal services.
- Inverclyde Health & Social Care Partnership, and
- Scottish Government More Homes Division, Glasgow and Clyde Area Office

## 8.0 BACKGROUND PAPERS

8.1 None.

Appendix 1

# Inverclyde Strategic Housing Investment Plan 2023 – 2028



## Introduction

In March 2021, the Scottish Government published its first long-term national housing strategy 'Housing to 2040' which outlines what it wants housing and communities to look and feel like for the people of Scotland. Housing to 2040 reinforces the Scottish Government's commitment to continue to invest in the supply of affordable housing, and the Scottish Government's Programme for Government 2021/22 included a commitment for a target to deliver 110,000 affordable homes by 2032, with at least 70% of these for social rent.

The Scottish Government has committed to invest over £3.44 billion in affordable housing over this parliamentary term to deliver more affordable and social homes, continuing to ensure the right types of homes in the right places, reflecting and supporting Local Housing Strategies and regional development priorities. The Programme for Government 2022/23 states that a new Housing Bill will be introduced by the end of this parliamentary year which will begin to deliver further aspects of Housing to 2040.

To secure funding, every local authority is required to prepare an annual Strategic Housing Investment Plan (SHIP). The SHIP reinforces the role of the local authority as the strategic housing authority. It informs the Scottish Government of the key investment priorities for affordable housing in Inverclyde to achieve the outcomes of the Local Housing Strategy (LHS) 2017- 2022 (LHS 2023-2028 exp. Jan 2023). The SHIP is utilised in the preparation of a Strategic Local Programme Agreement that sets out the planned programme across the local authority for the year. Affordable Housing Supply Programme (AHSP) funding is available to deliver:

- new build units (which could include 'off the shelf' purchases from developers)
- acquisition of 'second hand' stock for sale on the open market
- remodel/ rehabilitate/ convert existing properties where this is considered a strategic priority

The Scottish Government's More Homes Division have notified Inverclyde Council that our Resource Planning Assumption (RPA) for the next 3 years is £29m:

| Year           | 2023-24  | 2024-25  | 2025-26  | Total    |
|----------------|----------|----------|----------|----------|
| Inverclyde RPA | £ 9.595m | £ 9.629m | £ 9.789m | £29.013m |

More Homes are aware that there are some local authority areas for whom it may be challenging to spend their full RPA allocation. Any RPA which is not spent in one area will be reallocated to another local authority as necessary.

Delivery of the housing projects included in the SHIP requires close collaboration between a range of stakeholders including Registered Social Landlords (RSLs), the Scottish Government's More Homes Division, the Health and Social Care Partnership and other services within the council, including Planning, Roads and Property Services. Assumptions and forecasts are based on information available at the time of preparation and are therefore subject to refinement and alteration as projects are developed. It is not uncommon for a project to fall out of the SHIP due to any number of development constraints.

Along with the economic and regeneration benefits for the area, below are some of the social benefits of delivering new affordable homes in Inverclyde:

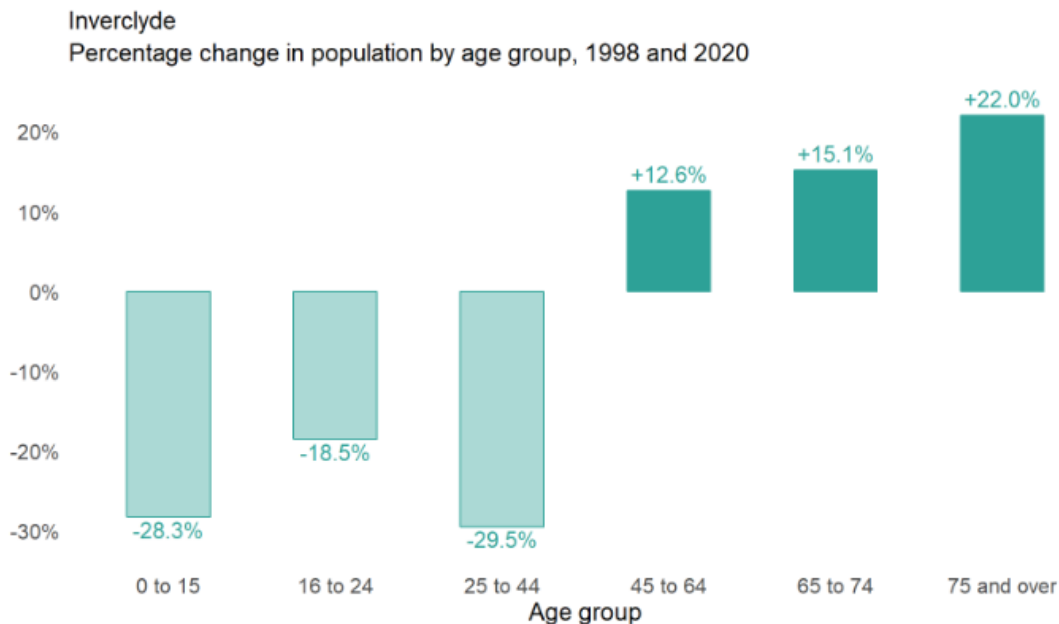
- Supporting improved health and education outcomes through delivery of high-quality homes
- Enhancing quality of life for residents inside and outside of their homes
- Meeting the challenge of demographic change by providing accessible and adaptable homes
- Improving access to fit-for-purpose and energy-efficient homes

Covering the 5 year period, 2023/24 - 2027/28, this SHIP Supporting Statement and corresponding programme table (Appendix 1) sets out the key investment priorities and projected grant requirement to deliver affordable housing in the Inverclyde area. AHSP completions throughout the current LHS Period (2017 to 2022) can be found at appendix 2 and the Affordable Housing Supply Programme process can be found at Appendix 3.

## Demographics

The latest mid-2021 population estimates, published by the National Records of Scotland show that between 1998 and 2021, the population of Inverclyde has decreased by 8.9%. This is the highest negative percentage change out of the 32 council areas in Scotland. Over the same period, Scotland's population rose by 8.2%.

National projections predict a continuing population decline, the population of Inverclyde is estimated to reduce by a further 13% by 2040. The population is also ageing as can be seen in the chart below:



The declining and ageing population leads to a reduction of family-sized and working age households, and will have serious implications for the local economy in terms of lower tax contributions, and an increase in the required provision of care and suitable housing. It will put further pressures on already stretched services.

Depopulation coupled with negative projected household size will result in an increase in the number and proportion of single person households in Inverclyde. 4 out of every 10 households are expected to be single person households by 2029. The majority of these are projected to be inhabited by older people who generally wish to continue living independently in home and community settings. The changing demographics requires consideration on future housing provision, including Specialist Provision, and has informed the housing size and type being delivered in Inverclyde through the Affordable Housing Supply Programme in recent years.

However reversing population decline is the first priority of Inverclyde's Outcome Improvement Plan:

Priority Action 1: Population - Inverclyde's population will be stable and sustainable with an appropriate balance of socio - economic groups that is conducive to local economic prosperity and longer term population growth.

Therefore we understand the imperative to deliver a suitable affordable housing offer to reflect population projections; but we also have to determine how best to balance the housing offer which would address requirements expressed in population projections with the strategic ambition of regenerating and repopulating the area with families and working age residents.

The affordable housing section of the upcoming Quarry drive site in Kilmacolm can be seen as a microcosm of the competing housing demands across Inverclyde; and the mix and tenure options proposed provides appropriate solutions. The development will provide a mixture of retirement/amenity homes, and family homes to both attract young families into the area and provide an affordable housing solution to allow young families to remain in the area. Wheelchair accessible housing will also be provided. Low cost affordable housing for sale and mid-market rent options will further increase the affordable housing options in the area.

## SIMD

In January 2020, The Scottish Government published the Scottish Index of Multiple Deprivation (SIMD). The SIMD is the Scottish Government's official tool for identifying places in Scotland suffering from deprivation. It uses data relating to multiple aspects of life (income, employment, health, education, access, crime and housing) in order to gain the fullest possible picture of deprivation across Scotland.

The SIMD report on 28 January 2020 identified Inverclyde as the area with the largest local share of deprived areas. 32% of Inverclyde's data zones were in the 10% most deprived data zones in Scotland, and 45% of data zones were among the 20% most deprived in Scotland. Greenock Central was ranked as the most deprived data zone in Scotland.

## Local Housing Strategy

The Inverclyde LHS 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 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. 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 with a population which is projected to decrease, however the annual HST reflects the continued need to replace poor quality, unsuitable and unsustainable stock and to provide additional choice in the private sector.

Ongoing stakeholder consultation incorporating the Scottish Government's Housing to 2040 vision and principles will determine the key housing issues for Inverclyde and inform development of the next Inverclyde LHS throughout 2022, to be in place for the 2023 - 2028 period. It is expected that the new Local Housing Strategy will have a significant impact on the shape of the SHIP going forward with the possibility of a greater emphasis on housing regeneration rather than new build and more focus on specialist housing provision reflecting Inverclyde's changing demographic.

## Housing Need and Demand Assessment

A Housing Need and Demand Assessment (HNDA) has a prescribed form and function in statutory guidance. It is a key evidence base for strategic development plans and housing strategies.

The current LHS was informed by the HNDA co-produced by the Strategic Development Authority for the region, Clydeplan, and the eight Glasgow City Region Housing Authorities who collaborate through the Glasgow Clyde Valley Housing Market Partnership. The HNDA provides a robust and credible evidence base to support each authority's LHS and Local Development Plan. The LHS is prepared every 5 years, and requires the evidence base included in the HNDA to be regularly reviewed and updated.

While the HNDA is firmly rooted in evidence and has helped inform local housing requirements, it has also highlighted areas where further local 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, the current HNDA (HNDA2) recommended further local research on the impacts of poor quality and lower demand housing in Inverclyde, and on the availability of wheelchair accessible housing.

Inverclyde's Housing Strategy and Planning Policy teams are partners within the Glasgow Clyde Valley Housing Market Partnership which is responsible for developing the new Glasgow and Clyde Valley HNDA (HNDA3). Work on HNDA3 has been ongoing with sign off expected by autumn 2022. This will provide the Housing Strategy team and partners with a robust and credible evidence base to develop the next iteration of the Inverclyde LHS.

## Local Development Plan

The Local Development Plan (LDP) sets out the Council's strategy, policies and proposals for the use of land and buildings within Inverclyde and is the document the Council uses to determine planning applications and provide advice on development proposals.

Developers appealed Inverclyde Council's decision to adopt our LDP in August 2019 on the basis that it did not provide sufficient land for housing. In July 2020, the Court of Session decided to uphold the appeal and quash Chapter 7 of the LDP ('Our Homes and Communities'). This left the Council without a planning policy framework for housing development, residential areas and community facilities and a decision was made to prepare a new LDP based on the new guidance under the 2019 Planning (Scotland) Act.

Within the Inverclyde villages (Kilmacollm, Quarriers Village, Inverkip and Wemyss Bay) there is limited supply of affordable housing and no land identified for affordable housing development. Therefore, in order to increase the supply of affordable housing in these areas, the draft Inverclyde LDP will include a 25% affordable housing requirement on any greenfield development sites in the Inverclyde villages; and discussions are taking place around extending the affordable housing policy due to upcoming large sites outwith greenfield sites in the villages.

Any of the housing types (tenures) listed below can contribute to affordable housing provision:

- Social rented
- Subsidised low cost housing for sale
- Unsubsidised low cost housing for sale
- Mid-market or intermediate rented

The draft LDP recommends that developers engage in early discussions with the Council's Housing Strategy Team and Registered Social Landlords to determine the appropriate unit number and type required in the local area. The draft LDP will also include the Wheelchair Accessible Policy to help to increase the supply of wheelchair housing in Inverclyde.

## Affordable Housing Supply Programme

Following the delivery of over 1000 new affordable homes over the past few years in Inverclyde we are now seeing a reduction in proposed newbuild developments. The majority our RSLs are now entering a period of relative consolidation due to current challenges related to materials, supplies and labour; consideration of the impact of additional affordable housing on existing stock in an area of depopulation; and a wish to assess the latest outcomes and proposed actions from

our latest LHS which is due in early 2023. The latest LHS will be informed by a series of recent housing studies and an Inverclyde wide survey of house condition.

Our recent new build impact assessment study showed that while there continues to be demand for social housing in Inverclyde and the turnover of RSL stock does not meet the demand expressed in the housing registers, the demand for and popularity of our stock is significantly lower than the Scottish average. The number of long term voids is increasing and some RSLs have very long average re-let times. The study found that overall the effect of recent new development will result in older lower demand stock becoming less popular and less able to meet energy efficiency and safety standards in its current condition.

As a stock transfer authority the council relies on its partnerships with RSLs to deliver new housing in Inverclyde. Inverclyde Council are in agreement that this relative pause in the delivery of new build housing is the correct approach for Inverclyde at this time. A continuation of the delivery of additional affordable housing in the area on the scale of recent years would be unwise in challenging times for house builders, and without full assessment of the requirements of existing housing stock. However, the completions over recent years will ensure that we exceed our Housing Supply Target for affordable housing in the current LHS.

We will have a clearer picture on requirements for future development following the production of our new LHS. We are engaged in robust discussions with our housing partners and wider stakeholders to deliver our new LHS which, along with helping to realise national Planning ambitions, will also be informed by current local studies such as the Central Greenock study and the upcoming Port Glasgow study.

The Scottish Government's draft fourth National Planning Framework detailed current consensus on the issues to be addressed such as achieving net zero; fostering resilient communities; 20 minute neighbourhoods; and delivering a well-being economy and better, greener places. Key opportunities to achieve this will include:

- A strong preference for reusing existing buildings before new development proceeds; and
- strengthening support for development in town centres

Completion of the current development programme remains our priority but the Council and our stakeholders will also continue to identify the most appropriate way for additional affordable housing to meet the outcomes of our LHS. We will reinstate our RSL Liaison Group meetings following production of our LHS to ensure that our future AHSP delivers on the revised actions and outcomes of the new LHS. We will continually address additional housing requirements whether this is in the form of providing additional new build units, open market acquisitions, or remodelling existing properties.

## Affordable Housing Supply Programme - Activity Update

Most sites nearing completion have suffered delays due to the difficulties of building through the pandemic. However, a number of sites which commenced during the period of the previous SHIP are expected to be completed by April 2023. Appendix 2 details the affordable housing completions from 2017-2022 in Inverclyde.

## Sanctuary Scotland



Sanctuary Scotland were announced winners in the 'Best affordable housing development – less than £20m' category of the 'Excellence in Development for Affordable Housing' awards in September 2022.



The UK wide Chartered Institute of Housing award recognises design, location, community engagement, and partnership working. The new, affordable and sustainable homes delivered through the AHSP consists of 96 properties across Port Glasgow and Greenock.

#### **Former Health Centre at Duncan Street - Greenock (60 units)**

A mixture of 1, 2, 3 and 4 bed houses and flats will be delivered in this Greenock town centre location and they will reflect and compliment the fabric and dimensions of the existing homes in the area.

Inverclyde Council have been in discussions with our HSCP colleagues and Sanctuary to deliver units suitable for bariatric people and learning disabled people and a mixture of tenures is proposed to provide the best affordable housing options for the area. It is anticipated that extra funding may be required to subsidise the mix of tenures, and to provide the alternative specifications for the supported living properties.

[Link Group](#)

#### **Ravensraig Phase 2 - Greenock (49 units)**

A mix of 2, 3 and 4 bed properties, including 3 wheelchair accessible homes and 9 amenity homes, are expected to be completed in 2023/24. The type of housing mix Link are delivering across the full 198 unit Ravenscraig development will support residents to live independently for as long as possible in their own homes and communities; it will improve community cohesion, lift local asset values and assist future regeneration.

### **Quarry Drive - Kilmacolm (20 units)**

Subject to planning permission McTaggart & Mickel are progressing a development of 78 units at Quarry Drive, Kilmacolm. Fifty eight units will be for private sale and twenty 1, 2, 3 and 4 bed units will be delivered in partnership with Link Group and Inverclyde Council for affordable housing. The properties will be let and managed by Larkfield. This development will provide affordable housing in an area of high demand and low affordable supply. To help provide affordable housing across all tenures in Inverclyde and with a view to addressing depopulation and ensuring cohesive communities, this proposed development will provide family homes for mid-market rent or low cost home ownership and retirement/amenity homes for social rent and new supply shared equity. Four of the units will be wheelchair accessible



### **Trust**

### **Bay Street - Port Glasgow (24 units)**

This four-storey block will provide twenty-four 2 and 3 bed flats of amenity and wheelchair housing for older people on land beside the A-listed Gourrock Ropeworks. 4 out of every 10 households within Inverclyde is expected to be a single person household by 2029 with a projection that the majority will be inhabited by older people, so this developments' housing size and type with level access and a 24 hour telecare system strategically aligns with the projected need and demand for housing for older people in the area.





Also the town centre location and favourable topography of the site lends itself to older people's housing. Site start is expected in early 2023, with anticipated completion in 2024/2025.

### Oak Tree Housing Association

#### **Strone Farm - Greenock (15 units)**

A mix of 2 and 3 bed properties and a 4 bed home to address the requirement for additional larger family homes in the area will be provided at this site. There are current delays to completion as the original developer struggled to meet the rise in supply chain costs resulting from Brexit and the Covid 19 Pandemic, (even with an additional grant funding supplied by the Scottish Government), and their contract has now been terminated. Another contractor will be procured to complete the contract and it is now hoped that site completion will take place in 2023.



### Delivery Partner – To be Confirmed

#### **Clune Park Port Glasgow (approx. 100-120 units)**

The Clune Park estate has been on Inverclyde's slippage programme for a number of years. During 2023 it is the Council's intention to develop an updated Vision and Masterplan for the site. It is intended that this will then lead to the appointment of a RSL as a development partner to take the project forward through the SHIP in future years. At this point it is proposed that project proceed in two phases, Phase 1 being the redevelopment of the School, Church and Resource Centre Site and Phase 2 being the main Clune Park crescent comprising the North side of Robert Street, Maxwell Street, Clune Park Street, Wallace Street, Bruce Street and Caledonia Street.

## Use of different methods of construction in the delivery of affordable housing

Modern Methods of Construction (MMC) is a wide term that includes a range of off-site manufacturing and on-site techniques that provide alternatives to traditional house building methods. MMC can offer better thermal performance and a reduction in the building's maintenance costs. As a result, ensuring properties in the area are in demand and also offering our residents energy efficient properties to reduce the impact of energy prices on households and to tackle fuel poverty.

Inverclyde Council has partnered with our RSLs to improve the quality of affordable social rented housing in the area. All new homes built in Inverclyde include high levels of insulation, large double-glazed windows and photovoltaic panels allowing for reduced bills. Furthermore, on recent developments some separate sites have shared resources in design and construction. A number of the same sites had the same components which were constructed off site, therefore applying the Scottish Government principles of benefitting from sharing design resources; procuring more goods for cost effectiveness; adopting common specifications/designs; and the use of off-site construction.

Inverclyde Council are continually striving to transform our local authority area and we recognise that one of the keys to achieving our ambitions is to provide highly desirable housing. We understand that maximising the potential of innovative design and construction techniques allows us to deliver a greater number of greener homes, which assists us in our goal of providing sustainable neighbourhoods and other economic opportunities.

## Homelessness and the RRTP

The Covid-19 pandemic has fundamentally changed the homelessness picture within Inverclyde with an increase in homelessness presentations due to people no longer being able to remain in their previous accommodation for a variety of reasons; in particular with increasing numbers of young people presenting as homeless through family breakdown.

In order to respond to the increased presentations, a greater number of temporary furnished flats was required and local RSLs have supported this by providing additional flats to the Homelessness service.

Local Authorities must produce a Rapid Rehousing Transition Plan (RRTP), and develop the plans in collaboration over a planned and costed phase of 5 years (2019 -20 to 2023-24).

An RRTP governance structure has been created involving a range of stakeholders to oversee the delivery of the RRTP in Inverclyde, to tackle the ongoing impact of Covid-19, and to ensure that strategic housing priorities are aligned and are consistent with RRTP priorities. The RRTP Steering Group leads the governance relating to the RRTP and in October 2020 a Rapid Rehousing Partnership Officer was employed to coordinate delivery of the RRTP.

In association with RSLs, and to address a key requirement of the RRTP of reducing time spent in temporary accommodation, Inverclyde Homelessness Service commenced a process of 'flipping' temporary furnished accommodation into permanent tenancies. Considerations must

be made on the homeless applicant's preferred location, and the inherent difficulties of replacing flipped properties to ensure an appropriate supply of temporary accommodation is maintained.

The Homelessness Service are members of the Acquisition Programme Delivery Group which enables them to highlight properties for sale on the open market to RSLs, and be informed when RSLs purchase properties suitable for their client group. This will help to maintain an appropriate supply of emergency temporary accommodation while continuing to quicken access to local settled housing options.

The Homelessness Service is considering further housing options to address homelessness through discussions with owners of currently empty homes; increasing access to the private rented sector by working collaboratively with private landlords; and by investigating a programme of leasing private rented tenancies.

## Independent Living

All of our new build stock will benefit from the requirement to align with Housing for Varying Needs standards which will ensure that properties can be more easily adapted to suit the needs of our older and mobility impaired populations.

We have also been exploring different ways of supplying housing more suitable to older residents with our RSL and HSCP partners. By providing specific dementia friendly, amenity and wheelchair accommodation; and utilising 24 hour care services allied to technologies such as telehealth and telecare; we will continue to address the housing and health needs of our increasing older population. Around 100 wheelchair or amenity units suitable for older or mobility impaired residents have been delivered in the area recently through the AHSP. This number doesn't include the dementia friendly units included at St Stephens and further amenity and wheelchair accessible homes will be delivered in the near future.

Inverclyde Council have also been in discussions with our HSCP colleagues and Sanctuary Scotland to deliver units suitable for bariatric and learning disabled people to further assist independent living within a town centre location at Duncan Street in Greenock.

## Wheelchair Accessible Housing

The Scottish Government are committed to reviewing the Housing for Varying Needs design guide, and to introducing new building standards from 2025/26 to underpin a Scottish Accessible Homes Standard which all new homes must achieve. In the meantime, our wheelchair housing will, as a minimum, comply with the design criteria indicated as a 'basic' requirement for wheelchair users, as outlined in the current Housing for Varying Needs design guide. We also work closely with our RSLs and HSCP to ensure bespoke wheelchair accessible housing is delivered where required, and that we meet our wheelchair accessible housing target.

A recent Interim Specialist Housing Provision Review highlighted the need for more wheelchair housing in Inverclyde. A key recommendation was for a new cross-tenure Wheelchair Accessible Housing Target seeking the provision of 5% of all new housing in Inverclyde to be wheelchair accessible. This recommendation was discussed during the consultation process of Inverclyde's Proposed LDP. The Proposed LDP received Committee approval for the implementation of a new Wheelchair Accessible Housing Policy: "POLICY 21 - WHEELCHAIR ACCESSIBLE

HOUSING - The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units.” Therefore all new developments in Inverclyde are now required to provide wheelchair accessible housing, regardless of tenure.

RSLs have delivered more than 100 affordable wheelchair accessible homes in Inverclyde through the AHSP, however the new Wheelchair Accessible Housing Policy now also requires private developers to provide wheelchair accessible homes on future sites in Inverclyde, increasing housing options for residents. Further, Inverclyde’s Acquisition Programme helps our housing partners to secure stock in areas of existing housing, providing additional housing options in suitable locations where households have particular requirements.

## Child Poverty

As set out in ‘Every Child, Every Chance’, the Scottish Government’s Tackling Child Poverty Delivery Plan, access to warm and affordable housing for families living on low incomes is a key factor in tackling child poverty.

All stock owned by RSLs must meet Energy Efficiency Standard for Social Housing (ESSH) standards. ESSH aims to improve the energy efficiency of social housing in Scotland. It will help to reduce energy consumption, fuel poverty and the emission of greenhouse gases. The revised ESSH2 target confirmed in 2019 is for all social housing to meet Energy Performance Certificate Band ‘B’ rating, or to be as energy efficient as is practicably possible by the end of December 2032. All of the projects proposed and delivered through the SHIP will strive to meet ESSH2 standards and help to tackle fuel poverty by increasing energy efficiency and reducing the amount of energy required to heat the home. Further, our housing partners will target net zero emissions from affordable housing delivered through the AHSP over the next few years.

From 2013 to date Inverclyde Council has secured over £14.6m ‘Energy Efficient Scotland, Area Based Schemes (ABS) funding from the Scottish Government. Working in collaboration with RSLs, over 2,456 households in or at risk of fuel poverty have received energy efficiency measures to help reduce energy usage and costs. The total funding to date includes £1.4m for 2022/23 where a further 159 energy efficient measures will be provided to households by the end of June 2023, continuing to make homes more energy efficient and cheaper to keep warm and dry.

The high quality, energy efficient new affordable homes delivered through the AHSP plus the success of the ABS programme is improving communities; assisting future regeneration; and most importantly helping to tackle child poverty.

## Quality affordable housing solutions across all tenures

The Council is committed to ensuring that the housing available within Inverclyde meets the needs of existing and new residents. Affordable Housing includes homes for social rent, low cost home ownership/shared equity, shared ownership, mid-market rent and private sector housing delivered below market cost. We continue to investigate a number of low cost housing options and their viability across various sites to address repopulation by increasing the supply of good quality affordable housing solutions across all tenures.

Repopulation is a priority of the Inverclyde Outcomes Improvement Plan. The reasons for population changes are varied and complex, however the availability of good quality housing in places where people want to live is a significant factor.

Attracting suitable private house building in Inverclyde is key to regenerating and repopulating the area, and we are discussing the delivery of a variety of affordable housing options alongside private homes at Quarry Drive. Providing a mix of private and affordable housing on the same site will help to deliver an intergenerational, sustainable community. It will cater for younger people and families who require affordable housing but do not qualify for, or simply do not wish to live in, socially rented properties; and for older people who may want to downsize or move to more supported accommodation.

A variety of appropriate affordable housing allied to proposals for additional private housing will help to retain and attract residents and maintain sustainable communities as part of a wider effort to address population decline. We are seeking to set up a series of meetings with RCH to discuss the expected impact of their latest asset management plan and how it aligns with the requirements of the stock transfer agreement. This will include discussion on how the sale of land assets could attract private investment and contribute to the repopulation of Inverclyde.

Delivering new housing is not always the most appropriate method of meeting housing need. Improving housing is the third top priority for people in Scotland after education and the economy, and the condition of some of the private stock in Inverclyde is substandard. This can contribute to public health issues and make the area less appealing to private developers.

We have commissioned a House Condition Survey which will provide us with current and robust data on areas to target. Meanwhile a lack of factoring arrangements within some mixed tenure areas has led to difficulties in delivering common repairs and improvement works and discussions were had with local RSLs on whether acquisition of 'second hand' stock for sale on the open market might be the most appropriate method of meeting housing need.

## Acquisition Programme

Inverclyde Council discussed with partners the benefits of using a proportion of AHSP funding to help purchase stock for sale on the open market as an appropriate method of meeting strategic housing objectives in Inverclyde.

It was decided that an Acquisition Programme would complement the new build programme and provide additional affordable housing in areas of existing housing. Buying properties from the market allows us to repair, renovate and regenerate; while also continuing to address the need for additional specialist provision and homeless accommodation in areas where new homes cannot be built.

An agreement was reached between the council, contributing RSLs and More Homes division which would allow us to deliver on the fundamental aims of our Acquisition Programme:

1. To consolidate stock for management and improvement purposes.
2. To secure stock where there is limited supply and limited development opportunities.
3. To secure stock for households with particular requirements.



With terms that Inverclyde would receive up to £2m grant funding (at a rate of 50% of purchase price, up to £50,000 per property) through the AHSP on an annual basis. More Homes also confirmed that where a property would meet identified specialist provision needs but the usual grant limit would not be sufficient to purchase the property, consideration will be given to a higher grant contribution.

As part of Inverclyde Council's commitment to the Acquisition Programme it was agreed that the Affordable Housing Fund can be used to support any acquisitions where partners agreed a purchase would address a significant need but where market value exceeds £100k.

An Acquisition Programme Delivery Group was established with membership from Housing Strategy, RSLs, HSCP and Homelessness, to ensure that all 3 strategic objectives are considered, and to provide a swift response to suitable opportunities on the market. The Programme continued on the same terms into its second year in 2022/23 and contributing RSLs have all expressed a desire to continue the programme in the 2023/24 financial year.

## Acquisition Programme 2021/2022

Twenty one properties were purchased in the first financial year of the Acquisition Programme and all 3 of the fundamental aims of the Programme were met. All acquisitions add to the existing stock of affordable, quality housing provided by our RSLs across Inverclyde, and are regulated by the Scottish Housing Regulator.

The average cost for repairs and to bring properties up to the required standard is £15k and this is regarded as a barrier to future purchases as it often greatly increases the overall price RSLs pay to secure the purchase and let the property. Currently the AHSP grant funding is available for 50% of the purchase price only, and does not contribute to repair costs. The condition of properties, along with the vacant possession situation, and homes selling above home report valuation, are regarded as the main barriers to higher acquisition numbers.

Use of the council's Affordable Housing Fund to assist purchases where market value exceeds £100k continues to be supported by the RSLs. However, there has yet to be a purchase utilising the AHF. This was considered to be the result of high demand for appropriate properties, resulting in such properties often selling above home report valuations. Partners are in discussions around utilising the AHF to cover rent loss during void periods (avg. 4 months) or to pay for legal fees and home report costs.

## Remodel / convert existing properties

Together with new build units and acquisitions from the open market, AHSP funding can be used to remodel or convert existing properties where this is considered a strategic priority. Retrofitting older homes and buildings can help to reduce inequality and poverty. Not only does retrofitting homes and buildings reduce carbon emissions and build resilience to climate change, but it can also bring down heating costs, reduce fuel poverty, improve health outcomes, and create a sizeable number of new, local, green jobs.

The Scottish Government's Housing to 2040 strategy expresses the desire to accelerate funding towards existing homes through retrofitting to address accessibility and energy efficiency demands. We will be discussing this with our RSL partners over the coming months as part of

wider discussions around an appropriate strategy to ensure that our existing affordable housing offer is relevant and future proofed and meets the Scottish Government's aspirations of what housing should look like in 2040.

## Consultation

This SHIP is the result of ongoing consultation between Housing Strategy, RSLs, and the Scottish Government. Regular programme meetings take place with representation from each of the RSLs and the More Homes division of the Scottish Government to ensure that sites are progressing as they should. This affords the partners the opportunity to highlight any programme delays or complications and formulate solutions.

Similarly, discussions with council colleagues such as those in Roads, Planning, Property Services, Legal and HSCP are fundamental in helping to resolve issues, highlight housing need, and ensure the delivery of development proposals.

In Inverclyde, Housing Strategy, HSCP, and RSLs regularly meet as the Housing Partnership Group. One of this group's key functions is to analyse the need for specialist housing and housing for particular needs to be included in projects included in the SHIP and upcoming sites.

The ongoing work of the Housing, Health & Social Care Group and the regular programme meetings between Housing Strategy, RSLs and the Scottish Government helps to shape the methodology and determine strategic housing investment priorities for Inverclyde.

This is the last SHIP to be produced under the 2017-2022 Local Housing Strategy. The development process for the 2023-2028 Local Housing Strategy has involved significant consultation with the public and partners which will be reflected in the next SHIP.

## Development Constraints

We strive to identify and highlight potential development constraints very early on by engaging with internal local authority stakeholders including Roads, Planning, Environmental Health, and our Contaminated Land Officer. We also engage with external public bodies as required.

The former Ravenscraig Hospital site received adverse reaction locally due to a number of negative reports in local press relating to contamination levels on the site and a new pedestrian crossing. This situation highlighted to us that public perception due to negative press allegations can be a very real development constraint.

The volume of work involved in responding to queries has highlighted a key lesson to be learned: clear public communication is essential to timely progress of a site. We are now investigating the efficacy of requesting a communications strategy with each SHIP submission form and issuing purposeful, clear and informative press releases at a very early stage of any future major SHIP development project.

The Housing Infrastructure Fund aims to assist key strategic housing projects which have been blocked or unable to proceed due to the extent and costs/financing of infrastructure works involved. Just under £2 million was previously provided through the Scottish Government's Housing Infrastructure Fund has helped to alleviate development constraints on the Ravenscraig Hospital site.

Across all sites contractors are experiencing delays in delivery and cost increases in materials along with labour shortages, however fortunately only one of our current sites has been substantially delayed for these reasons.

## Community benefits

Together with providing contributions to local community groups, all of the RSLs' developers deliver benefits to the community proportional to the value of the development contract. They provide local jobs for local people, apprenticeship opportunities and educational support. They also provide a number of site based work experience placements and contribute to employment fairs throughout the Inverclyde area.

## Council Tax on second and empty homes & Developer Contributions

Inverclyde Council received £515,155 from Council Tax on Second and Empty Homes in 2021/22, a slight decrease on the previous year's collection of £581,000. This is however up from £459,000 in 2018/19. Inverclyde Council introduced a 200% Council tax for properties which have been unoccupied for 12 months or more from April 2019 (it was previously set at 150%).

To date, our Empty Homes Officer has provided over 500 owners of empty homes with advice and information and through direct engagement has brought over 50 empty homes back into use. Moneys from the long term empty levy are redirected into affordable housing in the area. 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.

As a condition of the stock transfer agreement, monies generated from the sale of assets by River Clyde Homes (RCH) are returned to the Council and distributed to assist in affordable housing delivery. In 2014/15 we received £66,124 from River Clyde Homes due to the sale of land. £15,076 of this was paid to the Scottish Government for knotweed remediation and the remainder was used to pay for unforeseen roads works in phase 3 of the Woodhall development. £70,412 was received from RCH in 2020/21 from the sale of land and sits within the Affordable Housing Fund. We did not receive any funds from RCH in 2021/22.

A commuted sum of £150,000 was due from the developer of the navy buildings site in Eldon Street, Greenock. Payment of the commuted sum was dependent on the number of private units the developer was able to complete. 38 of the 98 proposed units were built in 2019/20 which delivered a commuted sum of £60,000 to the council. We received £54,000 in 2020/21, and the final £36,000 was received in 2021/22. The sums received from RCH and from commuted sums are lodged in the Affordable Housing Fund within the Council's Housing Repairs & Renewals Fund and will be made available to assist in the purchase of homes through the Acquisition Programme.

Inverclyde Council previously received £40,000 from a development at Auchneagh Road, and used the sum to buy out the lease of a commercial property at Cumberland Road to allow for the construction of affordable housing. The original flats have now been demolished, the site is now cleared and ready for site investigation and feasibility stage works, and RCH are developing proposals for a potential 20 unit project including technology enabled assistance for older people. We are seeking to set up a series of meetings with RCH to discuss the expected impact of their latest asset management plan and how it aligns with the requirements of the stock transfer agreement and updates on this proposed development will form part of the discussion.



## Affordable housing projects for Gypsy/Travellers

Inverclyde Council and Inverclyde HSCP are committed to ensuring equality and diversity. In conjunction with our partners in Police Scotland, we fully recognise the rights and responsibilities of the Gypsy/Traveller community, and the rights of all residents of Inverclyde to enjoy equity of access to services in an atmosphere free from prejudice and discrimination.

We will at all times adopt an approach of co-operation and assistance in response to encampments to ensure that the rights of Gypsy/Travellers and those in the broader community are mutually respected. The responsibility for co-ordinating Inverclyde Council's services to Gypsy/Travellers lies with the HSCP.

Inverclyde Council has no current official site provision for Gypsy/Travellers, either independently or in conjunction with neighbouring authorities and does not believe there is a requirement for any in Inverclyde. This being the case, the council fully recognises Scottish Government Guidelines for Managing Unauthorised Camping by Gypsy/Travellers. There were three reports of unauthorised encampments in the area in the past year, however two moved on after one night so the Gypsy Traveller Liaison Officer engaged with only one encampment.

## Equalities and Environmental Assessments

An Equality Impact Assessment (EqIA) was undertaken for the LHS2017-2022 and highlighted that the LHS is likely to have an impact on a range of people who share protected characteristics. It is clear that those who were experiencing homelessness and those in need of an affordable housing solution will benefit from this strategy given the range of measures to enable vulnerable households to access affordable housing.

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. The SHIP aims to improve access to housing and housing related services for everyone including those at risk of social exclusion and disempowerment.

In their SHIP submission forms RSL's describe various measures they will take which will meet the equalities agenda such as homes being built to Housing for Varying Needs standard and consideration of homes suitable for older people. The RSLs have developed high specification wheelchair and amenity housing to provide a more complete response to the housing needs of some residents, and their Allocations Policies will also take account of the requirements of equalities legislation.

A Pre-screening report was submitted to SEA Gateway under Section 9(3) of the Environmental Assessment (Scotland) Act 2005, indicating that there is no likelihood of significant environmental effects through the LHS2017 -2022. Also in November 2020 an EqIA was completed for the LDP Main Issues report. It was concluded that adoption of the plan which includes a new wheelchair accessible housing policy would have a positive impact on the Protected Characteristic of Disability.

## 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 new projects which will be prioritised are those which achieve the best balance between the following categories:

- Reflect LHS outcomes (possible 3 points)
- Address Housing Need and Demand (possible 6 points)
- Deliverability (possible 8 points)

We have developed a matrix to determine the priority of each of the proposed sites in the current SHIP. Points are awarded for meeting criteria which relate to each of the three categories. Each of the points relates directly to the list of questions asked of prospective developers such as:

- The Scottish Government have ambitious targets to reduce carbon emissions. Does this project use any new technology or innovation for the purpose of increasing energy efficiency and reducing fuel poverty?
- Inverclyde Council's target is currently for 5% of new build housing to be wheelchair accessible. Does this project have any provision for wheelchair accessible or wheelchair adaptable housing?
- To help provide affordable housing across all tenures in Inverclyde, are any of the units available for sale under the Scottish Government's low cost home ownership schemes, for example The New Supply Shared Equity scheme?

The project with the highest number of points achieves the top position in the SHIP table at Appendix 1. All other projects are listed in order of priority.

Though projects in the SHIP often roll forward from previous submissions, we continue to work with RSL and HSCP partners to monitor how successfully the highest priority projects meet the housing need for the area; their efficacy in helping to achieve the LHS outcomes; and their deliverability. This monitoring process ensures that the housing projects delivered in the area are those which best meet the needs of the population.

October 2022

Appendix 1 - Priority & Slippage Programme

| PRIORITY PROJECT      | AREA         | DEVELOPER | UNITS TYPE  |             |           |                      |                              | COMPLETION DATE |            |            |           |           | Total Grant Requirement (£m) |
|-----------------------|--------------|-----------|-------------|-------------|-----------|----------------------|------------------------------|-----------------|------------|------------|-----------|-----------|------------------------------|
|                       |              |           | Total Units | Type        | GN        | Specialist Provision | Type of Specialist Provision | 23/24           | 24/25      | 25/26      | 26/27     | 27/28     |                              |
| Ravenscraig phase 2   | Greenock     | Link      | 49          | SR          | 37        | 12                   | 3 Wheelchair & 9 Amenity     | 29              | 0          | 0          | 0         | 0         | 5.053                        |
| Strone Farm           | Greenock     | Oak Tree  | 15          | SR          | 15        | 0                    |                              | 15              | 0          | 0          | 0         | 0         | 1.024                        |
| Duncan Street         | Greenock     | Sanctuary | 60          | SR/MMR/NSSE | TBC       | TBC                  | Wheelchair / Bariatric & LD  | 0               | 30         | 30         | 0         | 0         | 5.700                        |
| Bay Street            | Port Glasgow | Trust     | 24          | SR/NSSE     | 0         | 24                   | Amenity                      | 0               | 24         | 0          | 0         | 0         | 2.028                        |
| Quarry Drive          | Kilmacolm    | Link      | 20          | SR/MMR/NSSE | 16        | 4                    | Wheelchair                   | 0               | 10         | 10         | 0         | 0         | 2.237                        |
| Acquisition Programme | Inverclyde   | Various   | 40          | TBC         | TBC       | TBC                  | Wheelchair / Amenity         | 40              | 40         | 40         | 40        | 40        | 2.000                        |
| Clune Park Phase 1    | Port Glasgow | TBC       | 40          | SR/NSSE/MMR | 20        | 20                   | Wheelchair / Amenity         | 0               | 0          | 20         | 20        | 0         | 5.000                        |
| Clune Park Phase 2    | Port Glasgow | TBC       | 80          | TBC         | TBC       | TBC                  | TBC                          | 0               | 0          | 0          | 0         | 30        | 10.000                       |
| <b>Total</b>          |              |           | <b>328</b>  |             | <b>88</b> | <b>60</b>            |                              | <b>84</b>       | <b>104</b> | <b>100</b> | <b>60</b> | <b>40</b> | <b>33.042</b>                |

| <b>SLIPPAGE PROJECT</b>     |           |           |            |     |            |           |     |          |          |           |            |            |               |
|-----------------------------|-----------|-----------|------------|-----|------------|-----------|-----|----------|----------|-----------|------------|------------|---------------|
| <b>Sacred Heart</b>         | Greenock  | Sanctuary | 40         | TBC | 36         | 4         | TBC | 0        | 0        | 40        | 0          | 0          | 3.600         |
| <b>West Stewart St.</b>     | Greenock  | TBC       | 24         | TBC | 22         | 2         | TBC | 0        | 0        | 24        | 0          | 0          | 1.980         |
| <b>Police Station Field</b> | Kilmacolm | TBC       | 25         | TBC | 22         | 3         | TBC | 0        | 0        | 25        | 0          | 0          | 2.250         |
| <b>Cumberland Walk</b>      | Greenock  | RCH       | 21         | TBC | 20         | 1         | TBC | 0        | 0        | 0         | 21         | 0          | 1.890         |
| <b>An Other 1</b>           | TBC       | Oak Tree  | 30         | TBC | 28         | 2         | TBC | 0        | 0        | 0         | 30         | 0          | 2.700         |
| <b>An Other 2</b>           | TBC       | Oak Tree  | 15         | TBC | 15         | 0         | TBC | 0        | 0        | 0         | 15         | 0          | 1.350         |
| <b>An Other 3</b>           | TBC       | Oak Tree  | 30         | TBC | 28         | 2         | TBC | 0        | 0        | 0         | 0          | 30         | 2.700         |
| <b>An Other 4</b>           | TBC       | Oak Tree  | 15         | TBC | 15         | 0         | TBC | 0        | 0        | 0         | 0          | 15         | 1.350         |
| <b>TBC</b>                  | TBC       | Cloch     | 40         | TBC | 38         | 2         | TBC | 0        | 0        | 0         | 40         | 0          | 3.600         |
| <b>Project A</b>            | TBC       | RCH       | 22         | SR  | 21         | 1         | TBC | 0        | 0        | 0         | 0          | 22         | 1.980         |
| <b>Project B</b>            | TBC       | RCH       | 92         | SR  | 87         | 5         | TBC | 0        | 0        | 0         | 0          | 92         | 8.280         |
| <b>Total</b>                |           |           | <b>354</b> |     | <b>332</b> | <b>14</b> |     | <b>0</b> | <b>0</b> | <b>89</b> | <b>106</b> | <b>159</b> | <b>31.680</b> |

DRAFT

Appendix 2 - AHSP completions throughout current LHS Period, 2017 to 2022 (with projected completion date where applicable)

| PROJECT                 | AREA          | DEVELOPER | UNITS / TYPE |      |                      |                              | COMPLETION DATE |       |       |       |       |   | AHSP FUNDING REQUIREMENT                        |                             |
|-------------------------|---------------|-----------|--------------|------|----------------------|------------------------------|-----------------|-------|-------|-------|-------|---|---|-----------------------------|
|                         |               |           | Total Units  | Type | Specialist Provision | Type of Specialist Provision | 17/18           | 18/19 | 19/20 | 20/21 | 21/22 | Total Completions (& projected completion date) May 2017 - May 2022 | Total Projected Completions Jun 2022 - Mar 2023 | Total funding required (£m) |
| Garvald Street          | Greenock      | OTHA      | 45           | SR   |                      |                              | x               |       |       |       |       | 45  |   | 3.041                       |
| Braeside Road           | Greenock      | Link      | 23           | SR   | 2                    | Wheelchair                   | x               |       |       |       |       | 23  |   | 1.713                       |
| Acquisitions            | Greenock      | Cloch     | 3            | SR   |                      |                              | x               |       |       |       |       | 3   |   | 0.064                       |
| Bay Street              | Port Glasgow  | RCH       | 41           | SR   | 1                    | Wheelchair                   |                 | x     |       |       |       | 41  |   | 2.684                       |
| Slaemuir Phase 1 & 2    | Port Glasgow  | RCH       | 72           | SR   | 2                    | Wheelchair                   |                 | x     | x     |       |       | 72  |   | 4.896                       |
| Mallard Bowl            | Larkfield     | RCH       | 20           | SR   |                      |                              |                 | x     |       |       |       | 20  |   | 1.635                       |
| Ravensraig Gardens      | Greenock      | OTHA      | 36           | SR   | 2                    | Throughcare                  |                 |       | x     |       |       | 36  |   | 2.893                       |
| Ravensraig Hospital     | Greenock      | Link      | 149          | SR   | 41                   | 16 Wheelchair / 25 Amenity   |                 |       |       |       |       |   | 149 (Dec '22)                                   | 15.382                      |
| Ravensraig phase 2      | Greenock      | Link      | 49           | SR   | 12                   | 3 Wheelchair / 9 Amenity     |                 |       |       |       |       |   | 49 (Mar '23)                                    | 5.235                       |
| St Stephens             | Port Glasgow  | RCH       | 224          | SR   | 48                   | 8 Wheelchair / 40 Amenity    |                 |       |       |       |       |   | 224 (Jun '22)                                   | 16.128                      |
| Kings Glen              | Greenock      | Cloch     | 57           | SR   | 4                    | Throughcare                  |                 |       |       | x     |       | 57  |   | 4.502                       |
| JWD phase 1 & 2         | Greenock      | RCH       | 137          | SR   | 8                    | Wheelchair                   |                 |       |       |       | x     | 137   |   | 9.936                       |
| Multisites              | Greenock & PG | Sanctuary | 96           | SR   | 24                   | 6 Wheelchair / 18 Amenity    |                 |       |       | x     |       | 96  |   | 6.580                       |
| Slaemuir Phase 3        | Port Glasgow  | RCH       | 24           | SR   |                      |                              |                 |       |       | x     |       | 24 (Oct '21)  |   | 1.728                       |
| Tweed Street (Bow Farm) | Greenock      | OTHA      | 69           | SR   | 2                    | Wheelchair                   |                 |       |       |       | x     | 69 (Dec '21)  |   | 5.045                       |
| Strone Farm             | Greenock      | OTHA      | 16           | SR   | 0                    |                              |                 |       |       |       |       |   | 16 (Jun '22)                                    | 1.278                       |
| MacLehose court remodel | Greenock      | Blackwood | 22           | SR   | 3                    | Wheelchair                   |                 |       |       |       | x     | 22 (Mar '22)  |   | 1.584                       |
| Acquisition Programme   | Inverclyde    | Various   | 40           | SR   |                      |                              |                 |       |       |       | x     | 40 (Mar '22)  |   | 2.000                       |
| <b>Total</b>            |               |           | <b>1123</b>  |      | <b>149</b>           |                              |                 |       |       |       |       | <b>685</b>  | <b>438</b>                                      | <b>86.323</b>               |

Appendix 3 - Affordable Housing Supply Programme process

