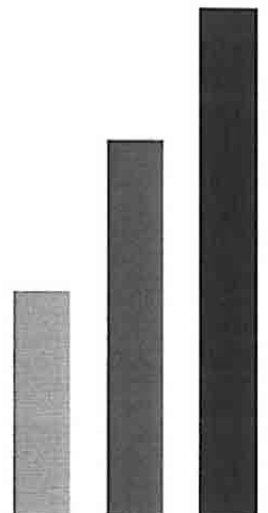


## Agenda 2009

# Safe, Sustainable Communities Committee

For meeting on:

27	November	2009
----	----------	------



I refer to the agenda for the meeting of the Safe, Sustainable Communities Committee to be held on Friday 27 November 2009 and attach report as undernoted which was not available on the day of issue.

ELAINE PATERSON  
Head of Legal and Administration

**Undernote**

1. **Strategic Housing Investment Plan 2010-2015**  
Report by Corporate Director Environment & Community Protection

Enquiries to – Sharon Lang – Tel 01475 712112

---

<b>Report To:</b>	<b>Special Meeting of Safe, Sustainable Communities Committee</b>	<b>Date:</b> 27 November 2009
<b>Report By:</b>	<b>Corporate Director Environment and Community Protection</b>	<b>Report No:</b> ECP/Plann/FJM/09/032
<b>Contact Officer:</b>	<b>Fergus J Macleod</b>	<b>Contact No:</b> 01475 712404
<b>Subject:</b>	<b>Strategic Housing Investment Plan 2010 – 2015</b>	

---

## 1.0 PURPOSE

- 1.1 The purpose of this report is to provide Members with a final draft of the Strategic Housing Investment Plan (SHIP) 2009, which is due for submission to Scottish Ministers by 30 November 2009.

## 2.0 SUMMARY

- 2.1 The SHIP 2009 has been prepared in accordance with the revised guidance issued to all local authorities in May 2008 and the spreadsheets (known as Annexes) that capture project and costing information have been completed for submission together with the SHIP document.
- 2.2 The SHIP Liaison Group assisted in the preparation of the SHIP document through participation in group meetings and through meetings with individual RSLs to ensure that all SHIP data in the narrative and the Annexes is current and accurate.
- 2.3 The projects within the SHIP 2009 fall into three distinct groups; the Core Programme providing general and special needs RSL housing; the Reprovisioning Programme that focuses on building new housing within renewal areas; and adaptations to meet particular needs within existing stock. The SHIP 2010 – 2015 takes account of anticipated reductions in Affordable Housing Investment Programme (AHIP) funding over the next two to three years and projects have been prioritised to make the best use of the lower levels of funding that are likely to be available. Details of the assessment criteria used and the resulting priorities for investment are included in Appendix 1 of the draft SHIP 2009 document.
- 2.4 The final draft of the SHIP 2009 and the Annexes are appended to this report for consideration by Committee.

## 3.0 RECOMMENDATIONS

- 3.1 That Committee:

- (a) note that the SHIP 2009 has been prepared for submission to Scottish Ministers in accordance with the revised guidance and in consultation with RSLs and the Scottish Government Housing Investment Division; and
- (b) approve the final version of the Inverclyde Council Strategic Housing Investment Plan 2009 for submission to Scottish Ministers by 30 November 2009.

## 4.0 BACKGROUND

- 4.1 This is the second SHIP to be prepared using the revised guidance and the Annexes (spreadsheets). The nine RSLs operating within the Inverclyde Council area have supplied information relating to their proposed development programmes and this will be used to inform the allocation of AHIP funding by the Scottish Government over the period from 2010-2015, subject to annual review and funding announcements by Scottish Ministers.

## 5.0 PROPOSALS

- 5.1 It is proposed to submit the final version of the SHIP 2009 within the deadline set by the Scottish Government, subject to approval by Committee.

### SHIP Document

- 5.2 The SHIP identifies priorities for investment as set out in the Local Housing Strategy (LHS) and the Local Plan, including expanding housing options and choices through area renewal (both delivered through the Core Programme and the Reprovisioning Programme). The LHS priorities are reflected in the RSLs development programmes as set out in the Annexes. The SHIP 2009 represents Inverclyde Council's priorities for investment in affordable housing as set out in Appendix 1 of the document.

## 6.0 IMPLICATIONS

- 6.1 **Legal:** There are no legal implications in addition to those already known.
- 6.2 **Financial:** All local authorities are expected to make a contribution in cash, or in kind, to the SHIP programme and Inverclyde Council will review the nature and extent of its contributions to the affordable housing programme on an annual basis.

## 7.0 CONSULTATION

- 7.1 This report has been prepared in consultation with the SHIP Liaison Group and the Scottish Government Housing Investment Division, Paisley Area Office.

## 8.0 CONCLUSION

- 8.1 It was not possible to submit a final draft of the SHIP to Committee for approval at its regular meeting on 27 October 2009. This was due to the late receipt of information required to complete the Annexes and the need to carry out an assessment of all projects for prioritisation purposes. Information continued to be received from RSLs throughout the period from September to November and this also had an effect on completion of the narrative part of the SHIP.
- 8.2 Authority is now being sought to approve the finalised draft version of the SHIP 2009 as detailed in Recommendation 3.1(b) above.

## 9.0 LIST OF BACKGROUND PAPERS

- 9.1 (1) Strategic Housing Investment Plan 2009-2014 – report to Special Meeting of Safe, Sustainable Communities Committee, 25 November 2008.
- (2) Strategic Housing Function: Update and Work Programme 2008/09, report to Safe, Sustainable Communities Committee, 6 March 2008.
- (3) Inverclyde Council Strategic Housing Investment Plan (SHIP) Finalised Draft, December 2007, report to Committee, 10 January 2008.

[Min Ref  
25/11/08  
para 831]  
[Min Ref  
06/03/08;  
para 174]  
[Min Ref  
10/01/08;  
para 22]

---

**INVERCLYDE COUNCIL  
STRATEGIC HOUSING INVESTMENT PLAN  
(SHIP)**

**2010 – 2015**

---

[Final Draft]

November 2009

Planning and Housing Service  
Cathcart House  
6 Cathcart Square  
Greenock  
PA15 1LS

<b>CONTENTS</b>	<b>Page</b>
<b>1 Introduction</b>	<b>2</b>
<b>2 Key Partners</b>	<b>4</b>
<b>3 LHS Outcomes and Targets</b>	<b>5</b>
<b>4 Equalities</b>	<b>6</b>
<b>5 Planning and Housing Geographies</b>	<b>7</b>
<b>6 Prioritising SHIP Projects</b>	<b>8</b>
<b>7 Overcoming Constraints</b>	<b>13</b>
<b>8 Local Authority Contributions to the SHIP</b>	<b>14</b>
<b>9 Annexes and Appendices</b>	<b>16</b>
<ul style="list-style-type: none"> <li>• <b>Annex 1: SHIP Targets by Sub Area, Type and Tenure</b></li> <li>• <b>Annex 2: SHIP Programme 2010 – 2015 (units, location, tenure &amp; type)</b></li> <li>• <b>Annex 3: Status of SHIP Projects (including constraints)</b></li> <li>• <b>Annex 4: SHIP Programme Costs, Funding Requirements, and Funding Sources</b></li> <li>• <b>Annex 5: Summary Information</b></li> </ul>	<b>To follow</b>
<ul style="list-style-type: none"> <li>• <b>Appendix 1: Assessment Criteria and Prioritisation of Investment</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Appendix 2: PSHG, SHQS and Non-SHQS Investment Tables</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Appendix 3: Overview of Social Rented Sector Completions and Demolitions</b></li> </ul>	<b>To follow</b>
<ul style="list-style-type: none"> <li>• <b>Map 1: Inverclyde SHIP Sub Areas</b></li> </ul>	<b>To follow</b>
<ul style="list-style-type: none"> <li>• <b>Map 2: Regeneration Strategies (by Sub Area)</b></li> </ul>	<b>To follow</b>
<ul style="list-style-type: none"> <li>• <b>Glossary of Terms</b></li> </ul>	<b>17</b>
<ul style="list-style-type: none"> <li>• <b>Contact Details</b></li> </ul>	<b>19</b>

## 1.0 INTRODUCTION

### Purpose

- 1.1 The core purpose of the Strategic Housing Investment Plan (SHIP) is to set out investment priorities in affordable housing over the five year period from 2010 – 2015 to achieve the outcomes detailed in the Local Housing Strategy (LHS) for Inverclyde. The SHIP includes affordable housing supply through:
- New provision;
  - Replacement of housing that is no longer fit for purpose;
  - Rehabilitation of existing housing stock; and
  - Re-modelling of existing housing stock to meet current needs and aspirations.
- 1.2 The SHIP sets out key investment priorities for new affordable housing and demonstrates how these will be delivered. It also identifies the resources that will help to deliver these priorities for affordable housing for rent and for sale throughout the Inverclyde Council area. The SHIP provides details of programmed expenditure over the financial years 2010/11 to 2014/15 by key partners involved in delivering the SHIP programme. The SHIP is not a programme management document and it does not monitor projects that are already under way regardless of the fact that works will be ongoing during the period 2010 – 2015 and that previously agreed AHIP funding will be used to carry out these works.

### Background Information

- 1.3 This is the third SHIP to be produced by Inverclyde Council and it coincides with preparations for our first 'new style' LHS, which will cover the period from 2011 – 2016. Inverclyde Council is the strategic housing authority for the Inverclyde area and we are working with our key partners to ensure that we meet all of our strategic objectives. All social housing in Inverclyde is now owned and developed by Registered Social Landlords (RSLs), including River Clyde Homes (RCH), the RSL formed to take on the bulk of the housing stock transferred from Inverclyde Council in December 2007.
- 1.4 It is important to remember that a number of substantial SHIP projects commenced in 2008/09 and will continue throughout 2010/11 although they do not appear in the SHIP 2010 – 2015 as they were included in the SHIP 2008 and the associated Annexes. The position with regard to these current projects is as follows:
- RCH Lot 1 (Woodhall Phase 1, Oronsay and Moray Road) will be on site in November 2009 and will continue into 2011/12;
  - RCH Lot 2 (Greenock East) went on site on 5 October 2009 and is due for completion in 2011/12;
  - Cloch HA completed Phase 1 of the Re-provisioning Programme at Maukinhill in Greenock in October 2009 and Phases 2 – 5 of the programme commenced in October 2009;
  - Cloch HA are also contributing to the Re-provisioning Programme by providing 25 new houses for rent in Gibshill, Greenock, and this development commenced on site in October 2009;
  - Oak Tree HA completed new building in Branchton in October 2009 and at the Grieve Road/Wren Road in September 2009, and the majority of these

houses have now been allocated with a few Low Cost Home Ownership units still to be sold;

- Oak Tree HA also completed its new development at Inverkip Road, Greenock in September 2009 and these flats have now been allocated.

1.5 The housing environment within which this SHIP is being published differs from the previous SHIP in the following ways:

- A reduction in new developments for owner occupation due to the 'credit crunch' and associated difficulties in obtaining commercial loans and mortgages;
- Anticipated reductions in Affordable Housing Investment Programme (AHIP) funding over the next two financial years following a significant AHIP award for Inverclyde in 2009/10;
- A number of substantial RSL new build projects have been completed or are nearing completion and further projects have been included in the SHIP (mid-later years) to ensure continuity of the Core Programme over the five-year period; and
- Site starts on RCH Reprovisioning Programme projects in Greenock and Port Glasgow have been later than expected due to site conditions and the timescales involved in consultation with external agencies and in obtaining approvals for projects.

1.6 A number of commitments have been given to RCH by the Scottish Government in terms of providing grant funding for demolition works, removal of asbestos, and for achievement of the Scottish Housing Quality Standard (SHQS) by 2015. RCH has received an offer of Business Plan Support Grant from the Scottish Ministers covering the period up to 2016/17 to allow these works to proceed. The RCH Reprovisioning Programme is funded by AHIP and the anticipated reduction in funding over the next few years has resulted in changes to the Reprovisioning Programme to accommodate the revised budget for these projects.

1.7 The current SHIP reflects the outcomes of this review and the prioritisation of RCH projects in line with anticipated funding over the period of the SHIP. Other RSLs operating within the Inverclyde area are also contributing to the overall Reprovisioning Programme together with developments supported by the Core Programme and their proposed projects are also included in the SHIP 2010 – 2015.

### **Overview of the SHIP Programme**

1.8 Future projects are set out in Annex 2 of the SHIP. All projects are subject to resource availability and to market forces beyond the control of Inverclyde Council, however, it is anticipated that:

- New construction by the private house building industry will continue across the Inverclyde HMA although the scale of development is likely to be much slower over the next two to three years with perhaps signs of recovery after that time and the possibility of credit lines and mortgages becoming more readily available;



- Around 1,300 new homes for affordable rent and 230 for sale are *planned* in the period covered by this SHIP, however this scale of provision will have to remain under review due to anticipated reductions in AHIP funding and reduced access to private finance;
  - Around 1,800 social rented houses will be demolished in Greenock and Port Glasgow over the next five years as part of the ongoing RCH Demolition Programme, subject to new housing supply becoming available through the Reprovisioning Programme to allow properties to be cleared ; and
  - Efforts will be made to secure new developments under the Core Programme, including housing for particular needs; however this is entirely dependant upon AHIP funding and associated revenue and housing support costs being available over the period of the SHIP.
- 1.9 The establishment of an Affordable Housing Fund by Inverclyde Council, generated by the recycling of capital receipts from future land sales in regeneration areas, will be managed and controlled by the Council through the SHIP programme. This will ultimately be a significant contribution to the overall AHIP funding programme.

#### **Linkages to the LHS and other Strategic Plans**

- 1.10 The developments noted above are in line with the adopted Inverclyde Local Plan (2005) and the LHS Monitoring and Update Report (May 2009), which have clearly identified regeneration and area renewal as the key priorities for Inverclyde Council. These priorities feature prominently in the assessment and prioritisation exercise undertaken by Inverclyde Council as set out in Section 2.0 of this document. The projects contained within the SHIP programme will also contribute to delivering the local outcomes set out in the Inverclyde Council Single Outcome Agreement 2009 – 2011 (the SOA). Specifically, the SHIP will help to deliver the SOA outcomes of strengthening communities and improving the quality of community life through new house building linked to wider social and economic regeneration. Health will also be improved through the delivery of new homes built to varying needs standards and through substantial improvement programmes to bring houses up to the SHQS by 2015. It is hoped that SHIP projects will also contribute to the SOA outcome of making Inverclyde a place where people want to live now whilst safeguarding the environment for future generations.

## **2.0 KEY PARTNERS**

### **Development of the SHIP**

- 2.1 The 2009 SHIP was prepared by the Planning and Housing Service in partnership with a wide range of organisations with an interest in housing. The following key partners contributed to the preparation of the SHIP and the collation of information in Annexes 1 – 5 of the Plan:
- Registered Social Landlords (RSLs) – local and national;
  - Scottish Government Housing Investment Division (HID); and
  - Inverclyde Council Social Work Services.

## **Involvement of Key Partners**

- 2.2 The process was initiated in August 2009, following the publication of the revised SHIP guidance, and continued over the next three months with liaison meetings with local / national RSLs to discuss issues of mutual concern and the detail of their five-year investment programmes. The SHIP Liaison Group will continue to meet on a regular basis to ensure that the programme is monitored and reviewed in the light of changes in resource availability and alterations being required due to development constraints.
- 2.3 The SHIP and the Annexes were submitted to a special meeting of the Safe, Sustainable Communities Committee of Inverclyde Council on 27 November 2009 and approved for submission to Scottish Ministers. Copies of the SHIP were circulated for reference to all key partners and a wide range of interested parties. We will continue to consult with and actively involve as wide a range of stakeholders as possible in the development of future SHIPs.

## **3.0 LHS OUTCOMES AND TARGETS**

### **Agreed Outcomes and Targets**

- 3.1 There have been no changes to the agreed outcomes and targets for the LHS as approved by Inverclyde Council in May 2009 (please see Section 6.7 below for details).

### **Achievement of Outcomes**

- 3.2 The main routes for achieving the above outcomes are as follows:
- The continuation of the RCH Reprovisioning Programme;
  - The continuation of the Reprovisioning Programme projects being undertaken by Cloch HA and Oak Tree HA;
  - The provision of low cost home ownership (LCHO) and open market New Supply Shared Equity (NSSE) houses in new RSL developments;
  - New build social rented housing will be provided to housing for varying needs standards, which will address the particular needs of a significant number of Inverclyde citizens;
  - RSLs will continue to provide Stage 3 Adaptations for their tenants to meet their particular needs and to allow them to remain in their own homes and communities; and
  - RCH and other RSLs will continue with their Standard Delivery Plans to achieve the SHQS by 2015 and this will address fuel poverty and energy efficiency issues identified in the LHS and the associated strategy for tackling fuel poverty.

Outcomes and targets will continue to be reviewed as the new LHS is developed in line with the production timetable of the Main Issues Report of the Strategic Development Plan and the Local Development Plan timetable (i.e. 2009 – 2011) to reflect changes taking place in the housing system.

### **Energy Efficiency and Environmental Standards**

- 3.3 The SHIP programme includes a number of new build developments all of which have been designed to ensure that they will provide quality homes with high environmental standards, high levels of energy efficiency and fuel

economy, and that they will help to address climate change issues by reducing CO<sub>2</sub> emissions. Construction materials have been provided from sustainable sources and biodiversity has been taken into account in the choice of materials and construction methods. The ongoing SHQS Standard Delivery Programme also includes a commitment to sustainability in its use of materials, to improve energy efficiency, and to reduce the 'carbon footprint' of buildings.

- 3.4 The details of each project and the outcomes they are expected to achieve are set out in Annex 2, which provides a breakdown of tenure/type information down to Sub Area level for the entire SHIP programme.

#### **4.0 EQUALITIES**

- 4.1 Inverclyde Council, as lead partner in the SHIP, is committed to the principles of equality of opportunity and social justice. It is Council policy to affirm the rights of all citizens to live free from discrimination and prejudice. In applying these principles the Council, together with its key partners, aim to ensure that all services are accessible to, and meet the needs of, the whole community, irrespective of:

- Age;
- Disability;
- Gender;
- Race;
- Religion/Belief; or
- Sexual orientation.

##### **Black and Minority Ethnic (BME) Population**

- 4.2 No specific needs have been identified in terms of the Black and Minority Ethnic (BME) population of Inverclyde. However, an event specifically aimed at the housing and other needs of Polish economic migrants to the Inverclyde area was held in October 2009 and it was clear that there have been changes in the make up of the population since our last SHIP was published in November 2008. RSLs are endeavouring to obtain information on ethnicity from all applicants for housing although there is an option to decline to respond. We will ensure that these changes are taken into account and are responded to in terms of the LHS and the associated SHIP.

##### **Gypsy/Traveller Population**

- 4.3 The seasonal movement of the Gypsy/Traveller population through the Inverclyde area has led to some difficulties with unauthorised encampments as there are currently no facilities (temporary or permanent) for Gypsy/Traveller households. The Glasgow and the Clyde Valley LHS officer working group is reviewing this situation as there are opportunities for co-operation across local government administrative boundaries given the transient nature of these ethnic groups. These proposals will be further developed through the GCV LHS Group.

## **Housing Needs of Specific Household Groups**

- 4.4 The LHS and the SHIP will continue to identify the requirement for housing for particular needs. The specific needs of residents with:
- Physical disabilities;
  - Learning disabilities;
  - Mental illness; and
  - Dependency issues (i.e. drugs and alcohol)
- will be assessed through joint working with Social Work and Health Services. Some of the above needs will be addressed through ongoing RSL development programmes providing new build housing for varying needs. Further development opportunities will continue to be identified and will be included in the SHIP only where AHIP funding is available together with revenue and housing support costs (in line with revised SHIP Guidance 2009). There are difficulties in securing revenue and support costs beyond the current financial year due to the budget constraints facing Social Work Services. However, a number of projects included in the SHIP are essentially Re-provisioning of existing facilities and therefore no new budget demands are created by these works.

## **RSL Stage 3 Adaptations**

- 4.5 A number of RSLs operating within the Inverclyde Council area have proposals to adapt the homes of their tenants to meet particular needs over the period 2010 – 2015 and these proposals are shown in Annex 2 of the SHIP. Discussions are ongoing with the Centre for Independent Living to review the current need for adaptations and to identify emerging needs to allow RSLs to programme these works more accurately over the five-year period of the SHIP. RSLs will also provide for particular needs as part of their ongoing investment programmes, including investment to meet the SHQS by 2015.

## **Assistance to Home Owners**

- 4.6 Assistance to home owners takes the form of Private Sector Housing Grant (PSHG) to older and disabled owners who require adaptations to their home. Access to the adaptations element of assistance is via the Council's Centre for Independent Living, and includes assessment by Occupational Therapists who will assess the type of assistance required and refer owners to the Inverclyde Care & Repair Service for implementation of works. The Care & Repair Service also submit an application for PSHG assistance to Inverclyde Council on behalf of the owners.

## **5.0 PLANNING AND HOUSING GEOGRAPHIES**

### **Housing Market Areas**

- 5.1 Inverclyde has a self-contained Housing Market Area (HMA) comprising the three main settlements of Port Glasgow, Greenock and Gourock together with the Clyde coast settlements of Inverkip and Wemyss Bay. The Glasgow and the Clyde Valley Strategic Development Planning Authority (GCVSDPA) has established a Housing Market Partnership under the auspices of the Housing Need and Demand Assessment Project. This partnership will be used to

inform the Development Plan and the LHS and Inverclyde forms part of these arrangements.

- 5.2 As in previous SHIPs Kilmacolm and the nearby Quarrier's Village are treated as forming part of the Renfrewshire Sub-Market Area of the Central Conurbation (or Greater Glasgow) HMA. This division between these two distinct HMAs provides the first level for the identification of market sub areas, as detailed in Section 7.0 below and Map 1 in the Appendices.

### SHIP Sub Areas

- 5.3 Inverclyde Council, following consultation through the SHIP Liaison Group, has amended the Sub Areas for the Inverclyde SHIP, which are now as follows:

**Table 1: Inverclyde SHIP Sub Areas**

HMA	Sub Area Designation	Locality
Inverclyde HMA	Sub Area A	Port Glasgow
	Sub Area B	Greenock Central East
	Sub Area C	Greenock South West
	Sub Area D	West Greenock
	Sub Area E	Gourock
	Sub Area F	Inverkip & Wemyss Bay
Renfrewshire Sub-Market Area (Part)	Sub Area G	Kilmacolm & Quarrier's Village

- 5.4 The sub-divisions within Greenock have been adjusted to fit with the geographies being used for the GCVSDPA Housing Need and Demand Assessment (HNDA) that is due for completion in spring 2010. The centre of Greenock has been joined with East Greenock and the West Greenock area has been separated out to more accurately reflect the housing characteristics of these areas. To ensure consistency of boundaries and accuracy of Sub Area statistics these geographies will now be used for the:
- LHS 2011 – 2016;
  - HNDA (the principal evidence base for future 'planning for housing');
  - Strategic Development Plan (covering the entire GCVSDPA area); and
  - Local Development Plan (covering the Inverclyde Council area)

Details of the geographies now contained within the revised boundaries are provided in Map 1 in the Appendices.

## 6.0 PRIORITISING SHIP PROJECTS

### SHIP Annex Submissions

- 6.1 Inverclyde Council asked all RSLs operating within the local area to complete and return the SHIP Annexes with projects that could actually be completed within the five-year period covered by the SHIP if the necessary funding was in place. The Council emphasised that the SHIP 2009 was going to be more focussed than last year's submission and that there was a need to give careful consideration to every project before submitting it for inclusion in the SHIP. AHIP funding for the next two years at least will be lower than last

year's allocation. This has put further pressure on the Council to ensure the investment priorities set out in the SHIP are achievable with a reduced budget and within the five-year period.

### Summary of SHIP submissions

- 6.2 The nine RSLs that form part of the SHIP Liaison Group have submitted 28 projects that they consider could feasibly be developed over the five-year period of the SHIP, providing that the necessary funding was in place. Projects involving revenue and housing support/care costs have been included where funding has been identified, or in anticipation of such funding becoming available in future years of the SHIP programme. No guarantee of future funding can be given and this has been noted as a potential constraint in appropriate cases. Table 2 below summarises the projects that have been submitted by the RSLs. Table 3 provides a more detailed breakdown of the requested AHIP funding over the five-year investment period from 2010/11 to 2014/15.

**Table 2: Summary of RSL Annex Submissions**

SHIP component	Units and funding
Project type	16 General Needs 7 Special Needs 7 General and Special Needs <b>Total: 30 projects</b>
Units	1,196 General Needs 208 Special Needs <b>Total: 1,404 units</b>
Tenure	1,150 Social Rent 108 NSSE RSL 91 LCHO PS 46 LCHO RSL 9 Private Rent
Requested Reprovisioning Funding	£50.9 million
Requested Core Programme Funding	£38.1 million
<b>Total Requested AHIP Funding over the 5 year SHIP period</b>	<b>£89.0 million</b>

**Table 3: Requested AHIP funding over the five-year period (£ million)**

Requested AHIP Funding Stream	2010/11	2011/12	2012/13	2013/14	2014/15	5 Year Total
Core Programme	11.564	9.216	15.830	1.538	0.000	38.148
Reprovisioning Programme	0.000	15.930	7.362	13.612	13.980	50.884
<b>Total</b>	<b>11.564</b>	<b>25.146</b>	<b>23.192</b>	<b>15.150</b>	<b>13.980</b>	<b>89.032</b>

- 6.3 The total requested funding shown in Table 3 above remains fairly steady over the SHIP period however the Core Programme and the Reprovisioning Programme funding streams fluctuate due to the size of some of the projects that RSLs propose to develop. The guidance for recording the submissions in the Annexes, i.e. where the total funding required irrespective of the size of the project has to be input in the year that the project is due to go on site, does not help to interpret and assess the SHIP over the five-year timeframe. It should also be noted that Table 3 contains only 'new business' and that ongoing projects noted in Section 1.4 above also have to be funded over Years 1 -3 of the five-year programme.

## Resource Planning Assumptions

- 6.4 The SHIP should contain only those investment priorities that are deliverable within the five-year SHIP timeframe. To assist local authorities to set the priorities for the SHIP, the Scottish Government Housing Investment Division (HID) generally issues Resource Planning Assumptions (RPA) that are indicative of the AHIP allocation for the forthcoming financial year. Unfortunately the RPA for 2010/11 will not be available within the timescale for submission of the SHIP 2009. As RPA are an important component in determining whether the SHIP is deliverable, Inverclyde Council has had to estimate the AHIP allocation for 2010/11 and the following four years.
- 6.5 The current financial year saw an acceleration of funds from years 2 and 3 of the programme hence for the next two years at least, there will be a reduction in AHIP funding for Inverclyde and across Scotland. Although the scale of this reduction is unclear at present, discussions with HID colleagues have indicated that there could be a 20% - 40% reduction on the 2009/10 AHIP allocation. Therefore, the Council has decided to plan on the assumption that there will be an overall reduction of 30% AHIP funding for 2010/11 as shown in Table 5 below. Table 4 provides details of AHIP funding in 2009/10 for comparison purposes. The Council will also consider the effect on investment if there is a 10% increase, or decrease, in AHIP funding.

**Table 4: Inverclyde AHIP Funding for 2009/10**

Year	Total AHIP Allocation	Core Programme	Top Sliced Funding	Break down of Top Sliced Funding
2009/10	£34.5 million	£11 million	£23.5 million (£21.5m for RCH £2m for Cloch HA)	Reprovisioning programme £14 million (£12m for RCH and £2m for Cloch HA)
				SHQS works £8 million
				Asbestos removal £1 million
				£0.5 million for EAF works

**Table 5: Inverclyde Estimated AHIP Funding for SHIP 2010/11 - 2014/15**

Year	Assumption	Estimated Core	Estimated Reprovisioning Programme	Business Support Grant for RCH	Total Estimated Top Sliced funding
2010/11 (Year 1)	Central Assumption 30% reduction on 2010/11	£7.7m	£9.8m	£8m	£17.8m
2011/12 (Year 2)	10% reduction on 2011/12	£6.9m	£8.8m	£8m	£16.8m
2012/13 (Year 3)	10% reduction on 2012/13	£6.2m	£7.9m	£8m	£15.9m
2013/14 (Year 4)	10% reduction on 2012/13	£6.2m	£7.9m	£8m	£15.9m
2014/15 (Year 4)	10% reduction on 2012/13	£6.2m	£7.9m	£8m	£15.9m
<b>Total Five Year Programme</b>		<b>£33.3m</b>	<b>£42.3m</b>	<b>£40m</b>	<b>£82.3m</b>

## Prioritisation Exercise

- 6.6 The SHIP project submissions from RSLs indicate that there is a strong aspiration to develop affordable housing for rent and for sale in Inverclyde. However some of these plans are unlikely to come to fruition due to the anticipated reduction in AHIP funding from the Scottish Government. Inverclyde Council therefore has to ensure that all of the financial resources available are fully utilised to meet the strategic aims and objectives set out in the LHS. It is within this context that the Council will set the housing investment priorities for Inverclyde for the next five years.

## LHS Aims

- 6.7 The core purpose of the SHIP is to set investment priorities in affordable housing over a five-year period to achieve the outcomes of the LHS. The SHIP reinforces Inverclyde Council as the strategic housing authority and the importance of the outcomes and targets set out in the LHS and subsequent LHS updates. As noted in Section 1.0, the strategic aims set out in the LHS 2004-2009 remain unchanged and have essentially been 'rolled forward' to cover the period until the first 'new style' LHS is in place in 2011. The agreed Aims are listed below:

- Achieving a more appropriate balance between the different housing sectors in Inverclyde;
- Widening the choices for Inverclyde Residents;
- Improving Housing Quality;
- Meeting the particular needs of Inverclyde's residents; and
- Improving housing related information and advice in Inverclyde.

The development projects that the RSLs have submitted for the SHIP 2009 will be assessed against the LHS Aims. **The ability of a project to meet the LHS Aims will be the fundamental determining factor in the Council's decision on whether a project should be classed as an investment priority.**

## Deliverability

- 6.8 A key feature of the SHIP is the deliverability of the investment priorities within the five-year timeframe of the plan. The SHIP Guidance clearly states that deliverability within the SHIP needs to be strong. The SHIP should not be a set of aspirations but it should be a plan which will inform investment decisions. The guidance makes clear that prioritising investment will depend on a range of factors, including relative need, land availability and development constraints. As well as setting the priorities against the LHS Aims, the Council has looked at other factors to ensure that projects can be delivered. These other factors include revenue funding and support costs for particular needs projects, land supply, development constraints, and a project's position and likely progress through the Planning process. Reference will also be made to other key policies and strategies that identify physical outcomes such as the provision of new accommodation for particular client groups within the Inverclyde population.



## Criteria and Weighting

- 6.9 Inverclyde Council has developed a scoring system which takes into account the LHS Aims and a range of deliverability factors to help assess whether a project is an investment priority. The system assigns scores to give 'weight' to the aims and deliverability factors. All projects are scored in the same manner so that comparisons can be made and a 'ranking' can be derived based upon the extent to which projects meet the above criteria.
- 6.10 As the core purpose of the SHIP is to set the Council's investment priorities to achieve the aims and objectives of the LHS, the scoring system gives the largest weighting (50%) to these aims and objectives. Details of how the LHS Aims and the various deliverability factors have been scored are given in Appendix 1 together with the scores for all 30 of the SHIP projects submitted by RSLs. Appendix 1 provides a written explanation of the criteria that the Council has used to assess whether a project should be an investment priority in the SHIP and a table illustrating the various points awards.
- 6.11 The scoring criteria reflect what Inverclyde Council considers to be the most important and influential factors in assessing if a project should be an investment priority. The importance of assessing a project against the LHS Aims has already been stated. The criteria also shows the importance the Council is placing on projects fulfilling the requirements of the Planning etc. (Scotland) Act 2006 to assist the determination of planning applications. The criteria also reflect an RSL's ability to deliver projects on the ground, once planning permission has been granted.
- 6.12 The following tables show the scores that the various SHIP projects have achieved against the assessment criteria on a year by year basis. These tables provide summary information only. Appendix 1 provides full details of projects by RSL and by programme type (i.e. Re-provisioning and Core Programmes).

**Table 6: Year 2010/11 Inverclyde Investment Priorities**

Project	Sub Area	AHIP Funding Programme	AHIP funding Required (£ million)	Total Score
Robertson Street (OAKTREE HA)	D	Core	2.775	196
17 Adelaide Street Gourock (KEY HA)	E	Core	0.306	195
Earnhill Road (OAK TREE HA)	C	Core	1.548	183
Drumfrochar Road (Cloch HA)	B	Core	2.071	175
Caladh L/Disability Project (OAK TREE HA)	C	Core	0.745	155
69-71 West Blackhall Street (OAK TREE HA)	B	Core	1.642	136
Killochend New Build (OAK TREE HA)	C	Core	2.477	109

**Table 7: Year 2011/12 Inverclyde Investment Priorities**

Project	Sub Area	AHIP Funding Programme	AHIP funding Required (£ million)	Total Score
James Watt Dock (RCH)	B	Reprovisioning	4.988	210
Larkfield/Cumberland Road (RCH)	C	Reprovisioning	9.455	192
Sir Michael Court Homeless Project (OAK TREE HA)	B	Core	0.426	183
Carwood Court Re-provisioning (Bield HA)	B	Core	3.7	169
Upper Bow Re-provisioning Project (OAK TREE HA)	C	Core	3.76	151

Cove Road (MBHA)	E	Core	0.444	136
Sinclair Street (Cloch HA)	B	Core	1.043	105
An Other 1 Core Programme (OAK TREE HA)	C	Core	1.33	97

**Table 8: Year 2012/13 Inverclyde Investment Priorities**

Project	Sub Area	AHIP Funding Programme	AHIP funding Required (£ million)	Total Score
Woodhall Phase 2 (RCH)	A	Reprovisioning	7.362	283
Inverkip Marina (TRUST HA)	F	Core	3.338	217
Tarbet Street (MBHA)	E	Core	1.098	163
Garvald Street (CLOCH HA)	B	Core	4.665	136
Carwood Street Phase 2 (Cloch HA)	B	Core	2.293	127
Other- TBC (RCH)	B	Core	2.682	109
An Other 1L/Disability (OAK TREE HA)	C	Core	0.423	108
An Other 3 Core Programme (OAK TREE HA)	C	Core	1.331	97

**Table 9: Year 2013/14 Inverclyde Investment Priorities**

Project	Sub Area	AHIP Funding Programme	AHIP funding Required (£ million)	Total Score
Peat Road (RCH)	C	Reprovisioning	10.06	215
Slaemuir (RCH)	A	Reprovisioning	3.552	183

**Table 10: Year 2014/15 Inverclyde Investment Priorities**

Project	Sub Area	AHIP Funding Programme	AHIP funding Required (£ million)	Total Score
Bouverie Street Tenemental Rehabilitation (RCH)	A	Reprovisioning	4.198	239
Central Greenock (RCH)	B	Reprovisioning	9.782	182

## 7.0 OVERCOMING CONSTRAINTS

### Land Supply Issues

- 7.1 It is the Council's view that there is an adequate land supply to meet the two main new build programmes undertaken by local RSLs: the Core Programme and the Reprovisioning Strategy. However, detailed site investigations and exploration of ground conditions are still required in relation to some of the land identified for housing purposes. It is possible therefore that individual projects in the SHIP programme will have to be reviewed to take account of any constraints that come to light. The land supply will continue to be reviewed annually as part of the long-established audit process.

### Identified Constraints

- 7.2 Annex 3 of the SHIP includes information supplied by RSLs on constraints that have been identified in relation to their individual projects. All RSLs are taking action to address and overcome these constraints in order to ensure

that projects proceed on site. Failure to do so will result in projects being reviewed and potentially removed from the SHIP programme, or being put back to a later part of the five-year programme. The constraints identified in the 2009 SHIP are as follows:

- Ground Conditions
- Ground Contamination
- Infrastructure – Utilities (General)
- Infrastructure – Transport (Roads)
- Infrastructure – Scottish Water & SUDS
- Land ownership issues
- Planning Issues

### **Financial Constraints**

- 7.3 Given anticipated reductions in AHIP funding over the next two or three years, a number of RSLs have identified general financial constraints as an issue that may affect the timing and programming of their proposed developments. RSLs may have to reduce the scale of their proposals, or carry out works over several phases, in order to match the funding available and this has been accounted for in the planning scenarios developed by RSLs. Funding for Stage 3 Adaptations has been flagged as a possible financial constraint and the amount of works required is currently under consideration as part of a review by Social Work Services that will assist in the budgeting process.
- 7.4 The Scottish Government has advised local authorities to expect reductions in the levels of AHIP funding over the next two to three years due to the claw back of funding brought forward to accelerate the affordable housing programme. The prioritisation of SHIP projects as detailed in Section 6.0 above reflects these anticipated financial constraints. The SHIP guidance specifies that local authorities should plan for a 10% increase and a 10% reduction in AHIP funding as part of the Resource Planning Assumption process. The 2009 SHIP describes how the Council will prioritise projects in the event of a change in AHIP funding (see Section 2.0 above).
- 7.5 Inverclyde Council remains confident that needs and demand can be met over the longer term to satisfy both the Core Programme and the RCH Reprovisioning Programme. We will continue to work closely with our key partners to overcome identified constraints, where possible, and to pursue alternative projects where constraints prove to be insurmountable in terms of the resources and development capacity available.

## **8.0 LOCAL AUTHORITY CONTRIBUTIONS TO THE SHIP**

### **Financial Contributions**

- 8.1 Inverclyde Council's principal financial contribution to the SHIP will continue to be funding from Council Tax receipts for second homes, which amounted to £81,000 in 2008/09 and is likely to amount to c. £90,000 in 2009/10. These receipts will be used by Inverclyde Council to support the provision of affordable housing as part of the ongoing SHIP programme. The use of these earmarked funds will be decided on an annual basis in consultation with key partners. The establishment of an Affordable Housing Fund by Inverclyde Council, generated by the recycling of capital receipts from future land sales

in regeneration areas, will be managed and controlled by the Council through the SHIP programme. This will allow Inverclyde Council to make a significant contribution to the overall AHIP funding programme once receipts become available in the mid to later years of the SHIP programme.

### **Contributions in Kind**

- 8.2 Local authorities are required to consider the future use of land within their ownership and some of this land may be made available for development by RSLs to provide affordable housing for rent and for sale. This would be seen as a contribution in kind to the SHIP programme on behalf of Inverclyde Council.

### **Financial Assistance to Owners**

- 8.3 Private Sector Housing Grant (PSHG) assistance is provided to owners where common works are required to meet the SHQS or to address disrepair. This type of investment is delivered on a strategic basis and in partnership with the local RSLs, the Inverclyde Care & Repair Service and other Council Services. Through the SHIP, work has been undertaken with the local RSLs to ensure that complementary investment can be provided by Inverclyde Council to assist owners to take part in common works. A special funding arrangement has been established for owners involved in common works with RCH and this Support for Owners Fund will continue to be administered by Inverclyde Council in collaboration with RCH and the HID. Inverclyde Council has also recently approved the Scheme of Assistance required by the Housing (Scotland) Act 2006 and this sets out the type of assistance that owners can expect to receive once the 2006 Act is fully implemented in April 2010.

### **Identification of Housing Renewal Areas**

- 8.4 Inverclyde Council has identified an area of private rented and privately owned housing in Sub Area A, Port Glasgow, that cannot be brought up to the aspirational SHQS and which is currently Below Tolerable Standard. This area, while identified as a Regeneration Initiative by the Council and its key partners, is not included as one of the 30 SHIP projects as its principal means of funding has not yet been established. Preliminary discussions have been held with the Scottish Government regarding the possible designation of a Housing Renewal Area (HRA) under The Housing (Scotland) Act 2006 and the intention would be to demolish the current sub-standard housing and replace it with affordable homes for rent and for sale, in partnership with a developing RSL. Inverclyde Council will require to fund the acquisition and demolition of these properties to allow the HRA to proceed and it is anticipated that this funding will come from future local government settlements following the removal of ring fencing of PSHG in April 2010. If ongoing discussions prove to be fruitful, this will be a significant local authority contribution to the provision of new affordable housing in an area of multiple deprivation.

### **Revenue Funding and Support Costs**

- 8.5 Inverclyde Council also provides ongoing revenue funding for the care and support of tenants and residents through Social Work Services together with capital funding for equipment and adaptations to meet particular needs. These contributions must also be taken into account in the provision of affordable

housing through the SHIP programme as tenants and residents will continue to need care and support regardless of where they are ultimately housed, for example, in new homes provided through the ongoing Core Programme and Re-provisioning Programme.

#### **Other Funding Sources**

- 8.6 Other potential sources of contributions, in cash or in kind, will be identified as part of Inverclyde Council's wider partnership arrangements with other public agencies. The use of commuted sums and other non-AHIP sources of funding will be regularly reviewed to ensure that all avenues are fully explored and accessed, where possible.

#### **9.0 ANNEXES AND APPENDICES:**

- **Annex 1: SHIP Targets by Sub Area, Type and Tenure**
- **Annex 2: SHIP Programme 2010 – 2015 (units, location, tenure & type)**
- **Annex 3: Status of SHIP Projects (including constraints)**
- **Annex 4: SHIP Programme Costs, Funding Requirements, and Funding Sources**
- **Annex 5: Summary Information**
  
- **Appendix 1: Assessment Criteria and Prioritisation of Investment**
  
- **Appendix 2: PSHG, SHQS and Non-SHQS Investment Tables**
  
- **Appendix 3: Overview of Social Rented Sector Completions and Demolitions**
  
- **Map 1: Inverclyde SHIP Sub Areas**
  
- **Map 2: Regeneration Strategies (by Sub Area)**
  
- **Glossary of Terms**

## GLOSSARY OF TERMS

### **Adaptations (Stage 3)**

Modifications to make a house suitable for a disabled person.

### **Barrier-Free Housing (aka Lifetime Homes)**

Houses that have been purpose built or adapted for use by people with special needs.

### **Care and Repair**

A service that helps older and disabled homeowners to repair and maintain their homes.

### **Energy Efficiency**

A house is energy efficient when it retains a high level of the heat produced by its heating system.

### **Housing Association**

A not-for-profit social landlord providing mainstream and / or special needs housing (see RSL).

### **Local Housing Strategy (LHS)**

The main document that sets out the local authority's strategy for providing housing of all tenures to meet identified needs and demand, covering a five-year period.

### **Allocation Policy**

Document that sets out how a local authority or housing association allocates its houses.

### **Below Tolerable Standard (BTS)**

Housing that does not meet the statutory minimum physical quality standard is BTS.

### **Community Care**

The provision of services and support to older people, disabled people, and those with special needs in their own homes.

### **Greenfield**

A planning term used to describe land that has not previously been developed.

### **Housing (Scotland) Act 2001**

The main housing legislation setting out the Scottish Government's policy objectives for all social housing.

### **Local Plan (Local Development Plan)**

The planning framework that identifies land for new housing, business and other uses, and safeguards open space, countryside and the built heritage. Will become the Local Development Plan in future years.

### **Area Renewal**

Regeneration initiatives within a defined geographical area, involving action such as demolition and new house building.

### **Brownfield**

A planning term used to describe land that has been previously developed (see Greenfield also).

### **Community Plan**

A long-term strategy that promotes the social, environmental and economic well being of the local community.

### **Homelessness**

A term used to describe people who have no secure, permanent accommodation of their own.

### **Housing (Scotland) Act 2006**

Legislation introducing new housing standards for privately owned and rented houses, including Housing Renewal Areas.

### **Low Cost Home Ownership (LCHO)**

Houses provided specifically for first time buyers on low incomes to enable them to access affordable private housing.

**Private Sector Housing Grant (PSHG)**

Scottish Government funding used by local authorities to assist owners to carry out repairs and improvements to their homes.

**Registered Social Landlord (RSL)**

A not-for-profit social landlord, such as a housing association, that is registered with and monitored by the Scottish Housing Regulator.

**Right to Buy (RTB)**

Legislation that enables tenants of local authority and RSL houses to buy their own homes.

**Scottish Housing Quality Standard (SHQS)**

A common standard covering the physical quality of houses and the areas around them that should be met by all owners and landlords.

**Social Rented Sector**

Housing owned and managed by local authorities and RSLs and built using public money.

**Stock Transfer**

The transfer of the ownership and management of houses from one landlord, such as a local authority, to another landlord, such as a housing association or other RSL.

**Strategic Development Plan (SDP)**

The plan for large city regions, made up of several local authorities that identifies the scale of the housing and other land requirements for a 20-year time period. Formerly known as the Structure Plan.

**Sustainability**

Meeting the needs of the present generation without compromising the ability of future generations to meet their own needs.

**Tenure**

A description of the basis of occupation of a house, e.g. an owner-occupier, a tenant of a social landlord, or a tenant of a private landlord.

**Abbreviations**

<b>AHIP</b>	Affordable Housing Investment Programme	<b>LCHO</b>	Low Cost Home Ownership
<b>BME</b>	Black and Minority Ethnic	<b>LHS</b>	Local Housing Strategy
<b>BTS</b>	Below Tolerable Standard	<b>(NS)SE</b>	(New Scheme) Shared Equity
<b>HA</b>	Housing Association	<b>PSHG</b>	Private Sector Housing Grant
<b>HMA</b>	Housing Market Area	<b>RSL</b>	Registered Social Landlord
<b>HMP</b>	Housing Market Partnership	<b>SHIP</b>	Strategic Housing Investment Plan
<b>HRA</b>	Housing Renewal Area	<b>SHQS</b>	Scottish Housing Quality Standard

## CONTACT DETAILS

If you would like more information about the SHIP, the LHS, or any other aspect of strategic planning for housing, please contact us and we will be glad to help:

✉ Inverclyde Council  
Planning and Housing Service  
Cathcart House  
6 Cathcart Square  
Greenock  
PA15 1LS

☎ Tel. (01475) 712406  
☎ Fax (01475) 712468  
✉ Email – see below  
Website – [www.inverclyde.gov.uk](http://www.inverclyde.gov.uk)

Fergus J Macleod, Planning Policy and Housing Manager

Tel: (01475) 712404  
Email: [Fergus.Macleod@inverclyde.gov.uk](mailto:Fergus.Macleod@inverclyde.gov.uk)

Ronny Lee, Housing Team Leader

Tel: (01475) 712069  
Email: [Ronny.Lee@inverclyde.gov.uk](mailto:Ronny.Lee@inverclyde.gov.uk)



## ASSESSMENT CRITERIA AND PRIORITISATION OF INVESTMENT

## Introduction

In order to ensure that the most efficient use is made of the funding available and that the key objectives of the LHS are met, Inverclyde Council has devised assessment criteria that allow SHIP projects to be 'scored' and 'ranked' according to their fit with the LHS Aims and the extent to which they are deliverable within the five-year timeframe. An overview of the assessment criteria and the 'weighting' attached to the various factors is provided in Table 1 below.

Table 1: Assessment Criteria to Assist with Setting Investment Priorities

Assessment Criteria	Points	Weighting
<b>LHS Aims</b>		
<b>Achieving a more appropriate balance between the different housing sectors in Inverclyde</b> <ul style="list-style-type: none"> <li>Owner occupation</li> <li>Renting from a Private Landlord (mid market rent)</li> <li>Renting from a Social Landlord</li> <li>Brownfield Sites</li> </ul>	If a project meets the Aim then a score of 13-15 points will be given as indicated in the right hand column; If a project fully satisfies all LHS Aim then a top score of 200 points will be given.	Max score 60
<b>Widening the Housing Choices for Inverclyde Residents</b> <ul style="list-style-type: none"> <li>Matching Dwelling Size with Need and Demand</li> <li>Developing More Appropriate Types of Dwellings</li> <li>Redressing the Geographic Imbalance of the Housing Tenure Distribution</li> <li>Promoting Affordability</li> <li>Community Engagement</li> </ul>		Max score 65
<b>Improving Housing Quality</b> <ul style="list-style-type: none"> <li>Reducing the Number of Properties which are below the Established Standards</li> <li>Increasing the Number of Properties Which Meet the Established Standard</li> <li>Making Homes More Energy Efficient</li> </ul>		Max score 45
<b>Meeting the Particular Needs of Inverclyde's Residents</b> <ul style="list-style-type: none"> <li>Improving Services for Homeless Households</li> <li>Making Better Use of Existing Housing to Meet Particular Needs</li> </ul>		Max score 30
		<b>Max LHS Score 200 points</b>
<b>Project factors</b>		
		<b>Max Score</b>
Social Rent	30 for highest number of units, % of 30 for rest	30
LCHO (includes NSSE)	20 for highest number of units, % of 20 for rest	20

PRS	6 for highest number of units, % of 6 for rest	<i>TBC (only one project contains an element of PRS)</i>
Special Needs	10 for highest number of units, % of 10 for rest	10
Cost	0 scored, info only	
Front funding	Incremental	20
Additional funding	Incremental	10
Prog % (year) units per project as % of year total	10 for highest, % of 10 for rest	10
<i>Revenue Funding Secured (will only be taken into consideration for projects that require support funding)</i>	Yes 10, potentially 5, no 0	10
<b>Project Factors</b>		<b>Max Project Factors Score 100 points</b>
<b>Resources, Capacity and Planning</b>		<b>Max Score</b>
Land Supply	5 point increments (zoned, land supply and ownership)	15
RSL Capacity	Historic build rates	10
Resources (contractors)	10 for continuing current programme, 5 for general capacity	10
<b>Community Engagement</b>		
pre-app engagement	5 points	5
task group	5 points	5
Pre-Application Discussions	5 points for undertaken	5
<b>Statutory Consultations</b>		
Roads (trunk)	1-4 grading for stage of consult	4
Roads (Council)	1-4 grading for stage of consult	4
Scottish Water	1-4 grading for stage of consult	4
SEPA	1-4 grading for stage of consult	4
Utilities	1-4 grading for stage of consult	4
Scottish Nat Heritage	Ungraded as not always applicable	0
<b>Development Constraints</b>		
Contamination	10 for risk assessed & planned	10
Subsidence	10 for risk assessed & planned	10
Other (e.g. knotweed)	10 for risk assessed & planned	10
<b>Resources, Capacity and Planning</b>		<b>Max Resources, Capacity and Planning Score 100 Points</b>
<b>Total Score</b>		<b>Max Total Score 400 points</b>

## **Assessment Criteria and Weighting**

### ***LHS Aims***

The LHS Aims must be achieved through the SHIP and these Aims have therefore been given the highest weighting within the assessment criteria, accounting for 200 out of a possible maximum of 400 points. The four key LHS Aims are:

- Achieving a more appropriate balance between the different housing sectors
- Widening housing choices
- Improving housing quality
- Meeting particular needs

Within these four key LHS Aims there are 15 sub-divisions relating to specific aims such as increasing owner-occupation and improving housing quality, so that each sub division is assigned a score of 13.33, i.e. 200/15. Rounding the scores leads to either 13 or 15 for each of the sub-divisions, adding up to the maximum of 200 points (see Table 1 above). Each project is scored according to its fit with these specific aims and points are awarded accordingly.

### ***Deliverability***

The deliverability factors are based on four main headings, split into two sections as follows:

- Project Factors
- Finance; and
- Resources and Capacity
- Planning

The scores assigned to these factors are explained below.

#### **1. Project Factors**

*Social Rent*: 30 points are awarded to the project providing the highest number of social rented units and the remaining projects receive a percentage of 30 points according to their relationship to the highest number. For example, a project providing half of the highest number would receive 50% of 30 = 15 points, etc.

*LCHO (includes NSSE)*: the project providing the highest number of LCHO/NSSE units receives 20 points, the remainder receive proportionate scores, as above.

*PRS (Private Rented Sector)*: 6 points are awarded to projects providing an element of PRS housing. The remainder receive proportionate scores, as above.

*Special Needs*: 10 points are awarded to projects providing homes capable of meeting particular needs. The remainder receive proportionate scores, as above.

#### **2. Finance**

*Revenue Funding*: 10 points are awarded where revenue funding has been secured for a project, or where funding is already in place; 5 points are awarded where funding is likely to be made available on completion of the project. Projects that require revenue funding are scored against each other.

*Cost:* the cost of the project is provided for information only and is not scored.

*Front funding option:* 20 points are awarded where the RSL is prepared to front fund the project and all resources (i.e. reserves, private finance, etc) are in place; 10 points are awarded where resources can be secured; and 5 points where the RSL is willing to front fund but no definite resources are in place.

*Additional funding secured:* 10 points are awarded where additional funding from private finance, reserves, other sources, etc, is being used to reduce the amount of AHIP required to undertake a project; 5 points are awarded where such funding can be made available, and 2 points are awarded where RSLs have indicated that other funding streams will be used (e.g. income from sales of LCHO/NSSE units).

*Programme %:* 10 points are awarded to the project delivering the highest number of units per year and the remainder receive proportionate point scores, as above.

### **3. Resources and Capacity**

*Land Supply:* 5 points are awarded where land is designated for housing, where it forms part of the effective land supply, and where the developing RSL has ownership of the land, up to a maximum of 15 points (i.e. 3 x 5 points).

*RSL Capacity:* this factor is intended to provide a measure of an RSLs capacity to actually deliver projects on site and 10 points are awarded where RSLs can demonstrate a 'track record' in previous developments and where contractors are in place ready to do the work; 5 points are awarded where contractors have still to be appointed or where projects are beyond the historic build rate achieved by the RSL. RSL capacity takes into account the number of units an RSL plans to develop over the SHIP period and then account is taken of their ability to deliver by comparing their plans with historic build rates.

*Resources (contractors):* 10 points are awarded where contractors are continuing a current programme (e.g. works are being completed in several phases over a number of years); 5 points are awarded where contractors have the general capacity to undertake projects of the scale and complexity proposed.

(3)

### **4. Planning**

*Community Engagement:* 5 points are awarded where an RSL has engaged with the local community prior to the (planning) application stage; 5 points are awarded where there is a Task Group in place, or some other model has been adopted to ensure community engagement and participation in the project; 5 points are awarded where the RSL has entered into pre-application discussions with Planning Services.

If these factors are not applicable for a project, the maximum points are awarded so that the project is not placed at a disadvantage against other projects.

*Statutory Consultations:* points awards of 1 (minimum) to 4 (maximum) are made according to the stage reached in the consultation process, i.e. 1 for the preliminary stage and 4 for completion; these points awards cover statutory

consultations with —  
Roads (Trunk)  
Roads (Council)  
Scottish Water  
SEPA  
Utilities  
Scottish Natural Heritage / Historic Scotland (where required).

If one or all of these factors are not applicable for a project, the maximum points are awarded so that the project is not placed at a disadvantage against other projects.

*Development Constraints:* 10 points are awarded where constraints such as ground contamination, subsidence or other adverse ground conditions, or other issues affecting development (e.g. Japanese knotweed) have been identified and overcome by the RSL; the maximum award is therefore 30 points (i.e. 3 x 10 points for each of the above); alternatively, where there are no such constraints on a project, the maximum of 30 points is awarded as there are no obstacles to the completion of the project.

### **Prioritisation of Investment**

It will be seen from the above that a combination of scores for meeting LHS Aims and for meeting the various deliverability factors has been awarded to each of the 30 projects submitted by local and national RSLs for inclusion in the SHIP 2009.

The tables provided in Section 6.0 of the SHIP document provide details of the scores awarded to the various projects and this provides a means of prioritising projects on a year by year basis, including differentiation between the separate Reprovisioning Programme and Core Programme funding streams. The spreadsheets in this Appendix provide details of all projects submitted by year, by RSL, by funding stream (i.e. Reprovisioning or Core Programme), and by overall score.

**Projects are listed in descending order of priority according to their overall scores and these are the rankings that will be a major (and potentially determining) factor in Inverclyde Council deciding on its priorities for AHIP investment over the period from 2010/11 to 2104/15.**

SHIP Guidance states that local authorities should be prepared for variances amounting to + / - 10% of the Resource Planning Assumptions in any given year. We have therefore included projects that do not score highly against the assessment criteria, or that are not highly ranked in terms of priority, as these are the types of projects that could be brought 'off the shelf' in the event of an increase in funding becoming available. These projects could also be brought forward in the event of higher ranking works being delayed due to development constraints, etc.

It is also recognised that Inverclyde Council has a number of other strategic plans and corporate objectives that might impact on the delivery of the SHIP and may have to be taken into account in determining the final rank order of priorities in any one year. These wider considerations include issues such as:

- Depopulation, particularly the differential rate of population loss between the SHIP Sub Areas;
- A growing number of older citizens and their proportion of the population in different localities; and
- A higher than average number of citizens with disabilities, including learning disabilities, and limiting long-term illness.

Projects have therefore been included in the SHIP on the basis that they are priorities for Inverclyde Council and that the AHIP funding and associated revenue and support costs may be forthcoming in future years of the SHIP programme.

Please refer to the following spreadsheets for full details of SHIP priorities on an annual basis as determined by Inverclyde Council.

Appendix 2

Total Investment (exc. Adaptations)	No. Of Works Social Rent	No. Of Works Own/Occ	2010- 2011	2011- 2012	2012- 2013	2013- 2014	2014- 2015	Total	Average Unit Cost
Bield HA	159	0	9,400	62,000	97,000	0	45,700	214,100	1,347
Cloch HA	33	0	9,694	0	0	0	0	9,694	294
Key HA	0	0	0	0	0	0	0	0	0
Larkfield HA	525	35	711,966	543,500	594,639	300,000	0	2,150,105	3,839
Link HA	979	133	491,684	231,632	539,218	925,005	66,051	2,253,590	2,027
MBHA*	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
OTHA	6704	90	1,479,600	1,839,894	1,713,623	958,946	1,193,287	7,185,350	1,058
RCH	1286	255	7,197,000	2,790,000	5,347,500	0	0	15,334,500	9,951
Trust HA	0	0	0	0	0	0	0	0	0
Total	9686	513	9,899,344	5,467,026	8,291,980	2,183,951	1,305,038	27,147,339	18,515
* no information supplied									

SHQS Investment	No. Of Works Social Rent	No. Of Works Own/Occ	2010- 2011	2011- 2012	2012- 2013	2013- 2014	2014- 2015	Total	Average Unit Cost
Bield HA	159	0	9400	62000	97000	0	45700	214100	1,347
Cloch HA	33	0	9,694	0	0	0	0	9,694	294
Key HA	0	0	0	0	0	0	0	0	0
Larkfield HA	525	35	711,966	543,500	594,639	300,000	0	2,150,105	3,839
Link HA	979	133	491,684	231,632	539,218	925,005	66,051	2,253,590	2,027
MBHA*	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
OTHA	18	0	4,500	48,000	0	0	0	52,500	2,917
RCH	1286	255	7,197,000	2,790,000	5,347,500	0	0	15,334,500	9,951
Trust HA	0	0	0	0	0	0	0	0	0
Total	3000	423	8,424,244	3,675,132	6,578,357	1,225,005	111,751	20,014,489	20,374
* no information supplied									

Appendix 2

Non-SHQs	No. Of Works Social Rent	No. Of Works Own/Occ	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total	Average Unit Cost
Bield HA	0	0	0	0	0	0	0	0	0
Cloch HA	0	0	0	0	0	0	0	0	0
Key HA	0	0	0	0	0	0	0	0	0
Larkfield HA	0	0	0	0	0	0	0	0	0
Link HA	0	0	0	0	0	0	0	0	0
MBHA*	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s	n/s
OTHA	6,722	99	90	1,475,100	1,791,894	1,713,623	958,946	5,939,752	871
RCH	0	0	0	0	0	0	0	0	0
Trust HA	0	0	0	0	0	0	0	0	0
Total	6,722	99	90	1,475,100	1,791,894	1,713,623	958,946	5,939,752	871



