
Report To:	Education & Communities Committee	Date: 10 September 2013
Report By:	John Arthur, Head of Safer & Inclusive Communities	Report No: EDUC/60/13/DH
Contact Officer:	Drew Hall, Service Manager, Community Safety & Wellbeing	Contact No: 01475 714272
Subject:	Strategic Housing Investment Plan 2013-2018	

1.0 PURPOSE

- 1.1 To advise Committee of the submission of a new Strategic Housing Investment Plan (SHIP) covering the period from 2013 to 2018 and an update to the Strategic Local Programme 2012-2015 (SLP) arising out of additional awards of funding for the Inverclyde Council area from the Scottish Government's Affordable Housing Supply Programme (AHSP).

2.0 SUMMARY

- 2.1 The Scottish Government (SG) requested all local authorities to submit a new SHIP for the period 2013-2018 following the announcement of additional funding in March 2013 reflecting the SG budget commitment to support new house building. The Resource Planning Assumptions (RPAs) for the period from 2015-2018 were also announced at that time and this has allowed local authorities and their RSL partners to plan future developments on the basis of guaranteed minimum RPAs over the five year period to March 2018.
- 2.2 The deadline for submission of the new SHIP 2013-2018 to the SG Housing Supply Division (HSD) was 28 June 2013 and it was not possible to seek Committee approval prior to submission due to the summer recess. Retrospective approval is therefore now being sought from Committee for the submission of the SHIP 2013-2018 and the associated SLP given the necessity to respond by the due date.
- 2.3 Meetings were held with the HSD Area Office in Paisley and RSL partners to identify projects suitable for inclusion in the new SHIP and in the updated SLP, which are detailed in the Appendix to this report. HSD approved the updated SLP 2012-2015 in May 2013 however there may be some further updates required due to recent changes in the funding regime for RSLs and a slight increase in the Inverclyde Council RPAs.

Appendix

3.0 RECOMMENDATIONS

- 3.1 That the Committee:
- note the contents of the new Strategic Housing Investment Plan for the five-year period from 2013 – 2018;
 - note the contents of the updated Strategic Local Programme 2012-2015 as detailed in the Appendix to this report; and
 - approve the Strategic Housing Investment Plan 2013-2018 and the updated Strategic Local Programme 2012-2015 submitted by Inverclyde Council to the Scottish Government on 28 June 2013.

John Arthur, Head of Safer & Inclusive Communities

4.0 BACKGROUND

- 4.1 In April 2013 SG issued *Guidance on the Preparation of Strategic Housing Investment Plans and Strategic Local Programmes* (SG Edinburgh, HSGN 2013/02) setting out a new combined SHIP and SLP programme to be submitted by local authorities. A new five-year SHIP was requested by HSD to coincide with the announcement of RPAs covering the period up to March 2018 and a new SLP covering the period from 2015-2018 was also requested as part of the new guidance regime. There had previously been no clear picture of AHSP funding beyond 31 March 2015 and the guaranteed minimum RPAs were welcomed by local authorities and their RSL partners as they allowed for works to be programmed in the knowledge that AHSP funding would be available over the longer term. The SLP 2012-2015 has already been approved by HSD, subject to detailed contract negotiations with individual RSLs, and the new SLP 2015-2018 allows Inverclyde Council to put forward its affordable housing priorities as discussed and agreed with RSL partners.
- 4.2 Meetings have been held with HSD Area Office staff and with RSL partners to identify suitable SLP projects and these are as noted in the Appendix to this report. As in previous years, HSD has requested that local authorities submit a Main Programme reflecting local priorities together with a Shadow Programme made up of projects that can be brought 'off the shelf' at short notice in the event of any difficulties arising with Main Programme projects, or to take advantage of additional AHSP funding, if it became available.
- 4.3 HSD requested that the new combined SHIP and SLP be submitted to the Paisley Area Office by 28 June 2013 and it was therefore submitted subject to formal approval by Committee at its present meeting. Committee approval is now being sought in terms of the recommendation at paragraph 3.1 c) of this report.

5.0 COMBINED SHIP AND SLP

- 5.1 The SHIP sets out Inverclyde Council's priorities for affordable housing development and presents the overview of what might be achieved during the five-year period from 2013 to 2018. The SLP is the implementation phase of the SHIP where prioritised projects are actually delivered on the ground. The Clune Park area remains the highest priority for investment and the development of affordable housing at Lower Mary Street, Port Glasgow, is the main project in the SLP 2012-2015. Phase 2 of the development at Earnhill Road, Greenock, to be undertaken by Oak Tree HA in partnership with a local builder, is also in the SLP 2012-2015 as is the development of Woodhall Phase 2 in Port Glasgow by River Clyde Homes (RCH) and the first phase of a new development at Garvald Street in the East End of Greenock by Cloch HA.
- 5.2 The SLP 2015-2018 includes the second phase of works at Garvald Street, a new development by RCH at Broomhill, Greenock, and new developments on the sites of the former Ravenscraig and St Gabriel's schools by Link HA / Larkfield HA. Towards the end of the programme, RCH intend to review the development of the Peat Road area in Greenock, subject to suitable interest from the private sector in building private housing for sale.
- 5.3 The main projects in the combined SHIP / SLP are set out in the Appendix to this report and this includes the Main Programme and the Shadow Programme (formerly known as the "slippage list"), which would be called upon if it proves impossible to deliver any of the Main Programme projects on budget and on time.

Appendix

6.0 IMPLICATIONS

6.1 Strategic

The Inverclyde Local Housing Strategy 2011 – 2016 and previous SHIPs have clearly identified the regeneration of the Clune Park area as Inverclyde Council's top priority for investment. This is reflected in the SLP 2012-2015 and a project providing rehousing options, both social renting and ownership, for residents of the Clune Park area has therefore been selected as the main project in the SLP. A fail safe position has also been included in the Shadow Programme so that other work can be brought forward quickly to ensure that all

funding allocated to Inverclyde through the RPAs remains within the Inverclyde Council area.

6.2 Financial

The RPAs for the period up to 2017/18 have been notified to Inverclyde Council, as detailed below:

- 2012-15: £7.275m
- 2015-16: £2.985m
- 2016-17: £1.986m
- 2017-18: £1.156m
- TOTAL: £13.402m

The minimum RPAs for the period 2015 to 2018 have allowed the Council and developing RSLs to bring forward new projects over the longer term with confidence. HSD has indicated that further adjustments to the RPAs are likely over the five-year period up to March 2018 and they have stressed that the above figures are minimum assumptions for forward planning purposes. The announcement in July 2013 of further AHSP funding of £0.842m (included in the above figures) for the Inverclyde Council area together with an increase in benchmark subsidy levels from £42k to £58k per unit will result in further consequential changes to the SLP and these will be reported to future meetings of Committee.

6.3 Legal

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

6.4 Human Resources

There are no Personnel implications arising from this report.

6.5 Equalities

When delivering services to our customers, full cognisance is taken of equality and diversity processes and procedures.

6.6 Repopulation

The provision of new affordable housing is intended to support and complement the work of the SOA Outcome Delivery Group on Repopulation, which is seeking to stabilise the existing population and to attract new people to the Inverclyde Council area by expanding the housing choices and options available.

7.0 **CONSULTATIONS**

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;
- Scottish Government Housing Supply Division, Paisley Area Office; and
- Chief Financial Officer, Inverclyde Council

8.0 **LIST OF BACKGROUND PAPERS**

8.1 Inverclyde Local Housing strategy 2011 – 2016; report to Safe, Sustainable Communities Committee, 25 October 2011.

SSC
25.10.11
P698

Strategic Housing Investment Plan 2012 – 2015; report to Policy & Resources Committee, 27 March 2012.

PRC
27.03.12
P239

Affordable Housing Supply Programme: Strategic Local Programmes 2012 – 2015; Scottish Government Housing Supply Division Guidance Note (HSGN 2012/06), Edinburgh, May 2012.

Affordable Housing Supply Programme (AHSP): Notification Letter from Scottish Government Housing, Regeneration and Welfare Directorate, Housing Supply Division, 5 March 2013.

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14 August 2013

**INVERCLYDE COUNCIL
STRATEGIC HOUSING INVESTMENT PLAN
(SHIP)
2013 – 2018**

**STRATEGIC LOCAL PROGRAMME
(SLP)
2015 - 2018**

June 2013

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1.0 INTRODUCTION

Purpose

- 1.1 The core purpose of the Strategic Housing Investment Plan (the SHIP) is to set out investment priorities for affordable housing over the five-year period from 2013-2018 to achieve the five key strategic outcomes detailed in the Inverclyde Local Housing Strategy 2011-2016 (the LHS). The focus of the SHIP is the delivery of affordable housing however this is set within the context of wider regeneration activity across the Inverclyde Council area.
- 1.2 The SHIP:
- Sets out key investment priorities for affordable housing;
 - Demonstrates how these priorities will be delivered;
 - Identifies the resources required to deliver these priorities; and
 - Enables the involvement of key partners.
- 1.3 The Strategic Local Programme (SLP) provides Inverclyde Council with three-year Resource Planning Assumptions (RPAs), in this case covering the period from 2015-2018. The SLP allows Inverclyde Council and its key RSL partners to plan ahead for future development of affordable housing for rent and for sale (for example through shared equity schemes). The SLP 2012-2015 is already in place and there is some overlap between the two programmes as some larger developments have been broken down into phases in order to fit with available Affordable Housing Supply Programme (AHSP) funding. There is therefore a brief recap of the SLP 2012-2015 in Section 2 of this document to place these ongoing projects in context and to identify entirely new projects as prioritised by Inverclyde Council.

Background Information

- 1.4 This is the sixth SHIP to be produced by Inverclyde Council and it is the first to be prepared using the new Scottish Government Guidance on the combined SHIP / SLP process (Scottish Government, Housing Supply Division Guidance Note, HSGN 2013/02, published April 2013). The Housing Need and Demand Assessment (HNDA) undertaken by Inverclyde Council together with the other seven local authorities within the Glasgow and the Clyde Valley Strategic Development Planning Authority (GCV SDPA) area provide the starting point for the SHIP. The HNDA clearly shows a shortfall of affordable housing within the Inverclyde Council area and the SHIP and the SLP are designed to partly address this shortfall. The LHS and HNDA outcomes are the principal basis for prioritising development programmes and for directing housing investment through the SHIP 2013-2018 and the Area Renewal Strategy.
- 1.5 Inverclyde Council is the strategic housing authority for the Inverclyde area and is working with key partners to ensure that the five key strategic outcomes set out in the LHS 2011-2016 are met (see paragraph 3.1 below). As Inverclyde Council is a stock transfer authority, all social housing is now owned and developed by RSLs who are the Council's key partners in developing new build housing to take the projects in the SHIP and the associated SLP forward.

Project Update

1.6 A number of SHIP / SLP projects commenced in previous financial years and details of recently completed projects are as follows:

- RCH Lot 3, Cumberland Road / Larkfield, Greenock: work on 126 new homes commenced on site in October 2011 and will be completed in 2013; this is the last project to be funded by the Scottish Government under the previous Affordable Housing Investment Programme (AHIP) regime;
- Cloch HA (CHA) completed the Reprovisioning Programme at Maukinhill in 2012 and all new homes are now fully occupied;
- Oak Tree HA (OTHA), working in partnership with a local developer, provided 14 social rented houses at Earnhill Road in Larkfield, Greenock, in 2012; a second phase comprising 14 new houses for social rent is included in the SLP 2012-2015;
- Finally, OTHA completed the refurbishment of 16 flats at Sir Michael Court, Greenock, in 2012, the only successful Innovation and Investment Fund bid in the Inverclyde Council area in 2011/12.

1.7 Area renewal has been the focus of housing-led regeneration in Inverclyde for several decades, but given increased urgency over the last ten years with the approval of Area Renewal Plans by Inverclyde Council and its key partners in 2003, and the designation of 'New Neighbourhoods' in the 2005 Local Plan. Stock transfer in late 2007 provided another boost to the programme. There has been significant progress with the regeneration of large areas in Greenock and Post Glasgow however there are a number of areas that still require significant investment to improve the quality of the environment and the housing on offer. RCH Lot 3 is likely to be the last large scale Reprovisioning Programme project to contribute to the Area Renewal Strategy. Plans for the remaining "New Neighbourhoods", in terms of promoting mixed tenure communities, have either been considerably scaled down, or are in the process of being significantly revised due to the economic downturn, continued difficulties in accessing private finance, and reduced housing subsidies available for the development of affordable housing.

Development of the SHIP

1.8 The SHIP 2013-2018 was prepared by the Safer & Inclusive Communities Service in liaison with the Regeneration & Planning Service, and 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 supplied information for inclusion in the Plan:

- Registered Social Landlords (RSLs) – locally-based and national;
- Scottish Government Housing Supply Division (HSD);
- Inverclyde Community Health and Care Partnership (CHCP) –
 - Health & Community Care Services;
 - Mental Health, Addiction, and Homeless Services; and
 - Planning, Health Improvement and Commissioning.
- Inverclyde Council –
 - Regeneration & Planning Service
 - Corporate Planning Service
 - Safer & Inclusive Communities Service

Involvement of Key Partners

- 1.9 The SHIP process was initiated in spring 2013 when preliminary discussions were held with RSLs and other partners, including the Planning Policy Team, on sites with potential for housing development. In May 2013, following receipt of the revised SHIP Guidance issued by the Scottish Government, liaison meetings were held with local / national RSLs to discuss potential projects that might be funded on the basis of the three-year RPAs. The SHIP / SLP will be monitored and reviewed in the light of changes in resource availability and programme alterations will be made, as necessary, to reflect changing financial circumstances.
- 1.10 The SHIP and the associated SLP will be submitted to the Education & Communities Committee of Inverclyde Council at its meeting on 10 September 2013 for formal approval. Copies of the SHIP and the SLP will be circulated to all key partners and to a wide range of interested parties for reference. We will continue to consult with and actively involve as wide a range of stakeholders as possible in the development of future SHIPs / SLPs.

2.0 STRATEGIC LOCAL PROGRAMME 2012-2015: PROGRESS

- 2.1 The SLP 2012-2015 is ongoing and this section provides a brief progress report on the approved Main Programme and Shadow Programme projects that must be completed by 31 March 2015. This is to provide context for the SHIP 2013-2018 and for the forthcoming SLP 2015-2018.

Main Programme

- 2.2 The Main Programme of the SLP 2012-2015 comprises the following projects:
- Lower Mary Street, Port Glasgow: 84 units of affordable housing for rent (60) and for sale through NSSE (24), intended to provide for the rehousing of long-term residents in the Clune Park area of Port Glasgow, and to address the overall shortfall of affordable housing identified in the HNDA.
 - Earnhill Road, Greenock, Phase 2: 14 affordable social rented semi-detached and terraced cottage type houses to address the shortfall of larger, family sized houses in the Upper Larkfield area of Greenock (general needs and addressing requirements for special needs through HFVN standards).
 - Garvald Street, Greenock, Phase 1: 22 units comprising semi-detached and terraced cottage type houses (general needs), and cottage flats (amenity housing) to address the overall shortfall of affordable housing identified in the HNDA.
 - Woodhall Phase 2, Port Glasgow: 20 units comprising 18 units for affordable social rent and 2 NSSE units to accommodate owners displaced by the demolition programme; to include 4 amenity houses to address the needs of older / disabled tenants; this is the final but much reduced phase of the Reprovisioning Programme at Woodhall where 15 remaining households (13 existing RCH tenants and 2 owner-occupiers) are to be rehoused by 2015.

- 2.3 All of the projects in the Main Programme are currently at an advanced planning stage and liaison with Inverclyde Council Strategic Housing Team and with Planning Services is ongoing. None of the projects has started on site and it is likely that work will commence in autumn 2013, subject to land transfers to developing RSLs being approved by Inverclyde Council and approval of detailed planning applications.

Shadow Programme

- 2.4 The Shadow Programme of the SLP 2012-2015 comprises the following projects:
- Broomhill, Greenock: 19 units comprising cottage flats and terraces, possibly including some units for Mid Market Rent (to be confirmed);
 - Luss Avenue, Greenock: 31 units for affordable social rent to address general shortfall of affordable housing as identified in the HNDA; and
 - Garvald Street, Greenock, Phase 2: 23 units comprising semi-detached and terraced cottage type houses (general needs), and cottage flats (amenity housing) to address the overall shortfall of affordable housing identified in the HNDA.
- 2.5 It has not been necessary to bring forward any of the projects listed in the Shadow Programme to date.

3.0 LHS PRIORITIES

Agreed Outcomes and Targets

- 3.1 The outcomes and targets for the LHS 2011-2106 as approved by Inverclyde Council in October 2011 are as follows:

Outcome One: Inverclyde residents have access to a range of suitable housing options.

Outcome Two: Inverclyde residents are able to make best use of their housing.

Outcome Three: Inverclyde residents can enjoy their neighbourhoods.

Outcome Four: Inverclyde residents receive appropriate support when they experience changes to their housing needs.

Outcome Five: Inverclyde residents take responsibility for their housing and communities.

- 3.2 The development projects that partner RSLs have submitted for the SHIP 2013-2018 have been assessed against the above strategic outcomes. The ability of a project to meet the strategic outcomes of the LHS is the fundamental determining factor in the Council's decision on whether a project should be classed as an investment priority.

Achievement of Outcomes

- 3.3 The main routes for achieving the LHS outcomes are as follows:

- The roll out of the approved SLP 2012-2015 and the follow on SLP 2015-2018, subject to future AHSP funding availability;
- The continuation of projects by Cloch HA and Oak Tree HA to deliver new affordable housing and to return empty homes to productive use utilising Scottish Government funding;
- The provision of affordable home ownership options through Regeneration and Open Market New Supply Shared Equity (NSSE) houses in new RSL developments;
- New build social rented housing being provided to housing for varying needs standards, which will address the particular needs of a significant number of Inverclyde citizens;
- RSLs continuing 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 continuing with their Standard Delivery Plans to achieve the SHQS by 2015 thereby addressing fuel poverty and energy efficiency issues identified in the LHS 2011-2016, which includes the strategy for tackling fuel poverty.

Inverclyde Council Priorities for the SHIP

- 3.4 Inverclyde Council has set out its priorities for housing in the LHS 2011-2016. The scoring matrix used to assess the priority of SHIP / SLP projects takes account of the agreed strategic outcomes in the LHS. The matrix also reflects the deliverability of projects given the time and funding pressures included in the SLP process. Inverclyde Council must try to ensure that the key outcomes of the LHS are met by RSL partners within the confines of the AHSP funding and benchmark subsidy levels available. Meetings have been held with developing RSLs, locally-based and national, operating within the Inverclyde area and contributing to the SHIP programme to discuss their projects and to agree timescales. All of the agreed projects are included in the SHIP 2013-2018.

Clune Park Area, Port Glasgow

- 3.5 Inverclyde Council has identified the Clune Park area of Port Glasgow as its highest priority for housing investment due to the poor physical condition of the housing stock combined with a range of socio-economic issues affecting the area. Inverclyde Council has made clear its willingness to tackle the issues in the Clune Park Area through comprehensive regeneration by providing political and financial support for a Regeneration Plan, which was approved by Council in May 2011. In recognition of this priority, the Local Development Plan: Proposed Plan (approved by Inverclyde Council, May 2013), includes Clune Park within the wider designation of an 'Area of Potential Change', identifying a number of linked initiatives to further stimulate interest from developers in the renewal of this area.
- 3.6 The implementation of the Regeneration Plan is now under way with closure of flats that are below the Tolerable Standard, followed by the service of Demolition Orders where entire closes have been closed and acquired, as necessary. Partner RSLs are assisting in the rehousing of the remaining occupants in existing and new build houses and one of these projects, at Lower Mary Street, Port Glasgow, is included in the current SLP (2012-2015).

Linkages to the LHS and other Strategic Plans

- 3.7 The developments included in the SHIP and the associated SLPs are in line with the recently approved (May 2013) Inverclyde Local Development Plan: Proposed Plan (the LDP) and the LHS 2011-2016. The projects in the SHIP also contribute to delivering the local outcomes in the Inverclyde Alliance Single Outcome Agreement (the SOA) by 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 safe, secure, comfortable, and energy efficient houses built to housing for varying needs standards. 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.
- 3.8 Inverclyde is at a crossroads in terms of housing-led regeneration, as indicated in paragraph 1.7 above. The majority of the original priorities for Area Renewal are now complete and the ability of developers to provide large scale housing developments to support wider social and economic regeneration has reduced considerably. Beyond the period covered by the present SHIP (2013-2018), some current priorities will continue to be delivered whilst emerging strategic priorities will have to be addressed by Inverclyde Council and its RSL partners, together with private sector developers.
- 3.9 Looking to the future, there are continuing and emerging strategic priorities that will influence future affordable housing development and regeneration, in particular, in the latter years of the SHIP and beyond:
- New housing development, housing-led regeneration and place making continues to be a priority in the Inverclyde LDP: Proposed Plan. The LDP highlights areas that were part of the original Area Renewal Strategy and it also includes other opportunities for development and regeneration - Major Areas of Change (MAC) and Areas of Potential Change (APC), most carried forward as 'legacy sites' from the 2005 Inverclyde Local Plan. Adoption of the LDP is expected in mid-late summer 2014.
 - Repopulating Inverclyde is a strategic priority and the Inverclyde Alliance SOA has at its core the objective of stabilising the population to assist economic regeneration and to improve the quality of the living environment. A wide range of quality housing is seen to be paramount to achieving a stabilised population and to assist with economic regeneration – the supply of new affordable housing is identified as a key component of achieving this objective.
 - The availability of surplus school sites has augmented the supply of land suitable for housing development in the Council's portfolio. These sites are identified in the LDP: Proposed Plan as new opportunities to create affordable, mixed tenure housing developments to assist the council in achieving its repopulation and regeneration objectives. The reduced subsidy levels for RSLs has placed greater focus on local authorities to assist with the development of affordable housing by providing land at below market value to increase the viability of new development.

- 3.10 Outcomes and targets will continue to be reviewed as the LHS Action Plan is implemented and as the Local Development Plan moves forward to adoption in mid-2014, in order to reflect changes taking place in the wider housing system. A critically important element of the LDP: Proposed Plan is the introduction of an Affordable Housing Policy (RES4) and Supplementary Guidance, which will give prospective developers advice on what is expected of them in submitting proposals for housing development in Inverclyde following the anticipated adoption of the LDP in 2014. This will include a requirement to provide a proportion (minimum 25%) of affordable housing on all developments of 20 units or more and will be subject to negotiation with developers on a site by site basis. Having specific requirements for the provision of affordable housing should help to address the overall shortfall noted in the HNDA and should also address the widening of housing choice and expansion of housing options set out in the LHS.
- 3.11 Tables 1-3 provide a breakdown of tenure / house type information down to Sub Area level for the entire SHIP programme.

4.0 PRIORITISING SHIP PROJECTS

- 4.1 All of the projects in Tables 1-3 have been assigned a priority grading using the assessment criteria as detailed in Appendix 1. The emphasis is on projects that contribute to the delivery of the five strategic outcomes set out in the LHS 2011-2016 (see paragraph 3.1 above) within the five-year period covered by the SHIP. The assessment criteria used in the scoring matrix have been modified to take account of the five strategic outcomes of the LHS, the outcomes of the HNDA, the agreed Area Renewal Strategy, and deliverability within the constraints of reduced budgets, benchmarks, and timescales. Projects that meet the key strategic objectives of Inverclyde Council, as set out in the Inverclyde Alliance SOA and the Community Plan, have been ranked more highly than other projects.

Summary of SHIP submissions and Prioritisation

- 4.2 The locally-based and national RSLs that form the SHIP Liaison Group have submitted projects that they consider could feasibly be developed over the five-year period of the SHIP, providing that the necessary AHSP funding is made available. Projects anticipated to start beyond 2017/18, or that could be brought 'off the shelf' are included in Appendix 2. Table 1 below summarises the projects that have been agreed with RSL partners in terms of overall priority and on a year-by-year basis from 2013/14 to 2017/18.

Table 1: SHIP 2013-2018 - Prioritisation by Overall Points Awarded

SLP Year 1 & 2: 2013/14 & 2014/15

Project	Sub Area	RSL	Tenure Breakdown	AHIP Required (million)	Total Score	Comment
Lower Mary Street	Port Glasgow	Link Group	60SR 24NSSE	£3.969	260	Priority site to support the regeneration of Clune Park. Built by Persimmon purchased by Link. Land is in multiple ownership - IC is the majority land owner. Site capacity may be reduced. Score not updated from last year.
Woodhall Phase 2	Port Glasgow	RCH	18SR 2LCHO	£0.840	245	Standalone development at bottom of site near train station. No further plans to develop out Masterplan site. RCH in discussions with IC about remainder of site.

Earnhill Road Phase 2	Greenock South West	Oak Tree HA	14SR	£0.644	200	Phase 1 is complete. Oak Tree and IC in negotiation about transfer of land for Phase 2.
Garvald Street Phase 1	Greenock Central East	Oak Tree HA	22SR	£1.100	195	Western area part of Maukinhill stock transfer agreement. Eastern part also in council ownership. Oak Tree in negotiation with IC about the transfer of land. Project split due to funding allocation.

SLP Year 3: 2015/16

Project	Sub Area	RSL	Tenure Breakdown	AHIP Required (million)	Total Score	Comment
Broomhill	Greenock Central East	RCH	19 SR	£0.798	205	Site at Nile Street/Trafalgar Street/Drumfrochar Road. At present 19 SR. This may change after the demand for MMR has been assessed.
Garvald Street Phase 2	Greenock Central East	Oak Tree	23SR	£1.150	195	Western area part of the Maukinhill stock transfer agreement. Eastern part also in council ownership. Oak Tree in negotiation about the transfer of land. Project split due to funding allocation.
Ravensraig Primary Site	Greenock South West	Link/Larkfield	20 SR	£0.840	TBD	Owned by IC. 100% affordable. Housing mix to be finalised. IC estimates at present.
Former St Gabriel's	Greenock South West	Link/Larkfield	20 SR	£0.840	TBD	Owned by IC. 100% affordable. Housing mix to be finalised. IC estimates at present. Cleared site.

SLP Year 4 & 5: 2016/17 & 2017/18

Project	Sub Area	RSL	Tenure Breakdown	AHIP Required (million)	Total Score	Comment
Peat Road Phase 1	Greenock South West	RCH	33SR 10NSSE	£2.197	335	Total site capacity 160: 100SR, 30NSSE and 30PR. Capacity has increased to include more cottage flats. Housing mix to be finalised. Project split into phases and will go beyond 2018.
James Watt Dock	Greenock Central East	RCH	60SR 26NSSE	£3.560	230	RCH own site. Linked to redevelopment of former sugar warehouse. Potential MMR on site.
Luss Avenue	Greenock Central East	Link Group	21SR 10NSSE	£1.460	210	Score not updated from last year. Close to Kings Glen site, this may become a higher priority. Site in private ownership.
Kempock House	Gourock	Oak Tree	10 SR	£0.420	TBD	Owned by IC. Mixed tenure site. Site capacity 40. Oak Tree has expressed interest. Project details to be developed over next year. Cleared site.
Former Kings Glen School	Greenock Central East	TBD	15 SR	£0.630	TBD	Owned by IC. Mixed tenure site. Site capacity 60. Requires private sector partner. Project details to be developed over the next year. Cleared site.
Former Highlander's Academy	Greenock Central East	TBD	10 SR	£0.420	TBD	Owned by IC. Mixed tenure site. Site capacity 40. Requires private sector partner. Project details to be developed over next year.
Former Wellington School	Greenock Central East	TBD	15 SR	£0.420	TBD	Owned by IC. Mixed tenure site. Site capacity 60. Requires private sector partner. Project details to be developed over next year.

* Note: TBD = to be determined, developer to be confirmed at a later date.

Resource Planning Assumptions

4.3 The RPAs for the three-year period 2015-2018 were notified to Inverclyde Council in March 2013 and HSD has advised that these are minimum assumptions that may be relied upon for the purposes of forward planning. Details of the SLP RPAs notified to Inverclyde Council are as follows:

- SLP Years 1 & 2, 2013/14-2014/15: £ 6.433m
- SLP Year 3, 2015/16: £ 2.985m
- SLP Years 4 & 5, 2016/17-2017/18: £ 3.142m
- TOTAL: £12.560m

These RPAs have allowed Inverclyde Council and partner RSLs to agree a forward programme of affordable housing investment beyond the end of the first SLP in March 2015.

Deliverability

- 4.4 The deliverability of projects is a key factor in the SHIP and this is reflected in the agreed scoring matrix. Therefore, projects with the most realistic prospect of actually being delivered on time and in line with available budgets rate more highly in the SHIP 2013-2018.
- 4.5 Appendix 1 provides a full explanation of the criteria that Inverclyde Council has used to assess whether a project should be an investment priority in the SHIP together with a table illustrating the various points scores awarded.

Projects of Special Local Priority

- 4.6 The Clune Park area of Port Glasgow is an investment priority for Inverclyde Council and it therefore features prominently in the SHIP programme. The demolition of the existing stock is likely to take quite some time and the amount of funding required is still to be determined. Clune Park is the Council's number one investment priority for the period from 2013-2018 and it has therefore been included in the SHIP as a Project of Special Local Priority (see Appendix 1). The Link HA / Persimmon Partnerships Scotland Ltd project at Lower Mary Street, Port Glasgow, is directly related to the rehousing aspects of the Clune Park Regeneration Plan and has therefore attracted high priority in the SHIP 2013-2018 programme.

5.0 OVERCOMING CONSTRAINTS

Land Supply Issues

- 5.1 It is Inverclyde Council's view that there is an adequate land supply to meet the new build programmes that may be undertaken by local and national RSLs. This was confirmed in the Land Supply Audit completed by the Regeneration & Planning Service in 2012. The housing land supply will continue to be reviewed annually as part of the long-established audit process and new, potential development opportunities for open market and affordable housing, including on land held in Inverclyde Council ownership, have been included in the LDP: Proposed Plan (May 2013). Consultation on the LDP: Proposed Plan is currently under way and it is anticipated that the final LDP will be adopted in mid-2014.
- 5.2 As indicated above, the LDP: Proposed Plan includes an Affordable Housing Policy (AHP) which contains a range of new policy levers to make provision for affordable housing. The first would require developers to provide a benchmark of 25% affordable housing on prescribed sites, of 20 or more dwelling capacity, to contribute to the provision of affordable housing. The LDP: Proposed Plan identifies these 'quota sites' to expand the number of development opportunities to assist in addressing the overall shortfall of affordable housing identified in the HNDA. However, unlike sites in the ownership of RSLs, these 'quota sites' require private developers to take the AHP element forward. Potential sites brought forward through the LDP:

Proposed Plan included in the SHIP that could be affected by the AHP, include the site of the former Kempock House in Gourrock and the site of the former King's Glen Primary School in Greenock.

- 5.3 The second main part of the policy includes the allocation of a number of council-owned and RSL-owned sites in the land supply that are categorised as 'affordable housing sites'. These sites are either new additions (surplus Council properties) or the relatively large existing 'New Neighbourhood' sites that have been earmarked for mixed tenure development. Two of these sites were formerly part of the Area Renewal Strategy however the previously identified issues have led to uncertainty over their viability. It is expected that these sites will be taken forward on a phased basis in partnership with a private developer. Woodhall Phase 2 and Peat Road fall into this category in the SHIP together with the council-owned sites at the former King's Glen Primary School in Greenock and, beyond 2018, the site of the former St Stephen's High School in Port Glasgow. Some of these projects are likely to go beyond 2018 due to their size and the need for manageable phasing to accommodate available funding. Consultation on the LDP: Proposed Plan is currently under way and it is anticipated that the finalised LDP, including the associated AHP and supporting Supplementary Guidance, will be a material consideration in the assessment and determination of planning applications, when adopted in mid-2014.

Financial Constraints

- 5.4 The SG has advised local authorities of their RPAs for the period up to March 2018 and these are minimum assumptions, subject to alteration depending upon the outcome of the SG spending review. The prioritisation of SHIP projects reflects the indicative levels of AHSP funding available and the continuing emphasis on providing new housing within benchmark subsidy levels and demonstrating value for money in delivering projects. A number of RSLs have identified general financial constraints as an issue that will affect the timing and programming of their proposed developments. However RSLs have welcomed the announcement of the RPAs as they allow for forward planning to a time when current lending constraints may have eased.

Summary

- 5.5 The results of the GCV HNDA (2011) and the Housing Supply Targets for all tenures included in the LHS 2011-2016 indicate a need for new affordable housing. Inverclyde Council will therefore continue to work closely with RSL and HSD 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.

6.0 LOCAL AUTHORITY CONTRIBUTIONS TO THE SHIP

Financial Contributions

- 6.1 Inverclyde Council's principal financial contribution to the SHIP will continue to be funding from Council Tax receipts for second homes, which amounted to c. £200k in the financial years 2011/12 – 2012/13. Inverclyde Council agreed in November 2011 to reduce the level of Council Tax discount on empty homes with a view to increasing revenue to fund investment in affordable housing

and these increased revenues become available from the financial year 2013/14. These receipts will be used by Inverclyde Council to support the SHIP programme. The use of these earmarked funds will be decided on an annual basis in consultation with key partners.

Contributions in Kind

- 6.2 Local authorities are required to consider the future use of land within their ownership as part of the LDP process. As indicated above, this land is being made available for development through the LDP: Proposed Plan to assist RSLs to provide affordable housing for rent and for sale, for example, through NSSE schemes. These contributions in kind are a central part of the new AHP and are an important addition by Inverclyde Council to the SHIP programme, forming part of the projects at Lower Mary Street, Port Glasgow, Earnhill Road (Phase 2), and Garvald Street (Phases 1 and 2) in Greenock. The inclusion of land identified as being suitable for affordable housing development in the LDP: Proposed Plan has enabled developing RSLs to consider their future plans and to consider new build later in the SHIP programme in the hope that financial constraints will eventually ease off. Several of these projects in the latter part of the SHIP programme, such as those involving former school sites and the site of the former Kempock House in Gourrock, will also depend upon land being made available for affordable housing development as contributions in kind from the local authority.

Financial Assistance to Owners

- 6.3 Grant assistance is provided through Inverclyde Council's Scheme of Assistance 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, including the achievement of the SHQS. 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 HSD.

Revenue Funding and Support Costs

- 6.4 Inverclyde Council also provides ongoing revenue funding for the care and support of tenants and residents through the Inverclyde Community Health and Care Partnership (CHCP) together with capital funding for equipment and adaptations to meet particular needs. These CHCP 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.

Other Funding Sources

- 6.5 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 as a possible source of future income has been included in the LDP: Proposed Plan AHP, with further information in the Supplementary Guidance on Affordable Housing Provision, specifying the

amount of affordable housing to be provided on development sites of 20 or more units, or an equivalent commuted sum. Other sources of funding will be regularly reviewed to ensure that all avenues are fully explored and accessed, where possible.

7.0 PLANNING AND HOUSING GEOGRAPHIES

SHIP Sub Areas

7.1 The Sub Areas identified by Inverclyde Council, in liaison with the SHIP Liaison Group, are used as a framework for prioritisation in the SHIP / SLP. They are also used in 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 whole of the Inverclyde Council area).

Details of the geographies contained within the Sub Area boundaries are provided in Map 1 in the Appendices.

8.0 EQUALITIES

8.1 Inverclyde Council, as lead partner in the SHIP, is committed to the principles of equality of opportunity and social justice. It is Inverclyde 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.

8.2 An Equality Impact Assessment (as part of the Policy Impact Assessment) of the Local Housing Strategy was undertaken to minimise the negative impacts of its policies on equalities groups, and to maximise the positive impacts. The affordable housing priorities in this plan have been determined by the LHS, and the SHIP benefits directly from the considerations given to equalities issues in the development of its parent strategy.

Black and Minority Ethnic (BME) Population

8.3 No specific needs have been identified in terms of the Black and Minority Ethnic (BME) population of Inverclyde. However, all RSLs are now gathering information on the ethnic origin of applicants to establish changes in the make up of the population over time. Available information suggests that the BME population of Inverclyde remains relatively small in comparison to the

Glasgow city region and other parts of Scotland. If a need for housing specifically for BME groups is identified, an appropriate response will be provided through the LHS and the associated SHIP / SLP programme.

Gypsy/Traveller Population

- 8.4 The seasonal movement of the Gypsy/Traveller population through the Inverclyde area has led to some difficulties with unauthorised encampments and proposals to develop facilities for Gypsy/Traveller households for temporary, seasonal use are under consideration by Inverclyde Council. The chosen site will be provided with water supplies, toilets and washing facilities and hard standing for temporary use only. There are no plans to provide a permanent site due to the transient nature of demand. Opportunities for co-operation across local government administrative boundaries have been discussed with Glasgow City, Renfrewshire, and East Renfrewshire Councils, none of which have facilities for Gypsy/Travellers at present. The proposed development of facilities within the boundaries of Inverclyde has arisen out of the review of the Gypsy/Travellers protocol involving Inverclyde Council and our key partners. It has been established that there is no requirement to provide facilities or accommodation for Travelling Show People visiting Inverclyde.

Housing Needs of Specific Household Groups

- 8.5 The LHS and the SHIP will continue to identify the requirement for housing for particular needs, including:
- Physical disabilities;
 - Learning disabilities;
 - Mental illness; and
 - Dependency issues (i.e. drugs and alcohol)

The specific needs of residents will be assessed through joint working with appropriate CHCP 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 over the three-year period of the SHIP. However, they will only be included in the SHIP where SG funding is available together with revenue and housing support costs. It is recognised that difficulties in securing revenue and support costs are likely to continue due to the budget constraints facing CHCP services. Where projects can be included in the SHIP without creating any new budget demands, we will continue to attach a high priority to these works.

Adaptations

- 8.6 Table 7 (see Section 9 Tables & Appendices) provides information on the funding available through Inverclyde Council's Scheme of Assistance for adaptations to meet special needs within the private sector (privately owned and private rented houses). The demand for adaptation works continues to be high and often outstrips the supply of funding available through the Scheme of Assistance however there is no waiting list for works of this type and the council continues to manage to provide assistance by a judicious mix of larger and smaller scale works in each financial year. Inverclyde Council does not

have any housing stock of its own due to the stock transfer to RSLs over five years ago and there is therefore no information in Table 7 on 'council houses'.

Assistance to Home Owners

- 8.7 Assistance to home owners is provided through Inverclyde Council's Scheme of Assistance and can include financial assistance 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 establish 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 grant assistance to Inverclyde Council on behalf of the owners.

9.0 TABLES AND APPENDICES:

- **Table 1: Years 1 & 2 – 2013/14-2014/15**
- **Table 2: Year 3 – 2015/16**
- **Table 3: Years 4 & 5 – 2016/17-2017/18**
- **Table 4: Affordable Housing Priorities not Funded through AHSP**
- **Tables 5.1 / 5.2: Council Tax Raised on Empty and Second Homes**
- **Tables 6.1 / 6.2: Affordable Housing Policies (AHPs) Contributions**
- **Table 7: Adaptations**

- **Appendix 1: Assessment Criteria and Scoring Matrix**

- **Appendix 2: Projects Post-2017/18**

- **Map 1: Inverclyde SHIP Sub Areas**

- **Map 2: Regeneration Strategies (by Sub Area)**

- **Glossary of Terms**

- **Contact Details**

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)

A land use plan prepared by the local authority that outlines a framework for development for new housing, business, industrial, and other uses, and safeguards open

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.

space, countryside and the built heritage. Formerly known as the Local Plan which it will replace in due course.

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.

Scheme of Assistance (formerly Private Sector Housing Grant PSHG)

Scottish Government funding used by local authorities to assist owners to carry out repairs and improvements to their 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 'upper tier' of the Development Plan prepared for city regions, made up of several local authorities and charged with identifying the broad scale of housing and other development land requirements for a 15 – 20 year time period, while safeguarding the natural and built heritage. Formerly known as the Structure Plan, or Joint Structure Plan, which it replaced with the approval of the Glasgow and the Clyde Valley SDP in May 2012.

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

AHSP	Affordable Housing Supply Programme – Scottish Government	LCHO	Low Cost Home Ownership
BME	Black and Minority Ethnic (Groups / Population)	LHS	Local Housing Strategy

BTS	Below Tolerable Standard	(NS)SE	(New Scheme) Shared Equity
HA	Housing Association (also an RSL – see opposite)	PSHG	Private Sector Housing Grant
HMA	Housing Market Area HMSA – market sub area	RPA	Resource Planning Assumption
HMP	Housing Market Partnership	RSL	Registered Social Landlord
HRA	Housing Renewal Area	SHIP	Strategic Housing Investment Plan
HSD	Housing Supply Division – Scottish Government	SHQS	Scottish Housing Quality Standard
HST	Housing Supply Targets	SLP	Strategic Local Programme

CONTACT DETAILS

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

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Appendix 1: Inverclyde Council Strategic Housing Investment Plan Project Prioritisation Scoring System

A. Summary of Approach

For the Inverclyde Strategic Housing Investment Plan (SHIP) 2009 and 2010, the Council used criteria to prioritise a project to assist with directing affordable housing investment. The ability of a project to assist in delivering the Inverclyde Local Housing Strategy (LHS) 2004-2009 objectives and deliverability were the principal drivers behind the assessment. The SHIP 2012 included a revised scoring system which took account of the LHS 2011-16 and new information on directing affordable housing investment which became available from the Glasgow and the Clyde Valley Housing Need and Demand Assessment (GCV HNDA) 2011.

There has been no change in strategic direction or update on the housing need and demand assessment therefore the fundamental principle of the assessment remains the same for the SHIP 2013 i.e. the project's ability deliver the council's strategic housing priorities. There have been some minor amendments to the scoring system to include updated information on the Area Renewal Strategy, from the Proposed Local Development Plan and to provide further clarification on the system. The Project Submission Form has been amended to reflect the new numerical requirements from the updated Scottish Government SHIP Guidance 2013.

This section (A) sets out the approach for assessing housing priorities and section B contains the project scoring template.

1.0 Project of Special Local Priority

- 1.1 A project of special local priority which contributes to an identified Council wide strategic project and automatically receives principal priority status above all other projects. If a number of projects have been given special priority status, then the points they have scored in the remainder of the system will determine the ranking of the projects that have special local priority.

2.0 Inverclyde LHS 2011-2016 Outcomes

- 2.1 The primary function of the SHIP is to assist the Council and partners to achieve the LHS 2011 – 2016 Outcomes through strategically planning investment for the development for affordable housing. As with previous assessments, the ability of the project to assist with achieving the LHS Outcomes has been given the highest weighting in the revised assessment criteria. Not all of the actions or policy commitments under each LHS Outcome are applicable for assisting in directing the investment for affordable housing therefore only the relevant factors have been included in the assessment. The action, indicator or commitment has been noted next to the assessment in the scoring table.
- 2.2 The maximum score for each factor is 10 points; if the project meets the criteria then it scores 10 points, if it doesn't then it receives 0 points.
- 2.3 As the primary function of the SHIP is to assist the Council and partners to achieve the LHS 2011 -2016 Outcomes, then a project must satisfy a minimum number of LHS criteria to be included in the Council's investment plan. If a project does not meet one quarter (65 points) of the LHS criteria then it will not be considered for further scoring and the project will not be included in the SHIP.

3. Affordable Housing Requirement

3.1 The GCV HNDA 2011 and further analysis of the results (LHS 2011 -2016 Appendix 1 Affordable Housing Requirement) indicated that the sub areas in Inverclyde have different housing need and demand characteristics. The requirement for affordable housing is greater in some areas than other areas and the type of household requiring assistance varies across the authority. In order to ensure housing investment is prioritised to meet the variations in housing need, the overall results have been scored and included in the prioritisation system. Feedback from stakeholders on the original scoring system indicated that a geographical factor would assist with the prioritisation.

Sub area priority

3.2 The results of the GCV HNDA for the Inverclyde HNDA sub areas¹ for migration scenario C2 and affordable assumption² are shown in Table 1:

Table 1: GCV HNDA Affordable Housing Requirement for Inverclyde (Scenario/assumption C2 25) 2008-2016

Component	Inverclyde	Inverclyde East	Inverclyde West	Kilmacolm
Annual affordable housing requirement (households/dwellings required)	379	245	123	19
% of total requirement	100%	65%	32%	5%

3.3 Nearly two thirds of the affordable housing requirement for Inverclyde up to 2016 is in the HNDA sub area of Inverclyde East (Port Glasgow, Greenock Central East and Greenock South West). Just under a third of the requirement is in the Inverclyde West (Greenock West, Gourock and Inverkip & Wemyss Bay); and Kilmacolm & Quarriers Village take up 5% of the affordable housing requirement. As the majority of the affordable housing requirement is in Inverclyde East then any project in Port Glasgow, Greenock Central East and Greenock South West will score a maximum of 20 points; projects in Greenock West, Gourock and Inverkip & Wemyss Bay will score 10 points and Kilmacolm & Quarriers Village projects will score 2 points. This is summarised in Table 2 below:

Table 2: Project Score by LHS Sub Area

Project Sub Area	Score
Port Glasgow	20 points
Greenock Central East	20 points
Greenock South West	20 points
Greenock West	10 points
Gourock	10 points
Inverkip & Wemyss Bay	10 points
Kilmacolm and Quarriers Village	2 point

¹ This was a strategic assessment of housing need and demand across the Glasgow and the Clyde Valley Region and the seven Inverclyde LHS sub areas were deemed to be too small to be used for a regional assessment of affordable housing. For Inverclyde, three HNDA sub areas were used and are called Inverclyde East, Inverclyde West and Kilmacolm and Quarriers Village. Inverclyde East comprises of Port Glasgow, Greenock Central East and Greenock South West and Inverclyde West comprises of West Greenock, Gourock and Inverkip & Wemyss Bay.

² Inverclyde LHS 2011 – 2016 Appendix 1 Affordable Housing Requirement outlines the results for Inverclyde for all of the migration scenarios and affordability assumptions for 2008 -2016, 2016 -2020 and 2020 – 2025. Up to 2016, proportionally the affordable housing requirement is approximately the same.

House/flat priority by sub area

- 3.4 Inverclyde local authority area has a high proportion of flatted accommodation within the housing stock 52% of all dwellings which rises to around 71% of all dwellings in the social rented sector³. Although flatted accommodation for some age groups and households types is a suitable housing option, a disproportionate amount of flatted accommodation can create a number of problems, especially when the housing stock is old (i.e. tenemental properties form the majority of the dwelling type in the social rented sector). To achieve a stable, well functioning housing system, a balance of dwellings types and sizes is required.
- 3.5 A project that contains the development of houses, as opposed to flats, in the affordable housing sector, including social renting and the intermediate sector, will score ten points. The social rented sector in the Inverclyde East sub areas have high proportions of low demand, flatted accommodation and thus one of the regeneration aims of the area, especially in terms of re-provisioning of the social rented sector, is to increase the proportion of house dwellings in this sector. In order to achieve a more balanced dwelling type mix in these areas then projects which contain the development of houses will score more highly than projects concerning the development of flatted accommodation.
- 3.6 Although the Inverclyde West sub areas of Greenock West, Gourock and Inverkip & Wemyss Bay still have a significant proportion of flatted accommodation (but in some cases have a strong predominance of houses) there is still not the same regeneration strategies in place for reduction of flatted accommodation thus there will be no preference shown for houses or flats shown in the project scores in these areas. The same formula will be applied to projects in Kilmacolm & Quarriers Village. A summary of the application of project scores is in Table 3.

³ Inverclyde LHS 2011-2016 Appendix 3 Dwelling Profile

Table 3: Project scores for dwelling type by sub area

Project Sub Area	Flat	House
Port Glasgow	0 points	20 points
Greenock Central East	0 points	20 points
Greenock South West	0 points	20 points
Greenock West	10 points	10 points
Gourock	10 points	10 points
Inverkip & Wemyss Bay	10 points	10 points
Kilmacolm and Quarriers Village	10 points	10 points

- 3.7 Further analysis of the affordable housing requirement shows there are variations in the household type that requires affordable housing in Inverclyde across the urban areas in Inverclyde⁴. The Council needs to further consider the results of the analysis in order to assess which household types should be given priority for investment.

Area Renewal and Regeneration Priorities

- 4.1 For over two decades 'Area Renewal' has been the focus of the council and its partners efforts to regenerate Inverclyde. The first wave of regeneration occurred in the 1990s and subsequently Area Renewal Plans were developed which focused on areas in Port Glasgow, East Greenock and Greenock South West^[1] and included designated 'New Neighbourhoods' in the 2005 Local Plan. These areas were identified as the primary focus for housing regeneration to either upgrade the existing housing stock or introduce new housing at reduced densities. Since the approval of the plans ten years ago, there has been significant progress with regenerating these areas and the development of 'New Neighbourhoods'; many areas in Greenock and Port Glasgow have been radically altered. However, there are a number of areas which remain that still require significant investment to improve the quality of the environment and the housing offer.
- 4.2 Table 4 shows the areas that were originally included in Area Renewal Strategy and planned New Neighbourhoods that still require investment and development. The Proposed Local Development Plan^[2] has continued to highlight these areas for regeneration to widen the range and choice of housing available and to improve the quality of the environment.

⁴ Inverclyde LHS 2011–2016 Appendix 1 Affordable Housing Requirement

^[1] South/West Greenock SIP Area Renewal Plan 2000 -2010, Halcrow Fox (January 2001),

Greenock East End Area Renewal Plan:2001 -2011, HCH Scotland, (March 2001);

Area Renewal Plan 2001-2011 Port Glasgow, Llewellyn Davies (2001);

Inverclyde: Housing Market, Local Economy and Depopulation, Llewellyn-Davies in association with Wardle McLean (July 2000); and

A New Inverclyde: The First Steps, Inverclyde Regeneration Partnership (October 2002)

^[2] The Proposed Local Development Plan was approved by the Environment and Regeneration Committee on May 2nd 2013 and will be issued for consultation in June 2013.

Table 4: Inverclyde Renewal Areas and Remaining Designated New Neighbourhoods

Area	Regeneration Area	Status at June 2013
Greenock Central East	Broomhill	Plans for the area have been significantly revised and now only include a small site for new build (RCH)
Greenock South West	Peat Road/Hole Farm (New Neighbourhood)	Remaining housing to be demolished but plans for new build on site are unclear. Likely to be medium - long term development.
Port Glasgow	Woodhall (New Neighbourhood)	Phase 1 is complete. 20 units planned as part of Phase 2 (RCH), while development of the majority balance of the site remains to be concluded.
	Clune Park	The potential use of the Clune Park site is under consideration.

4.3 The regeneration areas outlined in Table 4 continue to be prioritised for affordable housing investment in order to achieve the Council's wider regeneration objectives. Plans for these priorities have either been scaled down or are in the process of being significantly revised because of the economic downturn, restrictions on private finance and the reduced housing subsidy available for the development of affordable housing.

4.4 Inverclyde is in many ways at a crossroads in terms of what should be the focus of housing-led regeneration. Most of the original Area Renewal priorities are complete and the ability of developers to deliver large scale housing developments to support regeneration has diminished. Looking forward, there are continuing and emerging priorities in addition to the areas outlined in Table 4 that will influence future housing development and regeneration in Inverclyde:

- New housing development, housing-led regeneration and place making continues to be a priority in the Proposed Local Development Plan. It highlights areas that were part of the original Area Renewal Strategy (Table 4) and it also includes other opportunities for development and regeneration - Major Areas of Change (MAC) and Areas of Potential Change (APC), most carried forward as 'legacy sites' from the 2005 Local Plan. Adoption of the Local Development Plan is expected in mid-late summer 2014.
- Repopulating the area is a strategic priority and the Inverclyde Alliance Single Outcome Agreement (SOA) has at its core the objective of stabilising the population to assist economic regeneration and improve the quality of the living environment. A wide range of quality housing is seen to be paramount to achieving a stabilised population and to assist with economic regeneration.
- The closure of surplus school sites has augmented the supply of housing land in the Council's portfolio. These are identified in the Proposed Plan as new opportunities to create affordable, private and mixed tenure housing developments which will assist the council with achieving its repopulation and regeneration objectives. The reduced subsidy levels for RSLs has placed greater onus on local authorities to assist more with the development of affordable housing and providing land at below market value can assist with the viability of new development.

5.0 Consultation, Planning and Constraints

5.1 A project must be deliverable if it is to be in the SHIP and receive affordable housing subsidy. In order to be deliverable, any potential constraints must be overcome and there must be pre-development discussion with the relevant bodies to ensure those affected by the development are aware of it and are satisfied with the proposals.

- 5.2 A project that has been subject to public, tenant consultation will receive the maximum score of 10 points. 5 points will be awarded if the consultation is underway or about to start.
- 5.3 Land supply - A maximum score of 10 points can be awarded here. If the land is designated for housing in the Proposed Local Development Plan it will be awarded 10 points.
- 5.4 Land ownership – A maximum score will be awarded of 10 points if the land is in full ownership of the developing RSL; 5 points will be awarded if the land is owned by a partner developer or by the Council. No points will be awarded if all or part of the site is in third party ownership and there are significant constraints in obtaining the land for the development of affordable housing.
- 5.7 Land constraints – A maximum of 10 points will be awarded where constraints such as ground contamination, subsidence or other adverse ground conditions, or other issues affecting development have been identified and will be overcome by the RSL or developer at the time of development. Alternatively, where there are no such constraints on a project, then the maximum of 10 points will be awarded as there are no obstacles to the completion of the project.
- 5.8 Infrastructure constraints – A maximum of 10 points will be awarded if all of the necessary infrastructure bodies are satisfied with the project. 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.
- 5.9 Discussion with Development Management – A maximum of 10 points will be awarded if the project has been subject to discussions with Development Management and there are no foreseeable issues. 5 points will be awarded if there have been discussions but there are still a number of issues to be resolved. 0 points will be awarded if there have been no pre-application discussions with Development Management.
- 5.10 Fire and Rescue – A policy in the Inverclyde LHS 2011 – 2016 is for housing agencies to inform Fire and Rescue with updates on planned demolitions and construction to allow Fire and Rescue to plan service delivery. A project will be awarded 10 points if Fire and Rescue have been informed of the development.
- 5.11 Engagement with the Housing Team prior to the submission of the project details is very important. This is to ensure that the Housing Team is aware the project and so that the RSL understands the Council's affordable housing requirements. The completion of the SHIP Project Submission Form should encourage RSLs to discuss details of the project with the Housing Team prior to submission. The Housing Team consider engagement with RSLs to be an important factor therefore it has been given a score of 25 points.
- 5.12 Support of Community Health Care Partnership (CHCP) – If a project requires revenue funding then it must have the support of the relevant service in the CHCP. If the CHCP does not have a requirement for the project or can not support it then the project will not be considered for affordable housing investment until such support is in place and the project will be given an automatic lower priority, irrespective of score.

B. Project Prioritisation Scoring System

1. Summary of Criteria Weighting

Scoring Criteria	Weighting	Proportion
1. Project of Special Local Priority	Priority project	
2. Inverclyde LHS 2011-2016 Outcomes	260	61%
3. Affordable Housing Requirement	40	9%
4. Regeneration and Area Renewal Priorities	30	7%
5. Consultation, Planning and Constraints	95	22%
Total Scores	425	100%

2. Project Scoring Criteria Template

1. Project of Special Local Priority			
<i>Project contributes to an identified Council wide strategic project and automatically receives principal priority status</i>			
2. Inverclyde LHS 2011-2016 Outcomes	Project Score	Max Score	Comments
<i>How does the project help the Council and partners achieve the LHS Outcomes?</i>			
Outcome 1: Inverclyde residents have access to a range of suitable housing options			
a. Project brings empty homes back into use (<i>LHS Action 1.12</i>)		10	
b. Project supports buy backs from the private sector (<i>LHS Action 1.13</i>)		10	
c. Project is funded by an innovative/alternative funding method (<i>LHS Action 1.14</i>)		10	
d. Project assists first time buyers with accessing mortgages (<i>LHS Action 1.7 & para 7.14</i>)		10	
e. Project supports private developers and RSLs to form development partnerships (<i>LHS Action 1.19</i>)		10	
f. Project increases the number of low cost home ownership dwellings (<i>LHS Action 1.22, para 7.15 & HSTs</i>)		10	
g. Projects increases the number of social rented dwellings (<i>LHS Action 1.22, para 7.17 & HSTs</i>)		10	
h. Project increases the number of mid market rent dwellings (<i>LHS Action 1.22, para 7.17 & HSTs</i>)		10	
i. Project increases the number of owner occupied dwellings (<i>LHS HSTs</i>)		10	
j. Project provides specially designed housing for households with specific housing requirements (<i>LHS Para 7.8</i>)		10	
k. Project provides housing suitable for older people (<i>LHS Para 7.5</i>)		10	
Outcome 2: Inverclyde residents are able to make best use of their housing			
l. Project will help tackle access problems, to neighbourhoods and/or dwellings (<i>LHS Action 2.1</i>)		10	
m. Project will help improve household communications in Inverclyde (<i>LHS Action 2.13</i>)		10	
n. Project will convert all-eclectic areas to gas energy supply (<i>LHS Action 2.14</i>)		10	
o. Project will increase the number of private properties meeting the SHQS energy efficiency standard (<i>LHS Indicator 2.8</i>)		10	
p. Project provides more wheelchair accessible and lifetime homes (<i>LHS Action 2.6</i>)		10	
Outcome 3: Inverclyde residents can enjoy their neighbourhoods			
q. Project will involve the removal of low demand/poor quality housing(<i>LHS Action 3.2</i>)		10	

r. Project will promote greener household energy (<i>LHS Action 3.5</i>)		10	
s. Project will reduce the private sector's total carbon emissions (<i>LHS Indicator 3.4</i>)		10	
t. Project will reduce the private sector's average household carbon emission (<i>LHS Indicator 3.5</i>)		10	
Outcome 4: Inverclyde residents receive appropriate support when they experience changes to their housing needs			
u. Project will increase the number of emergency homes available for use by the Homelessness Service (<i>LHS Action 4.8</i>)		10	
v. Project provides accommodation to assist with long term rehousing of the homeless (<i>LHS Para 7.32</i>)		10	
Outcome 5: Inverclyde residents take responsibility for their housing and communities			
w. Project contributes to 100% SHQS attainment in the social rented sector (<i>LHS action 5.6 and para 7.37</i>)		10	
x. Project will involve the employment or training of local people (<i>LHS Action 5.2</i>)		10	
y. Project will increase the percentage of private sector properties that meet the SHQS (<i>LHS Indicator 5.7</i>)		10	
z. Project will increase the percentage of private sector properties that meet the tolerable standard (<i>LHS Indicator 5.8</i>)		10	
Local Housing Strategy Outcome Score		Max 260	
LHS Outcome Score Pass Threshold		Pass / Fail	
<i>If the project does not achieve the LHS Outcome score threshold of 65 points (25% of LHS criteria) then the project is rejected from the prioritisation process.</i>			
3. Affordable Housing Requirement	Project Score	Max Score	
a. Affordable housing sub area priority		20	
b. Affordable housing dwelling type priority (house/flat)		20	
Affordable Housing Requirement		Max 40	
4. Regeneration and Area Renewal	Project Score	Max Score	
a. Project provides housing in 'New Neighbourhoods' or in areas identified by the Area Renewal Strategy		30	
Regeneration and Area Renewal Scores		Max 30	
5. Consultation, Constraints and Planning	Project Score	Max Score	
a. Wider consultation		10	
b. Proposed Inverclyde Local Development Plan		10	
c. Land ownership		10	
d. Infrastructure constraint (Roads, Scottish Water/SEPA, Utilities, SNH)		10	
e. Land constraint (Contamination, subsidence, other)		10	
f. Discussion and agreement with Development Management		10	
g. Fire and Recue		10	
i. Pre submission engagement with the Housing Team		25	
h. Support of CHCP (only if applicable to the project)		(Yes/No)	
Consultation, Constraints and Planning Score		Max 95	
Total Project Score		Max 425	

APPENDIX 2: POST-2018 AFFORDABLE HOUSING PROJECTS AND POTENTIAL AFFORDABLE HOUSING OPPORTUNITIES 2015-2018*

TABLE 1: POST-2018 AFFORDABLE HOUSING PROJECTS

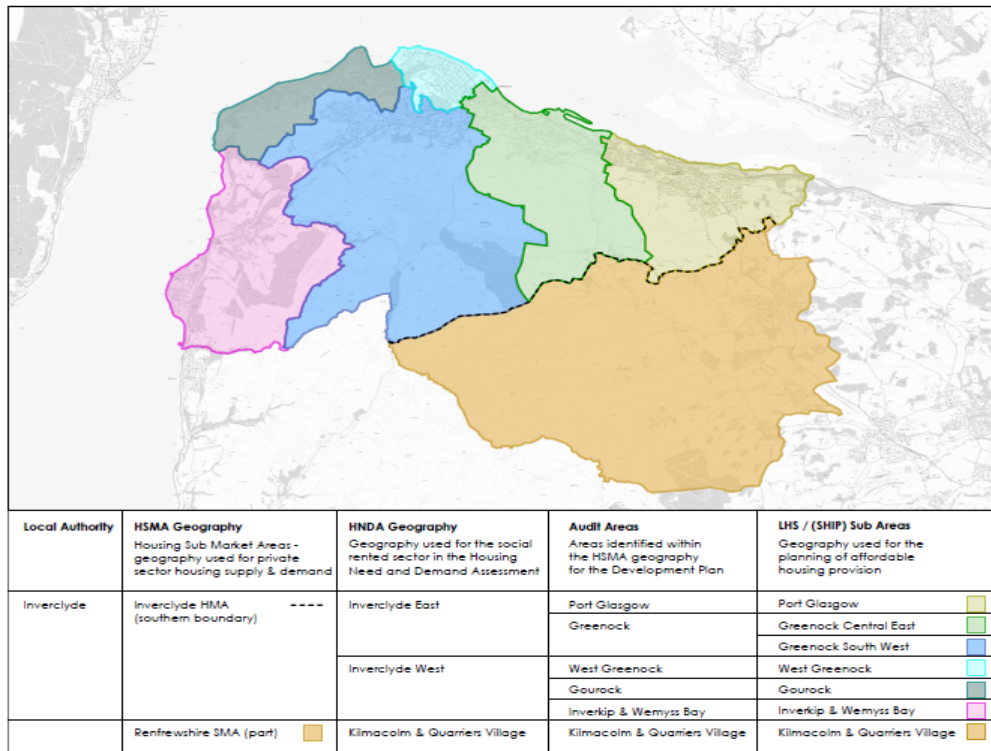
Site	Ownership	Total Capacity	Affordable No.	Tenure	Potential Time Frame	Additional Information
PORT GLASGOW						
1. St Stephen's School	IC	120	30	Private/ affordable	2018 plus	Potential quota site through Affordable Housing Policy. Dependent on private sector interest. Buildings still standing and are in use. Site 4 in the Proposed LDP.
2. Arran Avenue	Private	125	40	Private/ affordable	2018 plus	Dependent on Miller Homes taking the site forward. Site 2 in the Proposed LDP.
GREENOCK CENTRAL EAST						
3. Whinhill	Private	127	70	Private/affordable	2018 plus	In the SHIP 2012. Greenfield site. Site 23 in the Proposed LDP.
4. Strone	RCH	100	75	Affordable	2018 plus	Project was in SHIP 2007 and 2008 for 53 dwellings. Originally part of the Re provisioning Programme but RCH has no plans to develop the site. Site 22 is in the Proposed LDP.
GREENOCK SOUTH WEST						
5. Valley Park	Private	120	35	Private/ affordable	2018 plus	Highcross. Planning application due Summer 2014. Dependent on private sector involvement. Site 45 in Proposed LDP.
6. Peat Road Phase 2 and 3	RCH	160 (total site)	130 (total for site)	Private/ affordable	2018 plus	Phase 1 in the SHIP and could be completed by 2017/18 with phase 2 completed in 2018/19 and phase 3 completed in 2019/20. Capacity is higher than the Proposed LDP due to smaller dwelling sizes. Numbers, housing mix and timing still to be finalised.

TABLE 2: OTHER POTENTIAL OPPORTUNITIES FOR AFFORDABLE HOUSING 2015-2018

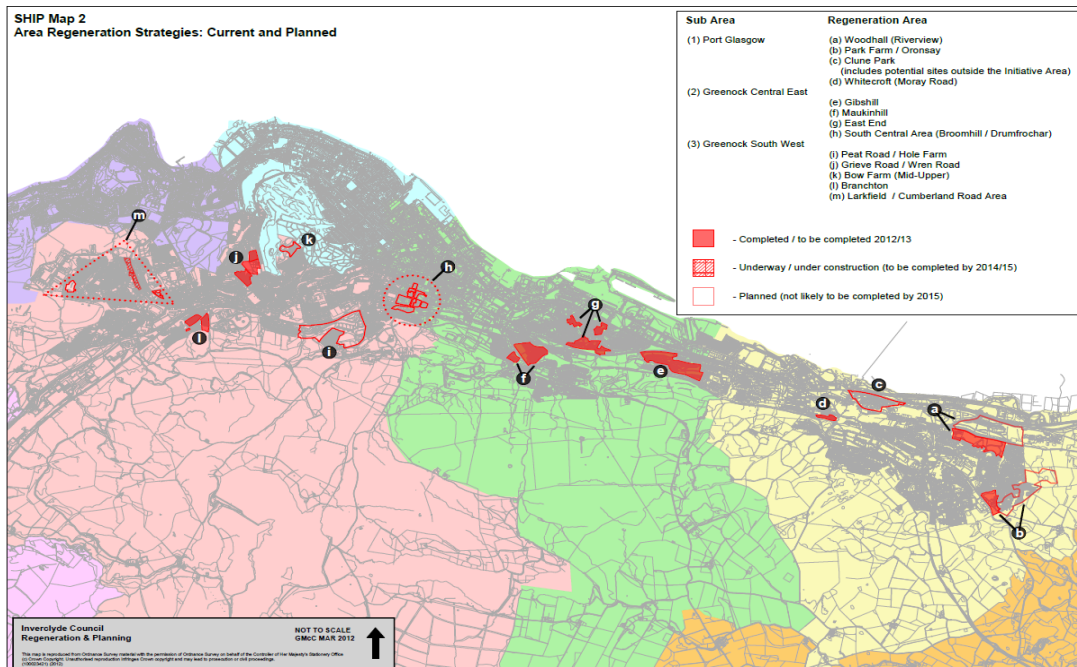
Site	Ownership	Total Capacity	Affordable No.	Tenure	Potential Time Frame	Additional Information
PORT GLASGOW						
1. Woodhall Phase 3 +	RCH	200 (total site)	60 (total site)	Private/affordable	2015-2018 (and plus)	Phase 1 complete. Phase 2 consists of 20 affordable dwellings. Development of the remainder of the site still to be resolved. Site 3 in the Proposed LDP.
2. Barmoss Nursery	IC	10	10	Affordable	2015-2018	Potentially suitable for specialist housing provider. Health amenities nearby. Site 5 in the Proposed LDP.
GREENOCK CENTRAL EAST						
3. Carwood Street	Private	31	31	Affordable	2015-2018	Flatted development. Project was in SHIP 2009 and 2010. Previously in the SHIP to complete the redevelopment of the local area. Site 31 in Proposed LDP
4. Kilmacollm Road	Private/ IC	15	15	Affordable	2015-2018	Community centre on the corner still in use. Near Maukinhill. Site 21 in Proposed LDP.
INVERKIP AND WEMYSS BAY						
5. The Glebe	Private	25	10	Private/affordable	2015-2018	Potential quota site through Affordable Housing Policy. Dependent on private sector interest in site. Site 54 in the Proposed LDP.
KILMACOLM & QUARRIER'S VILLAGE						
6. Leperstone Avenue	IC	15	15	Affordable	2015-2018	Subject to Masterplan study. Query over site capacity. Issues with gas pipeline running through site. Site 59 in the Proposed LDP.
7. Smithy Brae (including Green Belt adjustment)	Private	42	30	Private/affordable	2015-2018	Dependent on private developer interest. Proposal is for 1 & 2 bed cottage type housing with affordable housing element. Possible development in partnership with developing RSL. Site 60 in the Proposed LDP.

*Please see Schedule 6.1 in the Proposed Inverclyde Local Development Plan for a full list of sites allocated for housing.

SHIP MAP 1: Housing and Planning Geographies



SHIP MAP 2: Area Regeneration Strategies Current and Planned



STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

AFFORDABLE HOUSING SUPPLY PROGRAMME - DRAFT FIVE YEAR STRATEGIC LOCAL PROGRAMME - 2013-2018

Table 2 - Year 3 2015/16

Resource Planning Assumption

£2.985

Project Address	Sub-Area	Priority Low / Medium / High	Developer	Units by Tenure					Units By Built Form				Units by Type			Greener Standards YN	Est. or Act. Approval Date - Fin. Year	Unit Starts				Unit Completions			Geogra Bench mark Code	Geographic Benchmark 3P Equivalent	Grant per Unit (3p equivalent excl. Council) Project	TOTAL SG Grant			
				Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improve ment for Sale	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	PN*			Type of Particular Need Unit	Total Units by Type	PRE- 2015/16	2015/16	2016/17	2017/18	2015/1 6					2016/17	2017/18	
Garnald Street Phase 2 - Social Rent	Greenock Central East	Medium	Oak Tree HA	23					23			23	23				23	N	Est. 2014/15		23				23			6	0.042	£0.047	£1.081
Broomhill - Social Rent	Greenock Central East	Medium	River Clyde Homes	19					19			19	19				19	N	Est. 2014/15		19				19			6	0.042	£0.042	£0.798
Former St. Gabriels School - Social Rent	Greenock South West	Medium	Link Group	20					20			20	20				20	N	Est. 2014/15		20				20			6	0.042	£0.042	£0.840
Former Ravensraig School - Social Rent	Greenock South West	Medium	Link Group	20					20			20	20				20	N	Est. 2014/15		20				20			6	0.042	£0.042	£0.840
Total				82	0	0	0	0	82	0	0	82	82	82	0	0	82				82	0	0	0	82	0	0				£3.559

IC estimat
IC estimat

Greener Standards
Y
N

Numerical Value	Geographic Code	Benchmark £/m
1	West Highland/Island Authorities/Remote	RSL - SR - Greener 0.056
2	West Highland/Island Authorities/Remote	RSL - SR - Other 0.052
3	Other Rural	RSL - SR - Greener 0.047
4	Other Rural	RSL - SR - Other 0.043
5	City and Urban	RSL - SR - Greener 0.046
6	City and Urban	RSL - SR - Other 0.042
7	All	RSL Intermediate Rate 0.034
8	All	RSL Intermediate Rate 0.030
9	All	Council - SR - Greener 0.034
10	All	Council - SR - Other 0.030

STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

AFFORDABLE HOUSING SUPPLY PROGRAMME - DRAFT FIVE YEAR STRATEGIC LOCAL PROGRAMME - 2013-2018

Table 3 - Years 4 & 5 2016/17 & 2017/18

Resource Planning Assumption

£3.142

Project Address	Sub-Area	Priority	Developer	Units by Tenure					Units By Built Form					Units by Type			Greener Standards V/N	Est. or Act. Approval Date - Fin. Year	Unit Starts		Unit Completions		Geographic Benchmark Code	Geographic Benchmark 3P Equivalent	Grant per Unit (p equivalent excl. Council) Project	TOTAL SG Grant		
				Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	PN*	Type of Particular Need Unit			Total Units by Type	PRE- 2016/17	2016/17	2017/18					2016/17	2017/18
Peat Road Phase 1 - Social Rent	Greenock South West	High	River Clyde Homes	33					33				31	2	wheel chair	33	N	Est 2015/16			33		33	6	0.042	£0.049	£1.617	
Peat Road Phase 1 - NSSE	Greenock South West	High	River Clyde Homes			10			10				10			10	N	Est 2015/16			10		10		0.058	£0.580		
James Watt Dock - Social Rent	Greenock Central East	Medium	River Clyde Homes	60					60				39	21	4 wheelchair & 17 amenity	60	N	Est 2015/16		60		60	6	0.042	£0.042	£2.520		
James Watt Dock - NSSE	Greenock Central East	Medium	River Clyde Homes			26			26				26			26	N	Est 2015/16		26		26		0.040	£1.040			
Kempock House - Social Rent	Gourock	Medium	Oak Tree	15					15				15			15	N	Est 2015/16			15		15	6	0.042	£0.042	£0.630	
Former Kings Glen School - Social Rent	Greenock Central East	Medium	TBD	15					15				15			15	N	Est 2015/16			15		15	6	0.042	£0.042	£0.630	
Luss Avenue - Social Rent	Greenock Central East	Medium	Link Group	20					20				20			20	N	Est 2015/16		20		20	6	0.042	£0.040	£0.800		
Luss Avenue - NSSE	Greenock Central East	Medium	Link Group			11			11				11			11	N	Est 2015/16		11		11		0.060	£0.660			
Former Wellington School - Social Rent	Greenock Central East	Medium	TBD	15					15				15			15	N	Est 2015/16			15		15	6	0.042	£0.042	£0.630	
Former Highlander's Academy - Social Ren	Greenock Central East	Medium	TBD	10					10				10			10	N	Est 2015/16			10		10	6	0.042	£0.042	£0.420	
Total				168	0	47	0	0	215	0	0	0	215	192	23	215				117	98	31	184					£9.527

IC Estimates
IC Estimates
IC Estimates
IC Estimates

Greener Standards
Y
N

Numerica	Geograp	Benchmark £'m
1	West Highland/Island Authorities/Remote/Rural	RSL - SR - Greener 0.056
2	West Highland/Island Authorities/Remote/Rural	RSL - SR - Other 0.056
3	Other Rural	RSL - SR - Greener 0.047
4	Other Rural	RSL - SR - Other 0.043
5	City and Urban	RSL - SR - Greener 0.046
6	City and Urban	RSL - SR - Other 0.042
7	All	RSL Intermediate Rent - Greener 0.034
8	All	RSL Intermediate Rent - Other 0.030
9	All	Council -SR - Greener 0.034
10	All	Council -SR - Other 0.030

STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

LOCAL AUTHORITY: INVERCLYDE

TABLE 4 - AFFORDABLE HOUSING PRIORITIES - NOT FUNDED THROUGH THE AFFORDABLE HOUSING SUPPLY PROGRAMME

Project Address	Sub-Area	Priority	Developer	Programme	Est. or Act. Approval Date - Fin. Year	Unit Site Starts					Total Unit Starts	Unit Completions					Total Units Complete	Total SG Funding Required (if applicable)	
						PRE-2013/14	2013/14	2014/15	2015/16	2016/17		2017/18	2013/14	2014/15	2015/16	2016/17			2017/18
											0						0		
											0						0		
											0						0		
											0						0		
											0						0		
											0						0		
											0						0		
											0						0		
											0						0		
Total							0	0	0	0	0	0	0	0	0	0	0	0	£0.000

STRATEGIC HOUSING INVESTMENT PLAN

LOCAL AUTHORITY: INVERCLYDE

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES

COUNCIL TAX ON SECOND AND EMPTY HOMES	TAX RAISED	TAX USED TO ASSIST HOUSING	UNITS ASSISTED	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
2011/12	£0.153	£0.153		£0.153
2012/13	£0.246	£0.246		£0.246

TABLE 5.2: PROJECTS ASSISTED BY COUNCIL TAX ON SECOND AND EMPTY HOMES

PROJECT	2011/12		2012/13	
	TAX USED	UNITS ASSISTED	TAX USED	UNITS ASSISTED
Regeneration of Clune Park, Port Glasgow - demolition and acquisition	£0.153		£0.246	
TOTAL	£0.153	0	£0.246	0

STRATEGIC HOUSING INVESTMENT PLAN

LOCAL AUTHORITY: INVERCLYDE

TABLE 6.1: DEVELOPER CONTRIBUTIONS

DEVELOPER CONTRIBUTIONS	SUM RAISED	SUM USED TO ASSIST HOUSING	UNITS ASSISTED	SUM CARRIED FORWARD TO 2012/13
2011/12				£0.000
2012/13				£0.000
	£0.000	£0.000	£0.000	£0.000

TABLE 6.2: PROJECTS ASSISTED BY DEVELOPER CONTRIBUTIONS

PROJECT (1)	2011/12		2012/13		CONTRIBUTION TYPE
	SUM USED	UNITS ASSISTED (2)	SUM USED	UNITS ASSISTED	
TOTAL		£0.000	0	£0.000	0

Notes

1. Project can be either direct provision of affordable housing or other assistance to affordable housing.
2. If tax is used to contribute to housing provision enter the total number of units in the project, not the proportion assisted by tax.

Affordable Housing Poli
Land
Commuted Sum
Section 75
Other

STRATEGIC HOUSING INVESTMENT PLAN

LOCAL AUTHORITY: INVERCLYDE

TABLE 7: ADAPTATIONS

Financial Year	Council Housing Stock		Private Housing Stock		Total	
	Number of Adaptations	Funding Requirement	Number of Adaptations	Funding Requirement	Number of Adaptations	Funding Requirement
2013/14			167	£0.700	167	0.700
2014/15			176	£0.773	176	0.773
2015/16			186	£0.856	186	0.856
2016/17			196	£0.945	196	0.945
2017/18			207	£1.046	207	1.046
	0	£0.000	932	£4.319	932	£4.319

AHSP - UNITS STARTS AND COMPLETIONS SUMMARY

UNIT STARTS

YEAR(S)	2013/14	2014/15	2015/16	2016/17	2017/18	TOTAL
1 & 2	140	0				140
3			82	0	0	82
4 & 5				117	98	215
TOTAL	140	0	82	117	98	437

UNIT COMPLETIONS

YEAR(S)	2013/14	2014/15	2015/16	2016/17	2017/18	TOTAL
1 & 2	0	140				140
3			82	0	0	82
4 & 5				31	184	215
TOTAL	0	140	82	31	184	437