
Report To:	Education & Communities Committee	Date: 1 November 2016
Report By:	Corporate Director Education, Communities & Organisational Development.	Report No: EDUCOM/62/16/DH
Contact Officer:	Drew Hall, Service Manager, Community Safety & Wellbeing	Contact No: 01475 714272
Subject:	Inverclyde Strategic Housing Investment Plan 2017/18—2021/22	

1.0 PURPOSE

- 1.1 The purpose of this report is to seek Committee approval for the submission of the new five-year Inverclyde Strategic Housing Investment Plan (SHIP), covering the period from 2017/18—2021/22, to the Scottish Government.

2.0 SUMMARY

- 2.1 The Scottish Government (SG) issued revised Guidance on the preparation of SHIPs in March 2016 that required all local authorities to prepare and submit a new SHIP for the period 2017/18—2021/22 by 30 November 2016. The SHIP includes a full programme of new affordable housing development proposals by RSLs over the five-year period.
- 2.2 Resource Planning Assumptions (RPAs) for the Inverclyde Council area for the period 2017/18—2021/22 have been provided by More Homes Division (MHD) of the SG and the minimum amount of Affordable Housing Supply Programme (AHSP) funding available is £19.580m. The objective of building 50,000 new affordable homes across Scotland has been stated as a priority for the SG and the MHD has stressed that these RPAs are the minimum amount that will be available. There is the likely possibility of further funding coming on stream as the SHIP and the Strategic Local Programmes roll out over the next five years. The SHIP 2017/18—2021/22 has been prepared in consultation with all our local RSL partners.
- 2.3 It will be seen from Tables 1 and 2 in the SHIP 2017/18—2021/22 that there is substantial over-programming in excess of the RPAs noted in paragraph 2.2 above. This is deliberate and is intended to allow for substitution of an alternative project where a development cannot proceed due to unforeseen circumstances to ensure that there is no loss of AHSP funding to the Inverclyde Council area.

Appendix 1

3.0 RECOMMENDATIONS

- 3.1 That the Committee:
- Approve the Strategic Housing Investment Plan for the five-year period from 2017/18—2021/22 for submission by Inverclyde Council to the Scottish Government by 30 November 2016; and
 - Note the projects included in the Strategic Housing Investment Plan 2017/18—2021/22 as detailed in the Appendix to this report.

Appendix 1

John Arthur
Head of Safer & Inclusive Communities

4.0 BACKGROUND

4.1 The revised SHIP Guidance (March 2016) requires all local authorities to prepare and submit a new five-year SHIP by 30 November 2016. The SHIP 2017/18—2021/22 sets out Inverclyde Council's priorities for affordable housing development and presents an overview of what might be achieved throughout Inverclyde over the next five years.

5.0 SHIP 2017/18—2021/22: SUMMARY

5.1 While Tables 1 and 2 (see Appendix 1) provide full details of all projects over the five-year period, the main proposals can be summarised as follows: Appendix 1

- RSLs have put forward a comprehensive series of proposals for new affordable housing developments across Inverclyde covering every year of the planning period from 2017/18 to 2021/22
- A number of the proposed developments intend to make use of land/sites in public ownership, as identified in the approved Inverclyde Local Development Plan (August 2014). There is an expectation that Inverclyde Council will make certain land/sites available at below market value in order to facilitate the development of affordable housing.
- Proposals have been grouped into high, medium or low priorities using an assessment process developed for previous SHIPs.
- The SHIP provides for affordable housing for both social and mid-market rent and for sale (through shared equity schemes) and includes a mixture of house types to address our need for new affordable housing and to increase the options available to those seeking housing in Inverclyde.
- As well as the RSLs more regularly involved in the affordable housing development programme (RCH, Link, Oak Tree and Cloch Housing Associations) Blackwood and Sanctuary Scotland are also proposing to build under this new SHIP. This would be Sanctuary's first time in Inverclyde.
- A total of 1255 units are proposed, contained in 25 projects; total AHSP expenditure proposed: £87.298m; minimum available AHSP funding from RPAs: £19.580m.
- This is the first SHIP through which SG is seeking applications for funding from their new Housing Infrastructure Fund (HIF). Developments which would struggle to start under regular grant levels, because of complex and significant infrastructure challenges, may receive loans or grant from this new fund. £50m is being made available nationally in 2017/18. 8 Inverclyde projects are being put forward for consideration for the HIF.

6.0 Strategic Local Programme (SLP) Activities 2016/17

6.1 With 16 units by RCH in Woodhall Phase 3 and 43 units in Lower Mary Street by the Link Group now completed during 2015/16, the RSLs are currently/almost on site with the following projects:

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

- 6.2 Work is underway at both Bay Street and Garvald Street, undertaken by RCH and Oak Tree, respectively. Bay Street will contain a mixture of 41 flats and houses for social rent and will be complete in 2017/18. Garvald Street will offer 45 units for social rent through a combination of houses and cottage flats, and should also be available for tenants in 2017/18. The Link Group is expecting building work to begin imminently at Braeside to deliver 23 social rented dwellings which will be managed by Larkfield Housing Association.
- 6.3 While there is no other direct building activity expected elsewhere during this financial year, preparatory works have begun for several other projects, enabling them to begin in 17/18. Site investigations and design team work has either begun or will soon begin for Cloch Housing Association's project at Kings Glen, Greenock and Oak Tree's developments at Auchmead Road, Greenock and Shore Street, Gourock. RCH are similarly initiating their Slaemuir and Woodhall Phase 4 (both Port Glasgow) projects, and have also brought forward their work on James Watt Dock and Mallard Bowl (both Greenock). RCH is in the process of transferring land at Upper Bow, Greenock, for Oak Tree to potentially begin building 54 houses in 2017/18.
- 6.4 Arrangements are being made for the potential purchase this year of sites at Argyle Street/West Stewart Street and Mount Pleasant Street (Highlander Academy site). These would also enable further housing development either next year or at a later date.
- 6.5 Below is a summary of works being funded by the Scottish Government AHSP this financial year, 2016/17 (for current and proposed projects):

Project	Developer	Status	Units expected on completion	AHSP Funding 2016/17 (£m)
Bay Street	RCH	On site	41	1.738
Garvald Street	Oak Tree	On site	45	1.130
St Gabriels	Link Group	On site	23	1.592
Shore Street	Oak Tree	Preparatory works	8	0.180
Auchmead Road	Oak Tree	Preparatory works	30	0.100
Woodhall Phase 4	RCH	Preparatory works	18	0.600
James Watt Dock Phase 1	RCH/Blackwood	Preparatory works	20	0.100
Slaemuir Phase 1	RCH	Preparatory works	40	0.200
Highlander Academy	Sanctuary Scotland	Site acquisition	52	0.750
West Stewart Street/Argyle St	Sanctuary Scotland	Site acquisition	24	0.250
Total AHSP directed to Inverclyde 2016/17				6.640

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

7.0 IMPLICATIONS

7.1 Strategic

The Inverclyde Local Housing Strategy (LHS) 2011–2016 and previous SHIPs have clearly identified the regeneration of the Clune Park area as Inverclyde Council's top priority for housing investment. Now that the Lower Mary Street and Woodhall Phase 3 developments are complete the requirement for the SHIP to provide new accommodation for the permanent residents of Clune Park has been fulfilled. However, the demolition and clearance of the Clune Park estate is a continuing priority of the LHS.

The SHIP 2017/18—2021/22 provides a means of widening housing choices and of addressing tenure imbalance across the Inverclyde Council area both of which are strategic outcomes of the LHS.

7.2 Financial

The Resource Planning Assumptions for AHSP funding over the period 2017/18—2021/22 amount to £19.580m, however the More Homes Division has emphasised that these are minimum assumptions for planning purposes and that “over-programming” is essential. The SHIP has therefore been prepared in the expectation of additional AHSP funding becoming available in future years.

One off Costs

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

Annually Recurring Costs/ (Savings)

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

7.3 Legal

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

7.4 Personnel

There are no Personnel implications arising from this report.

7.5 Equalities

Has an Equality Impact Assessment been carried out?

Yes See attached appendix

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

7.6 Repopulation

The provision of new affordable 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.

8.0 CONSULTATIONS

8.1 This report has been prepared in consultation with the following:

- Developing RSLs operating within the Inverclyde Council area;
- All other RSLs operating within the Inverclyde Council area; and
- Scottish Government More Homes Division, Glasgow and Clyde Area Office

9.0 LIST OF BACKGROUND PAPERS

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

SSC
25.10.11
Para 698

Guidance on the Preparation of Strategic Housing Investment Plans; Scottish Government Housing Supply Division Guidance Note (HSGN 2016/03), Edinburgh, March 2016.

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To be read in conjunction with the Supporting Statement, available on the Housing Section of www.inverclyde.gov.uk

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 1-3 2017/18-2019/20

LOCAL AUTHORITY: Inverclyde

PROJECT	SUB-AREA	PRIORITY	GEOGRAPHIC CODE (CREATING YOUTHFIND)	GEOGRAPHIC CODE (DROP DOWN TABLE)	DEVELOPER	LCHD - LENSHEI		UNIT-BUILD FORM		UNITS - TYPE		APPROVAL DATE		UNITS - COMPLETION		GROSS VALUE		TOTAL SD REQUIRED (BY YEAR)	
						LCHD - Mkt Rent	LCHD - Shared Equity	Total Units	On the Ground	Specific Provision	Private / Affordable	Public	2017/18	2018/19	2019/20	2017/18	2018/19		2019/20
Low Area	East	M	22852 67328	5	Local Group	0	0	0	0	18	0	18	0	0	0	0	0	0	182
Woodhill Phase 4/Southside	East	M	22916 67328	5	River Cycle Homes	18	0	0	0	18	0	18	0	0	0	0	0	0	182
Station of 2, Social Road	East	M	22909 67373	5	River Cycle Homes	75	0	0	0	75	0	75	0	0	0	0	0	0	698
Station of 2, LCHD Shared Equity	East	M	22909 67373	5	River Cycle Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	698
Peel Road 1 of 2, Social Road	East	H	22852 67328	5	River Cycle Homes	150	0	0	0	150	0	150	0	0	0	0	0	0	1,260
Peel Road 2 of 2, LCHD Shared Equity	East	H	22852 67328	5	River Cycle Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	1,260
Chalmers Street	West	M	22858 67343	7	River Cycle Homes	0	0	0	0	30	0	30	0	0	0	0	0	0	480
Malcolm Road	East	H	22938 67568	5	River Cycle Homes	20	0	0	0	20	0	20	0	0	0	0	0	0	1,260
Gallop Road	East	H	22821 67343	5	River Cycle Homes	120	0	0	0	120	0	120	0	0	0	0	0	0	1,260
Sutherland Avenue	West	H	22831 67321	5	River Cycle Homes	78	0	0	0	78	0	78	0	0	0	0	0	0	1,260
James Watt Dock	West	H	22845 67028	5	River Cycle Homes	160	0	0	0	160	0	160	0	0	0	0	0	0	1,260
Inverly Power Station	West	H	22845 67028	5	River Cycle Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	1,260
Shore Street	West	L	22431 67464	5	Oak Tree Housing Association	0	0	0	0	8	0	8	0	0	0	0	0	0	476
Site to be described 1	East	L	22431 67464	5	Oak Tree Housing Association	0	0	0	0	0	0	0	0	0	0	0	0	0	476
Site to be described 2	East	L	22431 67464	5	Oak Tree Housing Association	0	0	0	0	0	0	0	0	0	0	0	0	0	476
Acorn Road	East	M	22431 67464	5	Oak Tree Housing Association	0	0	0	0	15	0	15	0	0	0	0	0	0	1,078
Campbell Street	West	M	22431 67464	5	Oak Tree Housing Association	0	0	0	0	40	0	40	0	0	0	0	0	0	1,078
Houston Street	West	L	22704 67506	5	Oak Tree Housing Association	0	0	0	0	24	0	24	0	0	0	0	0	0	1,078
Kilwood	East	M	22780 67530	5	Oak Tree Housing Association	15	0	0	0	15	0	15	0	0	0	0	0	0	1,162
Owton	East	M	22900 67491	5	Oak Tree Housing Association	40	0	0	0	40	0	40	0	0	0	0	0	0	1,162
Upper Bow	East	M	22841 67349	5	Oak Tree Housing Association	54	0	0	0	54	0	54	0	0	0	0	0	0	1,162
Kings Glen	East	M	22924 67444	5	Oak Tree Housing Association	54	0	0	0	54	0	54	0	0	0	0	0	0	1,162
East Cross Street	East	M	22900 67491	5	Oak Tree Housing Association	40	0	0	0	40	0	40	0	0	0	0	0	0	1,162
Dunbar Road	East	M	22841 67349	5	Oak Tree Housing Association	60	0	0	0	60	0	60	0	0	0	0	0	0	1,162
West Queen Street/Hugh Street	East	L	22718 67518	5	Secretary Standard	24	0	0	0	24	0	24	0	0	0	0	0	0	1,260
Munro Street	East	L	22718 67518	5	Secretary Standard	52	0	0	0	52	0	52	0	0	0	0	0	0	1,260
Liphook	East	L	22148 67418	5	Secretary Standard	43	0	0	0	43	0	43	0	0	0	0	0	0	1,084
Total						1160	30	75	0	0	1265	0	0	1330	1124	131	0	1265	

Local Authority	Geographic Code
1	West Highland Authority/Financial Dept
2	West Highland Authority/Financial Dept
3	Other Dept
4	Other Dept
5	City and Urban
6	City and Urban
7	M
8	M
9	M
10	Other

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

Table 2 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 4-5 2020/21-2021/22

LOCAL AUTHORITY: Inverclyde

PROJECT	SUB-AREA	PRIORITY	COORDINATES (Easting/Northing) Y(NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Appendix Table Below)	DEVELOPER	UNITS - TENURE					UNITS - BUILT FORM				UNITS - TYPE				CENSUS STANDARDS Approval Year (Estimated or Actual)	UNITS - STATE STATUS PRE 2007/21	UNITS - COMPLETE 2020/21	EST. FINANCING REQUIREMENTS (K000)																			
						Social Rent 50	Mid Market Rent 50	LCHO - Shared Equity Ownership	LCHO - Shared Ownership for Sale	LCHO - Improvement for Sale	Total Units 50	Rehab Units 50	Off the Shelf Units 50	Total Units 50	OM Units 50	Specialist Provision Units 50	Specialist Type of Need (if Known) Units 50	Total Units by Type 126				Emer Y or N	2019/20	2020/21	2021/22	PRE 2020/21	2020/21	2021/22	2020/21	2021/22											
																															30	20	150	100	100	120	100	150	150	150	30
Southfield Avenue	East	Low/Medium/High	24021 07342	5	River Clyde Homes	150	0	0	0	0	150	0	0	0	150	0	0	150	0	0	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3 800	0 000	0 000	0 000	3 800	
Inverlea Power Station Site to be identified 2	West	High	21846 07028	5	River Clyde Homes	15	0	0	0	0	15	0	0	15	0	0	0	15	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Dunrobin	East	Medium	22666 07491	5	Owl Tree Housing Association	40	0	0	0	0	40	0	0	40	0	0	0	40	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
East Crawford Street	East	Medium	23940 07534	5	Clach Housing Association	40	0	0	0	0	40	0	0	40	0	0	0	40	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Dunfincle Road	East	Medium	22741 07548	5	Clach Housing Association	60	0	0	0	0	60	0	0	60	0	0	0	60	0	0	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Total						455	0	0	0	0	455	0	0	455	0	0	0	455	0	367	58	0	0	0	0	0	426	60	0	389	60	0	0	0	0	0	12 228	0 251	0 000	0 000	12 800

Drop Down Table Values Numerical Value	Geographic Code	
	1	West Highland Island Authority
2	West Highland Island Authority	Rural
3	Other Rural	Rural
4	Other Rural	Rural
5	City and Urban	Rural
6	City and Urban	Rural
7	All	Rural
8	All	Rural
9	All	Rural
10	All	Rural

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STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

LOCAL AUTHORITY: Inverclyde

TABLE 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET

PROJECT ADDRESS	SUB-AREA	PRIORITY	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE Financial Year (Actual or Estimated)	PRE- 2017/18		UNIT SITE STARTS		TOTAL UNIT STARTS		UNIT COMPLETIONS		TOTAL Units Complete	NOW SG FUNDING E.O.000M	OTHER NON-AMSP SG FUNDING APPLICABLE E.O.000M	TOTAL FUNDING E.O.000M
							2017/18	2017/18	2018/19	2019/20	2020/21	2021/22	2017/18	2018/19				
																		0.000
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																		0.000
							0	0	0	0	0	0	0	0	0	0	0	0.000
Total							0	0	0	0	0	0	0	0	0	0	0.000	0.000

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

LOCAL AUTHORITY: Inverclyde

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES - SUMMARY

	TAX RAISED £0.000M	TAX USED TO SUPPORT AFFORDABLE HOUSING £0.000M	TAX CARRIED FORWARD TO SUBSEQUENT YEARS £0.000M
Pre 2014/15 - In Hand	0.000		
2014/15	0.091	0.091	0.000
2015/16	0.091	0.091	0.000

TABLE 5.2: DEVELOPER CONTRIBUTIONS

	SUMS			UNITS		
	RAISED	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
Pre 2014/15	£0.000					
2014/15	£0.000	£0.000	0.000	0	0	0
2015/16	£0.000	£0.000	0.000	0	0	0

INVERCLYDE

STRATEGIC HOUSING INVESTMENT PLAN

2017/18—2021/22:

SUPPORTING STATEMENT



This document is the companion piece to the ***Inverclyde Strategic Housing Investment Plan 2017/18—2021/22: Tables***. If you have not been provided with the Tables, you will find them in the Housing Section of [Inverclyde Council's website](#).

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

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

2 Minimum Resource Planning Assumptions (RPAs)

- 2.1 The Scottish Government has confirmed its aim to make at least £27m available to support the development or rehabilitation of affordable housing in Inverclyde from 2016/17 to 2021/22. This figure is provisional as there could be more provided if additional funding is released through the Affordable Housing Supply Programme (AHSP) at a later date.
- 2.2 The amount that the Government will contribute for each unit developed varies with a range of factors, but they have created a set of indicative benchmarks to enable local authorities and registered social landlords (RSLs) to plan their development programmes. For example, housing providers can work on an assumption that if they are building one-person properties they could expect around £50,000 grant per unit and £91,000 per seven-person property.
- 2.3 Final house sizes are confirmed at a later date in the planning process but, for the purpose of preparing the SHIP, three-person property sizes are assumed. These come with a benchmark of £72,000 per property, if the housing is to be developed to a high energy efficiency standard. The provisional year-by-year breakdown of the funding, along with the number of three-person properties this could generate, is shown below.

Year	Minimum RPA	Minimum 3-person properties possible
2016/17	£7.531m	105
2017/18	£6.025m	84
2018/19	£4.519m	63
2019/20	£3.012m	41
2020/21	£3.012m	41
2021/22	£3.012m	41
Total	£27.111m	375

3 Consultation undertaken with the RSLs

- 3.1 This SHIP report is the result of several months of consultation and liaison with RSLs. Meetings were held with local and national RSLs to discuss potentially developable sites and assist them in their decision-making relating to where they would focus their new build programmes. These meetings made it possible for new development partnerships to be created between RSLs, and also for another national housing association to establish a presence in Inverclyde. Discussions with Blackwood have led to the submission of joint proposals for development with both Oak Tree Housing Association and River Clyde Homes (RCH). As well as this, Sanctuary Scotland – which currently has no stock in Inverclyde – is now planning to build across several sites in Greenock and Port Glasgow.
- 3.2 The Council, Health and Social Care Partnership (HSCP), and RSLs have also formed a *Housing Partnership Group*. One of this group’s functions will be to analyse the need for specialist housing and create proposals which could appear in future SHIPs. The newly formed group was not able to contribute to the current plan in time. However, as a one-time exercise, HSCP staff were invited to notify the Housing Strategy Team where a need for specialist housing had become apparent to them through the delivery of their services. This information was distributed to the RSLs and discussions were encouraged between these services and housing providers. As a result, housing for young people leaving care has been included as part of the proposal for Kings Glen, Greenock.

4 The Housing Infrastructure Fund, prioritising the SHIP and aligning it with the outcomes of the LHS

- 4.1 This is the first SHIP in which RSLs can express their interest in applying for Housing Infrastructure Fund (HIF) support for their projects. HIF is a fund the Scottish Government has established to kick start developments that involve complex or extensive infrastructural issues. At its most basic, the HIF is there to assist projects which would otherwise lie dormant due to those infrastructure challenges.
- 4.2 In relation to prioritising projects, the SHIP guidance requires that the projects are divided into high, medium and low priority, and that HIF projects are treated as a priority. The most straightforward way to incorporate these requests was to reserve the top portion – the “high” priority category – for HIF projects. This provides the first dividing line for projects: the HIF projects are high priority, and the rest are either medium or low priority.
- 4.3 For the Council to decide which projects were to be classed as either medium or low priority, and to help prioritise *within* the high priority/HIF projects, each submission was scored using the SHIP assessment criteria. Broadly speaking, points are allocated according to the categories contained in following table.

Category	Maximum points available	Explanation
LHS	130	See 4.4 below
Location of development	50	E.g. a development in the East received more points than West
Dwelling type	20	Houses receive more points than flats
Development issues	85	Considers matters like land ownership and alignment with LDP
Total possible score per project	285	

- 4.4 The LHS category allocates points to projects where RSLs have demonstrated that the new housing will support specific actions and outcomes in the LHS. Making the LHS category have the heaviest weighting gives us our best chance of ensuring the projects that score as high priorities do so because they support the aims of that strategy.
- 4.5 The results of the scoring have allowed us to determine which projects are medium and low priority. More details of the scoring system used can be found with the 2015 SHIP.

5 AHSP activity in Inverclyde 2016/17

- 5.1 In 2015/16, three affordable housing developments were approved to go on site in 2016/17:
- Bay Street, Port Glasgow
 - Garvald Street, Greenock and
 - Braeside/St Gabriels School, Greenock.
- 5.2 Work is underway at both Bay Street and Garvald Street, undertaken by RCH and Oak Tree, respectively. Bay Street will contain a mixture of 41 flats and houses for social rent and will be complete in 2017/18. Garvald Street will offer 45 units for social rent through a combination of houses and cottage flats, and should also be available for tenants in 2017/18. The Link Group is expected to go on site imminently at Braeside to deliver 23 social rented dwellings which will be managed by Larkfield Housing Association.
- 5.3 With the possible exception of RCH's Woodhall Phase 4 – which *may* go on site before April 2017 – there is no other direct building activity expected elsewhere during this financial year. However, preparatory works have begun for several other projects, enabling them to start in 17/18. Site investigations and design team work has either begun or will soon begin for Cloch Housing Association's project at Kings Glen, Greenock and Oak Tree's developments at Auchmead Road, Greenock and Shore Street, Gourrock. RCH are similarly initiating their Slaemuir (Port Glasgow) project, and have also brought forward their work on James Watt Dock and Mallard Bowl (both Greenock). RCH is also in the process of transferring land at Upper Bow, Greenock, for Oak Tree to potentially begin building 54 houses in 2017/18.

6 Summary of the SHIP 2017/18—2021/22

6.1 Moving on from current activity, the main purpose of this SHIP is to help establish a build programme for the upcoming five financial years.

6.2 **A summary of the new SHIP can be found in the table overleaf.**



6.3 Summary of Inverclyde SHIP 2017/18—2021/22 (see below for a guide to reading this summary table)

Project	RSL	SHIP points	SR/MMR/SE	Total units	Priority	Pre-17/18	17/18	18/19	19/20	20/21	21/22	Total funding required from SHIP (£m)
Woodhall Phase 4	RCH	205	18/0/0	18	M	0.600	0.696					0.696
Slaemuir	RCH	190	75/0/15	90	M	0.200	3.700	2.85				6.550
Mallard Bowl	RCH	175	20/0/0	20	H	0.100	1.340					1.340
James Watt Dock	RCH & Blackwood	190	78/0/0	78	H	0.100	2.500	3.016				5.516
Shore Street	Oak Tree	155	8/0/0	8	L	0.100	0.476					0.476
Lilybank	Sanctuary	145	43/0/0	43	L	0.400	1.000	2.054				3.054
Auchmead Road	Oak Tree	185	30/0/0	30	M	0.382	1.778					1.778
Upper Bow	Oak Tree	175	54/0/0	54	M		2.960	0.928				3.888
Kings Glen	Cloch	175	54/0/0	54	H	0.500	2.960	0.428				3.388
W Stewart St	Sanctuary	135	24/0/0	24	L	0.400	1.205					1.205
Mt Pleasant	Sanctuary	140	52/0/0	52	L	0.300	1.000	2.259				3.259
Luss Avenue	Link	175	31/0/0	31	M			0.400	1.832			2.232
Peat Road	RCH	260	100/0/60	160	L			6.600	5.400			12.000
Chalmers St	RCH	175	0/30/0	30	L			1.380				1.380
To be identified 1	Oak Tree & Blackwood	135	40/0/0	40	L		0.400	2.480				2.880
Campbell St	Oak Tree	135	40/0/0	40	L		0.616	2.264				2.880
Houston St	Oak Tree	145	24/0/0	24	L		0.369	1.359				1.728
Killochend	Oak Tree	165	16/0/0	16	M		0.160	0.988	0.004			1.152
Selkirk Road	RCH	175	18/0/0	18	H				1.296			1.296
Southfield Ave	RCH	175	120/0/0	120	H				4.750	3.890		8.640
Inverkip Power Station	RCH	155	150/0/0	150	H				5.800	5.000		10.800
To be identified 2	Oak Tree	135	15/0/0	15	L			0.150	0.925	0.005		1.080
Overton	Oak Tree	165	40/0/0	40	M			0.400	2.192	0.288		2.880
East Crawford Street	Cloch	165	40/0/0	40	M			0.616	2.264			2.880
Drumfocher Road	Cloch	165	60/0/0	60	M				0.923	3.146	0.251	4.320
Totals:			1150/30/75	1255			21.160	28.172	25.386	12.329	0.251	87.298

6.4 Guide to the summary table above.

SHIP Points	These are the number of points the project received in the SHIP assessment.
SR/MMR/SE	These are the number of dwellings planned, by tenure: Social Rent/Mid-market rent/Shared Equity.
Pre-17/18 to 21/22 columns: the figures	The figures in these columns state how much AHSP grant (in £millions) will be required for each project, each year. Please note, these figures are provisional.
Pre-17/18 to 21/22 columns:	The shading indicates the years that the project is expected to be on site.
Total funding required . . .	This states how much funding is required through the 17/18—21/22 SHIP. This excludes funding in the Pre-17/18 column, which has been included for information only. Again, these numbers are provisional.
Priority H	high priority within the SHIP, and currently applying for HIF.
M	medium priority within the SHIP.
L	low priority within the SHIP.

7 Guide to the FULL SHIP Tables 2017/18—2021/22

7.1 While the above is a *summary* of the main content of the SHIP tables, more details can be found in the full tables themselves. Some elements of those tables also require explanation, which can be found below.

7.2 Please note that for all SHIP tables, any funding values or dates cited are provisional. These will be finalised through the preparation of the Strategic Local Programme (SLP) and project approvals once the SHIP has been adopted.

7.3 **Table 1: Years 1—3 (2017/18—2019/20)**

Sub-area: For the purposes of prioritising the SHIP, Inverclyde is divided into three territories: East, West and Kilmacolm/Quarriers Village. Inverclyde East contains Port Glasgow and all of Greenock with the exception of the West End of Greenock. Inverclyde West comprises Greenock’s West End, Gourock, Inverkip and Wemyss Bay.

Priority: Please see the section earlier in this document “The Housing Infrastructure Fund, prioritising the SHIP and aligning it with the outcomes of the LHS”

Greener standards: The Scottish Government will offer RSLs a slightly higher benchmark for developments that commit to incorporating high energy efficiency standards in their new properties.

Approval date: This is the financial year the Scottish Government gives final approval for a build project to commence using AHSP support. The amount of project subsidy to be made available is finalised between the Government and RSLs at this stage.

Units-completions: Where a figure has been entered, this is the year the whole project is expected to finish. The figure is the total number of units included in the project. Project phasing is not acknowledged in the SHIP tables.

Table 2: Years 4–5 (2020/21–2021/22)

See the notes for Table 1. Where a project spans Table 1 and Table 2, it is contained in both.

Table 3: Housing Infrastructure Fund

These are projects from Tables 1 and/or 2 for which new applications are being made to the Scottish Government for HIF funds. Some other projects listed in the first two tables already have applications under consideration by the Government, and are therefore not included here.

Table 4: Non AHSP-TMDF Funded

This table is not relevant to Inverclyde.

Table 5: Council tax for affordable housing, and developer contributions

‘Developer contributions’ refer to the requirement – imposed by the local Affordable Housing Policy – of private developers to make either land or funding available to support the development of affordable housing.

8 Tackling development constraints

8.1 The majority of projects proposed for the SHIP require initial or additional site investigations, and in some cases topographical surveys, to confirm which preparatory works are needed before the building works start. While pulling this SHIP together, the RSLs have confirmed that these investigations will take place in time to address any problems found ahead of the development of the dwellings themselves. However, a number of proposals are affected by some specific development constraints.

8.2 Land – selection and ownership

Some of the projects involve land which is in third party ownership. In these cases the RSLs have to determine if they will be acquiring the land for development, or entering into a joint-

venture with the current owner. Discussions with the owners about these, and the requirements and feasibility of the development projects, are at various stages dependent on the project. Oak Tree have already begun their negotiations with the owners of the land at Overton and Campbell Street, while they are planning to enter into discussions with the owner of the Houston Street site by the end of this calendar year. As RCH's plans for Inverkip Power Station relate to it providing the affordable housing element of a larger private development, they are aiming to commence negotiations with the private developer by early 2017. There are two projects – one proposed by Oak Tree and the other proposed jointly by Oak Tree and Blackwood – for which sites have not yet been identified. These associations are aiming to have selected the sites by 17/18 in the first case and by 18/19 in the other.

8.2 ***Site preparedness***

Some of RCH's sites contain major physical barriers which are being addressed ahead of building works. The site at Southfield Avenue still contains one of Inverclyde Council's school buildings – which will be in use until spring 2018. The Council has confirmed they will demolish the building during summer that year, though some development could begin earlier on a more remote part of the site. Also, down at the James Watt Dock site Clydeport will be putting a major sewer diversion into place for RCH, as part of their land purchase agreement. This will work alongside a range of other measures being taken to make the site developable and habitable: the installation of a gas membrane and a gas venting system, piled foundations, as well as other service diversions. Further along the river, Oak Tree will be facing their own challenges at Shore Street, with the need to erect retaining walls at the rear of the site and to reposition flue terminals on adjacent gables.

9 Collaborations between the RSLs

9.1 As mentioned earlier, Blackwood is intending to begin developing again in Inverclyde. It has been looking for opportunities to build its new "Blackwood Concept House." These dwellings are open-plan, 3 person flats, ideal for wheelchair users, which are best built in blocks of 20 units. RCH and Oak Tree are committed to having these specialist properties incorporated into their development plans. During the SHIP preparation process both have reached agreement with Blackwood that the Concept House will be developed in partnership with them – firstly, at James Watt Dock with RCH, and secondly at a site to be identified with Oak Tree. 20 of the 78 units at the James Watt Dock will be allocated to Blackwood tenants, while they will receive half of the 40 units on the Oak Tree site.

9.2 After a break from developing, Cloch is now making effective use of its new constitutional partnership with Oak Tree to re-establish its development programme. Oak Tree will act as their development agent on the Kings Glen, Drumfocher and East Crawford Street sites. This arrangement has unlocked finances and staff resources which will provide new housing for Cloch's tenants for the first time since the completion of Maukinhill, Greenock.

- 9.3 Other examples of the RSLs supporting each other include RCH transferring their Upper Bow Farm site to Oak Tree at nil value, following arrangements made at the time of the large scale voluntary transfer in 2007. Also, Cloch have proposed that their Drumfocher development be designed to meet shared objectives with RCH, as the site is contiguous with the latter's Broomhill regeneration area.

10 Improving energy efficiency and reducing fuel poverty

- 10.1 In all submissions, the RSLs are intending to build their properties to the "greener" standard set by the Scottish Government – allowing them access to a higher subsidy per property, to enable this. Current building regulations will be followed and high standards of insulation, glazing and heating systems will be provided. Where feasible, renewable technologies – such as solar PV – will be installed. All of the above will go far to keep a low consumption of energy the norm for our affordable houses – and with that keep energy bills down for residents.
- 10.2 Fuel poverty can also be reduced if tenants run their properties efficiently and select appropriate energy tariffs for their needs. The RSLs all provide advice and assistance about this for new tenants and residents when they hand over the properties on completion.
- 10.3 RCH has two sites – James Watt Dock and Peat Road – where there was no previous provision of a gas supply. Rather than provide electric heating systems, which is more costly to the resident, their policy is to arrange for a gas supply to those areas. Initiatives like these, along with the general affordability of housing costs in the sectors covered by the SHIP, will help the effort to eliminate fuel poverty in Inverclyde.

11 Equalities and the SHIP

- 11.1 All our "general needs" homes will be built to the Scottish Government's Housing for Varying Needs standard. They are being designed to be adaptable and alterable at a later date, to meet the particular needs – whether related to age or disability – of residents as these change, or to accommodate the needs of subsequent tenants. Where a tenant is identified early enough in the development process, stage 2 adaptations can be incorporated into the designs specifically for them. In addition, accessibility and space will be maximised to make them as useful to wheelchair users as possible.
- 11.2 The RSLs will also be developing high specification wheelchair and amenity housing to provide a more complete response to the needs of some residents. The Blackwood Concept House was described earlier, but also Link and RCH have plans to build other "specialist" housing, where access and external grounds are appropriate. Proposed numbers for these can be found in the "Units – Type" columns of the full SHIP tables.
- 11.3 Some new general needs properties will be made available to assist the HSCP and other local agencies to meet the support needs of young people transitioning from care. For example,

the proximity of the Kings Glen development to a new residential unit for looked-after children created an opportunity for Cloch to assist here. Four of their dwellings nearest to the children's residence will be used by young people leaving care and taking on their first tenancies. HSCP staff from the children's unit will provide support to these young people in their homes and increase the chances of them succeeding at living independently.

12 Adaptations

- 12.1 The HSCP's Housing Contribution Statement (HCS) 2016 sets out the local intentions for adaptations services over the next three years. Currently the Inverclyde Council, in partnership with Inverclyde Care and Repair, provide adaptations services to the private sector, and RSLs adapt their own properties. This will continue unchanged in the short term. However, one of the central aims of the HCS is that partners should comprehensively and jointly review all local adaptations services. This review will look at whether or not the best possible standards are being met across all tenures, whether there is unnecessary duplication of work and if the best use of funding is being made. This review could bring about significant changes and improvements to adaptations services over the coming years.

13 Strategic environmental assessment

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