

SOUTH AYRSHIRE COUNCIL

**REPORT BY HEAD OF HOUSING AND FACILITIES
TO LEADERSHIP PANEL OF 31st OCTOBER 2017**

Subject: Strategic Housing Investment Plan (SHIP) – 2017/18 to 2022/23

1. Purpose

- 1.1 The purpose of this report is to seek Leadership Panel approval for the content of the draft Strategic Housing Investment Plan (SHIP) for submission to the Scottish Government on 31st October 2017.

2. Recommendation

2.1 It is recommended that the Leadership Panel:

- 2.1.1 Agrees the Strategic Housing Investment Plan (SHIP) as detailed in Appendix 1 to this report and gives approval for submission in draft format, to the Scottish Government by 31st October 2017 (subject to final clearance at the conclusion of any call in process).**

3. Background

- 3.1 Each year, the Scottish Government request that local authorities, in their strategic capacity, outline the new supply of affordable housing requirements for their area. The Strategic Housing Investment Plan (SHIP) sets out the Council's affordable housing investment priorities and outlines how the Government's affordable Housing Investment will be delivered locally. The current SHIP for South Ayrshire was approved by Leadership Panel in November 2016 (link [here](#)).
- 3.2 In June 2017, the Scottish Government allocated £8.047 for 2017/18 to South Ayrshire to support additional affordable housing delivered both by the Council and Registered Social Landlords (RSL's). The Scottish Government has asked us to prepare our SHIP based on likely known commitments until 2020/21 and assume future delivery at the 2020/21 investment levels. Therefore, the potential affordable housing subsidy for South Ayrshire over this year and the next 5 financial years is:

£8,047,000 for 2017/18
£10,503,000 for 2018-19;
£11,883,000 for 2019-10;
£12,678,000 for 2020-21;
£12,678,000 for 2021-2022;
£12,678,000 for 2022-23; and
£68,466,000 total

- 3.3 Guidance from the Scottish Government indicates that the SHIP should over estimate the planned housing delivery over the life of the Plan. This is to ensure that resources can be redistributed within South Ayrshire should there be slippage in the local or national programme.
- 3.4 Following publication of The Joint Housing Delivery Plan for Scotland, affordable housing subsidy was increased from £0.046m to £0.057m per unit for Council houses and from £0.058m to £0.070m for RSLs. This subsidy increase aims to support accelerated development and achieve the Scottish national target of 50,000 homes over a 5 year period. It should be noted, however, that a combination of increased development activity across the UK, subsidy increases and market confidence have a direct impact on increasing land values and construction costs.
- 3.5 The Scottish Government has requested that local authority SHIPs be submitted by Friday 27th October. The Government has agreed that our draft SHIP can be submitted following the Leadership Panel of 31st October and recognises that the draft may be subject to further scrutiny through the Council's governing processes.

4. Proposals

- 4.1 It is proposed that the Leadership Panel agrees the draft SHIP for South Ayrshire, attached to this report as Appendix 1. With the award of additional housing subsidy by the Scottish Government, this allows us to set an ambitious target of 1,000 new affordable homes by 2022/23.
- 4.2 It is proposed that the SHIP will be flexible to take account of sites which become available unexpectedly and which are not currently included as allocated land in the Local Development Plan (i.e. Windfall Sites). The SHIP also includes potential sites identified in the Main Issues Report (link [here](#)) however, development of these will be subject to final Local Development Plan approval. It may also change due to funding availability and in response to uncertainties generated as a result of current market conditions. The SHIP also contains a list of sites that could be brought forward into the programme should additional funding become available.
- 4.3 The SHIP lists the sites which could be delivered over the next 5 years and sets out the number of units and developer for each. With uncertainty over current capacity among some RSLs operating within South Ayrshire, some sites have no identified RSL developer. Discussions are ongoing with a number of larger RSLs over potential investment in South Ayrshire whilst we are considering Council owned land for development alongside purchase of land in the private sector.
- 4.4 The programme detailed in the SHIP has been developed in partnership with the Scottish Government Housing Supply Division, Council Planning and Asset Management services and Registered Social Landlords. There has been no requirement in developing the SHIP to detail the types and models of housing provided. Officers are however, working closely with the Health and Social Care Partnership to ensure that a range of housing models feature within our development programme to meet the needs of older people, those with learning disabilities, mental health issues and those leaving the care sector. Each site will be considered on its own merit to meet community needs and aspirations.

5. Legal and Procurement Implications

5.1 Delivering the SHIP will require the application of Section 75 planning agreements and the Council's Affordable Housing Policy. This will be done in partnership by the Council's Planning, Legal and Housing teams, as developers submit planning applications.

5.2 There are no current procurement implications as a result of this report.

6. Financial Implications

6.1 This SHIP will determine the local allocation of the Affordable Housing Supply Programme (AHSP) for the period 2018/19 – 2022/23.

6.2 The SHIP also outlines the Council's contribution to the affordable housing development programme from Second Homes Council Tax discount and Commuted Sums. The uncommitted funds in these 2 accounts are £664,448 and £150,973 respectively with a further breakdown available in section 6 of Appendix 1. Proposed use of these funds towards individual projects would be presented to Leadership Panel as required.

6.3 The SHIP has no direct financial implications for the HRA Business Plan as it is a strategic document. Any proposed Council new build project would be assessed for HRA viability prior to presentation to Leadership Panel.

7. Human Resources Implications

7.1 There are no human resources issues as a result of this report.

8. Risk

Risk Implications of Adopting the Recommendations

- New risks have been identified and assessed in line with the Council's risk management process as follows: an inability to achieve our target could see affordable housing grant being reallocated to other parts of Scotland. These will be managed within existing operational activities and reference to the status of mitigations will be available through the Housing and Facilities SIP Risk Register.

Risk Implications of Rejecting the Recommendations

- Rejecting the recommendations may have financial implications and impact on the reputation of the Council by failing to increase the supply of affordable housing and make best use of available Scottish Government subsidy. This subsidy would be diverted to other Local Authorities if South Ayrshire cannot commit to delivery of the SHIP.
- Rejecting the recommendations may result in increased pressure on the availability of affordable housing in the local area.
- Rejecting the recommendations may result in the Council failing to make best use of available land to meet local housing need.

9. Equalities

- 9.1 An Equalities Impact Assessment (EQIA) has been carried out on the proposals contained in this report, which identifies potential positive and negative equality impacts and any required mitigating actions. The EQIA is attached as Appendix 2 to this report.

10. Sustainable Development Implications

- 10.1 **Considering Strategic Environmental Assessment (SEA)** – The Scottish Government Gateway has been contacted regarding this plan, policy programme or strategy, and it has been determined that an SEA will not be pursued and the implications for the environment will not continue to be monitored. This is because the South Ayrshire Local Development Plan has been subject to, and guided by, a substantial SEA process at each stage of its development.

11. Options Appraisal

- 11.1 An options appraisal has not been carried out in relation to the subject matter of this report however, sites in preferred locations and those more likely to be developed within the next 5 years have been prioritised within the SHIP.

12. Link to Council Plan

- 12.1 The proposals contained within this report link to the Council Plan strategic priority to “Working in partnership to maximise the potential for our Environment” and the related objectives of ‘people are able to find a suitable and affordable place to stay in a community’ and “people live in warm, well maintained, energy efficient homes”.

13. Results of Consultation

- 13.1 There has been no public consultation on the contents of this report however, public consultation as part of the Local Development Plan process has identified the majority of sites detailed within the SHIP.
- 13.2 Consultation has taken place with Councillor Philip Saxton, Portfolio Holder for Housing and Customer Services, and the contents of this report reflect any feedback provided.
- 13.3 Consultation has taken place with the Housing Supply Division of the Scottish Government and Registered Social Landlords operating in South Ayrshire. Both the Scottish Government and RSLs are supportive of the SHIP with a view to maximising affordable housing delivery across South Ayrshire.

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Head of Housing and Facilities will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the 'Council and Leadership Panel Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Submission of the Strategic Housing Investment Plan (SHIP) in draft format (subject to final clearance) to the Scottish Government	31 st October 2017	David Burns, Head of Housing and Facilities.

Background Papers [South Ayrshire Council Local Housing Strategy 2017 – 2022 \(LHS\) \(Draft\)](#)
[South Ayrshire Council Housing Need and Demand Assessment 2016 - 2020](#)

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Date: 7th October 2017



**STRATEGIC HOUSING INVESTMENT PLAN
2017/18 – 2022/23**

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1. Introduction

- 1.1 The purpose of the Strategic Housing Investment Plan (SHIP) is to set out the strategic investment priorities for affordable housing over a five year period to achieve the outcomes set out in the Local Housing Strategy.
- 1.2 This SHIP covers the period 2017/18 – 2022/23 and has been based on the Resource Planning Assumption (RPA) confirmed by the Scottish Government on the 26th June 2017 as part of the Affordable Housing Supply Programme (AHSP) and the subsidy rates outlined in January 2016.
- 1.3 It shows how affordable housing investment priorities identified within the Local Housing Strategy are to be delivered in practice. The SHIP reinforces the Local Housing Strategy objectives, outcomes and targets, identifies the Local Authority as the strategic housing body, and gives priority to South Ayrshire Council's understanding of local housing need.

2. Partnership Work and Consultation

- 2.1 The SHIP was developed in partnership with the Scottish Government's Housing Supply Division, colleagues in Planning and Asset Management and local Registered Social Landlords (RSLs).
- 2.2 Liaison meetings have taken place between South Ayrshire Council, local RSL partners and the Scottish Government. These meetings discussed investment in the delivery of affordable housing in South Ayrshire over the next five years and agreed approaches for achieving the aims set out in our Local Housing Strategy.
- 2.3 Informal internal meetings are also regularly held with RSL partners to discuss current individual affordable housing developments and future development opportunities. Meetings to date for 2017 took place on the following dates;
 - 18th January 2017 – Affordable Housing Working Group (SAC)
 - 1st February 2017 – Meeting with Scottish Futures Trust
 - 21st February 2017 – Meeting with Cunningham Housing Association (RSL)
 - 29th March 2017 – Meeting with Ashleigh Construction
 - 11th May 2017 – Meeting with Hanover Housing (RSL)
 - 16th May 2017 – Alacho New Build Officers Group
 - 17th May 2017 – Scottish Government liaison meeting
 - 31st May 2017 – Affordable Housing Sites Local Development Plan
 - 19th June – Meeting Manse LLP
 - 21st June – Scottish Government CPO
 - 27th June 2017 – Ashleigh Construction
 - 29th June – LHS Housing Options Delivery Group
 - 25th July – Meeting with Persimmon
 - 16th August – Meeting with Hanover Housing (RSL)
 - 23rd August 2017 – Meeting with Cunningham HA (RSL)
 - 6th September 2017 – Meeting with Irvine HA (RSL)
 - 19th September 2017 – Meeting with West of Scotland HA (RSL)
 - 26th September 2017 - Scottish Government liaison meeting with Ayrshire Housing
 - 27th September 2017 - Scottish Government liaison meeting with Hanover Housing
 - 10th October 2017 - Scottish Government liaison meeting with West of Scotland Housing.

- 2.4 Ongoing discussions have taken place between the Head of Housing & Facilities and Councillor Philip Saxton, Portfolio Holder for Housing and Customer in preparation of this SHIP.
- 2.5 An Affordable Housing Working Group has been established to deliver the aims set out in the LHS and the SHIP.

3. **Investment Priorities and the Local Housing Strategy**

- 3.1 The investment priorities outlined below are based on the Housing Need and Demand Assessment (2015) and resultant Local Housing Strategy (2017 – 2022). As such, the SHIP’s priorities are clearly consistent with aims of the LHS. A short summary of the SHIP’s relationship to the LHS is provided below.

Table 1 Investment Priorities and Local Housing Strategy

Priority	LHS Outcome(s)	Comment
Increase supply of social rented housing	HS1 HS3	Demand for social rented housing is particularly high in the following areas; <ul style="list-style-type: none"> • Ayr; • Prestwick; • Troon; Prestwick has highest demand for affordable housing.
Improve Accessibility	HS3	Increase provision of easily adaptable and wheelchair accessible housing, and housing for specific needs on a site by site basis in partnership with Social Work and RSLs.
Address the housing and support needs of older people	HS2 AAS2	Work in partnership with Community Care and Health services.
Support mixed tenure development	HS1 HS3	Work in partnership with private developers and RSLs
Maximise energy efficiency and sustainability	HQN4	Maximise the use of energy efficiency measures and sustainability within developments as appropriate – which helps to maximise subsidy available.
Mainstream Equality	AAS1,2,4 HS3	Integrate equalities considerations into all social housing developments.
Improve Neighbourhood Quality and Sustainability	HQN5	Improve the quality and sustainability of local neighbourhoods.

4. **Prioritisation Methodology**

4.1 Projects have been prioritised in line with the criteria shown in Table 2 below.

Table 2 Prioritisation Criteria

	Yes	No
Does the project meet at least one investment priority?		
Is the project at an advanced stage in the planning process and is there an expectation that they can be on site within the plan period?		
Can the project be delivered within available funding?		

5. **Investment Programme**

5.1 In June 2017, the Scottish Government wrote to South Ayrshire Council to confirm that the Resource Planning Assumption (RPA) for 2017/18 was £8,047,000.

5.2 The national resources available for future RPAs will depend on future budget decisions by the Scottish Government. However, South Ayrshire Council have been advised to work on the assumption that the RPAs beyond 2017/18 will be at least¹:

2017/18	£8,047,000
2018/19	£10,503,000
2019/20	£11,883,000
2020/21	£12,678,000
2021/22	£12,678,000
2022/23	£12,678,000

5.3 This equates to £68,464,000 over the five year period.

5.4 This funding will be made available on the basis of subsidy rates shown in Table 3 below. The funding levels for RSL's are calculated on a benchmark 3 person accommodation equivalent. The level of subsidy awarded to RSL's can exceed the quoted rates where larger accommodation is provided across the proposed development.

5.5 In previous years, the programme has been more heavily weighted towards development by South Ayrshire Council, supported by our Affordable Housing Policy and Section 75 arrangements. It is anticipated that RSLs will play an increasing role in the development of affordable housing locally than has been the case in recent years. Local RSL partners have confirmed they intend to build their development teams, with West of Scotland Housing Association and Cunninghame Housing Associations particularly identifying South Ayrshire Council as a priority for new-build development. This is mainly a result of the national increase in subsidies as part of the Scottish Government's 'More Homes Scotland' initiative.

¹ <http://www.gov.scot/Topics/Built-Environment/Housing/investment/ahsp/Resource-Planning-Assumptions>

Table 3 Subsidy Benchmarks

	City / Urban (> 3,000): eg Ayr, Prestwick, Troon, Girvan, Maybole	Other Rural (< 3,000): eg Annbank, Coylton, Crosshill, Dailly, Dundonald, Symington, Tarbolton
RSL Social Rent – Greener	£72,000	£74,000
RSL Social Rent – Other	£70,000	£72,000
RSL Intermediate Rent – Greener	£46,000	
RSL – Intermediate Rent – Other	£44,000	
Council Social Rent - Greener	£59,000	
Council social Rent -Other	£57,000	

- 5.6 The Affordable Housing Development projects identified for the RPA period 2017/18 to 2022/23 are detailed in Appendix 1.
- 5.7 In line with the SHIP Guidance (p.5), we have over-programmed to include a number of additional potential projects to take forward in the event of project slippage.
- 5.8 This “shadow programme” of alternative sites is outlined in Appendix 2.
- 5.9 A list of further potential sites is outlined in Appendix 3.
- 5.10 The “Subsidy required” column refers only to funding required from 2017/18 onwards.

6. Deliverability

- 6.1 Any issues relating to the sites outlined above will be resolved through close partnership working and co-operation between the Housing Policy and Strategy Team, Planning Officers, Asset Management and lead officers of RSLs.
- 6.2 A range of possible funding sources has been identified to help increase the supply of affordable housing. These sources are outlined below:
- Council tax on empty and long-term vacant properties and 2nd homes
 - Commuted sums
 - Land transfer to RSLs
 - Prudential borrowing
 - Infrastructure Fund

6.3 The Scottish Government's Guidance suggests that a minimum slippage factor of 25% be applied on an annual basis to the programme, and applied to the RPAs for 2020/21 and 2021/22.

2nd Homes Council Tax Fund

6.4 The balance in the 2nd Homes Council Tax Fund as at 31st March 2017 is £1,431,734. £767,286 has been committed in 2017/18 in relation to the following projects:

- | | |
|-----------------------------------|----------|
| • Former Whitletts Primary School | £400,000 |
| • North Drive, Troon | £194,500 |
| • Fort Street, Ayr | £172,786 |

6.5 A total of £664,448 remains uncommitted in this fund as at 11 September 2017.

Commutated Sums

6.6 In terms of Commuted Sums, it is the Council's stated preference that affordable housing contributions should be made on-site, in whole or in part.

6.7 This is in the interests of meeting identified affordable housing needs and developing mixed, sustainable communities across South Ayrshire.

6.8 However, where an on-site contribution is not possible there are other flexible alternatives (in no priority order):

- The delivery of unsubsidised affordable housing units on-site;
- Payment of a commuted-sum in lieu of on-site affordable housing;
- Provision of a plot on off-site land.

6.9 Each site will be considered on its own merits in line with a range of priorities, including deliverability, likelihood of funding being available for housing for rent and priorities identified in the HNDA and Local Housing Strategy.

6.10 The uncommitted balance of Commuted Sums as at 7th October 2017 was £150,973. As at 31st March 2017. These funds are available for commitment to projects over the next 4 years.

Prudential Borrowing

6.11 The Council is committed to prudential borrowing of around £827,387 in 2017/18 and £2,350,000 in 2018/19 in order to deliver a number of affordable housing projects. As projects reach design conclusion and are approved by elected members, borrowing rates will rise to support new housing delivery.

Infrastructure Fund

6.12 The Scottish Government has introduced an Infrastructure Fund to support projects where the scale and nature of infrastructure costs would prevent it from being supported through the Affordable Housing Supply Programme. The Scottish Government is keen to see development of a number of pipeline sites that are capable of bringing forward housing within the next 5 years. Where we think that the infrastructure fund might be applicable, we have detailed this within Appendix 1 to support completion within the Scottish Government's timescales. As a local authority, we will work with developers and their agents as necessary to support any planned application to the Infrastructure Fund.

Summary Table

6.13 Table 5 provides a summary of the total investment currently noted and planned in the SHIP from all sources.

Table 5 Total Investment from all sources (as at November 2016)

	PRE-SHIP PERIOD	SHIP PERIOD – 2017/18 to 2021/22				
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
AHSP	£5.852	£	£	£	£	£
2 nd Home	£0.349	£0.253	£0.514	-	-	-
Council tax	-	-	-	-	-	-
Commuted Sums	-	-	-	-	-	-
Prudential Borrowing	£3.857	£0.827	£2.350	£2.042	-	-
TOTAL						

6.14 Funds allocated from Council Tax, Commuted Sums and Prudential Borrowing can only be committed once projects have been formally approved by our Leadership Panel.

6.15 These budgets are subject to considerable change over time, and as such information can only be provided as it currently stands, as at October 2017.

7. Energy Efficiency and Fuel Poverty

7.1 Maximising energy efficiency and reducing the incidence of fuel poverty locally are key priorities agreed with our partners and set out in the LHS. The development programme described in the SHIP will actively support the achievement of these aims.

7.2 All new build properties will adhere to building standards which came into force in 2015, which will cut carbon dioxide emissions by around 21%. In addition, all new build properties will meet or exceed the Energy Efficiency Standard for Social Housing. Along with our RSL partners, we will explore options for achieving higher standards of energy efficiency to reduce fuel poverty in our communities.

7.3 This will maximise energy efficiency and help offset the risks of fuel poverty for the household.

8. Other Policy Areas

Housing Adaptations

8.1 Helping people to remain independent in their own homes for as long as possible is a key element in our approach to 'independent living' identified in the Local Housing Strategy. This can involve the adaptation of people's homes to meet their needs, reviewing people's housing options and exploring specialist accommodation.

8.2 Referrals for disabled adaptations in South Ayrshire are made by Occupational Therapists. Where contact is made independently or through another agency we

would only accept an application if the client has seen an OT prior to making an application.

- 8.3 In South Ayrshire, funding for adaptations currently comes from three separate sources:
- 8.4 **Private Sector** – paid through the Council’s Scheme of Assistance, and funded by the Health and Social Care Partnership. Homeowners and private tenants can request financial assistance if there is an assessed need for an adaptation.
- 8.5 **Council Housing** – paid by the Council’s Housing Revenue Account (HRA). Adaptations are either carried out on a reactive basis or as part of a planned modernisation programme.
- 8.6 **RSLs** – Disabled adaptations for housing association tenants are paid through Scottish Government funding. For new build housing, this is now typically a commitment against the Affordable housing investment grant identified for the area.
- 8.7 As part of the integration of health and social care, the South Ayrshire Health and Social Care Partnership assumed management responsibility for Disabled Adaptations to Private Sector and Council Housing, but the delivery of these functions will remain the responsibility of South Ayrshire Council Housing Services.

Procurement

- 8.8 The Council has robust procurement procedures in place, and is committed to ensuring Best Value in the use of resources and the delivery of services.
- 8.9 Partnership working has a crucial role to play in making best use of existing resources, and the Council’s SHIP is underpinned by collaboration with Registered Social Landlords (RSLs) and Private Sector providers.
- 8.10 RSL partners in particular are to play a crucial role in the delivery of the SHIP over the next five years. This includes partnership working with South Ayrshire Council and Private Sector partners to develop good quality, affordable housing locally to support the achievement of local and national outcomes.
- 8.11 The Council has in place a successful Design and Build framework for new Council housing that has delivered a number of high quality homes. At the point of its expiry, we will explore opportunities for procurement collaboration with RSLs operating in this area, alongside a number of national frameworks that are in existence. This will ensure that the Council and our partners continue to obtain best value from construction projects.

Equalities

- 8.11 The Council is fully committed to the general principles of fairness and equality, and seeks to apply these principles in all that it does as a community leader, service provider, education authority and employer.
- 8.12 In the development of its Local Housing Strategy, the Council carried out a full Equalities Impact Assessment, giving consideration to the implications of our agreed LHS actions. These actions were considered fully in partnership with an Equalities Group made up of local stakeholders and individuals representing the interests of equalities groups.

8.13 In taking these actions forward with regard to affordable housing development, our SHIP has been subject to a full Equalities Impact Assessment (EIA) in order to consider any potential issues with our Programme.

Strategic Environmental Assessment (SEA)

8.14 As the “Responsible Authority” in the terms of the Environmental Assessment (Scotland) Act 2005, the Council has a duty to determine whether policies will have significant environmental effects and therefore whether a full Strategic Environmental Assessment (SEA) is required.

8.15 To that end, applying the relevant criteria as set out in Schedule 2 of the Act, the Council carried out a pre-screening of the SHIP under Section 8(1) of the Act.

8.16 This pre-screening process found that the SHIP on its own is unlikely to have significant environmental impact. This is based on the assumption that decisions and options surrounding the environmental impact of housing development would be assessed through the Local Development Plan.

8.17 A pre-screening notification was submitted to the SEA Gateway on 19 September 2017 and no concerns were raised by the relevant Consultation Authorities.

Appendix 1 SHIP Programme 2017/18 – 2022/23 (Projects by site start year)

Proposed site	Project	Sub area	No. Units	Developer	Subsidy Required
Pre-2018/19	Buy Backs	South Ayrshire	20	Council	£800,000
	James Brown Avenue	Ayr North	27	Council	£1,809,000
	Fort Street	Ayr Central	11	Council	£627,000
	North East Troon (Phase1)	Troon	50	RSL (West of Scotland)	£3,500,000
	Heathfield	Ayr North	15	RSL (Hanover)	£1,050,000
	Symington Townend	Prestwick	34	RSL (West of Scotland)	£2,380,000
TOTAL			157		£10,166,000

Proposed site	Project	Sub area	No. Units	Developer	Subsidy Required
2018/19	Buy Backs	South Ayrshire	40	Council	£1,600,000
	Main Street, Prestwick	Prestwick	9	Council	£513,000
	North Drive, Troon	Troon	10	Council	£570,000
	North East Troon (Phase 2)	Troon	12	RSL (West of Scotland)	£840,000
	Britannia Place (Ayr)	Ayr North	22	RSL(Hanover)	£1,540,000
	Dailly	Rural South	4	RSL (Ayrshire Housing)	£288,000
	McCalls Avenue, Ayr Facilitating Costs	Ayr North	0	RSL (Cunningham HA)	£500,000
	Peebles Street, Ayr	Ayr Central	39	RSL (Ayrshire Housing)	£2,730,000
	Greenan (Phase 2)	Ayr South	56	RSL (West of Scotland)	£3,920,000
Dalblair Road	Ayr Central	10	Council	£570,000	
TOTAL			202		£13,071,000

Proposed site	Project	Sub area	No. Units	Developer	Subsidy Required
2019/20	Buy Backs	South Ayrshire	40	Council	£1,600,000
	North East Troon (Phase 3)	Troon	50	RSL (Cunningham HA)	£3,500,000
	Corton (Phase 1)	Ayr East	50	RSL	£3,500,000 + Infrastructure Funding
	Coalpots Road	Girvan	14	Council	£798,000
	McConnel Square	Girvan	10	Council	£570,000
	Ladyland Road, Maybole	Maybole	35	Council	£1,995,000 + Infrastructure Funding
	Tarbolton Primary	Ayr Rural	13	RSL (Ayrshire Housing)	£936,000
	Dailly Primary	Ayr Rural	10	RSL	£720,000
TOTAL			222		£13,619,000

Proposed site	Project	Sub area	No. Units	Developer	Subsidy Required
2020/21	Buy Backs	South Ayrshire	40	Council	£1,600,000
	Corton (Phase 2)	Ayr East	50	RSL	£3,500,000 + Infrastructure Funding
	Gardenrose, Maybole	Maybole	20	RSL (Ayrshire Housing)	£1,400,000
	West Sanquhar Road, Ayr	Ayr North	60	RSL (Irvine HA)	£4,200,000
	Mainholm, Ayr	Ayr North	80	Council	£4,560,000
TOTAL			250		£15,260,000

Proposed site	Project	Sub area	No. Units	Developer	Subsidy Required
2021/22	Buy Backs	South Ayrshire	40	Council	£1,600,000
	Corton (Phase 3)	Ayr East	50	RSL	£3,500,000
	Craigie Campus	Ayr North	25	RSL (West of Scotland)	£1,750,000
	Content House, Ayr	Ayr North	25	Council	£1,425,000
	*Dalmilling	Ayr North	10	Council	£570,000
	*Afton Avenue	Prestwick	25	RSL	£1,750,000
	*Aldersyde Avenue	Troon	10	Council	£570,000
	*Spey Road	Troon	10	Council	£570,000
	*Buchan Road	Troon	10	Council	£570,000
	*Dunlop Crescent	Ayr North	5	Council	£285,000
	*Symington AS Homes	Prestwick	30	RSL (West of Scotland)	£2,100,000

TOTAL			240		£14,690,000
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* Sites subject to Local Development Plan consultation outcome

Proposed site	Project	Sub area	No. Units	Developer	Subsidy Required
2022/23	Buy Backs	South Ayrshire	40	Council	£1,600,000
	McCalls Avenue	Ayr North	60	RSL (Cunninghame HA)	£3,700,000
	Fisherton	Rural South	7	RSL (Ayrshire Housing)	£504,000
	Barrhill	Rural South	7	RSL (TBC)	£504,000
	*Craigie Park	Ayr North	35	Council	£1,995,000
	*Darley Golf Course	Troon	30	Council	£1,710,000
	Lochside Road	Ayr North	35	RSL (TBC)	£2,450,000
	Victoria Street Dairy, Ayr	Ayr North	10	Council	£570,000
TOTAL			224		£13,033,000

* Sites subject to Local Development Plan consultation outcome

Appendix 2 SHIP Shadow Programme

Year	Project	Sub area	No. Units	Developer	Subsidy Required
2019/20	Housing for Older People - Ayr	Ayr	30	TBC	£2,100,000
2020/21	Parish Meadows	Troon	2	Private	£140,000
2020/21	Seafield	Ayr	2	Private	£140,000
2020/21	Whitletts Road	Ayr	6	Council	£342,000
2020/21	Belvdierie Terrace	Ayr	7	RSL	£490,000
2021/22	Waggon Road, Ayr	Ayr Central	16	Council	£912,000
2021/22	Heathfield	Ayr	30	Private	£2,100,000
2022/23	Lochside Road	Ayr North	35	RSL	£2,450,000
2022/23	Loans	Troon	20	Private	£1,400,000
2022/23	Auchincruive	Ayr Rural	50	RSL	£3,500,000
2022/23	Coylton	Ayr Rural	20	RSL	£1,400,000
TOTAL			218		£14,974,000

Appendix 3 Further Potential Sites

Project	Sub area	No. Units	Site	Comments
Ayr Racecourse	Ayr	40	Private	Planning consent renewed November 2014, but no indication of timescales for developing.
Drumley House	Rural North	15	Private	No recent progress. Site has

				been cleared- no obvious planning issues.
Rural Carrick	Rural South	12	Private	Ayrshire Housing investigating potential delivery options. There are a range of potential sites (mostly private) with planning consent/ LDP allocation across Carrick, in: Barrhill, Straiton, Kirkoswald, Kirmichael, Maidens, Dailly, Pinmore, Crosshill and Minishant. (see Housing Land Audit for more details)
Somerset Park	Ayr	25	Private	Somerset Park redevelopment has stalled indefinitely. Site not available at present.
South Harbour Street	Ayr	28	Private	A redevelopment opportunity site - residential use would be strongly supported. Potential site remediation required.
Monkton (Persimmon Homes)	Prestwick	70	RSL	Section 75 of a large development site. Planning and site investigation underway.
*Queens Drive	Troon	10	Council	Subject to LDP Review.
East Park Road	Ayr	28	Private	No recent progress- potential contamination issues.
Invergarven Primary School and adjacent site	Girvan	20	Council	A redevelopment opportunity site – residential use would be supported.

*Sites subject to Local Development Plan Consultation Outcome

Appendix 2



SOUTH AYRSHIRE COUNCIL EQUALITY IMPACT ASSESSMENT

Section One: Proposal Details*

Name of Proposal	Strategic Housing Investment Plan (SHIP) 2018/19 to 2022/23
Lead Officer (Name/Position)	Laura Penman – Policy & Strategy Co-ordinator
Proposal Development Team (Names/Positions)	Laura Penman – Policy & Strategy Co-ordinator Tom McFadyean – Policy Officer
Critical friend (s)	Ross Morris (Policy Officer)

*This could include strategy, project or application: see guidance attached.

What are the main aims of the proposal?	The aim of the SHIP is to provide a strategic basis planning tool that details affordable housing development priorities and funding requirements within South Ayrshire and will influence affordable Housing Investment Programme resource planning. Preparation of the SHIP is a requirement of the Scottish Government.
What are the intended outcomes of the proposal	The outcomes of the SHIP are: <ul style="list-style-type: none"> • Clear priorities for provision of affordable housing • Fair and transparent allocation of Scottish Government's Affordable Housing Investment Programme funds

Section Two: What are the Likely Impacts of the Proposal?

<p>Will the proposal impact upon the whole population of South Ayrshire <i>or</i> particular groups within the population (please specify)</p>	<p>The SHIP will have a potential impact on specific communities throughout South Ayrshire where affordable housing is developed.</p> <p>It will have a positive impact on people in housing need through the development of affordable housing across the period of the plan, and by increasing the number of affordable housing units available.</p>
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Considering the following Protected Characteristics and themes, what likely impacts or issues does the proposal have for the group or community.

List any likely positive and/or negative impacts

Protected Characteristics	Positive and/or Negative Impacts
<p>Race: Issues relating to people of any racial group, ethnic or national origin, including gypsy travellers and migrant workers</p>	<p>Allocation policies ensure equality of access to affordable housing, across all racial groups in accordance with legislation.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people from any racial group, ethnic or national origin, including gypsy travellers and migrant workers.</p>
<p>Sex: Issues specific to women or men</p>	<p>Allocations policies ensure equality of access to affordable housing, for both men and women in accordance with legislation.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to both men and women.</p>
<p>Disability: Issues relating to disabled people</p>	<p>Allocations policies ensure equality of access to affordable housing for people with disabilities.</p> <p>It is anticipated that the SHIP will have positive impact on people with disabilities as the needs of people with disabilities and particular needs are taken into account within the development of the SHIP to ensure a high level of accessibility and adaptability in all new build developments.</p>
<p>Age: Issues relating to a particular age group e.g. older people or children and young people</p>	<p>Allocations policies ensure equality of access to affordable housing for people of all ages. Social rented accommodation is open to anyone over 16 years of age.</p> <p>It is also anticipated that the SHIP will have positive impacts as the SHIP will also aim to meet the particular housing needs of older people within individual housing development projects, which may also include an element of care.</p>
<p>Religion or Belief: issues relating to a person's religion or belief (including non-belief)</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of their religion or beliefs.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their religion or beliefs.</p>

<p>Sexual Orientation: Issues relating to a person's sexual orientation i.e. lesbian, gay, bi-sexual, heterosexual</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of a person's sexual orientation.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their sexual orientation.</p>
<p>Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership.</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of marriage or civil partnership status.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their marriage or civil partnership status.</p>
<p>Gender Reassignment: Issues relating to people who have proposed, started or completed a process to change his or her sex.</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of their gender reassignment status.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their gender reassignment status.</p>
<p>Pregnancy and Maternity: Issues relating to the condition of being pregnant or expecting a baby and the period after the birth.</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of the condition of being pregnant or expecting a baby and the period after the birth.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of the condition of being pregnant or expecting a baby and the period after the birth.</p>
<p>Multiple / Cross Cutting Equality Issues Issues relating to multiple protected characteristics.</p>	<p>The SHIP may have cross cutting equality issues relating to age and disability.</p>
<p>Equality and Diversity Themes Particularly Relevant to South Ayrshire Council</p>	
<p>Health Issues and impacts affecting people's health</p>	<p>The SHIP may impact positively on health issues by:</p> <ul style="list-style-type: none"> Improving the health and wellbeing of new tenants where particular health related housing needs are met within individual housing development projects.

<p>Human Rights: Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.</p>	<p>The SHIP may impact positively on human rights in respect of;</p> <ul style="list-style-type: none"> • Improving privacy of households in housing need who may be living in overcrowded or unsuitable accommodation. • Enabling the right to a family life for some households on RSL waiting lists who are recognised as living in unsuitable conditions.
<p>Rurality Impacts relating to living and working in a rural community</p>	<p>The SHIP may impact positively on wishing to live and work in rural areas by:</p> <ul style="list-style-type: none"> • Meeting the housing needs of people wishing to live in rural areas within individual rural based housing development projects.
<p>Deprivation Issues relating to poverty and social exclusion, and the disadvantage that results from it.</p>	<p>The SHIP may impact positively on deprivation and issues relating to poverty and social exclusion as it will help to increase the supply of affordable housing across South Ayrshire and therefore help to meet housing need.</p>

Section Three: Evidence Used in Developing the Proposal

<p>Involvement and Consultation</p> <p>In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation?</p> <p>Who did you involve, when and how?</p>	<p>Consultation is ongoing and will take place as follows:</p> <p>Meetings held with the Scottish Government to discuss affordable housing investments in relation to affordable housing development projects are led on an ongoing and regular basis</p> <p>These meetings are also attended by relevant RSL partners within South Ayrshire. Informal internal meetings are also held with RSL partners to discuss individual affordable housing developments and development opportunities</p> <p>Meetings held to date for 2017 are as follows:</p> <ul style="list-style-type: none">• 18th January 2017 – Affordable Housing Working Group (SAC)• 1st February 2017 – Meeting with Scottish Futures Trust• 21st February 2017 – Meeting with Cunningham Housing Association (RSL)• 29th March 2017 – Meeting with Ashleigh Construction• 11th May 2017 – Meeting with Hanover Housing (RSL)• 16th May 2017 – Alacho New Build Officers Group• 17th May 2017 – Scottish Government liaison meeting• 31st May 2017 – Affordable Housing Sites Local Development Plan• 19th June – Meeting Manse LLP• 21st June – Scottish Government CPO• 27th June 2017 – Ashleigh Construction (Coalpots Road)• 29th June – LHS Housing Options Delivery Group• 25th July – Meeting with Persimmon• 16th August – Meeting with Hanover Housing (RSL)• 23rd August 2017 – Meeting with Cunningham HA (RSL)• 6th September 2017 – Meeting with Irvine HA (RSL)• 26th September 2017 - Scottish Government liaison meeting with Ayrshire Housing• 27th September 2017 - Scottish Government liaison meeting with Hanover Housing• 10th October 2017 - Scottish Government liaison meeting with West of Scotland Housing. <p>Discussions with Councillor Philip Saxton, Portfolio Holder for Housing and Customer First in October 2017.</p>
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<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify <i>what</i> research was carried out or data collected, <i>when</i> and <i>how</i> this was done.</p>	<p><u>The Housing Need and Demand Assessment 2015</u> The Housing Need and Demand Assessment 2015 (HNDA) provided a detailed analysis of housing demand and need, identifying the key drivers in the South Ayrshire Housing Market Areas (HMAs) of Ayr HMA and Girvan and South Carrick (G&SC) HMA.</p> <p>In addition it provided a robust evidence base for current and future requirements in terms of market and affordable housing to inform the SHIP, the Local Housing Strategy (LHS), and the Local Development Plan.</p> <p>Development of the HNDA took place between October 2013 and December 2015.</p> <p>The HNDA is assessed by the Scottish Government and was awarded robust and credible status in January 2016.</p> <p><u>The South Ayrshire Local Housing Strategy (LHS) 2017 – 2022</u></p> <p>The LHS sets out the Vision for the development of housing and related services by South Ayrshire Council and its partners across South Ayrshire for the period 2017 – 2022.</p> <p>Development of the LHS took place between October 2015 and November 2016.</p> <p>The finalised LHS was approved by Elected Members in November 2016.</p>
<p>Partners data and research In assessing the impact set out above what evidence has been provided by partners. Please specify partners</p>	<p>In the development of the Local Housing Strategy, a Housing Supply Group was formed with representatives from:</p> <p>South Ayrshire Council (Housing Operations, Policy & Strategy Team, Planning and Community Care); The Scottish Government Housing Supply Division Ayr Renaissance Homes for Scotland; RSL's; and Private Developers</p> <p>The role of the Housing Supply Group was to inform our intended actions in relation to Housing Supply over the next five years, and met between October 2015 and June 2016.</p> <p>Many of these partners were also involved in a Housing Market Partnership (HMP) which had a key role in developing our HNDA. The Housing Market Partnership and its Housing Supply sub-group involved consultation with a range of stakeholders including representatives from within South Ayrshire Council (SAC Housing Policy and Strategy Team, SAC Planning, SAC Community Engagement, SAC Community Planning Partnership, RSLs operating in the area (Ayrshire Housing, West of</p>

	<p>Scotland Housing Association, Blackwood Homes, Hanover (Scotland) Housing Association).</p> <p>The role of the HMP was to inform and shape the assessment of housing need across the many interconnected facets of the local housing market area. This group met between January 2014 and August 2014 and provided feedback throughout the development of the HNDA.</p>
<p>Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>There are no other identified gaps or uncertainties in our understanding of the issues or impacts that need to be explored at this time.</p> <p>Should additional relative information, research or guidance become available we will take cognisance of this as and when required.</p>

Section Four: Detailed Action Plan to address identified gaps in:

- a) evidence and**
b) to mitigate negative impacts

<u>No</u>	<u>Action</u>	<u>Lead Officer(s)</u>	<u>Timescale</u>
1	Take cognisance of relative Scottish Government guidance on an ongoing basis relative to developing the SHIP and the delivery of affordable housing.	To be confirmed	Ongoing
2	Take cognisance of new information and research relative to developing the SHIP and the delivery of affordable housing.	To be confirmed	Ongoing
3	Input affordable housing developments to the Government developed Housing And Regeneration Programmes (HARP) system to inform future SHIP submissions	To be confirmed	Ongoing

Note: Please add more rows as required.

Section Five - Performance monitoring and reporting

Considering the proposal as a whole, including its equality and diversity implications:

When is the proposal intended to come into effect?	The SHIP will be submitted to the Scottish Government by the 27 th October 2017. The SHIP covers a 5 year planning period.
When will the proposal be reviewed?	2018 as part of the required SHIP submission annually
Which Scrutiny Panel will have oversight of the proposal?	Leadership Panel

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Proposal: Strategic Housing Investment Plan (SHIP) – 2018/19 to 2022/23

This proposal will assist or inhibit the Council’s ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

<p>Eliminate discrimination</p> <p>The SHIP will assist in eliminating discrimination by developing housing solutions to meet varying needs.</p> <p>Allocations policies also ensure equality of access to affordable housing, thereby eliminating discrimination.</p>
<p>Advance equality of opportunity</p> <p>In conjunction with allocation policies the SHIP will ensure equality of access to affordable housing to all applicants aged over 16 across all protected characteristics.</p>
<p>Foster good relations</p> <p>The SHIP fosters good relations between South Ayrshire Council and partners in the development of the SHIP, and ongoing work in relation to the LHS Housing Supply Steering Group. The work of this group will assist in developing future SHIP submissions through partnership working.</p>

<u>Summary of Action Plan to Mitigate Negative Impacts</u>	
<u>Actions</u>	<u>Timescale</u>
Take cognisance of relative Scottish Government guidance on an ongoing basis relative to developing the SHIP and the delivery of affordable housing.	<u>Ongoing</u>
Take cognisance of new information and research relative to developing the SHIP and the delivery of affordable housing.	<u>Ongoing</u>
Input affordable housing developments to the Government developed Housing And Regeneration Programmes (HARP) system to inform future SHIP submissions	<u>Ongoing</u>

Signed:David Burns.....Head of Service

Date:7th October 2017.....

