STRATEGIC HOUSING INVESTMENT PLAN

2007- 2011

CLACKMANNANSHIRE COUNCIL

OCHIL VIEW Housing Association Ltd.

PARAGON HOUSING ASSOCIATION LIMITED

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Introduction

Targeting resources effectively is a key priority for housing providers, particularly in the public sector. Councils are now required to produce an annual Strategic Housing Investment Plan (SHIP) detailing local housing priorities for investment. At the heart of this is the Local Housing Strategy (LHS), the key planning tool for future housing in the area.

This is Clackmannanshire Council's first SHIP, covering the next 3 years, which sets the framework for local investment priorities. Crucially, it sets out to establish an overarching plan to target the development funding likely to be available for improving existing housing and Registered Social Landlord (RSL) new housing development.

The SHIP has been drawn up in consultation with a wide range of partners and will continue to be developed as experience in delivering SHIPs is gained and guidance is refined.

Setting the Scene

With a population of just over 48,000, less than 1% of the country's population, Clackmannanshire Council is the fourth smallest in Scotland. The area comprises a number of close-knit towns and villages, with 95% of the population living in 8 main settlements, which have a strong sense of community.

In 2007, Social rented housing accounted for around 33% of housing in the area, compared to only 25.5% nationally. In contrast, the proportion of households owning their own home was only 62% compared to 65% nationally. Encouraging owner occupation, particularly to create a more balanced mix within regeneration areas, is an important issue. Figures obtained from landlord registration has shown the private rented sector has grown to almost 6% from the low base of 3% in 2001, making it a more significant player in the local housing market.

Clackmannanshire has an aging population, with a projected 46% increase in over 75s and 31% in over 60s by 2018. This will have an impact on future housing needs in the area.

The Council has played a dominant role in efforts to revitalise the local economy and there are now signs of economic revival with population figures and forecasts showing signs of inward migration, encouraged by the improvements underway to the local road and rail network. There has been significant levels of new house building by private developers and the area is increasingly favoured by commuters whose higher levels of disposable income is beginning to create a new service sector and inflate local house prices. The picture is one of a rapidly changing housing market where affordability and access to affordable housing is now becoming an issue for the local population.

- Average house prices in Clackmannanshire have risen 103 % between 2000 and 2006. (From £63,000 to £128,000 in 2006.)[1]
- The average house price across Scotland in 2006 was around £145,000.
- Average income to house price ratio has risen from 2.8 (times salary) in 2003 to 3.6 (times salary) in 2006.
- Between 2002 and 2004, over 50% of new build transactions were from out with Clackmannanshire, illustrating a high level of inward migration.[2]

The challenge for the SHIP is to ensure that plans for investment properly forecast and take into account these ongoing changes.

[1] Sasines Data.
[2] Entec (2005)

Partnership Working

Delivering effective housing, whether in terms of new development, services to people or improving existing housing, takes close joint working across a number of agencies. The Council has developed strong partnerships across a broad range of activities to ensure that this is achieved.[3] As an example, membership on the LHS core group and sub-groups include:

- Clackmannanshire Council (Housing, Planning, Children's Services. Community Care)
- RSLs (Paragon and Ochil View Housing Association)
- Communities Scotland
- Clacks Tenants and Residents Association,
- Voluntary Services
- NHS Forth Valley
- Private Sector

The LHS is the key document for delivering new strategic priorities but there are strong links with a number of other plans.

The Community Plan

The Community Plan sets out the overall vision for the future of Clackmannanshire and is being taken forward by the Clackmannanshire Alliance, which includes representation from the Council, Communities Scotland, NHS Forth Valley, Scottish Enterprise, Forth Valley, Clackmannan College, Scottish National Heritage, Visit Scotland, SEPA and Central Scotland Police. Four 'Theme Teams' support the Alliance for Health, Economic Development, Environment and Social Inclusion.

The Clackmannanshire Alliance also has responsibility for the Regeneration Outcome Agreement. The task of the ROA is to provide a framework for tackling disadvantage and promoting regeneration.

Our priority areas are:

- Alloa South and East
- Sauchie
- Tullibody
- Coalsnaughton

[3] See Diagram 1 – LHS Partnership Working

The Planning Arena

The Development Plan for this area comprises two distinct elements; firstly the Clackmannanshire and Stirling Structure Plan 2002 that provides the long term strategy for sustainable development to 2017 and secondly the Clackmannanshire Local Plan that sets out the specific planning aims, objectives and policies and allocates sites for all forms of development to generally comply with the Structure Plan for the area. The Local Plan currently allocates land for housing in Clackmannanshire to 2013. As part of the regular monitoring in the delivery of the Development Plan the Council prepares an Annual Housing Land Audit and the 2007 audit data has been considered here.

Every Council has a statutory duty to keep the Development Plan up to date in order to plan for their area. The Council is currently pursuing a Third Alteration to the current Structure Plan in order to apply due weight to the latest population and household projections, 2004 based, which indicate a significant shift in trends than earlier model outputs. Clackmannanshire's population is projected to decline by -1% to 2024 with households increasing by 12% during the same period. This is despite significant levels of actual new build in this area over the past 5 years; over 350 units per annum on average. The Council maintains this level of new build should be sustained and that the trend of decline is not acceptable. The Third Alteration therefore seeks to plan for population growth in the longer term. The strategic options in the proposed Third Alteration were open to public consultation during Spring 2007.

Whilst the SHIP seeks to map a way forward for the next 3 years it is significantly influenced by the evolving position of the Development Plan. The SHIP must not only plan for the required amount of housing, but equally as vital is to effectively plan for high quality, affordable homes with adequate choice available in every sector of the housing market area. i.e. to plan for sustainable communities. The Development sub-group of the LHS is a joint working group established to achieve this.

The Local Housing Strategy

The Local Housing Strategy (LHS) is a five year plan covering 2004 – 2009 with annual updates and progress reports. The vision for the future of housing in Clackmannanshire is that every household in our area should have access to a good quality and affordable home that meets their needs. Most of the objectives from the original LHS are well on their way to being achieved and the overall aims of the LHS remain largely unchanged.

The LHS is the key document which focuses on how the Council and partners, working together, can address the housing needs of local people.
The LHS Core Group is a multi-agency group established to ensure the implementation of the LHS. A number of sub groups have been established to

help achieve this and the Clackmannanshire Housing Investment Partnership (CHIP) has direct responsibility for the development of the SHIP. The Development Sub Group's main function is to ensure the availability of land suitable for affordable housing developments and to develop a robust affordable housing policy to help delivery.

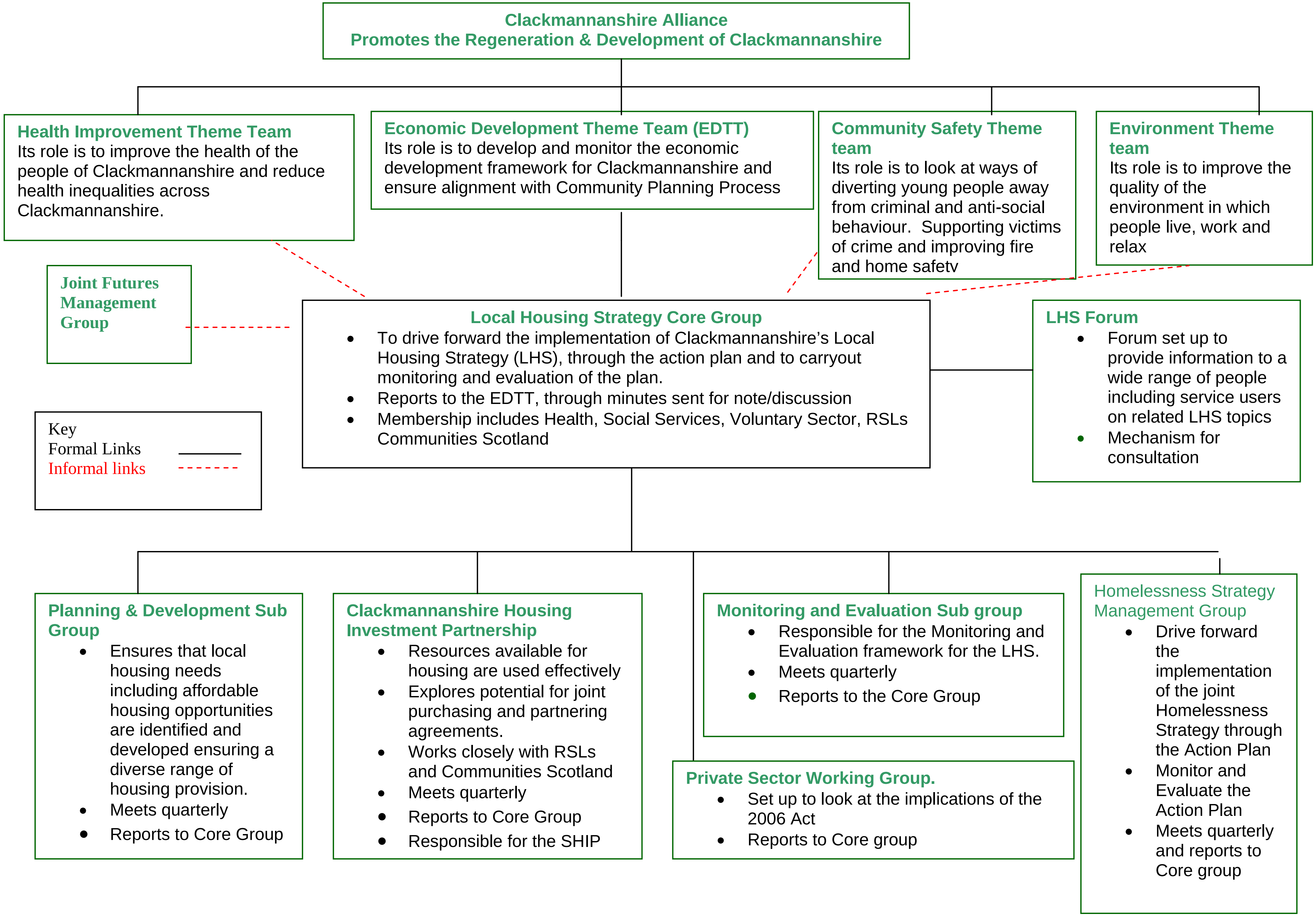
The working partnership that the Council has with two main RSLs (Paragon Housing Association and Ochil View Housing Association) has been a core element in achievement of the LHS objectives. Continued joint working and investment will have further impact on shaping the future of housing in Clackmannanshire.

Key Linking Plans

There are a number of key strategies in addition to the above which closely link with the LHS, are key to delivery of the SHIP and help to shape priorities for action. These include:

- Supporting People Strategy (2007 – 2010)
- The Joint Homelessness Strategy (2004 – 2009)
- The Particular Needs Strategy (under development)
- The Sustainability Strategy (under development)
- Regeneration Outcome Agreement (2005 – 2008)
- Joint Health Improvement Plan (2007 – 2010)

Diagram 1 – LHS Partnership Working



Priorities for Investment

Through the development of these strategies, which take account of both national and local priorities, the vision for the future of housing in Clackmannanshire will be addressed. These are the key areas for investment: -

- **Developing good quality affordable housing**
- **Strengthening communities**
- **Developing housing for people with particular needs**
- **Regeneration of Priority areas**
- **Ensuring adequate land for development**
- **Provide high standard of housing**
- **Prevention of homelessness**
- **Delivering sustainable housing**
- **Ensuring equalities**

Developing good quality affordable housing

Reflecting the rapidly changing circumstances in the local economy and housing market in recent years, the national housing needs formula has, for the first time, projected an annual net need in Clackmannanshire. We will be carrying out further analysis of existing data to help improve the accuracy of our information and our knowledge of housing demand and supply and, crucially, the need for affordable housing locally. Keeping a close eye on homelessness trends and the likely impact of forthcoming legislation, as well as plans for regeneration and possible demolitions within existing stock, will be essential if we are to successfully predict future requirements. These key issues will be considered fully by the Planning and Development Sub Group.

The original Local Housing Strategy conducted an analysis of the Right to Buy and its impact upon the supply of affordable housing. Recent significant house price rises, increased inward migration and housing needs, highlight the need for a review of our position on Pressured Area Status.

Strengthening communities

Core to strong, stable communities is to enable mixed tenure opportunities, create jobs where needed and meet changing housing needs. Key to this is to:

- Target regeneration to provide private investment into ROA areas
- Provide affordable housing where it is needed most
- Provide an appropriate balance of family houses
- Provide an appropriate balance of houses suitable for varying needs

Complementary measures such as tackling anti-social behaviour, decreasing void rates and promoting community safety will continue to improve the overall environmental quality within communities.

Developing housing for people with particular needs

Information gathered from a forum on Particular Needs, together with the findings of a Particular Needs Study carried out in 2006, have informed an action plan which will ensure that Clackmannanshire achieves a sufficient and varied supply of housing which supports independent living. This highlights in particular that housing is required for people with physical, learning disabilities, mental health problems as well as for older people generally.

Individual sites becoming available are currently assessed for suitability for housing for particular needs and early discussion takes place with Social Services to consider current needs and revenue funding availability.

The Council and its partners have in recent years noted a significant rise in demand for equipment and adaptations. In response to this, the Council as a landlord spends £300,000 each year, with a further £130, 000 in private sector grants. As well as this, all local RSLs spend a total of around £180,000 on stage 3 adaptations. This is likely to remain a feature over the next three years.

The Planning and Development Sub group will further develop these findings in order to inform a revised policy on affordable and particular needs housing.

Regeneration of Priority areas

This priority supports all aspects of the national social justice agenda by recognising the links between community planning, community empowerment, regeneration and housing. Four local areas (Alloa South and East, Newmills in Tullibody, Coalsnaughton and Sauchie) fall within the criteria for housing regeneration and are targeted for investment

The Council and Ochil View Housing Association have jointly commissioned a Masterplan for the Bowmar area within Alloa South and East to ensure that housing investment underpins regeneration activities for that area. The exercise is being carried out in consultation with the local community and a wider steering group established to agree proposals.

A total of 29 CRF funded projects ran in the regeneration areas in Clackmannanshire in 2006/07. The majority of the projects are on track to meet their targets within the themes and priorities of the ROA. Housing-led regeneration strategies can build on the positive outcomes of these activities.

Since March 2005, Ochil View Housing Association has purchased three major regeneration housing sites from the Council. This has delivered demolition of unpopular flats, together with the reprovision of high quality, affordable homes, which are attractive to live in and will improve the local environment. Beginning the process of future regeneration plans.

<u>Newmills, Tullibody Phase 1 – 2005</u>	
30 flatted units removed	26 houses due for completion 2008
<u>Newmills, Tullibody Phase 2 – 2006</u>	
30 flatted units removed	14 houses due for completion 2009
<u>Ash Grove, Alloa – 2007</u>	
40 flatted units removed	40 houses due for completion 2009

Ensuring adequate land for development

In order to identify areas for possible development, the Council conducts an annual housing land audit, in accordance with national planning guidance. This ensures a minimum 5 year land supply and gives access to information on sites, with an indication of likely programming to the longer term.

Table 1 below shows a summary of the most recent (2007) land audit, detailing possible housing development over the course of the SHIP (2008 – 2011). The percentage of Housing Association units is approximately 8% of the overall planned development. This falls short of what the Council would expect to meet need, and would also wish to address the fact that no affordable housing units are planned outside of the Alloa sub-area.

We are currently completing the development of a robust affordable housing and particular needs policy, including the use of Section 75 planning agreements, and commuted sums. This will provide opportunities for both on-site and off-site provision of further affordable housing throughout Clackmannanshire.

Further detail on exact locations for likely development is detailed in Map 1.

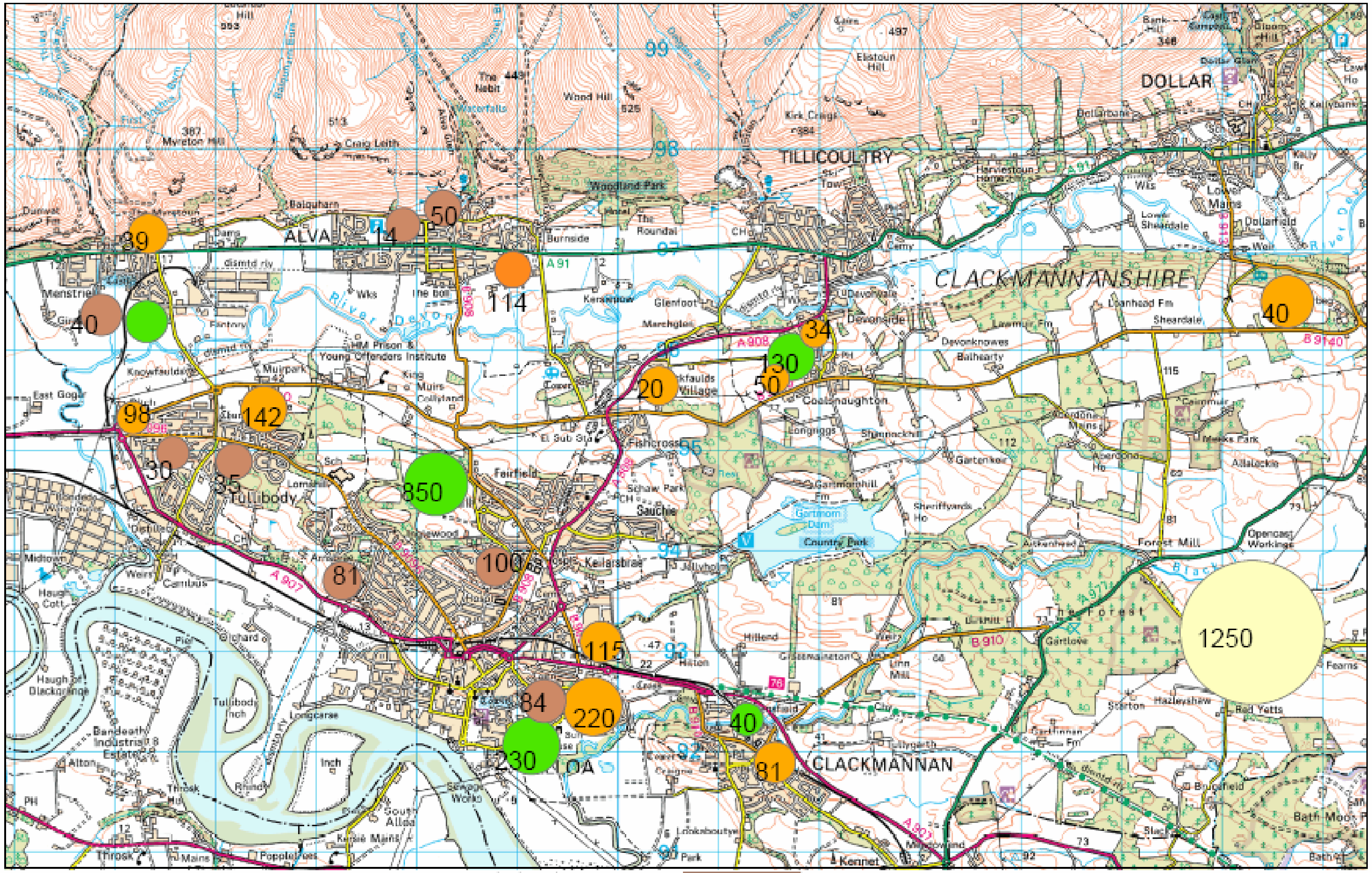
The Planning and Development Sub group is currently progressing a review of the policy framework for delivering affordable and particular needs housing. This is with a view to producing a revised policy and related supplementary guidance, which the group aims to have delivered and adopted by Summer 2008.

Table 1 – Land Audit (2007) (Draft)

		2007/08	2008/09	2009/10	2010/11
Sub-area 1 Alloa	Housing Association	30	14	40	22
	Private Developer	249	217	141	60
	Other	0	20	30	15
Total		**279 (64%)**	**251 (64%)**	**211 (64%)**	**97(41%)**
Sub-area 2 Alva	Housing Association	0	0	0	0
	Private Developer	143	133	120	108
	Other	0	4	0	0
Total		**143 (33%)**	**137 (35%)**	**120(36%)**	**108(45%)**
Sub-area 3 Dollar	Housing Association	0	0	0	0
	Private Developer	12	3	0	0
	Other	0	0	0	32
Total		**12 (3%)**	**3 (1%)**	**0(0%)**	**32(14%)**
Overall Total		**434**	**391**	**331**	**237**

Map 1

Growth points in Clackmannanshire to 2025



Clackmannanshire Council
Strategy and Support
Kilncraigs Alloa FK10 1EB
R Beveridge, Planner

September 2007

Urban Capacity Study site
Housing Land Audit 2007 site
Potential greenfield release
Major growth area

Sources: Urban capacity study 2006
Annual housing Land Audit 2007
Local Plan 2004

This outline map is for guidance p-urposes only for the SHIP 2007

Provide a high standard of housing

This is an integral part of Community Planning, particularly relating to the areas of regeneration, social inclusion and health. The SHQS is the minimum standard that all Council and RSL housing should meet. However, the aim is for the majority of social housing to exceed this minimum standard imposed and to provide all tenants with good quality, energy efficient housing which meet their needs.

Information from the Council's Standard Delivery Plan shows that we are well on target to meeting and exceeding the 70% SHQS attainment rate by 2009. 2006/07 saw the biggest ever Housing Capital Programme with a spend of £7.9million. In addition, our two major housing associations have already met the 2009 target. As well as working towards achieving the SHQS, the Clackmannanshire Standard identifies additional modernised kitchens, bathrooms and external doors.

Table 2.[4]

	2006/07	2007/08	2008/09
Clackmannanshire Council	£7,536,000	£8,580,000	£7,770,000
Paragon Housing Association	£249,000	£32,000	£357,000
Ochil View Housing Association	£140, 000	£160,000	

Prevention of Homelessness

Clackmannanshire has almost double the national average of homelessness presentations, one of the country's highest, although this is starting to reduce.

When looking at outcomes, however, Clackmannanshire had the highest percentage of assessed homeless applicants receiving permanent accommodation, well above national average. Over 80% of lets go to homeless applicants and people at risk of homelessness and it remains a key priority for the Council

The removal of priority need by 2012 will see a rise in homeless responsibilities at a time when there is a projected reduction of 23% in the supply of social rented housing. The result will be significant new pressure upon demand for housing. Given the relatively low level of private rented accommodation in the area the main pressure on permanent accommodation will fall upon the social rented sector, although plans for a Private Sector Leasing Scheme are underway.

[4] LHS update 2007 appendix 3.

The Council has a programme of activity aimed at tackling the issues raised by the Joint Homelessness Strategy 2004- 2009. Projects include developing an assessment centre with Ochil View Housing Association, increasing the supply of dispersed lets, improving services at existing temporary accommodation, providing new alternatives and reducing our dependence on B&B.

Delivering sustainable housing

The Scottish Government has set a target objective to eradicate fuel poverty by 2016, and the LHS (2004-2009) aims to reduce fuel poverty in Clackmannanshire by a third of its 2002 level by 2009. Improving the quality of existing and future housing is key to achieving this objective.

A Fuel Poverty Strategy was published in 2006, and funding was secured for a dedicated Energy Officer to focus on implementing the Action Plan and this is already attracting substantial funds to be used for priority initiatives.

Paragon Housing Association secured funding in 2007 to convert an abandoned property to a groundbreaking “Green House”, and went on to further develop a former 4 in a block property to two energy efficient family houses. A total of £156, 000 in HAG funding was granted in 2006/07.

Ochil View Housing Association have an energy efficient design guide, which will ensure that new low cost housing is cheap to run and utilises sustainable materials, fit for changing housing needs. Recent development in Tullibody achieves an “excellent” standard. Phase 2 in Tullibody will feature an innovative low carbon specification.

The Council is shortly to implement a sustainable design and construction guide.

Ensuring equalities

The Council and partners are committed to ensuring that the equalities agenda is central to all housing related development and services in Clackmannanshire.

Research carried out across Forth Valley in 2006/07 into the housing needs of minority ethnic communities has highlighted that the local profile is changing substantially. In 2001, the census indicated that 2.4% of Clackmannanshire’s population came from minority communities but that, through inward migration, this had increased to more than 3% by 2006. Within this group locally, rates of owner occupation are higher and, although minority ethnic communities are less likely to rent social housing than the white community, the proportion doing so was higher in Clackmannanshire than in Falkirk or Stirling.

Forth Valley is seen by ethnic minority communities as a good place to live with a range of housing and good job opportunities.

Detailed recommendations have been produced and presented to the Community Planning Partnership (The Alliance). These cover raising awareness about housing options and support services and the need for some larger houses.

Improved recording and monitoring of information will be necessary to help take the equalities agenda forward, and we will be taking on board guidance on equalities impact assessments as part of the awaited LHS revised guidance. In the meantime, the Council is developing an impact assessment toolkit to help assess strategies, policies and functions for equalities.

The Housing System

The Housing Needs Assessment 2005 (Newhaven) estimated future need and supply patterns based on past trends continuing to 2011. However, housing markets are dynamic, and the model takes no account of potential changes in the wider economy or the potential impact of current or planned policy interventions. As discussed earlier, the housing environment in Clackmannanshire is changing rapidly and assessment of affordability is changing.

Need for Affordable Housing

The Scottish Government has been refining a model of estimating housing need at a national level. A framework and guidance continues to be developed to allow Councils to compare relative need. There are many variables and ranges which alter findings and findings can be interpreted differently.

Within this framework, Clackmannanshire Council has assessed affordable housing needs as follows:

Table 3 – Housing Needs Analysis February 2007

	2006	2007	2008	2009	2010	2011	Total
Backlog need	113	113	113	113	113	113	678
Of which LCHO	11	11	11	11	11	11	68
Newly arising need	517	498	470	460	460	460	2864
Of which LCHO	0	0	0	0	0	0	0
Relet supply	549	538	501	490	478	465	3021
Net need/Surplus	80	73	82	83	95	198	521
Of which LCHO	11	11	11	11	11	11	68
Of which Social Rent	*69*	*62*	*71*	*72*	*84*	*96*	*453*

This shows that, assuming the backlog is addressed over a 10-year period, that there is a need for just over 450 affordable rented units between 2006 and 2011.

The housing need model has several limitations. In particular, it does not state need at settlement level, nor does it take into account any size or house type mismatches within the current supply. Discussions are ongoing in the Planning and Development sub group and further analysis will help to understand housing need at settlement level.

From information taken from the Council, Ochil View and Paragon Housing Associations' waiting lists in November 2007, there are almost 1300 households in need of housing. This number discounts any applicants on one or more waiting lists and only accounts for households with more than 0 points. This figure gives an indication of the number of households waiting for social rented accommodation. Clackmannanshire currently has around 7000 affordable properties to rent, but with a turnover of less than 600 annually, there is a clear deficit.

Housing Sub-Areas

Shaping housing strategy and policy at Clackmannanshire level requires recognition that our housing market forms part of the larger Stirling / Clackmannanshire housing market and that a joint Structure Plan is in place.

With consultation from partners, the appropriate sub-areas for the SHIP have been agreed as being the Clackmannanshire Housing Market Areas, as defined in previous research[5]. Due to the relatively small size of the Council area, together with the propensity for the Clackmannanshire housing market to be influenced by bordering council areas, particularly Stirling (as highlighted in the Joint Structure Plan), it was felt this would provide pertinent sub-area analysis. Sub-areas at this level allows for explicit local housing issues to be identified, whilst considering wider strategic priorities.

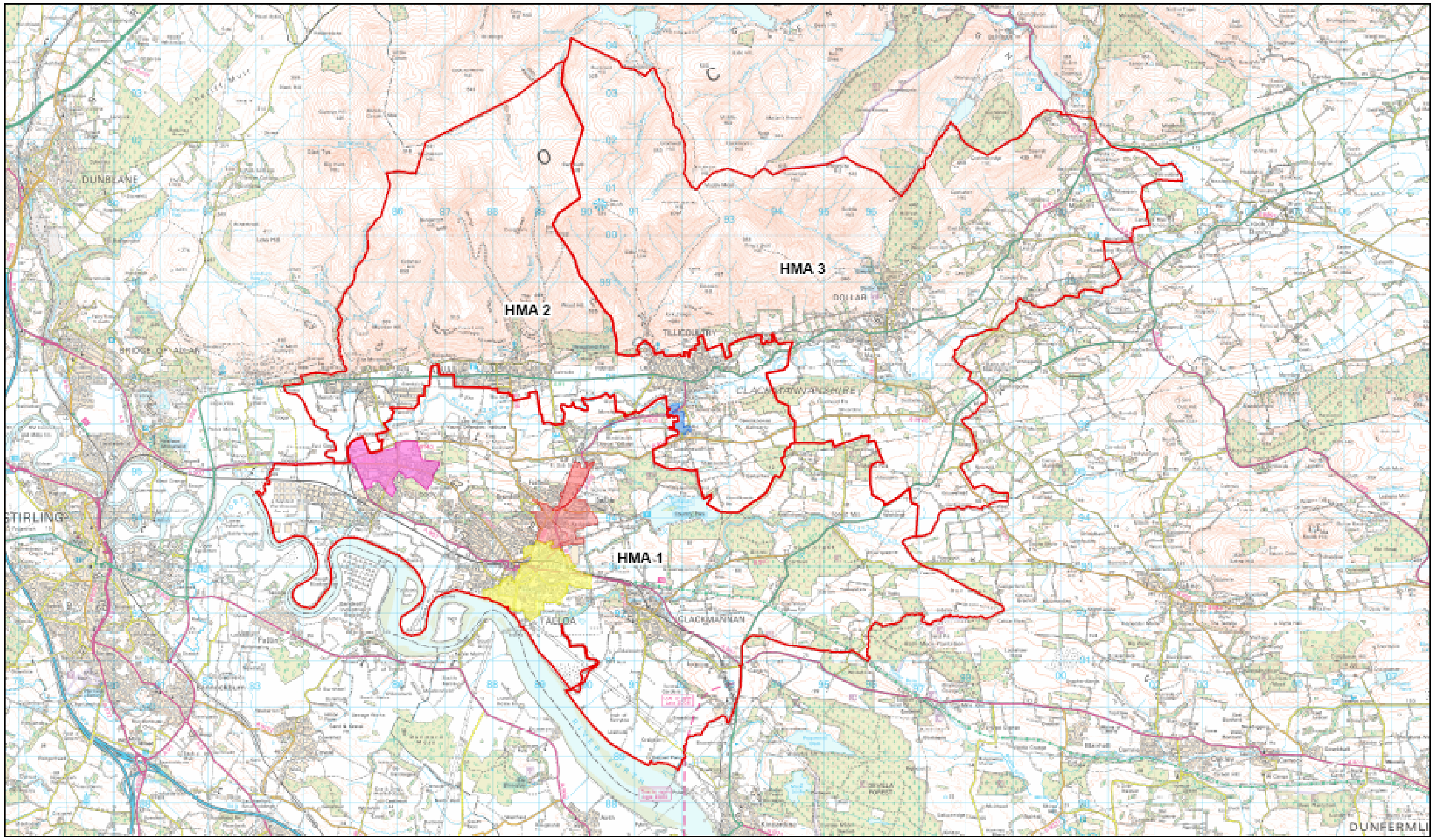
In this context, the sub areas to be considered within the SHIP are:

- Alloa – including Sauchie, Tullibody, Cambus, Clackmannan, Forestmills and Kennet Village
- Alva – including Menstrie, Tillicoultry, Coalsnaughton, Devonside and Fishcross
- Dollar – including Muckhart, Yetts O Muckhart, Sheardale and Easter Sheardale

Map 2 shows how the strategic areas fit within Clackmannanshire. The housing regeneration areas are also shown on the map.

[5] Entec (2006)

Map 2 – Housing Market Areas / ROA Areas



Scale : 1:75,000

Date : 28 November 2007

N

Housing Market Areas

HMA 1: Alloa/Clackmannan/Tullibody
HMA 2: Alva/Menstire/Tillicoultry
HMA 3: Dollar

Alloa south east regeneration area
Shown in YELLOW
Coalsnaughton regeneration area
Shown in BLUE
Sauchie regeneration area
Shown in RED
Tullibody regeneration area
Shown in PINK

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Planning policies and the LHS look for newly forming communities to be sustainable with mixed tenure and good quality homes in an attractive environment. In planning large-scale new housing development, the planning objective of "Creating Balanced Communities" should be a major aim, irrespective of the assessed need for affordable housing

Owner occupation in Clackmannanshire is similar to Scotland, but with around 8% more social rented properties overall. Looking at the tenure mix in each sub area helps to show where affordable housing could best be targeted, subject to available sites. In addition, encouraging owner occupation, to create a more balanced mix within regeneration areas, is a priority.

Table 4 Tenure mix at sub –area. Scottish Household Survey 2007 & LA Data

	Owner Occupation %	Private Rent %	Local Authority %	Housing Association %	Other %
Scotland	64.7	7.5	17.8	7.7	2.3
Clackmannanshire	62	5	24	9	
HMA – Alloa	61	Unknown	27	11	1
HMA – Alva	73	Unknown	22	5	
HMA - Dollar	91.5	Unknown	7	1.5	

Area Specific Priorities

The Housing Needs analysis shows a modest affordable housing need of around 80 units per annum. However, this figure looks at Clackmannanshire and takes no account of the different sub-area housing market issues. Analysis at sub-area level gives a greater understanding of differences in the contained housing markets. As shown below, there are quite distinct differences in the tenure mix of the three sub areas.

- **Alloa**
  - 3 ROA areas
  - High level of private development, but with the lowest inward migration.
  - 38% social renting
  - 20% RTB
  - 41% owner occupation

The Alloa area has a high level of social rented housing and pocket areas of multiple deprivation. It is appropriate to be concentrating on regeneration and to encourage the private sector to develop new housing.

- **Alva**
    - ROA area of Coalsnaughton
    - 27% social renting
    - 22% RTB
    - 51% owner occupation

The Alva area has a higher level of inward migration than Alloa (44%), particularly attracting movement from Stirling. This is most probably due to the close proximity of this area to Stirling and the high level of new build property recently developed in Menstrie. The tenure is fairly well mixed, showing reasonable choice in the market, although not necessarily affordable to local people. Any major new developments in this area would be expected to deliver a certain amount of affordable housing considered on a site-by-site basis.

- **Dollar**
    - Twice the Clackmannanshire average house price.
    - Little new development (rural village area).
    - High level of inward migration (54%), which are all factors forcing prices up further.
    - 8.5% social renting
    - 10% RTB.
    - 81.5% owner occupation

The Dollar area provides very limited access to affordable housing and, because of its rural village status; there is little scope for changing the tenure mix. The Council intends to undertake further research to apply for Pressured Area status which will prevent further Council stock being subject to the right to buy by new tenants.

Overall, there is a need to look at each sub-area in the context of its' specific profile and housing needs. Further work will be done on each housing area for the future, which will inform and help develop the affordable housing policy. In the meantime, new development will be considered on a site-by-site basis, with explicit consideration to the profile and housing requirements of the area.

The Investment Plan

The new LHS due for 2009 – 2014 will further develop and prioritise future objectives. It is envisaged that new priorities will emerge, following from changing national and regional objectives.

This initial SHIP covers a 3-year period (2007-2011) and falls within the time frame of the new LHS document. Therefore, it will tackle the current planned activities from the LHS and the RSLs' Strategy and Development Funding Plans (SDFP).

Last year, our funding allocation was substantially increased to £5.2 million. We feel that a realistic planning assumption is for annual public funding between £4 and £5 million to be available.

Key Considerations

Procurement

The Council and RSLs are actively seeking to achieve best value by appraising and reviewing their procurement procedures. For example, discussions have recently taken place on joint capital works.

Ochil View Housing Association has a comprehensive Procurement Policy and an approved list of contractors. It is committed to modernising procurement and uses electronic procurement and is developing a framework agreement.

From March 2004, contracts awarded by public sector, and other Bodies using public money must comply with rules laid down by the European Union. Treaty principles prohibit discrimination between suppliers and require that procurement procedures are open and transparent. Procurement Directives promote open competition for European public contracts to support the free market and help ensure value for money in public purchasing.

Constraints

Development involves significant levels of expenditure and high levels of risk. Constraints such as land ownership, planning, access, funding etc could affect the delivery of priorities outlined in the SHIP. Close partnership working through the planning and development sub group has been effective in reducing or resolving potential constraints.

There is an adopted risk management strategy in place by Ochil View Housing Association. The procedures in place have resulted in a framework for assessing, managing and controlling risk throughout the organisation.

Land banking

Land supply plays a major role in the provision of affordable housing, yet rising land costs and diminishing supply has a direct impact on the ability of RSLs to obtain sites and supply affordable housing.

The planning and development sub group will work on taking forward a strategy for land banking, with developing RSLs. This will link into the objectives of the LHS and wider strategies.

Council land and assessed values for sites associated with social housing are generally lower than open market value.

Future SHIPs

Other funding streams will be inserted into future SHIPs as guidance becomes available, and the partnership process is developed.

Appendix 1 Sources of Funding

Sub Area 1 – Alloa (Including Sauchie, Tullibody, Cambus, Clackmannan, Forestmills and Kennet Village.

1.Sub area 1	2. Total £	3. LA Contributions	4. Surplus Land	5. Developer contributions	6. Private Finance £	7.Other £	8a. HAG £	8b HERF £	8c Homestake £	8d Stage 3 Adaptatns[6] £	8e. Total AHIP
2008/09	6,174,800	-	-	-	1,345,000	-	4,684,000	-	-	145,800	4,829,800
2009/10	3,747,400	-	-	-	607,800	-	2,243,600	-	750,000	145,800	3,139,400
2010/11	7,355,200	-	-	-	3,272,000	-	2,729,400	-	1,208,000	145,800	4,083,200

Sub Area 2 – Alva (Including Menstrie, Tillicoultry, Coalsnaughton, Devonside and Fishcross)

1.Sub area 1	2. Total £	3. LA Contributions	4. Surplus Land	5. Developer contributions	6. Private Finance £	7.Other £	8a. HAG £	8b HERF £	8c Homestake £	8d Stage 3 Adaptatns[1] £	8e. Total AHIP
2008/09	32,400	-	-	-	-	-	-	-	-	32,400	32,400
2009/10	965,400	-	-	-	-	-	807,000	-	126,000	32,400	965,400
2010/11	1,548,400	-	-	-	917,000	-	355,000	-	244,000	32,400	631,400

Sub Area 3 – Dollar (including Muckhart, Yetts O'Muckhart, Sheardale)

1.Sub area 1	2. Total £	3. LA Contributions	4. Surplus Land	5. Developer contributions	6. Private Finance £	7.Other £	8a. HAG £	8b HERF £	8c Homestake £	8d Stage 3 Adaptatns[1] £	8e. Total AHIP
2008/09	1,800	-	-	-	-	-	-	-	-	1,800	1,800
2009/10	1,800	-	-	-	-	-	-	-	-	1,800	1,800
2010/11	1,800	-	-	-	-	-	-	-	-	1,800	1,800

[6] Stage 3 adaptations are broken down proportionately by RSL stock. Sub-area 1 has 81% RSL stock, sub-area 2 has 18% and sub-area 3 has 1%.

Clackmannanshire – Total cost of programme

1.Sub area 1	2. Total £	3. LA Contributions	4. Surplus Land	5. Developer contributions	6. Private Finance £	7.Other £	8a. HAG £	8b HERF £	8c Homestake £	8d Stage 3 Adaptatns[1] £	8e. Total AHIP
2008/09	6,209,000	-	-	-	1,345,000	-	4,684,000	-	-	180,000	4,864,000
2009/10	4,714,600	-	-	-	607,800	-	3,050,600	-	876,000	180,000	4,106,600
2010/11	8,905,400	-	-	-	4,189,000	-	3,084,400	-	1,452,000	180,000	4,716,400

Appendix 2 Unit outputs

Sub Area 1 – Alloa (Including Sauchie, Tullibody, Cambus, Clackmannan, Forestmills and Kennet Village

Sub Area 1	Number of Units	Tenure	Client Group	Planning Status
2007/08	24	Rented (OVHA)	General	Full - approved
	2	Rented (OVHA)	Wheelchair	
Total	(26)			
2008/09	14	Rented (OVHA)	General	Full – approved
	4	Rented (Paragon)	General(renovation)	Full - approved
Total	(18)			
2009/10	31	Rented (OVHA)	General	Full – approved
	2	Rented (OVHA)	Wheelchair	Full – approved
	7	Rented (Trust HA)	Older people	Full – approved
	15	Rented (OVHA)	Amenity	Pre-application
	4	Rented (Margaret Blackwood)	Amenity	Pre-application
Total	(59)			
2010/2011	42	Homestake	General	Pre-application
	58	Rented (OVHA)	General	Pre-application
Total	(100)			

Sub Area 2 – Alva (Including Menstrie, Tillicoultry, Coalsnaughton, Devonside and Fishcross)

Sub Area 1	Number of Units	Tenure	Client Group	Planning Status
2007/08	-			
2008/09	18	Homestake	General	Pending consideration
2009/10	-			
2010/2011	8	Rented (OVHA)	Learning Disabilities	Pre-application