

Strategic Housing Investment Plan

2011-2016



Clackmannanshire Council

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Introduction

To inform the Scottish Government's Strategic Housing Investment Framework, each Council is required to produce an annual Strategic Housing Investment Plan (SHIP) detailing the housing priorities for investment in their area. Considering the likely resources to be made available from the Affordable Housing Investment Programme (AHIP), the proposed 5 year development programme is set out in a series of templates, detailing investment requirements on a site by site basis.

This is Clackmannanshire Council's fourth SHIP, covering the period 2011 to 2016.

Local Housing Strategy

Clackmannanshire Council's current LHS covers the five year period to 2009. To bring the next LHS in line with the Local Development Plan, as stipulated by the revised national guidance, publication of a new LHS is not scheduled to be completed until 2011. Annual Updates have been ensuring that the LHS remains relevant to current requirements.

The key focus of the SHIP remains-

- Increase the supply of housing across all tenures, all of which are delivered on the basis of higher environmental and design standards;
- More choice of housing that is affordable to those on lower incomes;
- Housing developments that contribute to the creation of sustainable, mixed communities;
- Social housing that provides better value for public expenditure.

A Housing Needs and Demand Assessment (HNDA) has been undertaken this year, which will assist the Council and its partners in developing an evidence based Local Housing Strategy and Local Development Plan. It is currently in draft form, with a copy sent to the Centre for Housing Market Analysis (CHMA) and the final report submitted to Council in December 2010.

We continue to see an upward trend in the need for affordable housing and this is discussed throughout the document in more detail.

Update and Review

The table at Appendix 1 shows the sites that were achieved through the 2010/11 AHIP allocation. This shows that a total of 49 new units are being constructed. Around £3.820m in AHIP funding has been spent and another £1.389m private funding has been invested.

One of the key priorities for the Council is the provision of temporary homeless accommodation. This is key to addressing the LHS outcome that no homeless applicants are required to live in B & B accommodation. Hallpark Annex was granted planning permission for homeless temporary accommodation in September

2009, but due to relocation difficulties it will not be available for development until 2011 and is in the programme for 2011/12.

Todds Yard (phase2) has been brought forward to 2011/12 from 2013/14 to ensure that unit output and Housing Association Grant (HAG) are not compromised.

Todds Yard (phase 2) will provide 14 general needs units consisting of 8 x 1 bed, 4 x 2 bed and 2 x 3 bed houses for rent in Sauchie and will complement the LHS objective to prioritise regeneration areas for housing development.

The Section 75 agreement, incorporating an element of affordable housing, for the planned new development at Forestmill is now at an advanced stage. This has therefore been inserted in the programme for 2015/16.

For the first time Council new build is in the programme for 2011/12:

- 16 general needs 2 bed flats are to be built at Newmills Tullibody, which will continue the regeneration of the Newmills/Orchard area and complement development already carried out in the area by Ochil View HA.
- 8 amenity units at Alva will provide much needed older people's housing and improve Alva town centre.

Both site developments will deliver new and improved housing with the latest accessibility and fuel efficient standards and will utilise Council brownfield assets.

On 11 February 2010 the Council approved the Housing Revenue Account (HRA) budget for 2010/11 and the capital programme 2010/15. The report set out a 5 year capital programme which includes the intention to support investment in new housing along side the main stream improvement programme.

Earlier in 2010 the Council endorsed a brief entitled 'Transforming Communities', which ties together regeneration in Tullibody with the continuing commitment to Bowmar. We are developing the project structure and business case for Bowmar and have begun work on assessing the demolition of certain properties identified in the Masterplan. We have budgeted for a range of environmental works and will move on to progressing the planning status of the Masterplan. Elm Grove phase 2 will be part of this consideration as we seek to resolve the land ownership there.

Key Considerations

Since the first SHIP was submitted in November 2007, there are a number of significant developments which reinforce local priorities for investment.

The Local Economy

Clackmannanshire has some significant differences across the area in terms of economic prosperity. The local economy has, since 2008, fallen victim to a global recession affecting banking, house prices and new house completions. In addition there are several communities, such as Alloa South and East, Hawkhill, part of Clackmannan, Sauchie and Newmills that experience significant levels of deprivation across a number of indicators.

Some key features of the local economy include:

- The average income of households in Clackmannanshire was estimated at £32,472 per annum in 2008 (compared with £33,220 for Scotland). At housing market area level, the average household income for Alloa is just below the Scottish average, at £31,532, while the Dollar average household income was £41,391;
- Unemployment rates in Clackmannanshire in 2010 have been on average around 5.5%. This is compared to 4.6% across Forth Valley and 4.5% for Scotland¹, and;
- The area with the highest rate of unemployment in Clackmannanshire is Alloa Mar, with an average rate of 11.5% unemployed, compared to only 1.8% unemployment in Dollar.

The housing market in Clackmannanshire has fluctuated over the last 3 years, and as at December 2009 was at its lowest since mid 2007 and slightly below the Scottish average, as the table below shows.

Table 1: Change in Final Quarter House Prices - Clackmannanshire & Scotland (2006-2009)

	2006 (Oct-Dec)	2007 (Oct-Dec)		2008 (Oct-Dec)		2009 (Oct- Dec)	
	(£)	(£)	Annual Change (%)	(£)	Annual Change (%)	(£)	Annual Change (%)
Scotland	£143,065	£158,343	11%	£153,623	-3%	£155,618	1%
Clacks	£137,012	£148,115	8%	£139,300	-6%	£138,327	-1%

Source: Register of Sasines 2006-2009. All sales excl. RTB.

House sales (table 2), both locally and nationally, fell by over 50% between the end of 2007 and 2008. Sales have increased in 2009, but are well below levels in 2007. The number of houses sold on the open market is an indicator of how buoyant the housing market is.

¹ Research & Information, Monthly Unemployment Claimant Count Trends, May 2010.

Table 2: Change in Final Quarter House Sales - Clackmannanshire & Scotland (2006-2009)

	2006 (Oct-Dec)	2007 (Oct-Dec)		2008 (Oct-Dec)		2009 (Oct-Dec)	
	No.	No.	Annual Change (%)	No.	Annual Change (%)	No.	Annual Change (%)
Scotland	41,719	41,461	-1%	19,240	-54%	21,498	22%
Clacks	453	397	-12%	140	-65%	171	12%

Source: Register of Sasines 2006-2009. All sales excl. RTB.

Local agents are continuing to report low numbers of sales compared to previous years and report a reduction in the number of first time buyers, due to the lack of opportunity available to access the market and a reluctance .

The challenge for the SHIP is to help secure a positive way forward for the housing market areas with investment that helps those most in need .

Housing Needs

This year, the SHIP has used data from the detailed Housing Needs and Demand Assessment (HNDA). This provides the evidence base for housing supply targets in the LHS and land release within the development plan process.

The estimates for housing need were derived from the housing need model developed by the Council as part of the HNDA. The model uses a low growth scenario of 5% house price rise, a 2% income rise and the household increase estimated by the 2008 GROS (General Registers of Scotland) projections.

The assumptions and outcomes made within the model were tested and agreed with a range of stakeholders including Housing and Planning within Clackmannanshire Council, with representatives from the major RSLs in the area, Local Estate Agents and Developers and was subsequently submitted to the Government's Centre for Housing Market Analysis (CHMA) to be assessed for 'robustness'.

The findings were that over the next 5 years, the HNDA has estimated the need for affordable housing in Clackmannanshire to be 2,363 units. At an average of around 472 per year, this is well over the publicly funded affordable housing programme of approximately 50 per year.

The development programme has around 86% of housing provision in the Alloa HMA and 14% in The Hillfoots HMA. No affordable housing is planned for the Dollar HMA in the next 5 years due to a lack of sites.

Should extra funding be made available over the next 5 years, Dollar or the Hillfoots would be given priority, assuming that suitable sites or site could be identified.

Particular Needs

The SHIP is committed to particular needs housing. The Housing Advice and Assessment Centre site continues to feature as a priority. The Council is committed

to streamlining homeless assessment and eliminating the need for bed & breakfast. The provision of 25 temporary housing units will reduce the cost of B & B to the Council, and will provide a more suitable alternative.

A further 25 houses suitable for particular needs are included in the programme, and some specialist provision is assumed on every site. The Council is proposing 8 new build amenity houses.

In addition, the assumption that a proportion of new build will be of higher accessibility standards is a feature throughout the submission. This investment is supplemented by the inclusion of an annual RSL Stage 3 adaptations sum of £0.160m. This complements the £0.270m spent by the Council in council stock adaptations, £0.250m earmarked for private sector adaptations and £0.180m spent on Clackmannanshire Care and Repair.

Preferred Development Partner

The Scottish Government last year consulted widely on Affordable Housing Investment Reform proposals, which outlined plans for the introduction of 'Lead Developers'. This has moved on to the creation of a framework brief, designed by the Government, to be used to select a Development Partner to deliver the AHIP programme for the three year period 2011/12 to 2013/14. This will enable, Scottish Government, RSLs and local authorities to work together to identify what works well for their area.

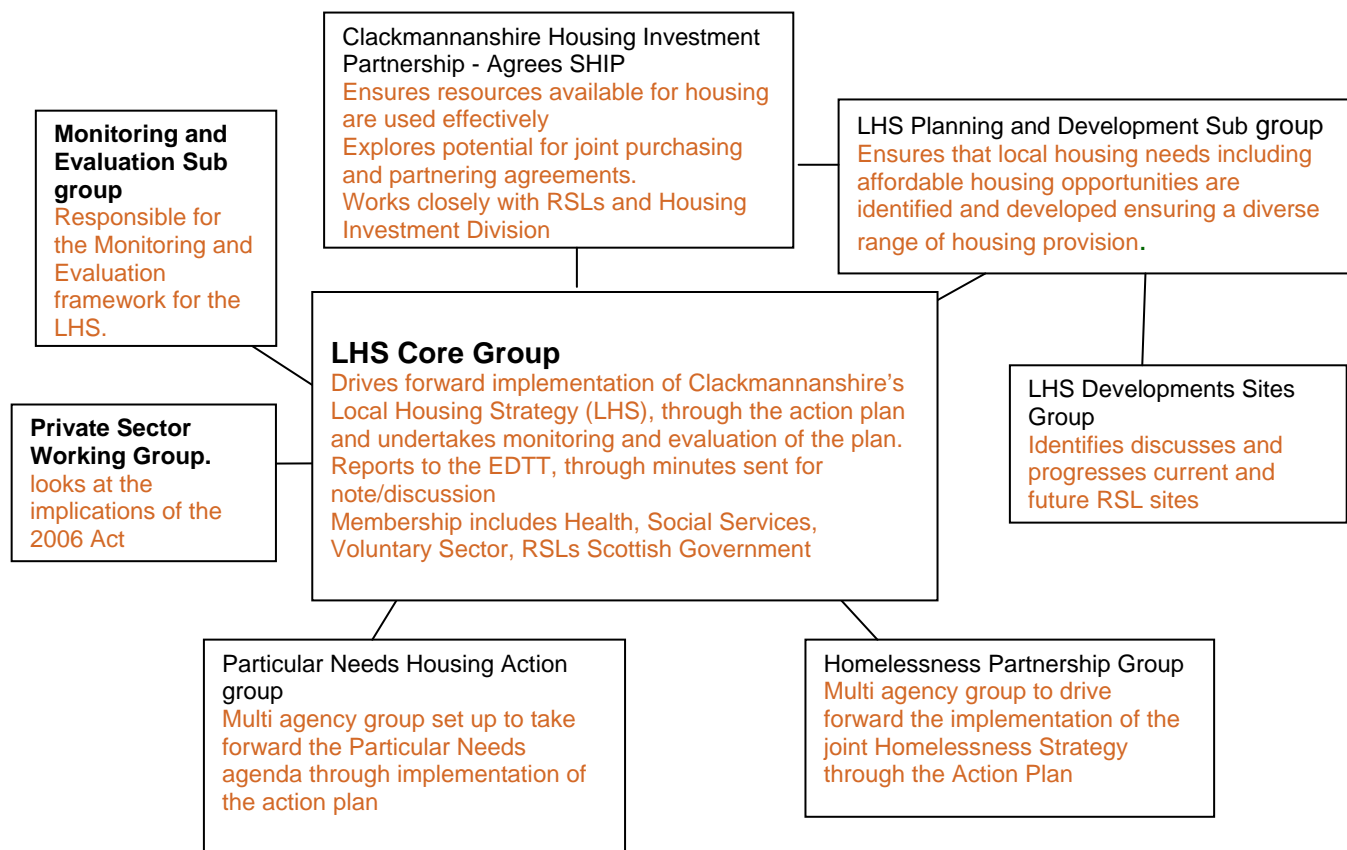
RSL new build development in Clackmannanshire is provided through Ochil View Housing Association (OVHA). In April 2010, OVHA entered into a housing partnership with Forth and Rural Stirling Housing Associations, resulting in the StrathFor Housing Alliance.

The Council intends to support the Strath For Housing Alliance. Strath For HA will aim to achieve efficiencies and added value relating to the development process, and this will include strategic service delivery priorities, such as nomination arrangements and developing the Common Housing Register.

Although Ochil View will be the preferred developer for Clackmannanshire, final ownership of properties may lie with another association. It is anticipated that the two principal RSLs in the area, Ochil View and Paragon, will be the recipients of units delivered.

Partnership Working

There is continued emphasis on partnership working to deliver the SHIP and wider LHS objectives, and the following framework of groups was established to assist with this.



The Core group feeds into the Council's Economic Development Partnership which ensures alignment with the Community Planning Process and the single outcome agreement.

Within the above groups there is representation from:

- Council Services: including estates, planning, corporate, Homeless, Operations, Housing Investments, Social Services, and Childrens Services;
- Voluntary Sector;
- Scottish Government (Housing Investment Division);
- Registered Social Landlords;
- Health;
- Tenants and Residents Federation (Core Group).

As we move in to the next phase of preparing for and developing our next LHS, we will be reviewing the operation of these groups and the above framework will change to accommodate new priorities incorporated in the LHS and to reflect the new structure of Clackmannanshire Council Services.

The good working relationship the Council has with the two main local RSLs (Paragon and Ochil View Housing Associations) 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.

Planning and Housing colleagues in particular are working together very closely on new policy developments and regularly meet to discuss and agree a joint approach on housing issues.

Areas for Investment

The Local Housing Strategy's annual review process centres upon an annual monitoring framework and update, overseen by the LHS Core Group and a series of sub groups, including Planning and Development, Housing Sites and Particular Needs. Through the work of these groups, along with the Bowmar Implementation Groups, the following priorities for investment are maintained:-

- **Tackling and preventing homelessness;**
- **Developing new affordable housing;**
- **Developing a range of housing for people with particular needs;**
- **Regeneration of the Council's four Priority areas;**
- **Ensuring adequate land for development;**
- **Providing high standards of housing;**
- **Delivering sustainable housing;**
- **Strengthening communities;**
- **Ensuring equalities.**

The scale of housing need in the area is significant and, with limited resources available to tackle these needs, priority developments for HAG will be rented housing.

The Planning Context

The Council's Services to Communities has been working towards a revised Affordable Housing Policy aimed at maximising the capacity for affordable housing to be delivered. This will take the form of Supplementary Planning Guidance for the Local Development Plan (LDP). The LDP will seek to identify land to 2030 and current sites capable of delivering affordable housing are listed in the Schedule of Sites within the Local Plan Alteration.

The SHIP must plan for the required amount of housing, but equally 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.

Whilst the current economic climate has caused a slow down in construction on site in the private new build sector, there continues to be a fairly healthy interest in terms of house builders gaining planning permission for some of our key sites. It is still not certain when larger sites such as those at Alloa North and West and Forestmill will be developed. The assumption has been made that there will be very little site activity over the next 12 months. These larger sites have therefore been placed at the end of the programme.

The Development Plan will, through a fully inclusive process, map out the pattern of development in housing to 2030 in Clackmannanshire. The HNDA will inform the development of the new LDP including planning decisions over the next 5 years and seek to deliver forms of housing that address the assessed needs and demands.

Ensuring Adequate Land for Development

This SHIP is based on the assumptions that the proposed changes to the Development Plan for the area, to plan for growth to 2025, will be adopted. More specifically it is based upon the recent Housing Land Audit data for the period 2009 to 2014. The audit monitors the delivery of new homes in accordance with national planning guidance and determines whether a minimum 5 year land supply is available. It provides information on sites and their likely programming in the longer term i.e. it covers the period of the current Development Plan to 2025

Table 2 below shows a summary of planned housing development over the course of the SHIP (2011/2016 based on the Housing Land Audit 2009-2014 data).

Table 2 – Clackmannanshire housing land supply 2009

		2010-11	2011-12	2012-13	2013-2014	2014-2015	TOTAL
HMA1 (Alloa)	RSL	36	42	50	37	40	205
	PRIVATE	75	128	145	85	93	526
	TOTAL	111	170	195	122	133	731
HMA2 (Hillfoot s)	RSL	12	8	8	0	0	28
	PRIVATE	53	72	63	0	0	188
	TOTAL	65	80	71	0	0	216
HMA3 Dollar)	RSL	0	0	0	0	0	0
	PRIVATE	32	35	19	8	0	94
	TOTAL	32	35	19	8	0	94
CLACKS	RSL	48	50	58	37	40	233
	PRIVATE	160	235	227	93	93	808
	TOTAL	208	285	285	130	133	1041

Source: **Clackmannanshire housing land supply 2009**, (Estimate)

The 3rd Alteration to the Structure Plan was approved by Ministers in June 2009 and is to be supported by a proposed Alteration to the Local Plan approved by Council on 5th November 2009. The Local Development Plan Alteration has been finalised and is scheduled to go to Council for approval in December 2010. The delivery of new build housing is regularly monitored and this will continue throughout the term of the SHIP and the Development Plan.

The Council maintains an Urban Capacity Study in line with 'Tapping the Potential' principles and this is integral to the strategic land requirement given in the Structure Plan 3rd Alteration referred to above. Brownfield and infill development opportunities are very important to the development pattern of settlements and the sites identified can often serve RSL requirements. This aspect is continually monitored by the Planning and Development sub group.

Climate Change

The newly enacted Climate Change (Scotland) Act 2009, with its emphasis on sustainability, has placed significant responsibility on local authorities to secure carbon emission targets in all forms and tenure of living accommodation. The target of zero carbon emission by 2016 covers both the new build sector and existing housing stock.

Clackmannanshire's Sustainability and Climate Change Strategy was approved by Council on 23 September 2010. 2 key actions contained within it, which will have implications for new development and the upgrading of existing stock across Clackmannanshire, are:

1. The development of new sustainability criteria for the location of new development;
2. the Introduction of sustainable design and construction guidelines.

Our new LHS will take full account of the Climate Change (Scotland) Act 2009 and its requirements. This will be a crucial and integral part of the new LHS and will have significant impact on future housing investment.

Delivering Sustainable Housing

Ochil View Housing Association's design guide places emphasis upon sustainability, OVHA has commissioned a new design guide jointly with Strath For partners. This will strengthen environmental guidance whilst maintaining flexibility in the current climate of low grant rates.

The Council's Sustainability and Climate Change Strategy contains indicators and targets for sustainability. One of the actions contained within the Strategy is to introduce sustainable design and construction guidelines and these will form an element of the Supplementary Planning Guidance. This will have implications for new build housing and allow opportunities for enhancement in existing housing stock across all tenures.

Ensuring Equalities

An equalities impact assessment has been carried out as part of this document and concludes that the SHIP has no negative impact on the six equality groups. It is likely that these groups will benefit from a positive impact.

Strategic Environmental Assessment (SEA)

A Screening Report has been included as part of this year's SHIP Submission. It is the opinion of the Consultation Authorities, and Clackmannanshire Council as the Responsible Authority, that the SHIP will have no significant environmental effects.

A determination to this effect has been returned to the SEA Gateway. The determination is available on the Council's website and at the two main offices for inspection by the public.

Particular Policy Initiatives

The Scottish Government published ' Fresh thinking, New ideas' on 24 May 2010, which sets out the widespread challenges facing housing.

The Council already supports initiatives to assist with access to housing, such as Low Cost Initiatives for First-Time Buyers , Open Market Shared Equity and Council House building. In the coming year, we will seek discussion on innovative investment models, needs and priorities and agreement on quality, including carbon reduction measures.

Housing for Mid Market Rent

In August 2008 the Scottish Government announced a willingness to consider providing subsidies to RSLs from the Affordable Housing Investment Programme (AHIP) to buy or develop properties for Mid Market Rent (MMR). MMR is aimed at helping people in the lower income bracket access affordable rented accommodation.

We are currently carrying out further research based on information from the HNDA to identify the need for MMR properties in Clackmannanshire and discussion is underway with local RSL partners to investigate the potential for including an element of MMR in a future programme.

National Housing Trust

The National Housing Trust is due to be formally launched late in 2010. Although the Council is not part of the first tranche of this initiative we continue to maintain an interest in any initiative which works with private developers to expand the supply of affordable housing. The current discussions on the National Housing Trust necessitates more detailed discussion for the Council about its borrowing capacity, risk and policy on mid market rent.

LIFT: Low Cost Initiative for First-Time Buyers

The SHIP supports the work of Ochil View Housing Association in developing new supply low cost home ownership aimed at first time buyers. The project at The Glen (phase 1), Coalsnaughton saw 18, 2 and 3 bed shared equity properties marketed and sold in 2009.

Analysis of phase 1 purchasers showed that:

- 62% were living with parents;
- 92% were already living in Clackmannanshire;
- 86% earned more than £30,000;
- there was a mix of families and single people.

A further 8 homestake (shared equity) properties at the Glen phase 2 in Coalsnaughton are on site and are be due for completion 2010/11. Phase 2 consists of 6 x 2 bed and 2 x 4 bed properties. Currently 2 of the 2 bed properties have been sold, and the 4 bed properties are proving to be less popular.

The resulting analysis from the Glen phase 1 and 2 along with needs data from the HNDA will facilitate further discussion on LCHO in Clackmannanshire. It will enable us to ensure that we continue to plan for and provide appropriate affordable housing.

Open Market Shared Equity

The Open Market Shared Equity initiative is aimed at first time buyers and low income families who need assistance to access a house on the open market. In 2009/10 Clackmannanshire was included as part of the funding for Forth Valley. It proved extremely popular with the funding being fully committed quickly.

There were 3 sales completed in Clackmannanshire through the scheme in 2009/10 and so far for 2010/11, 2 sales have been completed. Due to the small number of sales it is difficult as yet to determine the impact this initiative has had on the overall housing market in Clackmannanshire.

The recent economic downturn has seen a change in the process for obtaining a mortgage. Buyers are being asked for a large deposit before a mortgage will be considered making it difficult for those on lower incomes or first time buyers to obtain mortgages. This, combined with an overall reticence on the part of mortgage lenders to lend, makes the whole process of purchasing a property difficult.

Mortgage to Rent

The Mortgage to Rent Scheme, part of the Scottish Government's Home Owners' Support Fund, is aimed at helping owners who are experiencing difficulty in paying any loans that are secured against their property. The criteria to be met for this housing option are such that only 1 mortgage to rent case has been completed in Clackmannanshire (with Paragon Housing Association).

Council House New Build

The Council successfully bid for Scottish Government New Build funding in late 2009, with a view to building 24 units. The provisional development costs are around £2.280m, supported by a Government grant of £600,000. Council approval for construction of the 24 units was granted on 23 September 2010.

The project involves 2 sites, the first consisting of 16 general needs 2 bed flats in the regeneration area of Tullibody and will compliment 2 sites recently developed by Ochil View HA in the same area.

The second site is in Alva and will provide 8 much needed amenity houses for older people. Both sites are in the main programme for 2011/12

Improving the supply of affordable housing is a key priority of the Council and both of these projects will deliver new and improved housing with the latest in accessibility and fuel efficient standards. Both will utilise Council brownfield assets and help contribute to improving The Orchard area of Tullibody and Alva town centre respectively.

The Council's HRA Capital Programme 2010/15, will support investment in new housing alongside the mainstream programme.

The Investment Plan Templates

The series of templates contained in the SHIP set out the key details of investment plans on a site by site basis. The information obtained in the templates, shown in Appendix 2, sets out:-

- Sub Areas;
- Target numbers of units by type and tenure;
- Expected affordable housing investment programme annual allocation;
- Total annual unit output, by site;
- Status of project;
- Costs by site;
- Summary information on total 5 year programme.

All the information contained within the templates has been evidenced through other pieces of work or research, which allows an accurate submission to be made.

Housing Sub-Areas (Appendix 2 table 1a)

As with last year's SHIP we have, in agreement with Planning colleagues and through the CHIP, divided the area into 3 Housing Market sub areas. Further work has been completed on updating migration pattern analysis, using 2008/09 Sasines data. Clackmannanshire Council has also been working with Stirling and Falkirk Council to identify where joint housing markets exist. There are high numbers of households migrating from Stirling, particularly into the western Hillfoot settlement of Menstrie. Recent analysis carried out by Stirling Council shows that Clackmannanshire is a submarket of the urban Stirling market. Falkirk shows no significant links to either Stirling or Clackmannanshire.

It is the intention of all three Councils to continue to share information and good practice, however it has been agreed with the Scottish Government that a joint housing needs and demand assessment is not required at this time.

The Clackmannanshire Council area is very small and could easily be seen as a single Housing Market Area. However, research carried out does demonstrate that there are 3 distinct areas identified as sub areas. These sub areas, agreed with partners for the 2007 SHIP, were updated in 2009 and the only change has been Fishcross appearing to be more heavily influenced by the Alloa HMA, rather than the Hillfoots HMA.

The areas remain largely the same and are as follows:

- A. **Alloa** – including Sauchie, Fishcross, Tullibody, Cambus, Clackmannan, Forestmill and Kennet .
- B. **Hillfoots**– including Alva, Menstrie, Tillicoultry, Coalsnaughton and Devonside.
- C. **Dollar** – including Muckhart, Yetts O Muckhart, Sheardale and Easter Sheardale

Table 3 below looks at the percentage of households unable to afford average and lower quartile housing in each housing market area. The most severe affordability issue is in Dollar, where almost half of the households in the area could not afford to buy a house, even at the lower end of the market.

Table 3 Average and Lower Quartile Affordability Levels by HMA

	2003		2009	
	Unable to Afford Avg	Unable to Afford Lower Quartile	Unable to Afford Avg	Unable to Afford Lower Quartile
HMA 1-Alloa	53%	23%	69%	41%
HMA 2-Hillfoots	48%	19%	72%	37%
HMA 3-Dollar	75%	31%	88%	49%
Clackmannanshire	62%	21%	73%	38%

All Sales (excl. RTB) 2003 and 2009

The 3 HMAs have the following characteristics:-

Alloa

- 4 of Clackmannanshire's most deprived communities (Hawkhill, Bowmar, Branshill, St Serfs and Muirside);
- High level of private development, but with the lowest inward migration in 2009;
- 34% social renting²;
- 19% ex-social (Right To Buy);
- 42% owner occupation;
- 5% private rented;
- 41% of households could not afford lowest price housing.

The Alloa area has the highest level of social rented housing and pocket areas of multiple deprivation. It is appropriate to be concentrating on regeneration and to broaden the tenure mix in regeneration areas.

Hillfoots

- 1 of Clackmannanshire's most deprived communities (Coalsnaughton);
- 24% social renting³;
- 20% ex-social (Right To Buy);
- 51% owner occupation;
- 5% private rented;
- 37% of households could not afford lowest price housing.

The Hillfoots HMA has a higher level of inward migration than Alloa in 2009, particularly attracting movement from Stirling. This is due to the close proximity of this area to Stirling and the relatively low price of new build property in Menstrie. The tenure is fairly well mixed, showing reasonable choice in the market, although

² G:\Housing Services\Private Sector\Private Sector HCS 2009\Databases

³ G:\Housing Services\Private Sector\Private Sector HCS 2009\Databases

not necessarily affordable to local people. Any major new developments in this area would be expected to deliver a certain amount of affordable housing for first time buyers. In addition, the turnover of social rented housing is limited and sites are relatively few.

Dollar

- Twice the Clackmannanshire average house price;
- Little new development (rural village area);
- High level of inward migration (60% in 2009);
- 8% social renting⁴;
- 9% ex-social (Right To Buy);
- 78% owner occupation ;
- 5% private rented;
- 49% of households could not afford lowest price housing.

There is limited choice in the Dollar HMA. High prices, high levels of owner occupation and high inward migration are all factors which force the prices up further. Because of the rural location, new build sites may be too remote to be suitable for affordable housing .

The development of a new settlement at Forestmill, of around 1,200 units, sits on the boundary of the Alloa and Dollar housing market areas and is expected to deliver around 300 affordable homes over a 7 year period. A Section 75 Agreement is nearing finalisation and is scheduled to go to Council for approval early 2011, part of this agreement requires 25% affordable housing. Because of its close proximity to Dollar, it could relieve some of the pressure on the Dollar housing market. Priorities for affordable housing at Forestmill will be considered at the development sites meeting.

Generally, there is a need to look at each sub-area in the context of its specific profile and housing needs as indicated above. Existing planning policy (policies H3 and RES 5 in the Development Plan) will continue as the basis for delivery during the period of the SHIP, and it is proposed to publish explanatory text that provides baseline data to support and explain how the Council will help deliver more affordable homes and provide for particular housing needs during the next 5 year period.

SHIP Targets (Table 1b)

The targets for this year's SHIP are derived from the detailed Housing Needs and Demand Assessment (HNDA) carried out in-house. This provides the evidence base for housing supply targets in the LHS and land release within the development plan process. Over the next 5 years, the HNDA has estimated the need for affordable housing in Clackmannanshire at 2,363 units, with 2,174 for rent (79%) and 189 for LCHO (21%).

Appendix 2, Summary 1, shows that the proposed number of units to be delivered falls far short of the total supply target, with a variance of 2,123 units (90% shortfall).

Allocation (Table 1c)

As with most local authorities, the principal constraint within our submission is the anticipated AHIP allocation in the form of Housing Association Grant (HAG). Our total allocation for 2010/11 was £3.245m. The allocation for 2011/12 has yet to be announced, but it is anticipated that there will be a reduction in funding.

Having already experienced a 40% reduction on our 2009/10 allocation, we are assuming an annual allocation of approximately £2.80 m over the duration of this plan (a further 15% reduction).

Units by site (Table 2a - e)

The details contained in the proposed programme information include sites already identified by local RSLs, or in the Local Plan as sites over 30 units. The programme for 2011/12 to 2015/16 consists of around 240 houses across 11 sites and is a direct consequence of:

- An assessment of need across the 3 Housing Market Areas;
- The Council's wider commitment to regeneration and particular needs;
- Detailed discussions with local RSLs on Programme options within their SDFP submissions;
- Close collaboration with Planning colleagues on sites within the Local Plan and on priorities;
- An agreement with all Partners within the Clackmannanshire Housing Investment Partnership on criteria for filtering those priorities;
- The application of those criteria to the potential Programme.

The criteria listed below have been agreed by the Clackmannanshire Housing Investment Partnership. In response to feedback from Scottish Government, an improved assessment framework has been developed which incorporates essential and desirable criteria and a scoring matrix. An appraisal of the agreed programme and the shadow programme (discussed below) has been set out at Appendix 4.

- Strategic Planning Status
- Meets Priority Need
- Affordable Rented Units
- Value for Money
- Free from Constraints
- Sustainable
- Regeneration Area
- High demand Area
- Balanced Programme
- Particular Needs
- Local Economy
- Planning Permission

Planning Gain Sites

Clackmannanshire Council has reviewed the Affordable Housing Policy and the Residential Development Schedule of Sites for the Local Plan Finalised First

Alteration (housing land), which shows a requirement for affordable housing on sites over 30 units. The policy assumes on site provision of affordable housing on larger sites, such as Sauchie West and Forestmill.

The Council is still considering its position on developer contributions and planning gain. This is in light of the current economic downturn which has affected the viability of the private sector to develop new sites. A firm policy on this will be fully considered as part of the new Local Development Plan and LHS process.

Social and Environmental Grants and Wider Role

Clackmannanshire Council and its Partners are committed to non-housing improvements as part of the wider housing contribution to regeneration. Within Regeneration areas, and Bowmar in particular, the Council supports projects aimed at training and employment creation, as well as those focussing on environmental improvements. As stated above, the Council will make its own HRA commitment to the environment. Though no specific sum is included it can be assumed that an estimated £0.250m will be required for Bowmar in Social and Environmental Grants in both 2011-12 and 2013-14.

Paragon Housing Association has been investing in their stock over the past few years, and are planning a further series of activities for environmental improvements to their stock in the Bowmar area. The changes have been taken forward as a result of consultation with their tenants, and will support wider regeneration plans in the area.

Paragon HA has secured £109,970 through the wider role grant for 2 projects (one environmental and the second employability) in the Bowmar regeneration area for 2010/12. With match funding of £259,698, this equates to total funding of £369,668 for 2 projects.

The Environmental Improvement & Security Project (EISP) Alloa, enables employment opportunities for local unemployed young people and delivers estate improvements for Paragon Housing Association tenants in the Mar Estate, Alloa. Paragon together with the Council and Community Maintenance Environmental Enterprise (C-MEE) put together a package of grants from the Scottish Government's Wider Role Fund and European funding sources to make the project possible.

Status of Projects (Table 3 a - e)

The Programme shows a mix of land already owned by a developing partner, such as the Council or RSL. Those projects owned by a private developer are known to have few constraints or a willing seller.

Cost of Projects (Table 4 a - e)

Appendix 2, Summary 3 shows the estimated total cost of the 5 year programme to be approximately £23.068m for 240 units. The AHIP contribution is provisionally assessed as £14.421m or 62% of the programme overall. A further 18% of public contribution is proposed to be met by £4.067m Council contribution, making 80% in

total. Private finance is shown as £3.980m or 17% contribution, and buyer contribution in shared equity as a further 3%.

Shadow Programme

As stated earlier, the principal constraint in assembling this submission is the pressure to stay within a reasonable margin of the projected AHIP allocation. Appendix 4, 'Shadow Programme', includes a list of potential sites which could be brought together should additional funding be made available. These sites have been assessed against agreed criteria for assessing the relative priority of projects. An appraisal of Shadow projects is also included for comparison in Appendix 4.

The Shadow Programme contains:-

116 additional possible units;
£16.345m total required funding;
£9.271m total required HAG funding;
£4.635m in possible private finance;
£2.447m in potential Council or planning gain funding.

Procurement

Strath For Housing Alliance

A new housing partnership between 3 locally-based housing associations in the Stirling and Clackmannanshire Council areas was launched in April 2010. Strath For Housing Alliance ('Strath For' is Gaelic for Forth Valley) is made up of Forth Housing Association, Ochil View Housing Association and Rural Stirling Housing Association.

The three housing associations already have a substantial track record of providing quality housing and services. By combining their skills, experience and resources they hope to deliver an increased number of houses and enhanced value for money for the communities they serve.

The Alliance is responding to the Scottish Government's desire for greater efficiency in the current difficult funding environment, particularly in the way in which new housing is provided and funded. The Alliance has received the support of Stirling and Clackmannanshire Councils and will work closely with both councils to help deliver strategic housing objectives.

Strath For Housing Alliance has set out its plans in a Statement of Intent. It includes:

- Exploring the benefits of a collaborative approach to development including;
 - a joint procurement strategy
 - approved lists for contractors and consultants
 - shared design guides

- Identifying the potential for joint policy development and review across a range of activities;
- Considering the potential to jointly procure reactive maintenance services;
- Agreeing priorities for mutual support in the event of emergencies;
- Seeking to work with other partners who share the vision and commitment to local service delivery.

The Strath For Housing Alliance intends to build on the individual strengths of its members and to work, along with others, to provide more efficient and effective services. Of primary importance at the present time is addressing the challenge involved in providing quality rented homes at the minimum cost to the public purse. The Alliance will work with local councils and the Scottish Government to achieve best value.

The Alliance is already sharing staff resources and streamlining its approach to development policy and practice. Joining together to provide more efficient maintenance services and administrative backroom services is also being investigated and together the Alliance members look forward to preserving their constitutional independence while maximising the benefits of partnership working.

Progress to date

Some significant progress has been made over the past 6 months including:-

Design Guide

The development of a single design guide for new build housing has progressed and consultants have been appointed to provide assistance with the technical aspects of the design guide;

Integrated Development Procurement Policies and Processes / Strategy & Development Funding Plan (SDFP)

A work plan has been established outlining a range of further potential areas of joint working to be considered by development staff such as:-

- Joint Strategy & Development Funding Plan;
- Joint approved lists of consultants and contractors;
- Joint purchasing of component parts;
- Developing a suite of common policies;
- Developing a common format for development scheme appraisal;
- Sharing of development audits as part of self assessment process, post-completion surveys and performance monitoring.

Cyclical Maintenance / Gas Servicing etc

Discussions have commenced on the merits of shared contracts, common specification /standards etc in relation to planned maintenance works with a view to having common procurement contracts in place by April 2011

Business Continuity

The development of a Co-operation Agreement which outlines the collaboration between the 3 landlords in the event of an emergency or serious disruption to services.

Collaboration, including Clackmannanshire Council, has delivered a joint tenants conference in June 2010 with the results of a joint tenants attitude survey expected during the latter part of 2010.

2010/11 development programme

Appendix 1

Project Address	Sub Area	Units	Comments	Original Programme Status	HAG spend 2010/11 £0.000m
Greygoran	A	16	Replacement for delayed Hallpark Annex site	Shadow programme 2010/11	1.640
Greygoran Phase 2	A	4	Opportunity taken to extend ph 1, covering slow spend at Todd's Yard	Windfall	0.282
The Glen Phase 2	B	8	Replacement for delayed Hallpark Annex site	Shadow programme 2012/13	1.050
Todds Yard phase 1	A	25		Main programme 2013/14	1.813
Totals		53			4.785

	Housing Need over Plan period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme %
			Units	%	
Total Supply Target	2363	240	-2123	-90%	100%
General Needs	2174	190	-1984	-91%	79%
Special Needs	189	50	-139	-74%	21%
Affordable Rent					
Affordable - RSL	1818	149	1669	-92%	62%
LSVT	0	0	0	n/a	0%
Affordable - LA	0	24	24	n/a	10%
Affordable - Other	0	25	25	n/a	10%
Intermediate Affordable					
Mid Rent	274	0	-274	-100%	0%
Private Rent	0	0	0	n/a	0%
NSSE	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	271	42	42	n/a	18%

Summary of Proposed Units to be Provided by Local Authority

Affordable Rent	24
Mid Rent	0
NSSE	0
LCHO	0
TOTAL	24

Summary 1 - Sub Area Delivery - units, tenure and type

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme %
			Units	%	
A - Alloa	1468	168	-1300	-89%	100%
General Needs	1350	129	-1221	-90%	77%
Special Needs	118	39	-79	-67%	23%
Affordable Rent					
Affordable - RSL	1099	85	-1014	n/a	51%
LSVT	0	0	0	n/a	0%
Affordable - LA	0	16	16	n/a	10%
Affordable - Other	0	25	25	n/a	15%
Intermediate Affordable					
Mid Rent	185	0	-185	-100%	0%
Private Rent	0	0	0	n/a	0%
NSSE	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	184	42	-142	-77%	25%
B - Hillfoots	818	33	-785	-96%	100%
General Needs	753	22	-731	-97%	67%
Special Needs	65	11	-54	-83%	33%
Affordable Rent					
Affordable - RSL	655	25	-630	-96%	76%
LSVT	0	0	0	n/a	0%
Affordable - LA	0	8	8	n/a	24%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent	82	0	-82	-100%	0%
Private Rent	0	0	0	n/a	0%
NSSE	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO	81	0	-81	-100%	0%
C - Dollar	77	39	-38	-49%	100%
General Needs	71	39	-32	-45%	100%
Special Needs	6	0	-6	-100%	0%
Affordable Rent					
Affordable - RSL	64	39	-25	-39%	100%
LSVT	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent	7	0	-7	100%	0%
Private Rent	0	0	0	n/a	0%
NSSE	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO	6	0	-6	100%	0%

Summary 2 - Total Programme - potential advantages or constraints on development

TOTAL SHIP PROGRAMME		Units	% of SHIP programme
LAND OWNERSHIP			
	Land Owned by RSLs	80	33%
	Land Owned by Local Authority	71	30%
	Land Owned by Private Developer (under negotiation)	64	27%
	Land Owned by Private Owner (under negotiation)	0	0%
	Land Owned by Public Body (under negotiation)	25	10%
	Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION			
	Agreed or Advanced Stage	0	0%
	Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY			
	Sites within effective supply	211	88%
	Sites outwith effective supply	29	12%
Development Constraints			
	Top 2 Development Constraints	N/A N/A	
Development Status			
	Green	145	60%
	Amber	95	40%
	Red	0	0%

Summary 2 - Sub Area Delivery - potential advantages or constraints on development

A - Alloa		Units	% of SHIP Programme
LAND OWNERSHIP			
	Land Owned by RSLs	80	33%
	Land Owned by Local Authority	63	26%
	Land Owned by Private Developer (under negotiation)	0	0%
	Land Owned by Private Owner (under negotiation)	0	0%
	Land Owned by Public Body (under negotiation)	25	10%
	Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION			
	Agreed or Advanced Stage	0	0%
	Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY			
	Sites within effective supply	147	61%
	Sites outwith effective supply	21	9%
Development Constraints			
	Top 2 Development Constraints	N/A N/A	
Development Status			
	Green	98	41%
	Amber	70	29%
	Red	0	0%

B - Hillfoots	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	8	3%
Land Owned by Private Developer (under negotiation)	25	10%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	25	10%
Sites outwith effective supply	8	3%
Development Constraints		
Top 2 Development Constraints	N/A N/A	
Development Status		
Green	8	3%
Amber	25	10%
Red	0	0%

C - Dollar	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	39	16%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Constraints		
Top 2 Development Constraints	N/A N/A	
Development Status		
Green	39	16%
Amber	0	0%
Red	0	0%

Summary 3 - Total Programme funding Proposals

Funding Source		Total Contribution £0.000m	Contribution per SHIP unit £0.000m	Funding Contribution as % of SHIP programme
AHIP	Total	15.021	0.063	65%
	CORE	14.221	0.059	62%
	Other	0.800	0.003	3%
RSL	Total	3.980	0.017	17%
	Private Finance	3.980	0.017	17%
Council Contribution	Total	3.393	0.014	15%
	Cash / Land	1.282	0.005	6%
	Other	2.111	0.009	9%
Buyer's Mortgage	Total	0.674	0.003	3%
Other Funding Sources	Total	0.000	0.000	0%

	Total Units	Total Programme £0.000m	Total Cost per unit £0.000m
TOTAL SHIP PROGRAMME	240	23.068	0.096
<i>Includes RSL Adaptations</i>		<i>0.800</i>	

	<u>£0.000m</u>	
ANTICIPATED AHIP ALLOCATION 2009 - 2014	14.421	
SHIP AHIP REQUIREMENT 2009 - 2014	15.021	
VARIANCE	0.600	4%

Table 1 a) Sub Area Reference Codes

Sub Area Name	SHIP Reference
Alloa	A
Hillfoots	B
Dollar	C

Table 1 b) Years 2011/16 - Housing Need as per the local housing strategy or agreed update, by sub area, type and tenure.

Sub Area	Target no of Units	Type - Target No of Units			Tenure - Target No of Units													TOTAL	
		General Needs	Specialist Provision	TOTAL	Affordable Rent			Intermediate Affordable											
					RSL	LA	Other	Mid Rent		Private Rent	NSSE			LCHO					
								RSL	LA		RSL	LA	PS	OMSEP	RSL	LA	PS		
Local Authority Area	2363	2174	189	2363	1818			274								271			
A - Alloa	1468	1350	118	1468	1099			185								184			1468
B - Hillfoots	818	753	65	818	655			82								81			818
C - Dollar	77	71	6	77	64			7								6			77

* Tenure based on HNDA figures, see Appendix 5 for further details.

Table 1 c) AHIP Allocation

SHIP Programme	Anticipated AHIP Allocation £0.00m
11/12 - 15/16	14.421

Table 2 a) YEAR 2011/12

	Project Address	Sub Area	Total Unit Nos	Type - No of Units			Tenure - No of Units													TOTAL
				General	Special	Type	Affordable Rent			Intermediate Affordable						OMSEP	LCHO			
							RSL	LA	Other	Mid Rent		Private	NSSE				RSL	LA	PS	
										RSL	LA		Rent	RSL	LA					
TOTAL	RSL	LA	Other	RSL	LA	Rent	RSL	LA	PS	OMSEP	RSL	LA	PS							
RSL Adaptations					0														0	
Hallpark Annex	A	25		25	25			25											25	
Todd Yard (phase 2)	A	14	14		14	14													14	
Newmills (phase 3)	A	16	16		16		16												16	
Dalmore Centre	B	8		8	8		8												8	
TOTALS		63	30	33	63	14	24	25	0	0	0	0	0	0	0	0	0	0	63	

Table 2 b) YEAR 2012/13

	Project Address	Sub Area	Total Unit Nos	Type - No of Units			Tenure - No of Units													TOTAL
				General	Special	Type	Affordable Rent			Intermediate Affordable						OMSEP	LCHO			
							RSL	LA	Other	Mid Rent		Private	NSSE				RSL	LA	PS	
										RSL	LA		Rent	RSL	LA					
TOTAL	RSL	LA	Other	RSL	LA	Rent	RSL	LA	PS	OMSEP	RSL	LA	PS							
RSL Adaptations					0														0	
Elm Grove	A	21	19	2	21	21													21	
Sauchie Scout Hall	A	5		5	5	5													5	
TOTALS		26	19	7	26	26	0	0	0	0	0	0	0	0	0	0	0	0	26	

Table 2 e) YEAR 2015/16

	Project Address	Sub Area	Total Unit Nos	Type - No of Units			Tenure - No of Units															
				General	Special	Type	Affordable Rent			Intermediate Affordable							TOTAL					
							Mid Rent		Private Rent	NSSE			OMSEP	LCHO								
							RSL	LA		Other	RSL	LA		RSI	LA	PS		RSL	LA	PS		
RSL Adaptations					0																0	
Forestmill	C	39	39		39	39																39
TOTALS			39	39	0	39	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39

Table 3 a) YEAR 2011/12

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status	
			RSL	LA	Private Dev	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description	Secondary Constraint Description	Comment	* Green	
																		* Amber
RSL Adaptations	0	0							0									* Red
Hallpark Annex	A	25						25	25			25		Land Ownership Issues		Agreement made between OVHA & FV college for OVHA to purchase in Aug, 11		Green
Todds Yard (phase 2)	A	14	14						14			14						Green
Newmills (phase 3)	A	16		16					16				16	Planning				Green
Dalmore Centre	B	8		8					8				8	Planning				Green
TOTALS		63	14	24	0	0	25	0	63	0	0	39	24					

Table 3 b) YEAR 2012/13

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status	
			RSL	LA	Private Dev	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description	Secondary Constraint Description	Comment	* Green	
																		* Amber
RSL Adaptations	0	0							0									* Red
Elm Grove	A	21	21						21			21		Land Ownership Issues	Planning	Site still to receive planning permission	Amber	
Sauchie Scout Hall	A	5		5					5				5	Land Ownership Issues	Planning	Site not yet purchased by RSL & planning permission to be sought	Amber	
TOTALS		26	21	5	0	0	0	0	26	0	0	21	5					

Table 3 c) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status	
			RSL	LA	Private Dev	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description	Secondary Constraint Description	Comment		
RSL Adaptations	0	0							0									Green
Holton Court, Sauchie	A	3	3						3			3						Green
Elm Grove (phase 2)	A	44	22	22					44			44		Land Ownership issues	Planning			Amber
TOTALS		47	25	22	0	0	0	0	47	0	0	47	0					

Table 3 d) YEAR 2014/15

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status	
			RSL	LA	Private Dev	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description	Secondary Constraint Description	Comment	* Green	
																	* Amber	
RSL Adaptations	0	0							0									* Red
Coalsnaughton North	B	25			25				25			25		Land Ownership issues		Site recently acquired by new developer & location within site to be identified for LCHO		Amber
Alloa North West	A	40	20	20					40			40		Planning				Green
TOTALS		65	20	20	25	0	0	0	65	0	0	65	0					

Table 3 e) YEAR 2015/16

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status	
			RSL	LA	Private Dev	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description	Secondary Constraint Description	Comment	* Green	
																	* Amber	
															* Red			
RSL Adaptations	0	0						0										Green
Forestmill	A	39			39			39				39						Green
TOTALS		39	0	0	39	0	0	0	39	0	0	39	0					

Table 4 a) YEAR 2011/12

Project Address	Sub Area	Total Unit Nos	AHIP			RSL				Council Contribution					Buyer's Mortgage £0.000m	Other Funds			Total Project Cost £0.000m
			CORE	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other (eg Commuted Sum)	Total		£0.000m			
																Public	Private	TOTAL	
RSL Adaptations	0	0		0.160	0.160				0.000					0.000				0.000	0.160
Hallpark Annex	A	25	1.872		1.872	0.933			0.933		0.290			0.290				0.000	3.095
Todds Yard (phase 2)	A	14	0.998		0.998	0.580			0.580					0.000				0.000	1.578
Newmills (phase 3)	A	16	0.400		0.400				0.000				1.313	1.313				0.000	1.713
Dalmore Centre	B	8	0.200		0.200				0.000				0.798	0.798				0.000	0.998
TOTALS		63	3.470	0.160	3.630	1.513	0.000	0.000	1.513	0.000	0.290	0.000	2.111	2.401	0.000	0.000	0.000	0.000	7.544

Table 4 b) YEAR 2012/13

Project Address	Sub Area	Total Unit Nos	AHIP			RSL				Council Contribution					Buyer's Mortgage	Other Funds			Total Project Cost
			CORE	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		£0.000m			
																Public	Private	TOTAL	
RSL Adaptations	0	0		0.160	0.160				0.000					0.000				0.000	0.160
Elm Grove	A	21	1.512		1.512	0.860			0.860					0.000				0.000	2.372
Sauchie Scout Hall	A	5	0.365		0.365				0.000					0.000				0.000	0.365
TOTALS		26	1.877	0.160	2.037	0.860	0.000	0.000	0.860	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.897

Table 4 c) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	AHIP			RSL				Council Contribution					Buyer's Mortgage £0.000m	Other Funds			Total Project Cost £0.000m	
			CORE	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		Public	Private	TOTAL		
																				£0.000m
RSL Adaptations	0	0		0.160	0.160				0.000										0.000	0.160
Holton Court, Sauchie	A	3	0.225		0.225	0.062			0.062										0.000	0.287
Elm Grove (phase 2)	A	44	1.763		1.763	0.860			0.860		0.680								0.680	3.303
TOTALS		47	1.988	0.160	2.148	0.922	0.000	0.000	0.922	0.000	0.680	0.000	0.000	0.000	0.680	0.000	0.000	0.000	0.000	3.750

Table 4 d) YEAR 2014/15

Project Address	Sub Area	Total Unit Nos	AHIP			RSL				Council Contribution					Buyer's Mortgage	Other Funds			Total Project Cost
			CORE	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		£0.000m			
																Public	Private	TOTAL	
RSL Adaptations	0	0		0.160	0.160				0.000									0.000	0.160
Coalsnaughton North	B	25	1.875		1.875				0.000									0.000	1.875
Alloa North West	A	40	2.211		2.211	0.685			0.685		0.312			0.312	0.674			0.000	3.882
TOTALS		65	4.086	0.160	4.246	0.685	0.000	0.000	0.685	0.000	0.312	0.000	0.000	0.312	0.674	0.000	0.000	0.000	5.917

Table 4 e) YEAR 2015/16

Project Address	Sub Area	Total Unit Nos	AHIP			RSL				Council Contribution					Buyer's Mortgage	Other Funds			Total Project Cost
			CORE	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		£0.000m			
																Public	Private	TOTAL	
RSL Adaptations	0	0		0.160	0.160				0.000									0.000	0.160
Forestmill	C	39	2.800		2.800				0.000					0.000				0.000	2.800
TOTALS		39	2.800	0.160	2.960	0.685	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	2.960

Table 5 Council New Build Programme

Project Address	Sub Area	Total Unit Nos	Draw Down of Central Government Funds						
			£0.000m						
			2011/12	2012/13	2013/14	2014/15	2015/16	Post SHIP Period	TOTAL
Newmills phase 3, Tullibody	A	16	0.400						0.400
Dalmore Centre	B	8	0.200						0.200
TOTALS		24	0.600	0.000	0.000	0.000	0.000	0.000	0.600

Shadow Programme 2011/16

SHADOW PROGRAMME		Other £m	HAG £m	Pvte Fin £m	Total £m
BEDFORD CRT	-2 SN	0	0.75	0.41	1.16
TULLIBODY WORKING CLUB	12 RENT	0	0.9	0.54	1.44
CARSEBRIDGE ROW	22	1.747	0.941		2.688
SOUTH EARLSFIELD	25 MID/LCHO	0.3	1.7	1.0	3.0
BOWMAR (EARN COURT)**	18 RENT/LCHO	0.2	1.38	0.58	2.16
HILTON ROAD	29 RENT/LCHO	0	2.1	1.305	3.405
THE SHORE ALLOA	20 RENT/LCHO	0.2	1.5	0.8	2.5
HELENSFIELD CLACKMANNAN	Further details to follow				
TOTAL		2.447	9.271	4.635	16.353

**Sites assume release of Council housing land in regeneration areas within plan period following lock up garage site appraisal. Sum included as "other" assumes stakeholder approval of land contribution @ estimated £12,000 per unit.

SHIP 2011-16 PRIORITIES FOR INVESTMENT

Appendix 4

Site Name	Owner	Strategic planning status	Affordable rented units	Value for money	Priority Need	Free from constraints	No infrastructure constraints	No adverse ground conditions	No land ownership issues	No complex section 75	Sustain-able	Regen area	High demand area	Balanced programme	Particular needs	Local economy	Planning permission	Deliverable	Points	
		F ⁴	E	E	E	E	D	D	D	D	D	D	D	D	D	D	D	D	D	
MAIN PROGRAMME																				
Hallpark Annex	Clacks College	√	√	√	√	X	X	√	X	X	√	√	√	√	√	√	√	√	√	160
Elm Grove phase 1,	Ochil View HA	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	X	√	√	170
Newmills Phase 3 (Council new build)	Clacks Council	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	X	√	√	180
Dalmore centre Alva (Council new build)	Clacks Council	√	√	√	X	√	√	√	√	√	√	√	√	√	√	√	X	√	√	160
Todds Yard (phase 2)	Private	√	√	√	√	√	√	√	X	√	√	√	√	√	√	√	√	√	√	180
Holton Crt. Sauchie	Key HA	√	√	√	X	√	√	√	√	√	√	√	X	√	√	√	X	X	√	150
Elm Grove phase 2, Alloa	Paragon HA/CC	√	√	√	X	√	X	√	X	√	√	√	√	X	√	√	X	X	√	130
Coals'n North	Private	√	√	√	√	√	X	√	X	X	√	√	√	√	√	√	√	√	√	160
Alloa NW (Sauchie West)	Private	√	√	√	√	X	X	√	X	X	√	√	√	√	√	√	√	√	√	160
Sauchie Scout Hall	Clacks Council	√	√	X	X	√	√	√	√	√	√	√	√	√	√	√	X	X	√	140
Forestmill	Private	√	√	√	√	X	X	X	√	X	√	X	√	√	√	√	√	√	√	150

⁴ E = Essential, D = Desirable, N/K = Not Known at Present

Site Name	Owner	Strategic planning status	Affordable rented units	Value for money	Priority Need	Free from constraints	No infrastructure constraints	No adverse ground conditions	No land ownership issues	No complex section 75	Sustainable	Regen area	High demand area	Balanced programme	Particular needs	Local economy	Planning permission	Deliverable	Points
		E	E	E	E	F	D	D	D	D	D	D	D	D	D	D	D	D	D
SHADOW PROGRAMME																			
Bedford Court	RSL	√	√	X	X	√	√	√	√	√	√	X	X	√	√	√	√	X	130
Carsebridge Row, Sauchie	Private	√	√	√	X	X	√	√	X	X	√	X	X	X	√	√	√	X	120
South Earlsfield	Private	√	X	√	N/K	X	N/K	N/K	X	X	√	√	X	X	X	√	√	X	70
Tullibody Working mens Club	Private	√	√	√	X	X	√	√	X	X	√	√	X	X	X	√	X	X	110
Earn Court, Bowmar	Clacks Council	X	√	√	N/K	X	N/K	N/K	√	√	√	√	X	X	X	√	X	X	60
Hilton Road, Alloa	Private	√	√	√	N/K	X	N/K	N/K	X	N/K	√	X	√	X	√	√	X	X	90
The Shore, Alloa	Private	√	√	√	N/K	X	N/K	N/K	X	N/K	√	√	X	X	X	√	√	X	90
Helens Field (details to follow)	Private																		

The above criteria framework may change as we continue to refine the criteria and add new information on the progress of the individual development sites.

Criteria	Definition	Essential	Desirable	Points
Strategic Planning Status	Land that is developable within 5 years. This can include sites identified through the local plan and windfall sites	Y		20
Affordable Rented Units	Development site proposes a mix which includes a minimum of 75% of affordable rented units	Y		20
Value for Money	The development site is capable of delivering the units within benchmark Housing Association Grant (HAG) funding.	Y		20
Priority Needs	The development site will provide accommodation for priority needs as identified in the Housing Need and Demand Assessment (HNDA).	Y		20
Free from Constraints	Development sites will not progress to the main programme unless it can be demonstrated that any constraints identified can be overcome within the timescale set.	Y		
	There are no infrastructure constraints		Y	10
	There are no adverse ground conditions		Y	10
	There are no land ownership issues		Y	10
	There is no complex section 76		Y	10
Sustainable	The development site ensures added value through measures which will contribute to an increase in energy efficiency and the reduction of carbon emissions		Y	10
Regeneration Area	The development site is situated within an area identified through Scottish Indices of Multiple Deprivation (SIMD) as a regeneration area		Y	10
High Demand Area	The development site is in an area with little or no social housing or high demand/low turnover of existing social housing		Y	10
Balanced Programme	The development allows for a balanced programme across HMAs, looked at over a 5 year programme.		Y	10
Particular Needs	The development site will provide at least 10% of particular needs accommodation		Y	10
Local Economy	There is benefit to the local economy through using local goods, labour or services.		Y	10
Planning Permission	The site has either full or in principle planning permission for housing		Y	10
Deliverable	The development site will be deliverable if it meets the essential criteria and it can be demonstrated that any constraints identified can be overcome within the timescale set. The points awarded will enable the sites to be prioritised further		Y	10

Housing Needs: Summary

Housing Need Requirement 2011 - 2015

HMA	Net Need	LCHO/MMR*	% LCHO/MMR
Alloa	1,468	369	25
Hillfoots	818	163	20
Dollar	77	13	17
Clackmannanshire	2,363	545	23

Net Housing Need by Housing Market Area

HMA	2011	2012	2013	2014	2015	Total
Alloa	271	282	300	291	325	1,468
Hillfoots	147	155	176	174	167	818
Dollar	13	15	17	15	17	77
Clackmannanshire	431	452	491	480	509	2,363

General/ Particular Needs Split

HMA	General Needs	Particular Needs**	Total	% Partic.
Alloa	1,351	118	1,468	8
Hillfoots	753	65	818	8
Dollar	70	6	77	8
Clackmannanshire	2,174	189	2,363	8

HMA Housing Market Area
 LCHO/MMR Low Cost Home Ownership/ Mid Market Rent

* based on households being able to afford 60% of HMA average house price

** based on historical analysis of social services and housing databases