

Strategic Housing Investment Plan

2010-2015



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 third SHIP, covering the period 2010 to 2015. This will be the final SHIP produced as a stand alone document as subsequent plans will be integrated into the next Local Housing Strategy due for completion in 2010.

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 2010. Annual Updates have been ensuring that the LHS remains relevant to current requirements and an interim review and update has been undertaken to cover the intervening period.

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.

Given the rapid changes which have taken place in the economy over the past 18 months, ongoing monitoring of the housing market has been undertaken, with a particular focus on affordability and changes in housing need.

There has been an upward trend in the need for affordable housing over the recent years, and this is discussed throughout the document in more detail.

Scottish Government Feedback

Comments received from the Scottish Government on the SHIP submitted in 2008 highlights a good fit with the LHS priorities and outcomes, especially regeneration priorities. The SHIP worked within the parameters of the available resources and showed a high level of engagement and buy-in.

Several suggestions were made to help strengthen the SHIP's strategic contribution, and work has progressed in several areas. The further information now available will help to address some of the previous gaps such as:

- Disaggregation of housing need to Housing Market Area;

- Development of cross boundary working;
- Expand the content on client group priorities and link to the investment plan;
- More detail on the constraints to development and how this is being tackled, and;
- Demonstrate more clearly the Council's contribution to affordable housing.

Update and Review

The table at Appendix 1 shows the sites that were achieved through the 2009/10 AHIP allocation. This shows that a total of 55 new units are being provided. Around £4.7m in AHIP funding has been spent and another £3m private funding has been invested.

During 2009/10, there was a review of the intended programme, due to some development constraints which are currently being managed. One of the key priorities for the Council remains the provision of temporary homeless accommodation. This is key to address the LHS outcome that no homeless applicants are required to live in B & B accommodation. Hallpark Annex was granted planning permission for temporary housing in September 2009, but has suffered delays due to difficulty finding suitable and affordable relocation premises for the existing college use. The site will be progressed in 2010/11 as a priority, and negotiations are ongoing to resolve these difficulties.

Todd's Yard, Sauchie has been brought forward into the 2009/10 programme from 2011/12 to provide a replacement.

The 22 units bought from Carronvale homes have progressed without any setbacks. 6 units have been completed in Tullibody and 16 units are due on site early 2010 in Cambus.

The particular needs site at Devonpark Mills has been taken out of the programme, after costs were proving too high to take forward. The particular needs units on this site will be provided on an alternative site when one is identified.

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 been affected by the national economic slow down in the construction industry. House price decreases and reduction in numbers of sales are visible. Since 2003, Clackmannanshire has experienced a steep rise in house prices year on year. The first 6 months of 2008 started showing signs of a slow down in the market, echoing national trends.

- Average house prices in Clackmannanshire rose by 79% between 2003 and 2008. (From £79,400 to £142,300)¹ ;
- Average house prices across Scotland rose 62% from £103,600 in 2003 to £168,600 in 2008³;
- There were only 197 house sales in Clackmannanshire in the first 6 months of 2009, compared with 500 in the same period in 2008;
- Only 31 (15%) were new build sales, compared to 17% in 2008.

Although house prices in Clackmannanshire have shown quite varied quarterly trends, the average house price has not changed dramatically since 2007, this is shown in table 1 below. House prices have evened out, and are no longer showing the large annual rises associated with previous years.

Table 1

	2006 Qtr2	2007 Qtr 2		2008 Qtr 2		2009 Qtr 2	
	£	£	Annual Change %	£	Annual Change %	£	Annual Change %
Average	£122,961	£137,009	+11%	£136,766	-0.2%	£138,560	+1%

Local agents are continuing to report low numbers of sales compared to previous years and report a lack of interest from first time buyers. The consensus is that this is due to the high deposits that lenders currently require. The recent government Low Cost Initiative for First Time Buyers (LIFT), offering open market shared equity, has had a positive effect, but funding is limited. Three sales in Clackmannanshire have been made with the help of this funding so far. Further completions may be forthcoming depending on funding.

It is also reported that private landlords are not currently investing in additional properties, which is affecting the availability of private lets, although rental values do not seem to be affected.

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

Partnership Working

There is continued emphasis on partnership working to deliver the SHIP and wider LHS objectives, and a framework of groups is established to assist with this. The Clackmannanshire Housing Investment Partnership (CHIP) reports to the LHS Core Group and has responsibility for agreeing the SHIP. Membership of the CHIP includes:-

- Clackmannanshire Council (Housing Strategy, Housing Investment, Planning and Community Planning);

¹ Register of Sasines 2003-2008 (all sales, excluding RTB)

³ <http://www.scotland.gov.uk/Topics/Statistics/Browse/Housing-Regeneration/HFS/KeyInfoTables>

- Registered Social Landlords (Paragon and Ochil View Housing Associations), and;
- The Housing Investment Division (Scottish Government).

This group ensures linkage with a number of other plans including the Particular Needs Action Plan, Sustainability Strategy and the Single Outcome Agreement.

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.

The Planning and Development Sub Group meets quarterly, also reporting to the LHS Core Group, to ensure that local housing needs and affordable housing opportunities are identified and developed. This group includes the local RSLs as well as representatives from the Council's Planning, Estates and Housing teams.

Sitting under this group, the Development Sites group meets regularly, involving the same members, to discuss specific housing sites which may be developed into pipeline projects. These two groups focus on the future potential development programme, discussing potential constraints and working together to overcome these.

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.

The Council has been working closely with Stirling and Falkirk Councils on cross boundary housing markets.

As part of the housing need and demand assessment, further consultation is being planned as a follow up to the event hosted by Clackmannanshire Council in Spring 2008. This was attended by a wide range of private development stakeholders, including Homes for Scotland.

The Planning Context

This SHIP is set within the current two tier planning system in Scotland i.e. Structure and Local Plans. The Local Plan First Alteration currently allocates land for housing in Clackmannanshire to 2017. As part of the regular monitoring in delivery of the Development Plan the Council prepares an Annual Housing Land Audit (HLA) with data that provides the location and availability of housing land. Notably, it provides a clear indication of the land capable of being developed within the next 5 years and the 2009 HLA provides up to date information on "effective" sites.

Whilst the SHIP seeks to map a way forward for the next 5 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 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. In doing so, 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.

The legislation has become operative from the end of October 2009 and the new LHS will therefore take full account of its requirements. This will be a crucial and integral part of the new LHS and will have some significant impact on future housing investment.

The Council's Planning and Housing Services have been jointly working towards an Affordable Housing Policy aimed at maximising the capacity for affordable housing to be delivered. The Local Plan First Alteration (Housing Land) was approved by the Council on 5th November 2009, and will be open to public consultation during December 2009 and January 2010. It allocates sites to meet the area's strategic land requirement to 2017. The new Local Development Plan will seek to identify land to 2030. Forthcoming sites capable of delivering affordable housing, where known, are listed in the Schedule of Sites within the Local Plan Alteration and in this submission.

The current economic climate has caused a slow down in the private new build sector, and it is not certain when larger sites such as Alloa North and West and the current Forth Valley College site will be developed. The assumption has been made that there will be very little private development taking place over the next 18 months. These larger sites have therefore been placed at the end of the programme.

Housing Needs

The Scottish Government's framework for estimating housing need and demand allows Councils to compare relative need and will inform the new LHS and planning process. Work is well underway to gather all the information required for the new Housing Needs and Demand Assessment (HNDA) model and the Council is liaising with Falkirk and Stirling Councils to benefit from joint working on this where possible.

The Council has been progressing analysis of housing need at HMA level and, although the HNDA is not fully complete, we have used the information gathered to date, and, based on the Bramley model, estimated need by HMA. This has been incorporated into the templates and can be found at appendix 5.

The overall housing need for Clackmannanshire is 1,685 units over the next 5 years. Just over half of housing need (around 52%) is in the Alloa HMA, 35% in The Hillfoots and 13% in Dollar. The development programme has around 73% of housing provision in the Alloa HMA and 17% 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 a suitable site(s) could be located.

Areas for Investment

The Local Housing Strategy 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 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.**

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 (2010-2015) 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	RSL	36	42	50	37	40	205
	PRIVATE	75	128	145	85	93	526
	TOTAL	111	170	195	122	133	731
HMA2	RSL	12	8	8	0	0	28
	PRIVATE	53	72	63	0	0	188
	TOTAL	65	80	71	0	0	216
HMA3	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 Plan Alteration is expected to reach adoption by early 2010. The Council will be preparing a full review of the current

Development Plan for this area, started Summer 2009, to produce a Local Development Plan under the new Scottish Planning system. 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.

Delivering sustainable housing

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.

The Council's Sustainability and Climate Change Strategy (Draft 2008) contains indicators and targets for sustainability and the Council is to implement a sustainable design and construction guide. This will have implications for new build housing and for 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

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

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). The grounds upon which this allocation will be made include meeting an identifiable demand that would not displace expenditure on core social housing priorities.

Clackmannanshire Council welcome this proposal in principle and have agreed with local RSL partners to investigate programme potential for including an element of MMR. This work will be completed as part of the full housing needs and demand assessment due for completion early 2010.

Scottish Futures Trust

Scottish Government and COSLA officials met in early summer to discuss the Scottish Government's initial thinking on the creation of a National Housing Trust (NHT). This was brought about by the downturn in the economy and housing builders experiencing difficulties in selling completed properties on the open market. The Government have assigned the Scottish Futures Trust to identify the feasibility of a National Housing Trust that will be a vehicle for buying unsold homes from house builders and renting them out for "mid-market rent".

LIFT: Low Cost Initiative for First-Time Buyers

This Submission supports the work Ochil View Housing Association who has developed new supply low cost home ownership aimed at first time buyers. The Council welcomed the project at The Glen, Coalsnaughton where 18 shared equity properties were marketed and sold in Summer 2009. Analysis of the client group benefitting from the scheme is show below. The households are mainly single, first time buyers, with a household income less than £30K.

Table 3 - LIFT client group

Current tenure		Household type			Income	
Private Tenant	3	Adult & Child(ren)	8		>£10k, <£15k	2
Local Authorities tenant	3	2 adults	5		>£15k, <£20k	5
Living with Parents/rels	13	single adult	7		>£20k, <£25k	5
Home owner	1	Other	1		>£25k, <£30k	6
Housing Association	1				>£30k	3

Source: OVHA. The analysis includes 18 applicants and 3 reserves.

A further 8 properties in Coalsnaughton are planned for shared equity and will be due for completion 2010/11.

The Council will also support future years investment aimed at creating mixed communities and diversifying tenure in regeneration areas.

Open Market Shared Equity

In October 2008 the Scottish Government announced a £60 million extension to the Open Market Shared Equity Pilot, originally aimed at 10 local authorities, then extended to 25 local authority areas, including Clackmannanshire. The initiative in this area is administered by Link Housing Association.

The initiative is aimed at first time buyers and low income families who may need assistance with their deposit in order to access a house on the open market. It has

proved extremely popular, with the Forth Valley funding being fully committed in the last couple of months.

Council House Building

In response to growing national pressure, the Scottish Government announced a planned investment of £25 million to encourage new council house building.

Following discussions with key stakeholders and with our Tenants' Federation, a positive response was received. The bid needs to demonstrate consistency with Housing Revenue Account (HRA) Business Plan capabilities and priorities.

A bid for affordable Council Housing was submitted to the Scottish Government in September 2009. The bid is for the Council to deliver 24 new affordable homes, including 8 amenity houses for older people on the former Alva Academy site and 16 general need houses on a lock-up garage site in Tullibody.

A response is expected from the Scottish Government in December 2009. The Council contribution to these two sites is likely to be in the region of £2.1m (land values and development costs.) The allocation from the Government, if approved, would be around £600,000.

A full paper on the HRA business plan will go to Council early in 2010.

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 (Annex 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 a joint housing needs and demand assessment is not an option 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 4 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 half of the households in the area could not afford to buy a house, even at the lower end of the market.

Table 4 Average and Lower Quartile Affordability Levels by HMA

	2003		2008	
	Unable to Afford Avg	Unable to Afford Lower Quartile	Unable to Afford Avg	Unable to Afford Lower Quartile
HMA 1-Alloa	53%	23%	68%	35%
HMA 2-Hillfoots	48%	19%	73%	32%
HMA 3-Dollar	75%	31%	95%	50%
Clackmannanshire	62%	21%	73%	33%

All Sales (excl. RTB) 2003 and 2008

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;
- 34% social renting²;
- 19% ex-social (Right To Buy);
- 42% owner occupation;
- 5 % private rented;

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

- 35% 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;
- 32% of households could not afford lowest price housing.

The Hillfoots HMA has a higher level of inward migration than Alloa (46%), 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 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 (53%);
- 8% social renting⁴;
- 9% ex-social (Right To Buy);
- 78% owner occupation ;
- 5% private rented;
- 50% 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 1200 units, is 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 currently under discussion for this site. Because of its close proximity to Dollar, it could relieve some of the pressure on the Dollar housing market

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.

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

SHIP Targets (Annex 1b)

The targets for this year's SHIP are derived from the Housing Need figures based on the Bramley model. As stated earlier we have seen a steep rise in need in Clackmannanshire in recent years and the overall need is 1,685 units over 5 years:

- 1,588 for rent (94%)
- 97 for LCHO (6%)

Within Appendix 2, Summary 1, we can see that the overall need falls far short of target with a variance of 1481 units or 88% shortfall.

Allocation (Annex 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). £1.8m was allocated in 2009/10, for the provision of temporary homeless accommodation, taking the total allocation for 2009/10 to £4.8m.

Because of extra funding brought forward in 2009/10, the Scottish Government has announced budget cuts for 2010/11. The Council is assuming cuts in future funding of around 40%, and we have assumed an annual allocation of £2.88 m over the duration of this plan (60% of £4.8m.)

Units by site (Annex 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 2010/11 to 2015/16 consists of around 205 houses across 9 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 and an appraisal of the agreed programme and the shadow programme has been set out at Appendix 3.

***Within effective land supply
Meets particular need
Supports local economy
Value for money***

***High demand area
Deliverable
Affordable rent***

***Meets homeless need
Create mixed
communities***

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 the Forth Valley College site. The Shore and Earlsfield are hampered by a lack of confidence in the market and may not effectively support cross subsidy of any kind until demand picks up. Forestmill is not included in this SHIP lead-in times indicate delivery of the first affordable units will be beyond the first 5 years.

The Council is still considering its position on commuted sums. 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.

Particular Needs

The Submission contains a firm commitment 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 as a source of temporary accommodation, other than as a last resort. The provision of 26 temporary housing units will reduce the cost of B & B to the Council, and will provide an more suitable alternative.

A further 27 houses suitable for particular needs are included in the programme, and some specialist provision is assumed on every site. The Council themselves are proposing new build of 8 amenity houses, and probable significant future investment in telecare systems.

In addition, the assumption that a proportion of new build will be for 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 £0.180m. This complements the £0.400m spent by the Council in HRA adaptations, £0.120m in private sector adaptations and £0.170m spent on Clackmannanshire Care and Repair.

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.

Environmental and Wider Role funding

Paragon Housing Association have 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.

The costs for activities has been estimated by Paragon Housing Association at approximately £613,000 for phases 4 and 5. Potential funding sources are;

- Wider Role Funding;
- Fairer Scotland Fund;
- Scottish Enterprise;
- Big Lottery funding.

These complementary investment streams are important to enable the commitment to regeneration and improvement of the entire area.

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. As mentioned above, the CHIP has agreed criteria for assessing the relative priority of projects. An appraisal of Shadow projects is also included for comparison in Appendix 4.

In general, the shadow programme tends to fall victim to land acquisition complexities including low developer confidence, such as with The Shore, Carsebridge Row and South Earlsfield. This situation may improve within a few years and the sites will be constantly reviewed

Two sites from the last shadow programme, 2009/10 have been brought forward into the main programme, as the constraints to development were overcome. The Glen phase 2 has been brought forward from the shadow programme to the main programme with a start on site 2009/10. Tullibody phase 3 has also been brought into the main programme, as it is now the subject of a bid to build Council houses on the site.

Pine Grove and Earn Court remain in the shadow programme, pending a future assessment of the status of these blocks once earlier phases of regeneration works are complete.

Work is almost complete to appraise the use and condition of the Council's garage and lock up sites and to identify those with development potential. However, most of the sites are fairly small and present a variety of development constraints such as difficult access, ground condition or location. Any sites which are identified, will feature in future local plans.

The Shadow Programme contains;-

142 additional possible units;
£16.5m total required funding;
£10.5m total required HAG funding;
£4.6m in possible private finance;
£1.5 in potential Council or planning gain funding.

Status of Projects (Annex 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 (Annex 4 a - e)

Appendix 2, Summary 3 shows the total cost of the 5 year programme is £20.33m for 205 units. The AHIP contribution is provisionally assessed as £13.226m or 65% of the programme overall. A further 15% of public contribution is proposed to be met by £3.103m Council contribution, making 80% in total. Private finance is shown as £3.363m or 17% contribution, and buyer contribution in shared equity as a further 3%.

Procurement

Forth Valley Housing Network

The Forth Valley Housing Network was established in 2004 by 5 housing associations active in either a development or management capacity in the Clackmannanshire, Falkirk and Stirling local authority areas. The network was established with the following aim:

"To maximise the benefits of collaboration in order to achieve best value and to provide an enhanced service to our tenants, customers and / or clients."

Joint Procurement Study

In April 2008, housing consultants, Linda Ewart and Dave Alexander were appointed to undertake a Joint Procurement Study.

The aims of the study were to:

- Identify and evaluate the options for closer collaboration between Forth Valley Housing Network (FVHN) members in the procurement of development services;
- Identify and evaluate the potential for related services and activities (including maintenance) to be included in collaborative models;
- Investigate other potential models of collaboration beyond those described in the brief, including making use of existing vehicles, and the possible establishment of new ones;

- Identify the efficiencies that could be achieved as a result of the adoption of such an approach, and;
- Identify the potential impact of the identified models on the existing members of the network.

The focus of the study was to appraise the range of options identified from the networks point of view, to enable members, collectively and individually, to determine an appropriate strategy within the context of anticipated policy developments.

The intention was to identify a model which would enable FVHN members initially to work together but in a form that could subsequently be offered to others. It was recognised that not all members of the network would wish to pursue the same model and that the result might be that some of the FVHN would decide to collaborate whilst others would pursue different courses of action.

Collaborative options ranging from retaining the status quo to full merger were identified for consideration.

Through this process, Ochil View, Forth and Rural Stirling all expressed a strong sense of shared history that had created a sense of shared identity. They expressed support for the concept of a procurement club and potentially a special purpose vehicle that was jointly owned by participating members and which could carry out activities including development and planned maintenance.

The study concluded in July 2009 and recommended that:

- *A procurement club should be established, covering both development and planned maintenance activities;*
- *FVHN should continue as a forum for the development and sharing of good practice and benchmarking information;*
- *Positive relationships with FVHN local authorities should be developed, and;*
- *The establishment of a jointly owned company for development and planned maintenance should be investigated*

Ochil View, Forth and Rural Stirling

Based on a considerable degree of mutual trust, respect and shared values (and to build on the various aspects of joint working already in place) Ochil View, Forth and Rural Stirling have recently taken the decision to investigate closer collaboration across a number of business areas. These include the way the administration and management of the development process is procured.

To assist the process of detailed investigation and evaluation, consultants have been appointed to facilitate discussions between the 3 associations and in particular to consider in greater detail the agreed shared priorities for collaborative working.

Whilst discussions with other housing associations who share the Ochil View, Forth and Rural Stirling vision are not ruled out at this stage, the focus in the short term will be to establish key areas for potential collaborative working that will be actively investigated and evaluated.

A highly focused timetable has been agreed to select work areas in order that a more definitive statement of collaborative working arrangements can be made within the next 3 months.

Ochil View, Forth and Rural Stirling have also all contributed to the formation of previous SHIPs in their areas and previous joint working with both local authorities, (Clackmannanshire and Stirling) has brought consistency between the Strategic Housing Investment Plan (SHIP) and Strategy and Development Funding Plan (SDFP) processes by replicating project programmes, development site names and descriptions.

A recent agreement to submit a combined SDFP to the Scottish Government for funding reflects the commitment shared by each association to work in partnership to address a wide range of housing issues including regeneration of neighbourhoods, improving access to housing in areas of identified demand, providing houses for those with particular needs, promoting quality and wider role activities across both the Clackmannan and Stirling Council areas.

By collaborating, Ochil View, Forth and Rural Stirling believe they can ultimately pool resources and skills and as a result, work more efficiently and effectively towards joint programme outcomes rather than working independently on a project by project basis. A combined SDFP is the first step along this way.

In relation to joint housing association / local authority collaboration, a joint tenant satisfaction survey has been selected as a suitable area of work for early progress and the 3 associations along with both Clackmannanshire and Stirling Councils have recently agreed to participate in what will be the first piece of cross local authority /RSL collaboration ever undertaken between the organisations involved.

Clackmannanshire Council

Clackmannanshire Council joins colleagues in Stirling Council in supporting the Joint Procurement Study recommendations submitted for the Forth Valley Housing Network. In particular we support the positive approach taken by Ochil View Housing Association in joining colleagues in Forth and Rural Stirling Associations to look at collaborative working.

The production of a combined SDFP is a particularly productive and pragmatic step which we support and look forward to genuine efficiencies as a consequence of this ongoing work. The Council considers that this work is the correct direction of travel for local development and investment. Clackmannanshire Council will continue to support Ochil View Housing Association as principle development partners in adding to the stock of social rented and other affordable housing.

Paragon Housing Association have a local, as well as Forth Valley wide presence, and are also integral to the Forth Valley Housing Network. Paragon continue to have a role to play in regenerating key communities in Clackmannanshire as well as developing their expertise in wider role activities. Paragon has expressed an interest in working with Link Housing Association to develop new housing. Paragon will seek to develop opportunities which are compatible with their own local presence and the Council will look to support such projects which are compatible with and complimentary to the investment activities set out in the above mentioned joint SDFP.

Conclusion

The SHIP continues to focus on the strategic objectives of the Council by targeting investment for affordable housing for the client groups most in need. The provision of a homelessness assessment centre will eliminate the need to use B & B as temporary accommodation. Investment in the regeneration of Bowmar shows an ongoing long term commitment to providing a high quality housing environment in the area. Finally, this SHIP submission has a target of 10% particular needs housing, with at least 27 houses to be provided for older people or people with specialist housing requirements.

Although the housing need in Clackmannanshire far exceeds the additional units, the Council will continue to work closely with the RSLs and other partners to ensure that the proposed development programme is delivered within the timescale and that the limited resources are achieving the best possible value for money.