



**Clackmannanshire
Council**

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Comhairle Siorrachd
Chlach Mhanann

Strategic Housing Investment Plan 2025- 2030

1.0 Introduction

1.1 The Strategic Housing Investment Plan (SHIP) 2025/30 defines the priorities for housing investment, as set out in the Local Housing Strategy (LHS) 2018-2023 vision, that;

"Everyone should have a safe area to live in, a well maintained house and help when they need it."

1.2 To achieve this vision through investment, our aim is to create a more effective local housing system, which delivers both economically balanced and sustainable communities. This in turn shapes our key objectives of providing the right houses, in the right location, delivering both choice and affordability.

1.3 It is worth noting that the strategic plans for new housing supply in Clackmannanshire remain. However, a new Housing Need and Demand Assessment (HNDA) is due for completion in Spring 2025. This emerging evidence will drive future policy around providing new homes in Clackmannanshire and ensure the SHIP remains relevant to delivering key priorities.

1.4 Links to corporate priorities, such as the Local Housing Strategy (LHS) and Local Outcome Improvement Plan (LOIP), remain and are outlined as per previous guidance notes.

1.5 In July 2021, The Scottish Government provided a 5 year Resource Planning Assumption (RPA) for Clackmannanshire totalling £29.737million. As late as September 2023 these were still the figures we based future housing programs around.

2021/22	£6.666 million
2022/23	£5.746 million
2023/24	£5.73 million
2024/25	£5.75 million
2025/26	£5.845 million

1.6 In May 2024, The Scottish Government announced a cut of £196 million to the Affordable Housing supply budget in Scotland for 2024/25, from £752 million to £556 million. This follows a cut from £831 million in 2022/23.

The allocated spend for Clackmannanshire has therefore reduced in 2024/25 to £4.523million.

In the absence of future budget announcements and to aid programme management, the carry forward limits for 2025/26 to 2027/28 are to be 80%, 60% and 40% of current year RPA level. Revised funding is expected to be as below:

2024/25	£4.35 million (revised to £4.523 million, see 1.7)
2025/26	£3.48 million
2026/27	£2.61 million
2027/28	£1.74 million

This will affect the ability for sufficient affordable housing to be delivered in Clackmannanshire and in Scotland without further alternatives being proposed.

- 1.7 On 10 September 2024, the Scottish Government issued revised RPA letters to all Local Authorities (further amendment on 24 September) to reflect the additional £40 million added to the AHSP budget in 2024/25, the allocation of which was agreed with COSLA leaders and Ministers on Friday 30 August 2024.

The allocation of the £40 million has therefore been agreed using an approach based on 80% being allocated to the five local authority areas which have experienced the highest current and sustained temporary accommodation pressures for the last three years (Edinburgh, Fife, Glasgow, South Lanarkshire and West Lothian).

This revised RPA is intended to inform the planned programme of affordable homes delivered through the Strategic Housing Investment Plan (SHIP) in 2024-25. The uplift in the RPA as part of the £40m should be directed towards acquisitions to help address temporary accommodation pressures or, where appropriate, to bring long term voids back into use.

2.0 Clackmannanshire Housing Strategy

- 2.1 Our Local Housing Strategy 2018-2023 identifies six priority areas and outcomes to be achieved:

- **Investing in New Housing Supply** – Quality, affordable housing is maximised.
- **Best Use of Existing Housing** - The housing we already have is optimised and effective in providing choice and meeting need.
- **Homelessness** - Households have access to appropriate housing and advice to reduce homelessness.
- **Specialist Housing and Independent Living** - Those requiring assistance to live independently at home have access to effective housing.
- **Energy Efficiency and Fuel Poverty** - Energy efficiency is improved and fuel poverty and carbon emissions are reduced across all tenures.
- **Improving Neighbourhoods and Communities** – Improve long term outcomes for local communities and target town centres for improvement and regeneration to benefit the community.

- 2.2 In addition to the above, the Local Housing Strategy states further broad actions which are being delivered through this investment programme;

LHS Key Actions	Progress
Work with partners including planning and Scottish Government to maximise the amount of additional homes provided across all tenures.	
Where possible, use Council land and assets to support new affordable housing.	
Use income from reduction in Council Tax discounts to support delivery of affordable housing.	
Work with Registered Social Landlords (RSLs) to deliver new affordable housing and maximise funding from all sources.	
Continue to implement and review the Affordable Housing Policy, implemented through the Local Development Plan (LDP), including commuted sums and on-site provision of affordable housing where required.	
Promote housing development in a range of settlement centres to contribute to economic regeneration whilst addressing housing need.	
Maintain a programme to purchase existing housing for affordable rent.	
Investigate how the RSL sector can play a greater role in housing homeless applicants.	
Work with the Health & Social Care Partnership to plan and provide specialist housing for the elderly and adults with particular needs.	
Explore new models of supported accommodation for young people.	
Deliver specialist housing on all appropriate new housing developments	

¹ Ongoing

3.0 Rapid Rehousing Transition Plan

3.1 The Rapid Rehousing Transition Plan (RRTP) was submitted to the Scottish Government in December 2018 and is being implemented by the Council. Minimising time spent in temporary accommodation and having access to suitable housing is a key priority in the RRTP and consistent with housing priorities. Specific outcomes from the RRTP to be delivered through housing investment are detailed below.

As at September 2023 Clackmannanshire had the 2nd highest level of homelessness households per head of population. However, those who find themselves homeless in Clackmannanshire only spend an average of 150 days in temporary accommodation which is below the Scottish average of 216 days.

Clackmannanshire performs well in quickly providing permanent accommodation solutions for those found to be homeless. Most homeless households are ultimately housed in local authority or RSL accommodation after having spent a relatively short period waiting for permanent accommodation.

Rapid Rehousing Transition Plan	Progress
Accelerate affordable housing program over 5 year period to 2024	
Investigate how the RSL sector can play a greater role in housing homeless applicants.	
Ensure levels of temporary accommodation are maintained to meet statutory responsibilities.	

4.0 Local Outcomes Improvement Plan (LOIP)

4.1 Replacing the Single Outcome Agreement (SOA), the Council and its' partners have set out their strategic outcomes in the Local Outcomes Improvement Plan 2017- 2027. Focussing on tackling the inequalities that exist in Clackmannanshire around poverty and socio-economic disadvantage, the four strategic outcomes driving strategic partnership working are:

- Clackmannanshire will be attractive to businesses and people and ensure fair opportunities for all.
- Our families, children and young people will have the best possible start in life.
- Women and girls will be confident and aspirational, and achieve their full potential.
- Our communities will be resilient and empowered so that they can thrive and flourish.

4.2 We know that poor housing has a negative impact on health, wellbeing and quality of life. Our commitment to provide additional good quality, affordable housing goes a long way to contribute to improving the life outcomes of vulnerable families by reducing inequality and disadvantage in the housing market, and making Clackmannanshire an attractive place to live.

4.3 **Reducing child poverty - provide good quality affordable housing.**

Research shows that one of the key drivers of children living in poverty is living costs and specifically housing costs. More affordable housing not only reduces direct housing costs but ensures new homes are energy efficient reducing heating and lighting costs. Improved infrastructure in new housing developments offers increased access to the internet for all.

4.4 **Inclusive growth jobs and employability - increased house building.**

Increased house building through SHIP programs will aim to provide local employment opportunities by contracting local companies and offering apprentice and training chances for local young people.

5.0 **Links to City Deal and Transformational Change**

5.1 Continuing and new priorities for the Council and its partners will be accommodated within the SHIP and the Local Housing Strategy. This will include work as part of the City Deal with Stirling Council and plans for future regeneration in Clackmannanshire.

Plans are well under way focusing on place based development and to create Transformational Zones in Clackmannanshire, beginning in Alloa. The focus on Alloa as a well-being economy transformation zone will bring in principles of collective impact of initiatives and investment within placed-based contexts. This model will roll out to other areas of Clackmannanshire and will bring in affordable housing opportunities.

5.2 **Town Centre Living**

Work previously carried out on Place Making and integration of housing within Alloa and Alva Town Centres are linked to the council's wider intent for the regeneration of other town centres and concept of multi-generational housing on a number of sites in the council area in future. Going forward, this will include:

- The wider provision of housing, linking to Architect & Design Scotland (A&DS) Caring Places and Town Centre Living work.
- The application of the Place Standard assessment tool as a means of establishing local needs, priorities and action planning for related improvements in town centres to support Town Centre Living.

- Ensuring housing developments provides a high quality living environment for residents and contribute positively to the vitality and viability of our Town Centres.
- The council will explore opportunities with planning colleagues where possible to convert empty town centre commercial properties to permanent housing.

6.0 New Housing Supply Targets

- 6.1 The current Housing Need and Demand Assessment (HNDA) is from 2018 and is therefore going through a refresh at the present time and is due for sign off in Autumn 2025. While the figures quoted at 6.2 are from the present HNDA, early indications show the updated HNDA is likely to show a higher need for new housing. In some part, this is due to the rising need for smaller homes at the table at 7.1 with the number of households increasing in Clackmannanshire by 734 between 2018 and 2043.
- 6.2 Up to 2024, the annual estimated need for additional affordable housing in Clackmannanshire is around 26 homes, 15 of these for 'social renting' and 11 for mid market rent. It shows 5 properties required for rent by a private landlord and 18 required for sale on the open market.
- 6.3 Social housing demand in Clackmannanshire is fairly self-contained within settlements, so the location of new developments needs to be carefully considered. Availability of housing sites does not always match housing need and demand and continuing dialogue will be sought with developers to ensure that all opportunities for affordable housing are pursued in a wide range of locations.

7.0 Housing Needs

- 7.1 Findings from the current, 2024, HNDA research update confirm some specific features of demand for Clackmannanshire so far:
- The latest 2018 household projections to 2043 for Clackmannanshire show a fall of 1,476 (2,8%) of population between 2018 and 2043.
 - Despite a falling population, over the same period, the number of households will rise by 734 (3.1%). This table below shows a rise in the number of smaller, single and two adult households.

Household Type	Clacks 2018	Clacks 2043	Clacks % Difference
1 adult	7,943	8,838	11.3%
1 adult, 1+ children	1,625	1,541	-5.2%
2 adults	7,926	8,464	6.8%
2+ adults, 1+ children	4,160	3,785	-9.0%
3+ adults	2,016	1,779	-11.8%
Total	23,670	24,407	

Source: National Records of Scotland Household projections

- By 2043 the number of people over 75 years is predicted to increase by 88%, above the Scottish projection of 74%, putting additional pressure on the need for social care and older people's housing in Clackmannanshire.

Age Group	Clacks 2018	Clacks 2043	Clacks % Change	Scotland 2018
16-29	1,876	1,618	-14%	258,182
30-44	5,088	5,104	0%	583,082
45-59	7,731	6,257	-19%	743,256
60-74	5,603	5,099	-9%	534,746
75+	3,372	6,329	88%	358,008
Total	23,670	24,407	3%	2,477,274

8.0 Specialist Housing

- 8.1 From the Council's own records (waiting list figures and information on social service cases) there are at least 10 families known to the Council who require larger size wheelchair housing.
- 8.2 From information gathered from the 2011 Census, around 3,700 people (7% of the population) in Clackmannanshire have some type of physical disability. There is no data available as to how many of these people require social housing, what we do know is that private developers rarely build bungalow style housing so the target could be higher for new affordable housing.

This can be explored further in the new HNDA and Local Housing Strategy due in 2025 and also through the new Local Development Plan to establish targets for specialist housing on private sites to give households a wider choice.

- 8.3 The tables below show that 3% of all completions in 2021/22 and 60% of all completions in 2022/23 were suitable for households with mobility needs.

There were no new build completions in 2023/24, all spend was on off the shelf purchases. With the tender costs of newbuild homes rising, off the shelf purchases and refurbishments are now more attractive than even when this practice started. One property bought was accessible and adapted with a wheelchair accessible kitchen, 3% of all purchases. Officers will target accessible properties to purchase as off the shelf when they become available on the open market.

Completed 2021/22

Site	Location	Complete	Tenure / Owner	No.	Mix	Client Group
Branshill Park	Sauchie	March 2022	RSL (KHA)	24		General needs
Elm Grove	Alloa	March 2022	RSL rent (OVHA)	54	51 3	General needs Particular needs (wheelchair)
Off the shelf	Various	March 2022	Council / OVHA	8		General needs
				86		

Completed 2022/23

Site	Location	Complete	Tenure / Owner	No.	Mix	Client Group
Primrose Place	Alloa	March 2022	RSL rent (KHA)	60	19 x 1 bed flat 39 x 2 bed flat 3 x 2 bed WC	Particular needs Wheelchair
Off the shelf	Various	March 2022	Council / OVHA	40		General needs
				100		

- 8.4 The Council will continue to ensure an element of specialist housing on suitable sites is provided to meet the identified needs currently on our waiting list.

Bungalows will be provided as the affordable housing element in Pool of Muckhart, due for completion in 2025. All 7 bungalows on Lochies Road, Clackmannan scheduled to start in 2024/25, will be accessible and 2 of those fully wheelchair adapted.

- 8.5 One of the main drivers of the housing market is the ageing population and their requirement for specialist housing. This is the result of older people who need care (low cost but high volume) and higher infant survival and longevity for those with a learning disability (low volume and high cost). Housing suitable for both these client groups are considered in this SHIP.

- 8.6 All new social housing is built to 'Housing for Varying Needs, a Design Guide' published by the Scottish Government. This incorporates a 'barrier free' concept of accessibility and is a key reference document for the affordable housing sector in Scotland. It recognises that peoples' needs change through their lifetime and homes should be flexible as a result.

9.0 Gypsy / Traveller Accommodation

- 9.1 There is one Gypsy / Traveller site in Clackmannanshire at Westhaugh. This has now reached the end of its useful life in terms of the quality of accommodation. A virtual engagement session was held with residents in October 2020 to discuss site improvements. As a result, the site is being completely redeveloped to provide brand new accommodation to suit how residents want to live in the future.

The Westhaugh re-development works have been delayed and the anticipated completion date in October 2024 is now no longer able to be met. On-site works have been paused since April 2024 when a contractual issue led to the removal of the previous main contractor from the works project. Ongoing dialogue with the Scottish Government and Hubco East Central Scotland has so far been unsuccessful in resolving the issues which exist. At time of writing this paper an urgent stakeholder meeting has been requested at a senior level, this with aim of finding a suitable route forward. The Service remains committed to delivering this innovative project to the gypsy travelling community.

- 9.2 The overall objective of the project is to meet the council's equalities and human rights obligations to gypsy travellers by providing modern high quality accommodation, designed and specified to meet the community's needs. This project aims to:

- Demolish all existing amenity blocks and manager office
- Provide modern, culturally appropriate accommodation to cater for 16 households
- Build 1 new management base including communal meeting room
- Reconfigure external landscaping to ensure each pitch satisfies Scottish Fire and Rescue Service (SFRS) layout requirements
- Provide safe storage facilities for Butane gas used for by each caravan (caged & 1m from buildings)
- Improve soft landscaping to create a more attractive and inclusive community environment
- Provide visitor parking facilities with electric car charging points
- Provide a new playground that is safe and secure
- Replace the communal macerator with a suitable waste disposal system

10.0 Partnership Working

- 10.1 The Council will continue an inclusive and collaborative approach with all RSLs that are keen to work with us to deliver affordable homes in Clackmannanshire. This includes working collaboratively with Kingdom Housing Association to help deliver a strategic programme of affordable housing delivery.
- 10.2 Ochil View Housing Association entered into an agreement with Kingdom Housing Association to manage their development work and work was completed on Elm Grove, Alloa in January 2023.

11.0 The Planning Context

- 11.1 Any new housing development should address the needs of the people of Clackmannanshire, regardless of tenure. The key mechanism for this is the planning system. We are working alongside planning colleagues to create a mix of housing sizes and tenures with the aim of providing housing opportunities for all and helping to prevent market failure.
- 11.2 The Local Development Plan was adopted by Council in August 2015. This includes provision for the delivery of affordable housing, which is supported by the Housing Needs and Demand Assessment. The Affordable Housing Policy (SC2) includes that housing proposals for 20 or more homes, or over 1 hectare, will be expected to include a range and choice of house types, tenures and sizes, including affordable housing.
- 11.3 The LDP remains relevant but is going through an update incorporating new National Planning Framework 4 legislation.

12.0 Particular Policy Initiatives

12.1 Council & RSL purchase of existing housing for social renting

The Council and Ochil View Housing Association maintain the commitment to make 'off the shelf' purchase a means of delivering affordable housing.

Paragon Housing has recently approached the Council and the Scottish Government to purchase properties off the shelf. Paragon will be targeting properties in their own stock where they can become majority owners to enable capital works and upgrade energy efficiency of the stock.

The Council accelerated their program of buying properties 'off the shelf' for 2023/24 and bought 38 properties last year, with a Scottish Government funding contribution of £1,654,000.

Ochil View Housing Association bought 8 units 2023/24 with a Scottish Government funding contribution of £320,000.

Currently, 23 off the shelf properties have been purchased by the Council this financial year. Rising costs to purchase and refurbish stock has forced the Council to review rising HRA costs, although the aim is to purchase as many as the budget will support.

12.2 Reduction in Council Tax Discount on Empty Homes

There is currently around £215,800 ring fenced for use for affordable housing. This will be used to deliver Council projects and mitigate rising build costs.

12.3 Adaptations and Health & Social Care

The Housing & Social Care Group report to the Integrated Joint Board of the Clackmannanshire and Stirling Health & Social Care Partnership, has developed an action plan which will create a framework to enable the Partnership to deliver priority objectives. The action plan focuses on four key areas which will be continue to be developed. These are: governance, homelessness, mental health and older people.

- Governance – the group have amended their structure and agreed terms of reference to better reflect the scope of the group. This was informed by the action plan.
- Homelessness – the recent Scottish Government policy, Rapid Rehousing, which encourages a change in the use of temporary accommodation by local authorities, sees the introduction of Rapid Rehousing Transition Plans. A five year plan was submitted to the Scottish Government detailing how Clackmannanshire have already reduced our use of B & B accommodation and our main concerns to be addressed to allow us to meet National policy goals. Any relevant changes to current working practices will be reflected in the Action Plan.
- Mental Health – Housing and Social Work have been working closely to develop a greater understanding of different client groups with mental health issues and learning disabilities. This work has informed planning for new affordable housing by ensuring that specific client needs can be flexibly incorporated into the design stage of new homes.

13.0 Resources

13.1 Completions 2023/24

Site	Developer	No Units	Grant 2023/24	Status
Off The Shelf	Council	38	£1,654,000	Complete
Off the Shelf	Ochil View	8	£320,000	Complete
Total		46	£1,974,000	

13.2 RPA Spend 2023/24

The table above shows all spend drawn down in 2023/24 from allocated RPA of £5.73m.

Spend in Clackmannanshire was up slightly from 2022/23 but remains under RPA spend. This is in some part due to delays on all planned new build sites with rising build costs, infrastructure and land ownership issues combining to halt progression.

The out-turn for new affordable housing spend in Scotland for 2023/24 is not available at the current time but Scottish Government statistics for Scotland show that new affordable housing starts are at their lowest level since 2015.²

13.3 Estimated Spend 2024/25 (RPA £4.523 million)

Site	Developer	No Units	Grant 2024/25	Estimated Start	Estimated completion
Lochies Road, Clackmannan	Council	8	£200,000	January 2025	March 2026
Engelen Drive, Alloa	Kingdom HA	10	£20,000	2024/25 (acquisition)	2025/26
Pool of Muckhart	Kingdom HA	12	£1,400,000	October 2024	2025/26
Off the shelf,	Council	30	£1,350,000	2024	March 2025
Off the shelf	Ochil View HA	10	£450,000	2024	March 2025
Off the shelf	Paragon HA	5	£225,000	2024	March 2025
		75	£3,645,000		

² <https://www.gov.scot/publications/quarterly-housing-statistics-september-2023/documents/>

15.4 Estimated Spend 2025/26 (RPA £3.48 million)

Site	Developer	No Units	Grant 2024/25	Estimated Start	Estimated completion
Lochies Road, Clackmannan	Council	8	£448,000	January 2025	March 2026
Engelen Drive, Alloa	Kingdom HA	10	£640,000	2025/26	2026/27
Blackfaulds Street, Coalsnaughton	TBA	25	£1,000,000	2025/26	2027/28
Pompee Road, Sauchie	Council	5	£40,000	2025/26 (site clearance)	2026/27
Off the shelf,	Council	20	£900,000	2025/26	March 2026
Off the shelf	Ochil View HA	10	£450,000	2025/26	March 2026
Off the shelf	Paragon HA	5	£225,000	2025/26	March 2026
		83	£3,703,000		

15.5 Estimated Spend 2026/27 (RPA £2.61million)

Site	Developer	No Units	Grant 2025/26	Estimated Start	Estimated completion
Blackfaulds Street, Coalsnaughton	TBA	25	£800,000	2025/26	2027/38
Pompee Road, Sauchie	Council	5	£350,000	2025/26	2026/27
Regeneration, Tillicoultry	TBA	40	£800,000	2026/27	2028/29
Off the shelf,	Council	15	£750,000	2025/26	March 2026
		85	£2,650,000		

15.6 Estimated Spend 2027/28 (RPA £1.74 million)

Site	Developer	No Units	Grant 2027/28	Estimated Start	Estimated completion
Regeneration, Tillicoultry	TBA	40	£2,520,000	2026/27	2028/29
		40	£2,520,000		

15.7 Estimated Spend 2028/29 (RPA £1.74 million)

Site	Developer	No Units	Grant 2027/28	Estimated Start	Estimated completion
Glentanna Mill, Alva	TBA	40	£1,100,000	2028/29	2029/30
Park Street Chalets, Tillicoultry	TBA	7	£736,000	2028/29	2028/29
		47	£1,836,000		

15.8 **Estimated Spend 2029/30 (RPA £1.74 million)**

Site	Developer	No Units	Grant 2028/29	Estimated Start	Estimated completion
Glentanna Mill, Alva	TBA	40	£2,220,000	2028/29	2029/30
		40	£2,220,000		

16.0 **New Supply**16.1 **Engelen Drive, Alloa**

In June 2018, elected members agreed that two blocks of Council owned flats be redeveloped as a pilot for wider demolition and regeneration plans stated in the SHIP. Demolition has been delayed due to construction down time and negotiations on the electricity sub station on site.

Site start is delayed with acquisition by Kingdom by February 2025 and is expected to require higher than benchmark funding.

16.2 **Lochies Road, Clackmannan**

This small site in Clackmannan will compliment the wider regeneration of the town centre. The site will be for low level specialist bungalow style housing. The Council is currently getting current costs from a new developer and is looking to get on site early in 2025.

16.3 **Glentana Mill, Alva**

The site is in Council ownership and was approved for transfer to HRA for development for affordable housing by Council on 24 October 2019. Initial investigations indicate the site would be capable of around 40 residential units with the option of some kind of community Hub space.

Initial consultation was carried out with the community in 2022 using the Place Standard Tool. The full report can be found <https://www.ads.org.uk/case-study/alva-pathfinder> 'Alva Pathfinder Project, Collaborate to Regenerate'.

16.4 **Pool of Muckhart**

Kingdom Housing Association is working with the developers on this site to provide 12 homes for mid market rent.

After discussions with the developers, the affordable housing element on this site has been brought forward into 2024/25 program. This enables additional spend for this financial year.

16.5 Pompee Road, Sauchie

Pompee Road, Sauchie is a Council owned site, currently there are 4 chalet style properties on the site. The chalets are non traditional build and are not fit for purpose, having poor energy efficiency and coming to the end of their useful life. The best use of the site would be to re-home the current tenants in higher quality homes and to clear the site for re-development. The present tenants of the chalets are currently being re-homed and are in band 1 on the waiting list. Costs for demolition will be forthcoming.

The site may accommodate 4 or 5 bungalow style homes and early discussions with planning will be required.

16.6 Blackfaulds Street, Coalsnaughton

A developer is lined up to take this site forward and the Council is in discussion to develop the area on the wider site that remains in the ownership of the Council.

16.7 Regeneration, Tillicoultry

The Council is looking at options for potential regeneration sites.

16.8 Park Street Chalets, Tillicoultry

In December 2014, Council approved the sale of land at the old Tillicoultry community centre for housing, along with a phase 2, Park Street, Tillicoultry.

This site was to be taken forward with Lower Mill Street, Tillicoultry and so has dropped back in the program until a viable option as part of further regeneration in Tillicoultry.

17.0 Shadow Programme (Potential Sites)

- 17.1 It is inevitable that some priority sites will not be deliverable for various reasons, such as ground conditions or financial viability. To help avoid slippage in the main programme, or in the event of additional Scottish Government funding being made available, potential sites are included in the 'shadow' programme. These sites may be substituted or added to the main programme, should the opportunity arise.

This approach allows additional flexibility to help ensure that the number of units and spend in Clackmannanshire is maximised. Below is a list of sites identified to date, however, it should be noted that the Council and its RSL partners are actively looking for further opportunities. Other proposals, including purchasing units from a developer, may be brought forward in addition to those listed.

17.2 Lower Mill Street, Tillicoultry

Kingdom Housing Association have continued to work with a Contractor and design team to advance the project. Unfortunately due to increase construction costs and ground remediation required the site is not currently viable. It would be beneficial to hold this for now in order to allow delivery of other projects in the Clackmannan area. Kingdom will continue to seek a viable development for the site.

17.3 Bedford Place, Alloa

Bedford Place, Alloa has previously been used by Clackmannanshire Council as an education facility. It was deemed unfit for purpose in 2020, with major structural issues. The building has now been approved for disposal and Kingdom Housing Association is exploring developing the site for affordable housing.

The building is now in very poor condition and costs for re-development will have increased since the original costs produced in 2020. A further feasibility and cost exercise now requires to be carried out.

17.4 Forest Mill

The section 75 agreement sets a requirement for 22% of the 1,250 homes to be affordable. There are no affordable homes programmed by the developer in phase 1 or 2, so it is likely that it will be several years before affordable housing can be expected on this site.

17.5 Brook Street, Alva

This site had previously been brought forward in the programme, but due to site constraints has been delayed. We will continue to work with the land owner.

17.6 Carsebridge Road, Alloa

This site is currently at pre-application stage and, should additional budget come forward, there is potential for affordable housing as part of this large site.

18.0 Units in Addition to Affordable Housing Supply Programme

18.1 North Street / Main Street, Clackmannan

The Council received regeneration funding for the site with 2 old shop units on Main Street and the former print works on North Street, now demolished and construction has started on site. The redevelopment will provide 4 retail and 5 residential units to be complete by end of 2024.

19.0 Consultation

19.1 This document has been developed by housing and planning colleagues in consultation with local RSLs and Scottish Government officials.

20.0 Ensuring Equalities

20.1 An equalities impact assessment is carried out on each SHIP. The SHIP has no negative impact on the six equality groups; in fact it is likely that these groups will benefit from a positive impact.

21.0 Strategic Environmental Assessment

21.1 The SHIP is part of the LHS, which had a pre-screening as required by the Environmental Assessment (Scotland) Act 2005. Clackmannanshire Council as a "responsible authority" for the purpose of the Act has determined that no SEA submission is required for this document. Specific environmental issues will be considered as part of the Local Development Plan process or when planning applications for sites are submitted.

SHIP 2024-29 PRIORITIES FOR INVESTMENT

Site	Ownership	Effective Land Supply	Regen. / Town Centre Area	High Demand Area	Homeless Needs	Particular Needs	Planning Permission	Creating Mixed Comms	No Land constraints	Resources Available	VFM	Deliverable Now	Deliverable within 5 years
MAIN PROGRAMME													
Engelen Drive, Alloa	Council	Yes	Yes	No	Yes	Yes	No	Yes	Unknown	Yes	Yes	Yes	Yes
Regeneration Sites	HRA	No	Yes	No	Yes	Yes	No	Yes	Unknown	Yes	Yes	No	Yes
Lochies Road, Clackmannan	Council	No	Yes	Yes	Yes	Yes	No	Yes	Unknown	Yes	Yes	Yes	Yes
Pool of Muckhart	Private	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Glentana Mill, Alva	Council	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes
Pompee Road, Sauchie	Council	No	No	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes
Park Street, Tillicoultry	Council / Private	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes

Site Name	Ownership	Effective Land Supply	Regen. / Town Centre Area	High Demand Area	Homeless Needs	Particular Needs	Planning Permission	Creating Mixed Comms	No land constraints	Resources Available	VFM	Deliverable Now	Deliverable within 5 years
SHADOW PROGRAMME													
Forest Mill	Private Developer	Yes	No	No	Yes	Yes	Yes	Yes	No*	No	Yes	No	Yes
Brook Street, Alva	Private Developer	Yes	No	Yes	Yes	Yes	No	Yes	No	No	Yes	No	Yes
Carsebridge Road, Alloa	Private	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	Yes	No	Yes
Lower Mill Street, Tillicoultry	Private Developer	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No	No	No	Yes
Bedford Place, Alloa	Council	No	Yes	Yes	Yes	Yes	NO	Yes	No	No	Yes	No	Yes

Definitions of Criteria for Priorities

- Effective Land Supply Listed in the Local Plan as a site that can be developed for housing. No known constraints.
- Regeneration / Town Centre Area The site is situated within an area identified through the SIMD as a regeneration area or an identified Town Centre site, as identified in the LHS.
- High Demand Area Little or no social housing in the area or high demand / low turnover of existing social housing.
LHS Action: 'Maximise the impact of new housing, including affordable housing in areas of demand.'
- Homeless Needs The site will provide accommodation for at least one homeless household.
LHS Action: 'Reduce Homelessness and homeless households have access to appropriate housing.'
- Particular Needs The site will provide at least 10% of particular needs accommodation.
LHS Action: 'Deliver specialist housing on all appropriate new housing developments.'
- Planning Permission The site has planning permission for housing.
- Creating Mixed The site will provide a desirable balance of tenure in the wider area or will provide a mix of types of houses for different households within the site.

Communities	<i>LHS Action: 'Promote and increase low cost home ownership and shared equity schemes with public funding to promote tenure diversification.'</i>
No Land Constraints	Land has no infrastructure blockages.
Resources Available	Are there resources available now ie human resources or financial resources. <i>LHS Action: 'Work with local Housing Associations to deliver new affordable housing and maximise funding from their resources.'</i>
Value for Money	The site is capable of delivering the units with benchmark HAG funding or below. <i>LHS Action: 'Continue to develop and support innovative and flexible models for providing cost effective new housing.'</i>
Deliverable Now	If the site meets 8 or more of the above criteria, it will be considered to be deliverable now.
Deliverable Within 5 years	If the site meets 6 or more of the above criteria, it will be considered to be deliverable in the coming years when resources become available.