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**Report to:** Council

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**Date of Meeting:** 23 March 2023

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**Subject:** Strategic Housing Investment Plan 2023- 2028

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**Report by:** Strategic Director (Place)

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## **1.0 Purpose**

- 1.1. To approve the Strategic Housing Investment Plan 2023 – 2028 (SHIP) at appendix 1. The SHIP sets out the operational framework for affordable housing development in Clackmannanshire over the next 5 years, establishing the investment priorities.

## **2.0 Recommendations**

- 2.1. It is recommended that Council:
- 2.1.1 Approve the Strategic Housing Investment Plan for 2023-2028, including the summary 5 year programme of housing sites, detailed in Appendices 1 and 2.

## **3.0 Background**

- 3.1. Local Authorities are required by The Scottish Government to prepare a Strategic Housing Investment Plan (SHIP) annually, setting out the strategic investment priorities for affordable housing over a 5 year period, to achieve the outcomes set out in the Local Housing Strategy. The SHIP informs the Scottish Government's housing investment decisions and was submitted to the Scottish Government on 28<sup>th</sup> October 2022, pending Council approval.

## **4.0 SHIP 2023-28**

- 4.1. There have been delays on the new build programme and therefore delays in spend. The Council is committed to tackle this by picking up on delays over the next few years by over- programming to attempt to mitigate delays in completions and spend. Delays last year, 2021/22, were seen by most local authorities and although outturn figures for Scotland are not available at present, the Scottish Government recently reported that affordable housing starts in Scotland are down 35% on the year to June 2022.<sup>1</sup>

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<sup>1</sup> <https://www.gov.scot/publications/housing-statistics-scotland-quarterly-update-new-housebuilding-affordable-housing-supply-published-04-october-2022/pages/7/>

- 4.2. Despite delays in spend for 2021/22, there were 96 new affordable housing completions in Clackmannanshire in 2021/22 and will be 60 new completions on Primrose Street, Alloa and 40 new off the shelf purchases due in 2022/23.
- 4.3. Appendix 2 sets out the sites proposed for development over the next 5 years and associated spend against allocated funding.

## 5.0 Funding

- 5.1. The RPA funding for 2022/23 is £5.746 million with the expected spend to be in the region of £4.2 million.
- 5.2. As reported to Place Committee in November 2021, the three month shut downs in 2020 had a knock on effect into 2021/22 and on top of this, backlog of material supplies and rising costs have further exacerbated delays into 2022/23.
- 5.3. Tender costs for new build have risen substantially, with the cost to build a new house rising from £150k per home in 2020 to around £200k to £250k currently. This is a challenge going forward to make projects viable within current Scottish Government benchmark funding, despite The Scottish Government’s announcement in October 2021 which raised benchmark levels to £78k per unit for RSLs and £71.5k per unit for Council new build.
- 5.4. Projects coming in at higher than Scottish Government benchmark funding are subject to further scrutiny by SG which inevitably puts further delays on tender approval and start on site.
- 5.5. It is unclear how long inflationary pressures will be in place but it is likely that the situation will not improve in the next year or two, putting additional budgetary demands on the affordable housing programme.
- 5.6. It is expected that, as household incomes are squeezed, the demand for affordable, energy efficient housing may well increase and it is therefore more important than ever that new, affordable housing can be delivered effectively.
- 5.7. RPA Funding and expected spend for the next five years is as follows and is detailed in Appendix 2.

<u>Year</u>	<u>Allocation</u>	<u>Expected Spend</u>	<u>Overspend</u>
2022/23 -	£5.746 million	£4.2 million	-£1.546 million
2023/24 -	£5.73 million	£7.023 million	£1.293 million
2024/25 -	£5.75 million	£7.380 million	£1.630 million
2025/26 -	£5.845 million	£7.500 million	£1.655 million
2026/25 -	£5.845 million (estimate)	£6.900 million	£1.055 million
2027/28 -	£5.845 million (estimate)	£6,072 million	£0.227 million

## 6.0 Sustainability Implications

- 6.1. The supply of affordable housing is a central contributor to the Council's commitment to reduce carbon emissions. The projects are all built to 'Greener Standards' and the Council will pursue the inclusion of renewable energy on sites where possible.

## 7.0 Resource Implications

### Financial Details

- 7.1. There are no funding implications from this report that will not be met from within existing resources. A report will be brought to a future meeting on detailed regeneration proposals.
- 7.2. The full financial implications of the recommendations are set out in the report. This includes a reference to full life cycle costs where appropriate. Yes
- 7.3. Finance has been consulted and has agreed the financial implications as set out in the report. Yes

### Staffing

- 7.4. There are no staffing implications arising from this report

## 8.0 Exempt Reports

- 8.1. Is this report exempt? Yes  (please detail the reasons for exemption below) No

## 9.0 Declarations

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

- (1) **Our Priorities** (Please double click on the check box )

- Clackmannanshire will be attractive to businesses & 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

- (2) **Council Policies** (Please detail)

## 10.0 Equalities Impact

10.1. Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes

No

## 11.0 Legality

11.1. It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

## 12.0 Appendices

12.1. Please list any appendices attached to this report. If there are no appendices, please state "none".

Appendix 1 Strategic Housing Investment Plan (SHIP) 2023-2028

Appendix 2 Affordable Housing Programme with 5 year spend

## 13.0 Background Papers

13.1. Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered).

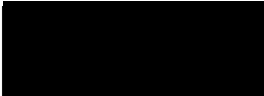
Yes  (please list the documents below)

No

### Author(s)

NAME	DESIGNATION	TEL NO / EXTENSION
Kate Fleming	Senior Housing Strategy Officer	2361

### Approved by

NAME	DESIGNATION	SIGNATURE
Pete Leonard	Strategic Director (Place)	

# **CLACKMANNANSHIRE COUNCIL**

## **STRATEGIC HOUSING INVESTMENT PLAN 2023- 2028**

## 1.0 Introduction

1.1 The Strategic Housing Investment Plan (SHIP) 2023/28 defines the priorities for housing investment, as set out in the Clackmannanshire Housing Strategy (CHS) 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 long term strategic plans for new housing supply in Clackmannanshire remain. The Housing Need and Demand Assessment is the evidence base and continues to drive policy around providing homes for an aging population and smaller household sizes going to the future as well as providing homes for homeless households of all sizes.

1.4 Links to corporate priorities, such as the LHS and LOIP, remain and are outlined as per previous guidance notes.

1.5 In July 2021, The Scottish Government provided a 4 year Resource Planning Assumption (RPA) for Clackmannanshire totalling £23.071million.












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

## 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 RSLs to deliver new affordable housing and maximise funding from all sources.	
Continue to implement and review the Affordable Housing Policy, implemented through the 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	




### 3.0 Rapid Rehousing Transition Plan

3.1 The Rapid Rehousing Transition Plan 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.

<sup>1</sup> Ongoing

In 2020/21 Clackmannanshire ranked 5<sup>th</sup> out of 32 Local Authorities for total time spent in temporary accommodation at 128 days. As a consequence, Clackmannanshire Council is one of only a few Local Authorities to have more households leaving temporary accommodation than entering.

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 and, in part, attributed to additional affordable housing coming forward.

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 for the next 10 years 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.



## **5.0 Links to Child Poverty**

5.1 Set within The Corporate Plan 2018-22 child poverty is a key Council priority. Our priorities as a Council to 2022 are:

- Inclusive growth, jobs and employability
- Reducing child poverty
- Raising attainment
- Sustainable Health & Social Care
- Empowering families and communities
- Organisational transformation

5.2 It is recognised that the SHIP has a key role to play as an enabling plan specifically contributing to 2 of the Council Corporate priorities:

### **5.3 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.

### **5.4 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.

## **6.0 Links to City Deal and Transformational Change**

6.2 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. Derelict land in Alloa town centre has been utilised for a flagship affordable housing development for older people, expected to be complete in January 2023. 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.

The Council was awarded £512,000 from the Placed Based Investment Programme, 2021/22. This has gone towards additional design measures required for the success of the Primrose Street, Alloa housing development to meet the strategic priorities of quality place making in the town centre.

## **7.0 New Housing Supply Targets**

- 7.1 An updated Housing Need and Demand Assessment (HNDA) shows a reduction in the level of housing requirements since the last Assessment. This is due to a number of reasons, primarily the reversal in the population projections for 2012 showing an anticipated decline in the population to 2037. This, in turn, is influenced by a dramatic drop in new house building in Clackmannanshire since 2008.
- 7.2 Up to 2020, the annual estimated need for additional affordable housing in Clackmannanshire is around 75 homes, 53 of these for 'social renting' and 22 for mid market rent. It shows 11 properties required for rent by a private landlord and 36 required for sale on the open market.
- 7.3 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.

## **8.0 Housing Needs**

- 8.1 Initial findings from the HNDA research confirm some specific features of demand for Clackmannanshire;
- The latest 2012 household projections to 2037 for Clackmannanshire show a fall in population.
  - Despite a falling population, 100 new households will form every year. Every one of these (100%) will be either single person or couple households, meaning additional, smaller houses are required.
  - Net outward migration of 16 to 29 year olds sits at around 100 annually, which is the highest for any age group.
  - By 2037 there will be 126% more people aged 75+, which is far above the Scottish average of an projected 86% increase, resulting in greater pressure for social care services in Clackmannanshire.
  - By 2030 the number of people over 85 years will double, with a corresponding need for suitable / adapted housing and corresponding support in the community.

## **9.0 Specialist Housing**

- 9.1 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.
- 9.2 From information gathered from the 2011 Census, around 3,700 people (7% of the population) in Clackmannanshire have some type of physical disability. It would therefore be reasonable to aim for 7% of all social housing to be suitable for those with some sort of physical disability, including those who require wheelchair use.

- 9.3 The Council will continue to provide an element of specialist housing on suitable sites to meet the identified needs currently on our waiting list. Over the course of the SHIP at least 10 wheelchair bungalows are planned as well as 3 wheelchair homes on Primrose Street and 3 on Elm Grove, Alloa.
- 9.4 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.

## **10.0 Gypsy / Traveller Accommodation**

- 10.1 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 to be completely redeveloped to provide brand new accommodation to suit how residents want to live in the future.
- 10.2 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 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
  - A new chemical toilet disposal facility
  - One large waste disposal facility in addition to individual resident bins.
  - Replace the communal macerator with a suitable waste disposal system

## **11.0 Partnership Working**

- 11.1 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.
- 11.2 Ochil View Housing Association entered into an agreement with Kingdom Housing Association to manage their development work. As such, work was completed on Elm Grove, Alloa in January 2023.
- 11.3 Primrose Street in Alloa town centre is on site to provide housing for older people. Design and specification has been worked up with input from Social Services. Engagement with Architecture and Design Scotland (a non departmental public body) advised on the design of the housing on Primrose Street and gave support with briefing on wider provision for housing for the elderly, linking to work on 'Caring Places' and 'Town Centre Living'.

## **12.0 The Planning Context**

- 12.1 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.
- 12.2 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.
- 12.2 The LDP remains relevant but will be going through and update from next year incorporating new National Planning Framework legislation.

## **13.0 Particular Policy Initiatives**

### **13.1 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.

The Council has accelerated their program of buying properties 'off the shelf' for 2022/23 and aims to buy up to 40 properties this year, with a Scottish Government funding contribution of £1,600,000.

Currently, 20 off the shelf properties have been purchased this financial year at a cost of around £1.7 million, with £800,000 Scottish Government grant funding. Contributions from the Council for purchase and refurbishment is currently around £880,000. The Council is also liable to pay Additional

Dwelling Supplement (ADS) which is a tax payable to buyers purchasing multiple properties. Eighteen purchases made prior to 16 December 2022 were charged at 4%, equating to an additional £60,000 paid on the purchase price of all properties purchased this financial year prior to 16 December 2022.

Any further purchases made after 16 December 2022 will be subject to an increased rate of 6%. So far two properties have been purchased subject to the higher rate, resulting in the Council paying an additional £10,000 on the purchase price of £170,000 for the two properties.

It should be noted that RSLs are exempt from this tax.

### 13.2 Reduction in Council Tax Discount on Empty Homes

There is around £105,000 ring fenced for use for affordable housing £178,000 was used last financial year to address funding gap for enhanced measures on the Primrose Street, Alloa development. This is to be utilised this financial year as follows:

- Engelen Drive, £30,000 towards demolition costs.

### 13.3 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.

- Older People – The Health & Social Care Partnership is working closely with Housing in the planning and development of new core and cluster housing for older people in Alloa Town Centre.

## 14.0 Resources

### 14.1 Completions 2021/22

Site	Developer	No Homes	Grant 2020/21	Grant 2021/22	Status
Branshill Park, Sauchie	KHA	24	£1,588,000	£0	Complete
Elm Grove, Alloa	Ochil View	33	£2,207,059	£0	Complete
Elm Grove, Alloa	KHA Mid Market rent	21	£769,469	£0	
Off The Shelf	Council	8		£320,000	Complete
Off the Shelf	Ochil View	10		£400,000	Complete

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### 14.2 RPA Spend 2021/22

The table below shows all spend drawn down in 2021/22 from allocated RPA of £6.66m.

This is the lowest spend in Clackmannanshire in at least the last 10 years, this is in some part due to delays on site on Mill Street, Tillicoultry. Additionally, both the Council and Kingdom failed to secure land acquisitions with private land owners, despite lengthy negotiation, on land in Coalsnaughton and Carsebridge Road, Alloa.

The out-turn for new affordable housing spend in Scotland for 2021/22 is not available at the current time but Scottish Government statistics for Scotland show that new affordable housing starts have dropped by 35% to the year end June 2022<sup>2</sup> suggesting that there are considerable difficulties in Scotland getting new developments on site.

Site	Developer	No Homes	RPA Spend 2021/22
Blackfaulds, Coalsnaughton	Council land acquisition		£115,000
Off The Shelf	Ochil View HA	10	£400,000
Off The Shelf	Council	8	£320,000

<sup>2</sup> <https://www.gov.scot/publications/housing-statistics-scotland-quarterly-update-new-housebuilding-affordable-housing-supply-published-04-october-2022/pages/7/>

Glentanna Mill, Alva	Council Land acquisition		<b>£200,000</b>
		<b>18</b>	<b>£1,035,000</b>

13.3 **Estimated Spend 2022/23 (RPA £5.746 million)**

<b>Site</b>	<b>Developer</b>	<b>No Homes</b>	<b>Grant 2022/23</b>	<b>Estimated Start</b>	<b>Estimated completion</b>
Lochies Road, Clackmannan	Council	8	£648,000	March 2023	March 2024
Park Street, Tillicoultry	Ochil View HA	7	£ 250,000	2023	2023/24
Lower Mill Street	KHA (phase 1)	28	£600,000	2022/23	2023/24
Engelen Drive, Alloa	KHA	10	£250,000	2022/23	2023/24
Bedford Place, Alloa	KHA	33	£200,000	2023/24 (acquisition)	
Off the shelf,	Council	40	£1,600,000	2022	March 2023
Off the shelf	Ochil View HA	10	£400,000	2022	March 2023
HRA Acquisitions	Council		£200,000	2022/23	
Glentanna Mill, Alva	Council	40	£120,000	2022/23	2023/24
		<b>148</b>	<b>£4,268,000</b>		

13.4 Estimated Spend 2023/24 (RPA £5.73million)

Site	Developer	No Homes	Grant 2022/23	Estimated Start	Estimated completion
Lower Mill Street, P1	Kingdom HA	28	£771,777	2022/23	2023/24
Lower Mill Street, Tillicoultry P2	Kingdom HA	28	£600,000	2023/24	2024/25
Lower Mill Street, Tillicoultry P3	Kingdom HA	24	£0	2023/24	2025/26
Park Street, Tillicoultry	Ochil View HA	7	£ 462,000	2022	2023/24
Carsebridge Road, Alloa P1	Kingdom HA	50	£500,000	2022/23 (acquisition)	2024/25
Carsebridge Road, Alloa, P2	Kingdom HA	50	£500,000	2023/24 (acquisition)	2026/27
Carsebridge Road, Alloa , P3	Kingdom HA	50	£500,000	2025/26 (acquisition)	2027/28
Engelen Drive, Alloa	Kingdom HA	10	£640,000	2022/23	2023/24
Bedford Place, Alloa	Kingdom HA	33	£250,000	2022/23	2024/25
Glentanna Mill, Alva	Council	40	£800,000	2023/24	2024/25
Off the shelf,	Council	40	£1,600,000	2023/24	March 2024
Off the shelf	Ochil View HA	10	£400,000	2023/24	March 2024
		<b>350</b>	<b>£7,023,777</b>		



13.5 Estimated Spend 2024/25 (RPA £5.753million)

Site	Developer	No Homes	Grant 2023/24	Estimated Start	Estimated completion
Lower Mill Street, Tillicoultry P3	Kingdom HA	24	£1,010,826	2022/23	2025/26
Carsebridge Road, Alloa, P2	Kingdom HA	50	£2,800,000	2023/24	2026/27
Carsebridge Road, Alloa , P3	Kingdom HA	50	£50,000	2025/26	2027/28
Glentanna Mill, Alva	TBA	40	£2,520,000	2023/24	2024/25
Off the shelf,	Council	20	£800,000	2024/25	March 2025
Off the shelf	Ochil View HA	5	£200,000	2024/25	March 2025
		<b>189</b>	<b>£7,380,826</b>		

13.6 **Estimated Spend 2025/26 (RPA £5.845 million)**

Site	Developer	No Homes	Grant 2023/24	Estimated Start	Estimated completion
Lower Mill Street, Tillicoultry P3	Kingdom HA	24	£500,826	2022/23	2025/26
Carsebridge Road, Alloa P1	Kingdom HA	50	£1,650,000	2023/24	2024/25
Carsebridge Road, Alloa, P2	Kingdom HA	50	£150,000	2023/24	2026/27
Carsebridge Road, Alloa , P3	Kingdom HA	50	£150,000	2025/26	2027/28
Bedford Place, Alloa	Kingdom HA	33	£2,489,000	2022/23	2024/25
Glentanna Mill, Alva	TBA	40	£800,000		
Off the shelf,	Council	20	£800,000	2025	March 2026
Off the shelf	Ochil View HA	5	£200,000	2025	March 2026
		<b>300</b>	<b>£7,500,421</b>		

13.7 **Estimated Spend 2026/27**

Site	Developer	No Homes	Grant 2023/24	Estimated Start	Estimated completion
Carsebridge Road, Alloa, P2	Kingdom HA	50	£550,000	2023/24	2026/27
Carsebridge Road, Alloa , P3	Kingdom HA	50	£1,000,000	2025/26	2027/28
Blackfaulds Street, Coalsnaughton	TBA	25	£1,800,00	2026/27	2027/28
Blackfaulds Street, Coalsnaughton	TBA	25	£250,000	2026/27	2028/29
Regeneration, Tillicoultry	TBA	29	£2,300,000	2026/27	2028/29
Off the shelf,	Council	20	£800,000	2026	March 2027
Off the shelf	Ochil View HA	5	£200,000	2026	March 2027
		<b>204</b>	<b>£6,900,000</b>		

### 13.7 Estimated Spend 2027/28

Site	Developer	No Homes	Grant 2023/24	Estimated Start	Estimated completion
Carsebridge Road, Alloa , P3	Kingdom HA	50	£2,300,000	2025/26	2027/28
Blackfaulds Street, Coalsnaughton	TBA	25	£275,000	2026/27	2027/28
Blackfaulds Street, Coalsnaughton	TBA	25	£1,825,000	2026/27	2028/29
Pool of Muckhart	Kingdom HA	12	£672,000	2027/28	2028/29
Off the shelf,	Council	20	£800,000	2027	March 2028
Off the shelf	Ochil View HA	5	£200,000	2027	March 2028
		<b>204</b>	<b>£6,072,000</b>		

### **New Supply**

#### 14.1 Primrose Street, Alloa

This site will deliver 60 flats with flexible layout to facilitate changing needs of an aging population, including technology enabled infrastructure and the A&DS principles of Town Centre Living: A Caring Place. The site was granted £4.9 million in Allia Bond funding from the Scottish Government which gives additional funding to Clackmannanshire for the delivery of this site over and above what has been granted for RPA funding. Due for completion January 2023.

#### 14.2 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.

Funding has been secured for the demolition through Council Tax second homes money and commuted sums. Site start is delayed to 2022/23 and is expected to require higher than benchmark funding.

#### 14.3 Park Street, Tillicoultry

Land is in the process of being sold to Kingdom Housing Association to develop 7 houses on the site, adjacent to the popular recent development of amenity bungalows.

Site investigation is underway and due to start on site in 2022/23 and complete in 2023/24.

#### 14.4 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.

#### 14.5 Lower Mill Street, Tillicoultry

This site has been in the LDP for a long period without coming forward due to flood concerns. Work has been done to enable viability for development and a total of 74 properties could be built on the site over 3 phases. The site has been delayed due to higher than expected costs. Kingdom owns the land and is now back on site 2022/23 with the first units complete by 2023/24.

#### 14.6 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 homes with the option of some kind of flexible community space.

Extensive consultation has been carried out with the community in Alva using Place Standard. Findings from this will be reported back to elected members and the community early in 2023, with an architect currently working on detailed site layout options.

Initial discussions have taken place with Stirling University to further develop the collaborative work and expert input already utilised at the Primrose Street site. Drawing on feedback from community consultation, there is a need for starter accommodation as well as for older people so options for multi-generational living are being explored.

#### 14.7 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 Council are expected to approve disposal for use for affordable housing. Initial feasibility studies show it can deliver around 33 affordable homes.

#### 14.11 Carsebridge Road, Alloa

This site is currently being worked up and is planned for around 600 homes, 25% of which to be affordable. A site start is planned for 2022/23.

#### 14.12 Pool of Muckhart

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

## **15.0 Shadow Programme (Potential Sites)**

- 15.1 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.
- 15.2 This approach allows additional flexibility to help ensure that the number of new homes 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.

### **15.3 Alva West**

The developer on this site has provided pre-application details showing 25% affordable housing on site, amounting to 61 affordable houses, the Council will continue to work with the developer to negotiate this provision.

### **15.4 Sauchie West, Sauchie**

This site is capable of up to 1,000 new homes over the next 15 years.

### **15.5 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.

### **15.5 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.

## **16.0 Properties in Addition to Affordable Housing Supply Programme**

### **16.1 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 units and 5 residential flats to be complete by Autumn 2023.

## **17.0 Consultation**

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

## **18.0 Ensuring Equalities**

18.1 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.

## **19.0 Strategic Environmental Assessment**

19.1 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 2020-25 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
<b>MAIN PROGRAMME</b>													
Park Street, Tillicoultry	Council / Private	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
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
Lower Mill Street, Tillicoultry	Private Developer	Yes	No	Yes	Yes	Yes	Yes	Yes	No	yes	Yes	Yes	Yes
Glentanna Mill, Alva	Clacks Council	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes
Bedford Place, Alloa	Council	No	Yes	Yes	Yes	Yes	NO	Yes	No	Yes	Yes	Yes	Yes
Carsebridge Road, Alloa	Private	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	Yes	No	Yes
Glentana Mill, Alva	Council	Yes	Yes	Yes	Yes	Yes	No	Yes	No	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
<b>SHADOW PROGRAMME</b>													
Forest Mill	Private Developer	Yes	No	No	Yes	Yes	Yes	Yes	No*	No	Yes	No	Yes
Alva West	Private Developer	Yes	No	Yes	Yes	No	No	Yes	No	No	Yes	No	Yes
Sauchie West	Private Developer	Yes	No	Yes	Yes	Yes	No	Yes	No	No	Yes	No	Yes
Brook Street, Alva	Private Developer	Yes	No	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. <i>LHS Action: 'Maximise the impact of new housing, including affordable housing in areas of demand.'</i>
Homeless Needs	The site will provide accommodation for at least one homeless household. <i>LHS Action: 'Reduce Homelessness and homeless households have access to appropriate housing.'</i>
Particular Needs	The site will provide at least 10% of particular needs accommodation. <i>LHS Action: 'Deliver specialist housing on all appropriate new housing developments.'</i>
Planning Permission	The site has planning permission for housing.
Creating Mixed Communities	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. <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.



Appendix 2 – 5 year spend

<b>2022-23</b>		<b>RPA* £5.746m</b>		
Project	Units	Site Start	Completion	Est Spend
Lochies Road, Clackmannan	8	March 2023	March 2024	£648,000
Park Street, Tillicoultry	7	2022/23	2023/24	£ 250,000
Lower Mill Street P1	28	2022/23	2023/24	£600,000
Engelen Drive, Alloa	10	2022/23	2023/24	£250,000
Bedford Place,Alloa	33	2023/24 (acquisition)		£200,000
Off the shelf,	40	2022	March 2023	£1,600,000
Off the shelf	10	2022	March 2023	£400,000
HRA Acquisitions		2022/23		£200,000
Glentanna Mill, Alva	40	2022/23 (demolition TBA)	2023/24	£120,000
				<b>£4,268,000</b>

<b>2023-24</b>		<b>RPA* £5.73m</b>		
Project	Units	Site Start	Completion	Est Spend
Lower Mill Street, P1	28	2022/23	2023/24	£771,777
Lower Mill Street, Tillicoultry P2	28	2023/24	2024/25	£600,000
Lower Mill Street, Tillicoultry P3	24	2023/24	2025/26	£0
Park Street, Tillicoultry	7	2022	2023/24	£ 462,000
Carsebridge Road, Alloa P1	50	2022/23 (acqistion)	2024/25	£500,000
Carsebridge Road, Alloa, P2	50	2023/24 (acquisition)	2026/27	£500,000
Carsebridge Road, Alloa , P3	50	2025/26 (acquisition)	2027/28	£500,000
Engelen Drive, Alloa	10	2022/23	2023/24	£640,000
Bedford Place, Alloa	33	2022/23	2024/25	£250,000

Glentanna Mill, Alva	40	2023/24	2024/25	£800,000
Off the shelf	40	2023/24	March 2024	£1,600,000
Off the shelf	10	2023/24	March 2024	£200,000
<b>2024-25</b>			<b>RPA* £5.75m</b>	
Project	Units	Site Start	Completion	Est Spend
Lower Mill Street, Tillicoultry P3	24	2022/23	2025/26	£1,010,826
Carsebridge Road, Alloa, P2	50	2023/24	2026/27	£2,800,000
Carsebridge Road, Alloa , P3	50	2025/26	2027/28	£50,000
Glentanna Mill, Alva	40	2023/24	2024/25	£2,520,000
Off the shelf,	20	2024/25	March 2025	£800,000
Off the shelf	5	2024/25	March 2025	£200,000
			<b>£7,380,826</b>	

<b>2025-26</b>				<b>RPA*</b>
<b>£5.845m</b>				
Project	Units	Site Start	Completion	Est Spend
Lower Mill Street, Tillicoultry P3	24	2022/23	2025/26	£500,826
Carsebridge Road, Alloa P1	50	2023/24	2024/25	£1,650,000
Carsebridge Road, Alloa, P2	50	2023/24	2026/27	£150,000
Carsebridge Road, Alloa , P3	50	2025/26	2027/28	£150,000
Bedford Place, Alloa	33	2022/23	2024/25	£2,489,000
Glentanna Mill, Alva	40			£800,000
Off the shelf,	20	2025/26	March 2026	£800,000

Off the shelf	5	2025/26	March 2026	£200,000
				<b>£7,500,421</b>

<b>2026-27</b>				
Project	Units	Site Start	Completion	Est Spend
Carsebridge Road, Alloa, P2	50	2023/24	2026/27	£550,000
Carsebridge Road, Alloa , P3	50	2025/26	2027/28	£1,000,000
Blackfaulds Street, Coalsnaughton	25	2026/27	2027/28	£1,800,00
Blackfaulds Street, Coalsnaughton	25	2026/27	2028/29	£250,000
Regeneration, Tillicoultry	29	2026/27	2028/29	£2,300,000
Off the shelf,	20	2026/27	March 2027	£800,000
Off the shelf	5	2026/27	March 2027	£200,000

**£6,900,000**

**2027-28**

Project	Units	Site Start	Completion	Est Spend
Carsebridge Road, Alloa , P3	50	2025/26	2027/28	£2,300,000
Blackfaulds Street, Coalsnaughton	25	2026/27	2027/28	£275,000
Blackfaulds Street, Coalsnaughton	25	2026/27	2028/29	£1,825,000
Pool of Muckhart	12	2027/28	2028/29	£672,000
Off the shelf,	20	2027/28	March 2028	£800,000
Off the shelf	5	2027/28	March 2028	£200,000

**£6,072,000**