
Report to: Clackmannanshire Council

Date of Meeting: 30 November 2023

Subject: Strategic Housing Investment Plan 2024- 2029

Report by: Strategic Director (Place)

1.0 Purpose

- 1.1. To approve the Strategic Housing Investment Plan 2024 – 2029 (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 Approves the Strategic Housing Investment Plan for 2024-2029, including the summary 5 year programme of housing sites, detailed in Appendix 1,
- 2.1.2 Approves the relocation of tenants at Pompee Road, Sauchie (Band 1 priority) and to clear the site for new housing development,
- 2.1.3 Notes that Paragon Housing Association intend to participate in off the shelf purchases from the open market (as the Council and Ochilview Housing Association currently do), detailed in 7.2,
- 2.1.4 Notes that regular updates on the progress of the SHIP will be brought to Housing Performance meetings on an ongoing basis from early 2024.

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 27th October 2023, pending Council approval.

4.0 SHIP 2024-29

- 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, 2022/23, were seen by most local authorities and outturn figures for Scotland for 2021/22 shows that 21 local authorities did not achieve spend on housing grant allocations and affordable housing new starts throughout Scotland are at their lowest level since 2015.
- 4.2. In 2022/23, 40 new off the shelf homes were purchased in Clackmannanshire and 60 new homes were completed on Primrose Place, Alloa.
- 4.3. To further pick up on new sites and to mitigate grant under spend in 2023/24 it is proposed to accelerate the site at Pompee Road, Sauchie as detailed at 6.0 below.

5.0 Council Owned Sites

- 5.1. Park Street, Tillicoultry
- 5.2. 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.
- 5.3 The opportunity to purchase a property at Stoneyacre, with additional land was taken forward in 2020 under the 'off the shelf' program. This allowed the Council to package up a larger area of land and enable Phase 2 build.
- 5.3. Engelen Drive, Alloa
- 5.4. In June 2018, Council agreed to regeneration proposals for Engelen Drive, Alloa and in September 2021 approved £30,000 from the Council Tax income from 2nd homes could be put towards demolition. This was due to higher costs on the site and to enable regeneration in a priority area.
- 5.5. The site is home to an electric sub station which is due to be moved to another site before the purchase can be concluded with Kingdom. On purchase, Kingdom will take forward the demolition and rebuild contract. The Strategic Director for Place intends to write to Scottish Power Energy Networks to expedite this matter.

6.0 Pompee Road, Sauchie

- 6.1. There are five 1 bedroom chalets located on Pompee Road, Sauchie which are no longer fit for purpose. They are non-traditional build, have poor energy efficiency and there is very little scope to improve even with considerable investment to bring up to modern levels and so are nearing the end of their useful life.
- 6.2. The site would be better utilised for new build housing, and it is recommended that no new lets are made to the chalets, the current tenants are relocated, and the site is demolished to make way for high quality, energy efficient

homes. An options appraisal to consider what possible housing solutions may be best suited to development on the site will be worked through. One potential option may be for the site to be used to provide supported accommodation for young people, helping to meet the Council's obligation under The Promise.

- 6.3. The Housing team will engage with residents to explore their housing options, however, once a decision on demolition has been made, the current tenants can be placed in Band 1 priority on the waiting list and will likely be rehoused in suitable accommodation quicker.
- 6.4. Under the Land Compensation (Scotland) Act 1973 the Council would make home loss and disturbance payments, due to tenants who are displaced due to demolition or other redevelopment proposals.
- 6.5. Once a decision on demolition has been made, proposals on the number and types of homes will be reported back to Council in conjunction with early consultation with Planning. The Scottish Government More Homes Team has been approached to agree to fund demolition costs to clear the site in this financial year. The Council has a current contract in place for demolition.

7.0 Funding

- 7.1. Spend for 22/23 was £1.61million from the allocation of £5.76 million. This is up from the previous year spend due to the boost in the Councils successful accelerated off the shelf programme.
- 7.2. The Resource Planning Assumption (RPA) funding for 2023/24 is £5.730 million with the expected spend to be in the region of £3.585 million. The Resource Planning Assumption (RPA) funding is allocated for use within Clackmannanshire, local Registered Social Landlords (RSLs) Ochilview and Paragon Housing Associations have been able to access this funding to add to their housing stock, this is beneficial to Clackmannanshire as a whole with more affordable housing being made available. The Council has purchased a larger number of properties from the open market than both RSLs combined within this current financial year (Appendix 1 Table 14.3 Estimated Spend 23/24).
- 7.3. The Housing Service is reviewing our own capacity to explore how we can best try to maximise our use of RPA. This will be part of the considerations within the HRA Business Plan for future years.
- 7.4. As reported to Council in February 2023, there continues to be delays in new builds as costs continue to rise against Scottish Government grant levels.
- 7.5. Tender costs for new build continue to rise and it remains a challenge to bring projects in or around current Scottish Government benchmark funding levels putting additional pressure on Housing Association and Council funding streams to fill the gap. The Scottish Government last reviewed their levels per unit funding in October 2021 while inflationary costs continue to rise over this period.
- 7.6. All projects included in the SHIP are coming in at higher than Scottish Government benchmark funding and are subject to further cost savings and

scrutiny by the Scottish Government which inevitably puts further delays on tender approval and start on site.

- 7.7. It is unclear how long inflationary pressures will be in place but it is likely that the situation will not improve in the shorter term, putting additional budgetary demands on the affordable housing programme.
- 7.8. It is expected that, as household incomes are squeezed, the demand for affordable, energy efficient housing will increase and it is therefore more important than ever that new, affordable housing can be delivered effectively.
- 7.9. 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>
2024/25 -	£5.753 million	£7.792 million	£2.039 million
2025/26 -	£5.845 million	£9.695 million	£3.850 million
2026/25 -	£5.845 million (estimate)	£7.015 million	£1.170 million
2027/28 -	£5.845 million (estimate)	£6,847million	£1.002 million
2028/29 -	£5.845 million (estimate)	£5.975million	£0.130 million

8.0 Sustainability Implications

- 8.1. 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 inclusion of renewable energy on sites is now a requirement for grant approval.

9.0 Resource Implications

Financial Details

- 9.1. 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.
- 9.2. 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
- 9.3. Finance has been consulted and has agreed the financial implications as set out in the report. Yes

Staffing

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

10.0 Exempt Reports

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

11.0 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)

12.0 Equalities Impact

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

Yes

No

13.0 Legality

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

14.0 Appendices

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

Appendix 1 Strategic Housing Investment Plan (SHIP) 2024-2029

15.0 Background Papers

15.1. 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

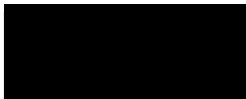
<https://www.clacks.gov.uk/document/meeting/1/615/4739.pdf>

<https://www.clacks.gov.uk/document/meeting/1/851/5979.pdf>

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CLACKMANNANSHIRE COUNCIL

STRATEGIC HOUSING INVESTMENT PLAN 2024- 2029

1.0 Introduction

1.1 The Strategic Housing Investment Plan (SHIP) 2024/29 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 July 2024. 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 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.

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












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	

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

¹ Ongoing

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 March 2022 Clackmannanshire had the 3rd highest level of homelessness households per head of population. However, those who find themselves homeless in Clackmannanshire spend an average of 176 days in temporary accommodation which is below the Scottish average of 211 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 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 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

6.1 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. Derelict land in Alloa town centre has been utilised for a flagship affordable housing development for older people, completed 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.

6.2 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 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 Summer 2024. While the figures quoted at 7.2 are from the present HNDA, early indications show the updated HNDA is likely to show a higher need for new housing.
- 7.2 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.
- 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 Findings from the 2018 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 the development plan shows at least 10 wheelchair bungalows to be realised. In addition to this we have completed 3 wheelchair units 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 being completely redeveloped to provide brand new accommodation to suit how residents want to live in the future, this work is ongoing currently.
- 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 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

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 and work was completed on Elm Grove, Alloa in January 2023.
- 11.3 Primrose Street in Alloa town centre is complete and provides housing for older people. Design and specification was 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 is going through an update incorporating new National Planning Framework 4 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.

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. They have planned to purchase up to 5 properties in 2023/24.

The Council have accelerated our programme of buying properties 'off the shelf' for 2023/24 and aims to buy up to 40 properties this year, with a Scottish Government funding contribution of £1,800,000.

Currently (at time of writing this paper) 25 off the shelf properties have been purchased this financial year by the Council, Ochil View have purchased 5 properties.

Any purchases made after 16 December 2022 have been subject to an increased rate of 6%. For this reason, and higher house purchase prices, a grant of £45,000 per unit has been requested from the Scottish Government in line with other local authorities.

13.2 Reduction in Council Tax Discount on Empty Homes

There is currently around £157,200 ring fenced for use for affordable housing. 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 2022/23

Site	Developer	No Units	Grant 2021/22	Grant 2022/23	Status
Off The Shelf	Council	30		£1,290,000	Complete
Off the Shelf	Ochil View	10		£320,000	Complete

40

14.2 RPA Spend 2022/23

The first table below shows all spend drawn down in 2022/23 from allocated RPA of £5.76m.

Spend in Clackmannanshire was up slightly from 2021/22 but remains well under RPA spend. 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 at Blackfaulds Street, Coalsnaughton and Carsebridge Road, Alloa.

The out-turn for new affordable housing spend in Scotland for 2022/23 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

Site	Developer	No Units	RPA Spend 2022/23
Off The Shelf	Ochil View HA	10	£320,000
Off The Shelf	Council	30	£1,290,000
		<u>40</u>	£1,610,000

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

14.3 **Estimated Spend 2023/24 (RPA £5.73 million)**

Site	Developer	No Units	Grant 2023/24	Estimated Start	Estimated completion
Lochies Road, Clackmannan	Council	8	£200,000	January 2024	March 2024
Park Street, Tillicoultry	Kingdom HA	7	£ 20,000	2023/24 (acquisition)	2024/25
Lower Mill Street P1	Kingdom HA (phase 1)	28	£600,000	2023/24	2024/25
Engelen Drive, Alloa	Kingdom HA	10	£20,000	2023/24 (acquisition)	2024/25
Bedford Place, Alloa	Kingdom HA	33	£200,000	2023/24 (acquisition)	
Off the shelf,	Council	40	£1,800,000	2023	March 2024
Off the shelf	Ochil View HA	10	£400,000	2023	March 2024
Off the shelf	Paragon HA	5	£225,000	2023	March 2024
Glentanna Mill, Alva	Council	40	£120,000	2024/25 (site clearance)	2025/26
		181	£3,585,000		

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

Site	Developer	No Units	Grant 2024/25	Estimated Start	Estimated completion
Lochies Road, Clackmannan	Council	8	£448,000	January 2024	March 2024
Lower Mill Street, P1	Kingdom HA	28	£771,777	2023/24	2024/25
Lower Mill Street, Tillicoultry P2	Kingdom HA	28	£600,000	2023/24	2025/26
Park Street, Tillicoultry	Kingdom HA	7	£ 716,000	2023/24	2024/25
Carsebridge Road, Alloa P1	Kingdom HA	50	£500,000	2024/25 (acquisition)	2027/28
Carsebridge Road, Alloa, P2	Kingdom HA	50	£500,000	2024/25 (acquisition)	2028/29
Carsebridge Road, Alloa , P3	Kingdom HA	50	£500,000	2024/25 (acquisition)	2029/30
Engelen Drive, Alloa	Kingdom HA	10	£640,000	2023/24	2025/26
Bedford Place, Alloa	Kingdom HA	33	£250,000	2024/25	2026/27
Glentanna Mill, Alva	Council	40	£800,000	2024/25	2026/27
Pompee Road, Sauchie	Council	5	£40,000	2024/25 (site clearance)	2025/26
Off the shelf,	Council	40	£1,800,000	2024/25	March 2025
Off the shelf	Ochil View HA	10	£450,000	2024/25	March 2025
Off the shelf	Paragon HA	5	£225,000	2024/25	March 2025
		364	£8,240,777		

14.5 Estimated Spend 2025/26 (RPA £5.845million)

Site	Developer	No Units	Grant 2025/26	Estimated Start	Estimated completion
Lower Mill Street, Tillicoultry P2	Kingdom HA	28	£1,010,826	2023/24	2025/26
Lower Mill Street, Tillicoultry P3	Kingdom HA	24	£500,826	2025/26	2026/27
Bedford Place, Alloa	Kingdom HA	33	£2,489,000	2024/25	2026/27
Glentanna Mill, Alva	TBA	40	£2,520,000	2024/25	2026/27
Pompee Road, Sauchie	Council	5	£350,000	2024/25 (site clearance)	2025/26
Off the shelf,	Council	40	£1,800,000	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		
		185	£9,345,652		

14.6 Estimated Spend 2026/27

Site	Developer	No Units	Grant 2026/27	Estimated Start	Estimated completion
Lower Mill Street, Tillicoultry P3	Kingdom HA	24	£1,010,826	2025/26	2026/27
Carsebridge Road, Alloa, P1	Kingdom HA	50	£2,000,000	2026/27	2027/28
Carsebridge Road, Alloa, P2	Kingdom HA	50	£400,000	2026/27	2028/29
Bedford Place, Alloa	Kingdom HA	33	£330,000	2024/25	2026/27
Glentanna Mill, Alva	TBA	40	£800,000	2024/25	2026/27
Off the shelf,	Council	40	£1,800,000	2026/27	March 2027
Off the shelf	Ochil View HA	10	£450,000	2026/27	March 2027
Off the shelf	Paragon HA	5	£225,000	2026/27	March 2027
		252	£7,015,826		

14.7 Estimated Spend 2027/28

Site	Developer	No Units	Grant 2027/28	Estimated Start	Estimated completion
Carsebridge Road, Alloa, P1	Kingdom HA	50	£800,000	2026/27	2027/28
Carsebridge Road, Alloa , P2	Kingdom HA	50	£1,000,000	2026/27	2028/29
Pool of Muckhart	Kingdom HA	12	£672,000	2027/28	2028/29
Blackfaulds Street, Coalsnaughton	TBA	25	£1,800,000	2027/28	2028/29
Regeneration, Tillicoultry	TBA	29	£1,000,000	2026/27	2028/29
Off the shelf,	Council	20	£900,000	2026/27	March 2028
Off the shelf	Ochil View HA	10	£450,000	2026/27	March 2028
Off the shelf	Paragon HA	5	£225,000	2026/27	March 2028
		201	£6,847,000		

14.8 Estimated Spend 2028/29

Site	Developer	No Units	Grant 2028/29	Estimated Start	Estimated completion
Carsebridge Road, Alloa , P2	Kingdom HA	50	£1,800,000	2026/27	2028/29
Carsebridge Road, Alloa , P3	Kingdom HA	50	£500,000	2028/29	2029/30
Blackfaulds Street, Coalsnaughton	TBA	25	£275,000	2027/28	2028/29
Blackfaulds Street, Coalsnaughton	TBA	25	£1,825,000	2028/29	2029/30
Off the shelf,	Council	20	£900,000	2028/29	March 2029
Off the shelf	Ochil View HA	10	£450,000	2028/29	March 2029
Off the shelf	Paragon HA	5	£225,000	2028/29	March 2029
		185	£5,975,000		

15.0 New Supply

15.1 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.

Funding has been secured for the demolition through Council Tax second homes money and commuted sums. Site start is delayed with acquisition by Kingdom by March 2024 and is expected to require higher than benchmark funding.

15.2 Park Street, 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.

The opportunity to purchase a property at Stoneyacre, with additional land was taken forward in 2020 under the 'off the shelf' program. This allowed the Council to package up a larger area of land and enable Phase 2 build.

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

Kingdom Housing has been through a competitive tender process for the site and carried out a value engineering exercise with the 3 lowest tenderers and we have now reached the point where no further savings can be made and there requires an over benchmark submission to the Scottish Government.

15.3 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 looking to get on site early in 2024.

15.4 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 now have a contractor in place and site start delayed from 2022/23 with the first phase now to scheduled for completion in 2024/25.

15.5 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.

Consultation has been carried out with the community in Alva using Place Standard. An architect is currently working on a detailed plan of the site and has been asked to produce 2 viable options for the site which will be reported back shortly. Further engagement will take place in due course.

Discussions with Stirling University are 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.

15.6 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 is now in very poor condition and costs for re-development will have increased since the original costs produced in 2020.

The building has been approved for disposal, Kingdom Housing Association are exploring developing the site for affordable housing. Housing is one potential use for the site, there may be other alternative options to be explored by the Council outwith housing development.

15.7 Pool of Muckhart

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

15.8 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.

16.0 Shadow Programme (Potential Sites)

16.1 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.

16.2 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.

16.3 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.

16.4 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.

17.0 **Units in Addition to Affordable Housing Supply Programme**

17.1 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 early 2024.

18.0 **Consultation**

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

19.0 **Ensuring Equalities**

19.1 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.

20.0 **Strategic Environmental Assessment**

20.1 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													
Park Street, Tillicoultry	Council / Private	No	Yes	Yes	Yes	Yes	Yes	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
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
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

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.

LHS Action: 'Continue to develop and support innovative and flexible models for providing cost effective new housing.'

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.

