



INVERCLYDE LOCAL DEVELOPMENT PLAN
2014

SUPPLEMENTARY GUIDANCE on AFFORDABLE HOUSING PROVISION

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This Supplementary Guidance was prepared alongside the Inverclyde Local Development Plan (LDP) and in accordance with the Glasgow and the Clyde Valley Strategic Development Plan. Since its publication in May 2013, National Planning Framework 3 and the new Scottish Planning Policy (SPP) have been published. This updated version incorporates the relevant contents of these two documents.



Woodhall and Kelburn, Port Glasgow

1.0 INTRODUCTION

1.1 The purpose of this Supplementary Guidance (SG) on Affordable Housing Provision is to supplement the policies and proposals relating to affordable housing policy in the Local Development Plan (LDP). The background and policy context for an affordable housing policy is outlined in the LDP together with a reasoned justification derived from the evidence base of the Glasgow and the Clyde Valley Housing Need and Demand Assessment (GCV HNDA).

1.2 The means to deliver affordable housing through the planning system in Inverclyde is summarised in the Local Development Plan, through **Policy RES4**, while this SG sets out the detailed requirements of the approach to deliver affordable homes in Inverclyde.

1.3 The SG is a material consideration for the Council in the assessment of all applicable planning applications for residential development, in addition to **Policy RES4**. It should be read in conjunction with other relevant policies of the adopted LDP.

1.4 This SG and the Affordable Housing Policy in the Local Development Plan follows consultation undertaken by the Regeneration and Planning Service with all the relevant stakeholders in Inverclyde. This included other Council services and key (housing) partners before the publication of the Inverclyde Local Development Plan: Main Issues Report (May 2011) and since then, in subsequent dialogue with interested parties. A close working relationship has been maintained between the Service and the Housing Team in the Safer and Inclusive Communities Service, with their shared responsibilities with Regeneration and Planning for the GCV HNDA, and singularly, for the Council's Local Housing Strategy and Strategic Housing Investment Plans/ Strategic Local Programme.

1.5 The Council, as one of eight member local authorities of the Glasgow and the Clyde Valley Housing Market Partnership, produced the first strategic Housing Need and Demand Assessment (HNDA) to inform the preparation of the Glasgow and the Clyde Valley Strategic Development Plan (2012) and both the Council's Local Housing Strategy (2011-2016) and the Local Development Plan. The outcomes of the GCV HNDA have informed the Council's approach to addressing housing needs and demands in these respective documents.

1.6 This report is structured as follows: Section 2.0 sets out the policy context and background for the affordable housing policy in the LDP and for this SG; Section 3.0 presents a reasoned justification for the provision of affordable housing through the planning system in Inverclyde; Section 4.0 sets out the policy and the preferred approach the Council wishes to take to deliver affordable housing; Section 5.0 outlines how the Council intends to implement the policy to provide affordable housing through the LDP; and Section 6.0 concludes this SG setting out how the policy will be kept under review.

1.7 The SG is supported by an Appendix with a number of Annexes: No.1 outlines the main findings and conclusions from the Local Housing Strategy which examined the requirement for affordable housing in Inverclyde, including the relationship between the GCV HNDA outcomes, the LHS Housing Supply Targets and the Housing Land Supply Audit; No.2, the Tenure and Types of Affordable Housing, as defined in PAN 02/2010; No.3, the Schedule of Sites (**Schedule 6.1**) in support of LDP **Policy RES4**; No.4, the Council's intended 'Procedures and Assistance' to aid developers; and No.5 a list of supporting Background Reports.



2.0 POLICY CONTEXT and BACKGROUND

2.1 This SG has been developed with regard to Scottish Government legislation, policy and advice, and other relevant strategies and plans. The following is a summary of this documentation as it relates to the provision of Affordable Housing through the Planning System, which is outlined briefly in [Chapter 6](#) of the LDP.

- (a) The Housing (Scotland) Acts 2001 and 2006
- (b) Inverclyde Local Housing Strategy 2011-16 (October 2011)
- (c) Inverclyde Corporate Strategy, Community Plan & Single Outcome Agreement
- (d) National Planning Framework 3 (July 2014)
- (e) Scottish Planning Policy (July 2014)
- (f) Planning Advice Note – Affordable Housing and Housing Land Audits (Aug 2010)
- (g) Glasgow and the Clyde Valley Strategic Development Plan (approved May 2012)
- (h) Inverclyde Local Development Plan: Main Issues Report (May 2011)
- (i) Glasgow and Clyde Valley Housing Need and Demand Assessment (June 2011).

2.2 The **Housing (Scotland) Act 2001**, as amended by the **Housing (Scotland) Act 2006**, requires local authorities to prepare and submit a local housing strategy (LHS) to Scottish Ministers, outlining how housing provision and the provision of housing-related services (both by the Council and by any other persons or agency) are to be co-ordinated within the local authority. A central part of the LHS is an assessment of housing need and demand in the area.

2.3 The Council's **Local Housing Strategy 2011-2016** (approved November 2011) is the overarching strategic plan for all aspects of housing and related services, including housing support, homelessness, and the eradication of fuel poverty. The LHS has been prepared having full regard to the hierarchy of corporate and partnership plans, principally the local outcomes of the **Inverclyde Alliance Single Outcome Agreement (SOA)**; **Inverclyde Corporate Strategy**; **Inverclyde Community Plan**; and relevant Directorate and Service Plans. The **Local Development Plan** has similarly been prepared having full regard to this suite of corporate and partnership plans (refer to Chapter 1 of the LDP).

2.4 The principal conclusions of the **Glasgow and the Clyde Valley Housing Need and Demand Assessment** (GCV HNDA) for Inverclyde have been outlined in the LHS 2011-2016 and these in turn have helped to derive Housing Supply Targets (HSTs), for incorporation in the LDP. Central to an understanding of the implications of the GCV HNDA for Inverclyde are the Housing Supply Targets (HSTs) covering the private sector (privately owned and private rented housing) and affordable housing (social rented and intermediate), and the requirement to augment the land supply to address affordable housing needs. Full details are outlined in **Annex 1** 'Evidence Base'.

2.5 The **National Planning Framework 3** (Scottish Government, July 2014), unlike NPF2, makes no reference to the provision of affordable housing. Rather its aim is for the planning system to facilitate new housing development by providing a positive and flexible approach to development, by ensuring a generous supply of housing land in sustainable places where people want to live and to support economic growth. Provision for new homes should be made in areas where economic investment is planned or where there is a need for regeneration. A significant increase in house building is expected to ensure housing requirements are met across the country, while allowing for different approaches to housing provision that respond to varying local requirements.

2.6 **Scottish Planning Policy** (SPP) (July 2014) sets out Scottish Government policy on 'Planning for Housing', with a key aim of creating sustainable mixed communities, with a range of house types and tenures, providing for the needs of all households, and all segments of the market, from affordable homes to executive housing. Planning Authorities are expected to support the provision of affordable housing by ensuring that the land supply is more than sufficient (i.e. generous), to provide the flexibility necessary for the continued delivery of new houses to meet total housing requirements. This should include affordable housing in all its forms (refer to **Para 2.11** and **Annex 2**).

2.7 It is expected that Councils will use their legislative powers to provide affordable housing, where appropriate. Councils may seek a percentage affordable housing contribution from developers of new housing developments where this is justified by the HNDA and included in the LHS and Development Plan. SPP indicates that such a contribution should generally be no more than 25% of the total number of houses. However, following the Examination held into **Policy RES4** in the Plan, the Reporter endorsed the Council's approach that 25% should act as a benchmark figure of the total number of affordable homes on any site. If a different percentage is required locally, justified by the HNDA and identified in the LHS and Development Plan, then the 25% benchmark does not apply. Equally, in the prevailing economic climate, viability of a development has to be an important consideration.

2.8 SPP establishes affordable housing as a matter for land use planning by declaring that a shortage of affordable housing identified in a LHS, through an HNDA, is a material consideration in the planning process. Where a planning authority believes the planning system has a role to play in affordable housing provision, this is to be highlighted in the Development Plan as soon as possible. The development plan should provide clarity on the scale and distribution of affordable housing provision expected. The aim of addressing affordable housing provision through the planning system is to address shortages of land (suitable or available for this tenure) in the housing market area as a whole.

2.9 As with market led housing, the SPP states that the need for affordable housing should be met, where possible, within the housing market area where it has arisen. Planning authorities may also allocate small sites specifically for affordable housing to meet requirements identified in the housing need and demand assessment and local housing strategy. This approach is most likely to be appropriate within or adjoining existing settlements to provide for locally arising needs, such as that found in the Kilmacollm and Quarrier's Village area of Inverclyde, and therefore can be applied in these circumstances if a reasoned justification can be made for its use.

2.10 Planning Advice Note (PAN) 2/2010 on Affordable Housing and Housing Land Audits (August 2010) sets out how the planning system can support the Scottish Government's commitment to increase the supply of affordable housing. The PAN defines affordable housing as *"housing of a reasonable quality that is affordable to people on modest income"* and comments that *"in some places the market can provide some or all of the affordable housing that is needed, but in other places it is necessary to make housing available at a cost below market value to meet an identified need with the support of subsidy."*

2.11 The PAN identifies four categories of affordable housing (all of which could be applicable in making provision for affordable homes in Inverclyde (refer to **Annex 2** for full details)):

- Social Rented
- Subsidised Low Cost Housing for Sale
- Unsubsidised Low Cost Housing for Sale
- Mid-Market or Intermediate Rented

2.12 The prevailing economic and housing market conditions nationally suggest that innovative and flexible approaches will be required to deliver affordable houses in suitable numbers. PAN 2/2010 suggests that policies on affordable housing provision should be realistic and take into account considerations such as development viability and the availability of funding. Refer to **Annex 1** for a summary of the position in Inverclyde.

2.13 The approved **Glasgow and the Clyde Valley Strategic Development Plan** (May 2012) updates policy at the strategic level on affordable housing, including an approach which changes the way Inverclyde should address the issue within the Inverclyde HMA. As indicated above (para 1.4), the GCV HNDA outcomes incorporated in the SDP indicate a shortfall of affordable sector housing (both social rented and intermediate (low cost)) in Inverclyde, to 2016, and at 2020 and 2025. As a consequence of these shortfalls, the SDP states there is *"a requirement for further testing against more detailed information at the LHS and LDP level in order for local authorities to reflect more clearly on their individual housing needs, and to take forward the realities of actual available funding and the resources for delivery within this sector."* These findings have been filtered through the Council's LHS and expressed as HSTs (para 2.4 above) providing the evidence base to justify the introduction of an affordable housing policy in the LDP.



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2.14 The conclusions on the required land supply for the private sector present no real problems for planning, insofar as there is considered to be an overall surplus to meet assessed demand over the key time frames to 2020 and 2025. The main issue for the LHS and for this LDP is the identified shortfall in the affordable sector, notwithstanding the assessment undertaken to derive Housing Supply Targets and the likely delivery of 'affordable homes' over the short to medium terms (refer to **Annex 1**).

2.15 A key area of work for the Council to undertake over the next few years is to determine and confirm how much of the affordable housing requirement can be met by 'intermediate' housing products such as low cost home ownership and mid market rent, in addition to social rented provision.

2.16 To fulfil this requirement for the LDP, the Council will use the advice in PAN 2/2010 and the stipulation that there should be a 'generous supply of land for housing' identified in annual land supply audits. This requires local authorities to bring forward and allocate sufficient land to meet requirements, including affordable housing needs. And, as the PAN states: *"As with market-led housing development, the requirement for affordable housing should where possible be met within the housing market area where the need has been identified."* In addition, with respect to the circumstances in Inverclyde, regard will be had to the LHS Sub Areas within the Inverclyde HMA and to Kilmacolm and Quarrier's Village in the Renfrewshire SHMA, where appropriate, respectively.

Inverclyde Local Development Plan: Main Issues Report (2011)

2.17 Inverclyde Council indicated its intentions with respect to developing an Affordable Housing policy in the publication of its LDP: MIR in May 2011, through two main issues: 'Affordable (Low Cost) Housing' and 'Undeveloped Housing Sites on the Settlement Edge'. A positive response was received from stakeholders and the public generally to the broad overall objective set out, that to fully reflect and provide for housing needs and demand identified in the GDV HNDA, the LDP should identify and protect housing development opportunity sites which are best suited for Affordable Housing (social rented and intermediate, low cost housing), to distinguish them from mainstream private sector housing sites. By best suited, it was not the intention of the Council to differentiate sites according to private sector and affordable sector, but rather to ensure land and sites were made available to provide for the identified affordable housing requirement.

2.18 The Council therefore considers that Planning has a role to play in the provision of affordable housing, supported by the positive representations on the LDP: MIR through consultation on these issues. Given the HNDA evidence base and policy position outlined in the approved GCV SDP, the Council has ensured that the provisions of the SDP and in particular *Strategic Support Measure No. 10 'Housing development and local flexibility'* will be fulfilled through its LDP and through this SG.

2.19 The LDP includes within its 'planning for housing' objectives, to make provision to meet the full range, choice and type of housing requirements identified, across all tenures. This requires to be done in a sustainable manner and Affordable Housing **Policy RES4** outlines the principal means the Council has approved to address this issue.



3.0 REQUIREMENT and JUSTIFICATION for AFFORDABLE HOUSING POLICY

Housing Need and Demand Assessment

3.1 Like many areas of Scotland and the UK, the GCV HNDA concluded that there is a large affordable housing requirement in the City Region and Inverclyde. In the years leading up to the start of the housing and economic downturn in 2007/08, the area had become less affordable over a number of years, with house prices outstretching increases in household incomes, going back to the mid 1990s, albeit overall house prices in Inverclyde are the lowest in the City Region and some of the lowest in Scotland. House prices have since declined but restricted access to mortgage credit and pressure on household income has created other problems in terms of accessing suitable housing.

3.2 The findings of the GCV HNDA and their implications for Inverclyde were reported to the Council (*refer to the Working Draft Background Report and SCC Committee Report (January 2011) – Annex 3 of report*), but since then the Final Report has been submitted to the Scottish Government and its prescribed agency, the CHMA, has approved the work as ‘robust and credible’. The overriding and single most important finding of the HNDA for Inverclyde is the change from having a surplus social rented stock as assessed in previous national and local studies to a large requirement for affordable housing.

3.3 The Local Housing Needs and Affordability Model for Scotland studies (2003, 2004 and 2006) for Communities Scotland by Professor Glen Bramley (et al.) and the ‘*Inverclyde Council Housing Needs and Affordability Study*’ by Arneil Johnston (2005) assessed Inverclyde as having an over supply of social rented housing. An examination of the previous studies and the GCV HNDA, shows the component that has changed in recent years is the reduction in available social rented supply and that this is projected to continue in the future. Improving housing quality and reducing mismatched stock are the main drivers behind the planned reduction in affordable housing supply.

3.4 The social rented sector re-provisioning programme is expected to continue up to 2016, and therefore will continue to affect the amount of social rented stock available to meet housing need, in particular in the Inverclyde East sub area. Continued pressures on current supply and from re-housing regeneration tenants and assessed homeless households would mean in the short term, available lettings in the social rented sector will be predominately for households with an urgent need. The projected high number of new and existing households unable to afford/access market housing

suggests it is reasonable to assume that the requirement for affordable housing will not reduce in the foreseeable future.

3.5 The GCV HNDA shows for Inverclyde and the City Region that many households are turning to private renting to satisfy their housing need and demand. The number of dwellings and households in the private rented sector has increased in recent years due to demand from households unable to access social renting and homeownership together with home owners unable to sell their dwellings thus reverting to becoming a landlord. Consequently, increased demand has led to rent increases in this sector, thus making private renting unaffordable to many households on low incomes, in particular in Inverclyde West and Kilmaccolm & Quarrier’s Village.

3.6 **Annex 1** provides detail on the affordable housing requirement and affordable housing supply by HNDA sub area. The regeneration areas of Inverclyde East take up most of the affordable housing requirement (unsurprisingly given the area has by far the most households) and this area has been the focus of the social rented re-provisioning programme. The area has by far the largest amount of affordable housing supply in the authority however housing quality remains a significant issue. The area also has the most housing need (current need and newly arising need). Affordable housing supply in the urban areas of Inverclyde West and Kilmaccolm & Quarriers Village is very modest. Both areas are characterised by higher than average house prices and the type of housing need differs to that of the Inverclyde East urban areas.

3.7 The majority of the affordable housing required to address these needs is for affordable rent, with an element of low cost home ownership, in order to help widen choice and support the creation of sustainable mixed communities, one of the Scottish Government’s main objectives in SPP. (*refer to LHS 2011-2016 and Appendix 1 for detailed analysis of affordable housing requirement*).

Creating Mixed Communities

3.8 This concern for creating more ‘mixed communities’, with a range of tenures and types of housing provided locally, can be assisted by having additional planning levers such as an affordable housing policy. There is a distinct split between the HNDA sub areas in terms of tenure mix and housing characteristics and planning policy should help to encourage a greater housing choice in all of parts of the authority. The introduction of more private housing products, such as shared equity and intermediate rent, in neighbourhoods in Inverclyde East will help counterbalance against the large proportion of social rented dwellings and flatted accommodation.

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3.9 The policy should also encourage more 'starter' to middle range priced houses on these traditionally lower priced areas to be developed alongside affordable products. In Inverclyde West, in particular Inverkip & Wemyss Bay, there is a high proportion of owner occupied dwellings. Likewise, Kilmacolm & Quarrier's Village has a prevalence of owner occupied housing, in particular large houses with high values. Both these areas were assessed by the GCV HNDA to have a requirement for affordable housing. **Annex 1** provides a summary of the distinct housing characteristics of the HNDA sub areas.

3.10 The Local Housing Strategy recognises these needs and the Local Development Plan makes provision for them where land is a necessary component, through its housing policies and in its land supply. The LDP also has as one of its priorities, the designation of significant locations to support the corporate strategy of area renewal, through partnership with the RSLs and the Scottish Government. In particular, LDP **Policy SDS7** 'Regeneration and Renewal Priorities' and **Policies MAC5** and **MAC6** 'Major Areas of Change', have a focus on 'New Neighbourhood' initiatives to address the continuing need for stock re-provisioning to meet Scottish Housing Quality Standard requirements outlined in the LHS.

The Development Plan: the Inverclyde Housing Market Area and Renfrewshire Sub-Housing Market Area

3.11 Given these different circumstances across Inverclyde, the provision of affordable housing, including the form that it should take, will vary within the local authority areas, and in Inverclyde, account has to be taken of the two housing market areas: the Inverclyde HMA and the Kilmacolm & Quarrier's Village area, which is within the Sub-housing Market Area of Renfrewshire. In these circumstances, it is noted that PAN 2/2010 states, *"where an authority believes that the planning system has a role to play in the provision of affordable housing, the development plan should be clear on the scale and distribution of the affordable housing requirement for the area and should outline what is expected from prospective developers. Detailed policies on how the affordable housing requirement for an area is expected to be delivered, including an indication of any different approaches needed for urban and rural areas, should be set out in supplementary guidance."*

3.12 Sections 4.0 and 5.0 below outline the scope of the policy and the way in which the Council proposes to implement it.



4.0 POLICY RES4

Overall Objectives of Policy

4.1 The Council supports the SPP (2014) objective of creating sustainable mixed communities with a choice of housing tenures and types. This is evidenced through the Council's promotion of new owner-occupied housing in areas formerly lacking this tenure and its partnership involvement in the restructuring of predominantly social rented estates. These are being replaced by local RSLs as mixed tenure developments, extending housing options and tenure choice.

4.2 In order to provide a mix of tenures and house types throughout Inverclyde and particularly in areas where the market alone would not suffice, the Council, through **Policy RES4**, require developers to provide affordable homes on residential development sites that offer the opportunity to do so.

4.3 The GCV HNDA estimated that Inverclyde in the future will have a larger requirement for affordable housing than is currently being planned for by the Council and its partners. **Policy RES 4** should assist the Council to increase the provision of affordable housing across the local authority.



Policy RES4 - Provision of Affordable Housing

Residential developments of 20 or more dwellings on the prescribed sites in Schedule 6.1 will require developers to contribute towards meeting the affordable housing requirements identified in the Glasgow and the Clyde Valley Housing Need and Demand Assessment for Inverclyde. Provision is to be delivered by developers in accordance with Supplementary Guidance on Affordable Housing through the following means:

- (a) a benchmark of 25% Affordable Housing Contribution or another agreed percentage on specified 'quota sites'; or failing that and in exceptional circumstances:
 - (i) off-site provision within the same HMA/HNDA sub area*; or
 - (ii) commuted payments in lieu of on- or off-site provision;
- (b) allocated Registered Social Landlord sites in the effective land supply; and
- (c) greenfield land release for a negotiated Affordable Housing Contribution, subject to assessment in accordance with the GCV SDP Strategy Support Measure 10 and Policy RES3.

* **Note:** Affordable housing site opportunities are listed in **Schedule 6.1: 'Residential Development Opportunities'**, which includes all the sites within the Inverclyde HMA and the Renfrewshire SHMA that the Council through its LDP wishes to promote for housing development. The sites are presented in terms of the three time periods they are expected to contribute to market and affordable housing provision and categorised according to their preferred market sector, tenure and form of provision, according to this SG (refer to **Annex 3**).

An Approach to Delivering Affordable Housing

4.4 **Policy RES4** outlines the Council's primary objectives for the provision of affordable housing and its preferences for the form it should take. The provision will be from sites in **Schedule 6.1** 'Residential Development Opportunities', categorised by type of expected provision (refer **Annex 3**). The scale, nature and distribution of the housing requirements presented in the LHS 2011-2016 (refer to Appendix 1 for full details), has influenced the LDP's identification of sites in **Schedule 6.1** which also supports **Policy RES3**.

4.5 Given the changing viability of many of the sites in an unsettled market and expected uncertainty in the availability of funding, each site will be examined on a case by case basis, in order to determine the most appropriate affordable housing provision in that specific location to meet local circumstances and housing needs.

4.6 The means by which the Council can provide for affordable housing through this SG, both on and off-site in accordance with PAN 2/2010 is by:

- (i) seeking a percentage contribution of affordable housing on prescribed, primarily new allocated sites (both private and Council-owned), commonly known as the 'quota approach';
- (ii) allocating sites specifically for affordable housing within the urban area, to encourage and support RSLs in areas of priority;
- (iii) allocating sites solely for affordable housing, often on appropriate edge of settlement sites and Green Belt (countryside) locations;
- (iv) identifying plots for self build;
- (v) using compulsory purchase powers in exceptional circumstances to deliver social rented housing; and
- (vi) working with major land owners to identify affordable housing opportunities, to apply to (i) and (ii) above, in particular.

Preferred Approach

4.7 The Council is seeking to secure an appropriate contribution towards the provision of affordable housing through one or a combination of the above mechanisms, summarized as:

- (a) Site-specific provision;
- (b) On-site 'Quota' approach;
- (c) Off-site provision; and
- (d) Commuted sums.

In all cases, it will be expected that planning applications clearly set out the proposed mechanisms for contributing to local affordable housing needs in accordance with this SG. The procedures for the operation of the three types of developer contribution are outlined below and in detail in relation to the implementation of **Policy RES4** in Section 5.0.

(a) Site-specific Provision

4.8 The Council's preferred approach to meeting affordable housing needs is on-site provision. In addition to allocated sites specifically for affordable housing provision (refer paragraph 4.6 (ii)), the Council will assess the requirement for the provision of affordable housing on those sites identified in **Schedule 6.1** (refer **Annex 3**) that offer capacity for 20 or more dwellings, if calculated at a density of 30 units per hectare. Applicable sites will be those brought forward from the adopted Inverclyde Local Plan (2005) that do not have the benefit of planning permission for housing development and, those new sites allocated in the adopted Local Development Plan. In considering planning applications for developments that would provide a smaller number of units at this density, the Council will assess whether adjoining land has a realistic opportunity for being developed for residential purposes, and therefore whether a contribution should be sought in relation to the total combined development.

4.9 For the avoidance of any doubt, **Policy RES4** does not apply to sites with the benefit of an extant planning permission for residential development, although where a permission is revised or renewed resulting in an increase in the number of dwelling units of 20 or more, the policy will apply and relate to the additional number of units on the site.

Distribution of Provision and Housing Mix on Sites

4.10 While the LHS and its assessment of affordable housing requirements has had regard to the GCV HNDA Sub Areas within Inverclyde, and guidance will be provided at the time of negotiations with developers and RSLs on their submission of proposals (refer to Section 5.0), it is neither considered appropriate nor necessary to provide a prescribed level of affordable housing in each individual settlement. The requirement for affordable housing will be considered in relation to the outstanding affordable housing requirement at any one time, prevailing market conditions and the rate of house building across the entire Housing Market Area, in line with national policy and guidance.

4.11 However, to prevent tenure polarisation, it is clearly beneficial to specify in this SG certain areas where the requirement for affordable housing is likely to be more acute, or where its provision would assist in broadening choice and providing a mix of tenure and house types throughout Inverclyde. Consequently, the provision of affordable housing through 'quotas' is sought

on those sites in [Schedule 6.1](#) allocated in the LDP (refer [Annex 3](#)). The use of the 'quota policy' will also apply to relevant new sites, and revisions to extant permissions that increase the total number of dwelling units, that come forward during the plan period, in particular in the Greenock and Port Glasgow Waterfronts, Gourrock, Greenock West End, Inverkip and Wemyss Bay, and in Kilmacolm and Quarrier's Village.

4.12 Within other areas of Greenock and Port Glasgow, in particular those areas identified as 'New Neighbourhoods' in the LDP, a combination of: an existing supply of affordable housing; anticipated Scottish Government HSD/RSL investment in stock reprovisioning continuing; localised market factors and the requirement to provide for existing owner-occupiers; and the Council's and RSL's involvement, generally means that the intervention of the planning system to require affordable housing is likely to be less and may not be necessary.

4.13 SPP and PAN 2/2010 require Council's to apply the advice constructively and with flexibility in response to financial and market conditions. This has been done in the derivation of the Council's HSTs for use in this LDP and in the related affordable housing 'delivery vehicle', the Council's annual SLP and SHIP. The PAN however, states that while the availability of public funding should be taken into account, given the wide range of affordable housing tenures, if a RSL or preferred developer cannot commit to development within the expected timescale alongside the market housing (on a shared 'quota' site), alternative providers should be explored to deliver the affordable housing.

Kilmacolm and Quarrier's Village

4.14 In terms of land supply, the Council has concluded that there is no requirement at this stage for a different approach to the provision of affordable housing in Kilmacolm/Quarrier's Village. There is a sufficient number of sites with capacity allocated (refer [Schedule 6.1\(b\)](#) of the LDP & [Annex 3](#)) to address the identified affordable housing requirement in this sub area and a more than adequate range and choice of house types are likely to be delivered through windfall over the Plan Period, as in previous years. The contribution from Renfrewshire's LDP housing development sites across the western part of the Renfrewshire Sub-HMA should also help to meet the projected need and demand arising within this Sub Area.

4.15 The provision of sites is being met from within the settlement of Kilmacolm with the LDP including a number of new 'edge of settlement' Green Belt adjustments, to augment the land supply. These limited adjustments, which provide additional capacity have been identified in recognition of the particular landscape and environmental constraints in this Sub Area. It is expected that developers will comply with the Council's advice that the 'affordable quota' on sites in this Sub Area should be more than the 'benchmark 25%'. The quota agreed will be part of the pre-application negotiation in advance of the submission of a planning application in accordance with this SG.

(b) On-site 'Quota' approach

4.16 Where the approach adopted is to seek a percentage contribution on 'quota sites', which in many respects is the preferred approach, the PAN recommends as a benchmark that 25% of the total number of units should be affordable. In urban areas within Inverclyde, it is considered appropriate that on-site provision should be sought on sites with a capacity for 20 or more units. On smaller sites off-site provision or commuted sums may be negotiated, depending on the circumstances. This could apply to affordable housing provision in Kilmacolm and Quarrier's Village due to the particular local circumstances in this part of a larger Sub market Area.

4.17 The contribution from a developer of a market housing site will normally be the provision of serviced land, e.g. a proportion of the site which can be developed by, or for, an RSL or other housing provider.

4.18 It would then be expected that the land would be transferred to the RSL or other housing provider, in accordance with advice in PAN 2/2010, which states that such land can be transferred at a value relating to its end use for affordable housing or by agreement between the developer and the RSL or other housing provider, at a lower value. In any event it should be transferred at less than the value for mainstream housing for sale on the open market. In such cases a Section 75 Planning Agreement will secure the transfer of land and clearly set out trigger points for transfer.

4.19 One other on-site option is where the developer provides the affordable dwellings on site. This is called 'Design and Build' and is usually done for a RSL, including the provision of unsubsidised affordable homes on site (see Section 5.0 below for further details).

(c) Off-site Provision

4.20 As indicated the preferred form of provision is on-site. However, off-site provision may have a role to play where an alternative suitable site capable of accommodating a benchmark of 25% affordable dwellings in the same HMA is available. **Schedule 6.1 - Annex 3** identifies one such site where this could apply in West Greenock. In such a case, and it would likely be exceptional, the land would be transferred on completion of the houses to an RSL or other housing provider, within a specified timescale.

(d) Commuted Payments

4.21 The third form of provision involving the private sector, commuted payments, is a sum of money in lieu of on- or off-site provision, and will only be acceptable in very exceptional circumstances, where neither on-site nor off-site provision can be delivered. Where deemed acceptable to the Council, the Council will seek a commuted sum equivalent to the cost of providing the percentage of land required by **Policy RES4**. In accordance with PAN 2/2010, the value of the commuted sum will be determined independently by the District Valuer unless the applicant requests otherwise, in which case it will be determined, in accordance with RICS guidelines, by a chartered valuation surveyor suitably experienced in the type of property and locality and appointed by mutual agreement between the parties, failing which the chair of the RICS in Scotland will adjudicate.

4.22 A clear message of PAN2/2010 is that Development Plan policies requiring an affordable housing contribution have to be developed in consultation with all relevant stakeholders and be fully justified by a housing need and demand assessment. And, importantly in terms of creating well designed, sustainable mixed tenure communities, as far as possible the tenure of housing should not be discernible from its design, quality or appearance.



5.0 IMPLEMENTATION OF POLICY RES4

5.1 The Council through this SG will provide advice and guidance to developers and RSLs as early in the planning process as practicable. This will concern matters relating to the expected mix of dwelling types, tenures and, where applicable, sizes required to meet identified requirements within its priority need groups, as well as any regeneration/reprovisioning requirements in the authority.

5.2 Having been notified of developer interest in a site allocated in the LDP (**Schedule 6.1 – Annex 3**) or other ‘windfall’ sites that emerge over the plan period - through an enquiry, pre-application discussion or planning application - a copy of this SG will be sent to the developer and an enquiry will be made of the Council’s Strategic Housing Team and through it, the Scottish Government’s Housing Supply Division, to determine whether the site is likely to receive funding or support and/or be of interest to an RSL. If necessary this enquiry will be made in a private and confidential manner. The response from the Housing Team / Scottish Government to this enquiry, primarily in relation to the Council’s most up to date SLP and SHIP and the assessment of likely funding availability, will provide the basis for beginning negotiation for affordable housing provision on the site.

5.3 Assuming the site is above the size threshold set out in **Policy RES4**, within an area in which affordable housing is sought, and has Scottish Government funding or support, negotiations will commence with the developer with regard to affordable housing provision. The following six factors will then be considered in this negotiation, with reference to the Council’s annual updated SLP and SHIP.

(a) Quantity of affordable housing

5.4 On applicable sites within settlement boundaries, as will be defined in the Adopted Inverclyde Local Development Plan 2014, the Council will seek a benchmark of 25% affordable homes. Developers may seek the reduction of this requirement by demonstrating to the satisfaction of the Council that there is sufficient provision of affordable housing within the immediate area, settlement or recognised neighbourhood, or that provision at this level would make development of the site unviable owing to other exceptional development costs or contributions. Where Scottish Government funding is not available for a site, the Council may agree to the developer reducing the contribution in terms of serviced land and the provision of a lesser number of completed units.

5.5 In greenfield locations outwith the urban area not identified in the Local Development Plan where sites are promoted on the basis of an affordable housing requirement, and where this requirement is fully demonstrated and accepted by the Council and considered acceptable in planning policy terms, 100% affordable housing provision will be sought on these sites. This is in accordance with *GCV SDP Strategy Support Measure No.10*, unless the proposal is associated with the restructuring of an adjoining residential area identified for renewal in the Local Development Plan. In the latter case, the Council will seek to reach an agreement with the developer to reduce the contribution in terms of serviced land and the provision of a lesser number of completed units, having regard to the adjoining area undergoing renewal.

(b) Type of provision of affordable housing

5.6 A developer will normally be required to make on-site provision on sites with a capacity of 20 or more units for the level of affordable housing required. In such circumstances the relevant proportion of serviced land should be transferred, at a value reflecting its end use for affordable housing, to an RSL or other housing developer. This value will be negotiated between the parties involved, including the landowner, the developer, the RSL/Scottish Government, the Council and a Valuer.

5.7 In certain circumstances, for example where there is an outstanding need to meet the affordable housing requirement in the same Housing Market Area, or LHS Sub Area, such as Kilmacolm, sites with a capacity of less than 20 may be required to provide a ‘quota’, to be negotiated along with consideration also, as an alternative, of off-site provision or a commuted payment. The quantity of houses provided elsewhere or the commuted sum in such cases should be at least equal in value to the provision that would have been made on-site if this were possible.

5.8 All of these planning contributions should be set alongside other means of delivering affordable homes. These other measures are outlined above in paragraph 4.6. The Council will endeavour to ensure that the affordable housing component delivered through the implementation of this SG is well integrated into the overall development and growth of communities, and that they will have good linkages to surrounding services and community facilities, including public transport.

(c) Tenure of affordable housing

5.9 Paragraph 2.11 above sets out the types of affordable housing identified by PAN 2/2010. Inverclyde Council has no set preference in relation to the type of affordable housing to be provided. This is an issue that will be considered during negotiations with matters taken into consideration including, which tenure type will integrate best with the development as a whole, the tenure mix in the surrounding area, the demand at the time of negotiation for different tenure types, the retention of the housing as affordable in perpetuity, and the views of the Scottish Government Housing Supply Division and the Housing Team, respectively.

(d) Mixture and integration

5.10 Where affordable housing is to be provided on-site it should be well integrated into the overall development, with no discernable difference in the layout and appearance between the affordable and market housing. The concentration of affordable housing for rent into small groups, as part of larger developments would however assist in the management of this stock.

(e) Retention of affordable housing

5.11 The main consideration and principal purpose in securing the delivery of more affordable housing where it is needed, is to ensure that measures can be put in place to retain such housing for the long term. Without this assurance there would be little to be gained by having public resources invested in this form of provision. The Council considers, therefore, that while there is an identified need to provide for such housing, the affordable stock should be retained for as long as is necessary. The five-yearly review of the LHS, based on the most up-to-date HNDA, can be used to confirm or change this requirement of the housing stock.

5.12 The most effective means to ensure that affordable housing stock is retained for this purpose is to have it provided by an RSL for social rent. Other forms of delivery would include SG/RSL financed shared ownership, shared equity, discounted low cost housing, housing without subsidy (in a low-value area, for example, in some new neighbourhoods), or similarly in the private rented sector. With each of these means of delivery, if provision is by a private house builder, the developer will be required to enter into a binding legal planning agreement to restrict the future sale or rent of the houses concerned, so as to ensure they remain affordable in perpetuity or otherwise while a need remains for them.

(f) Priority client groups

5.13 The principal purpose driving the provision of affordable housing is to enable those households who are unable to access housing on their existing resources, the ability to do so. This requires those existing and aspiring households to be identified and their needs assessed and prioritised. The 'priority client group' approach is one that has been in operation in most authorities for some time, providing an open and transparent means to classify and quantify the scale of the requirement for affordable housing, in different localities. Several discrete groups can be identified that are unable to purchase a house on the open market in their local area, so a policy incorporating 'priority purchase agreements' for these different groups is a necessary part of the overall approach to meeting affordable housing needs.

5.14 RSLs are registered with the Scottish Housing Regulator (SHR) and their allocation policies must conform to statutory requirements for affordable social rented housing. These requirements include "reasonable preference" being given to certain types of applicants, or to those in certain circumstances, in order to improve their housing conditions and to meet specific needs. A number of RSLs within the Inverclyde Council area now operate a Common Housing Register (CHR) and share a common allocation policy with identified "quotas" for applicant types, all of which conform to the statutory requirements and to best practice identified by the SHR. This SG will ensure, as far as possible, that due cognisance is given to priority client groups as identified in the HNDA, the LHS, and through RSLs own management information derived from the CHR and their own waiting lists for housing.

6.0 CONCLUSION and REVIEW

6.1 Scottish Government policy and guidance contained in SPP (2014) and PAN 2/2010 makes clear that the planning system has a role to play in the provision of affordable housing, where this is justified through the Local Housing Strategy and by 'a robust and credible' Housing Need and Demand Assessment.

6.2 The approach that will be taken in Inverclyde is to seek the provision of affordable housing through **Policy RES4** on a selective but consistent basis, on sites identified in **Schedule 6.1** of the LDP and where applicable, on all new ('windfall') sites that emerge over the plan period.

6.3 The primary focus of the policy is on sites outwith areas already identified as 'New Neighbourhoods' in the Local Development Plan. The latter are the Council's priorities where area renewal and/or stock re-provisioning is already underway or planned, due to the existing concentrations of social rented and lower-priced private homes.

6.4 Affordable housing will be sought through application of **Policy RES4** and the provisions of this SG. The issues to be considered in the provision of affordable housing in Inverclyde and the Council's views on them are set out in Sections 4.0 and 5.0.

6.5 The requirement for affordable housing, and therefore LDP **Policy RES4** and this SG, will be kept under review through regular annual updates of the Council's Local Housing Strategy and associated requirement to have an updated HNDA.



Dunnet Place, Greenock

AFFORDABLE HOUSING PROVISION

ANNEX 1: EVIDENCE BASE for AFFORDABLE HOUSING POLICY (RES4)

SECTION A: AFFORDABLE HOUSING REQUIREMENT GCV HNDA 2008-2025

Table 1: Affordable Housing Requirement¹ and Key Housing Market Characteristics for Inverclyde and the HNDA Sub Areas²

Component	Inverclyde	Inverclyde East	Inverclyde West	Kilmacolm & Quarrier's Village
2011-2016 Total Requirement	1,900	1,205	600	95
% of Requirement		64%	31%	5%
2016-2020 Total Requirement	1,400	910	420	70
% of Requirement		65%	30%	5%
2020-2025 Total Requirement	400	50	300	50
% of Requirement		13%	75%	13%
Characteristics of Affordable Housing Requirement		<ul style="list-style-type: none"> - Overcrowding and concealed households are the primary causes of housing need - Majority of current need and need arising in the future is from households aged 16-29 - Social rented sector is under pressure due to removal of poor quality stock and reprovisioning programme - Modest requirement for family sized housing (largest proportion in the authority) 	<ul style="list-style-type: none"> - Sub area with the highest proportion of older households in current need - The future requirement comes from mostly existing, older households in the private sector - Large proportion of young, newly forming households go into the private rented sector - Most of the housing need comes from small households although there is a small requirement from larger size households, in particular in Inverkip & Wemyss Bay 	<ul style="list-style-type: none"> - Most of the future need is from existing households in the private sector - There is very little need from households aged under 35 and in-migrant households - New households (under age 35) and in-migrant households that are going into private renting may look to access (low cost) home ownerships in the future - Households in need are small in size and are aged 35 years+, in particular 60 years+

Component	Inverclyde	Inverclyde East	Inverclyde West	Kilmacolm & Quarrier's Village
Number of Dwellings (2011/12)	39,516	65%	29%	6%
Available Affordable Housing Dwellings (2011/12) ³	10,172	37%	7%	4%
Owner Occupied Dwellings (2011/12)	25,168	54%	83%	89%
Private Rented Sector Dwellings (2011/12)	3,202	8%	10%	7%
Median House Value (2011/12)	£93,500	£68,000	£135,000	£228,000
Lower Quartile Value (2011/12)	£61,500	£48,000	£95,000	£102,000
Private Rented Sector Median Rent (2012/13)	£475	£450	£495	£750
Local Housing Allowance Rate (2012/13)	£425	-	-	-
Median Household Income (2011)	£24,400	£20,500	£30,700	£39,300

- ¹ The Glasgow and the Clyde Valley Housing Need and Demand Assessment 2008-2025 produced estimates of the housing requirement for the affordable housing sector and the private housing sector (rented and owner occupied) for two migration scenarios and two affordability assumptions. The preferred assumption for the affordable housing sector as outlined in the Glasgow and the Clyde Valley Strategic Development Plan 2012 is migration scenario C2 and the low affordability assumption.
- ² The HND sub areas cover the following areas, Inverclyde East: Port Glasgow, Greenock Central East and Greenock South West; Inverclyde West: West Greenock, Gourock and Inverkip & Wemyss Bay.
- ³ Affordable housing unavailable for let has been deducted from the calculation as dwellings will be demolished. Stock, house values, rents and household income are sourced from the Inverclyde Housing Trend Monitoring Report 2012.

AFFORDABLE HOUSING PROVISION

SECTION B: RELATIONSHIP BETWEEN GCV HNDA, HOUSING SUPPLY TARGETS (HSTs) and UPDATED 2012 HLS AUDIT (incl. new LDP Sites)

Tables 1(a) & 1 (b): Comparison of HNDA, HST and LDP Land Supply 2011/12-2024/25 Households and Dwellings – Inverclyde

(a) Totals

Housing Type/Tenure	2011/12-2015/16	2016/17-2019/20	2020/21-2024/25	2011/12-2024/25
HNDA (Need and Demand)				
1) Affordable Housing (1)	1,890	1,390	410	3,690
2) Private Housing	650	520	100	1,270
3) All-Tenure	2,540	1,910	510	4,960
HSTs (Output/Deliverable) (2)				
1) Affordable Housing	500	400	500	1,400
2) Private Housing	750	720	900	2,370
3) All-Tenure	1,250	1,120	1,400	3,770
LDP Land Supply (3) (4) (5)				
1) Affordable Housing	600	320	830	1,750
2) Private Housing	730	720	1,910	3,360
3) All-Tenure	1,330	1,040	2,740	5,110

(b) Per Annum

Housing Type/Tenure	2011/12-2015/16 (pa)	2016/17-2019/20 (pa)	2020/21-2024/25 (pa)	2011/12-2024/25 (Total)
HNDA (Need and Demand)				
1) Affordable Housing	380	350	80	3,690
2) Private Housing	130	130	20	1,270
3) All-Tenure	510	480	100	4,960
HSTs (Output/Deliverable)				
1) Affordable Housing	100	100	100	1,400
2) Private Housing	150	180	180	2,370
3) All-Tenure	250	280	280	3,770
LDP Land Supply (6)				
1) Affordable Housing	120	80	100	1,750
2) Private Housing	150	180	240	3,360
3) All-Tenure	270	260	340	5,110

Sources: GCV HNDA (2011); Inverclyde LHS 2011-2016 (HSTs); & Updated 2012 Inverclyde HLS Audit

Notes

- (1) 'C2' Low Affordability assumption: 2008-2016 (3,028; 379 pa). Figure based on 5 of 8 years (pro rata – rounded). Due to rounding the total requirement for the 3 time periods differs slightly from Table 1 in Section A.
- (2) Affordable HSTs took account of sites in the 2010 HLS Audit and post Audit 2011 SHIP that could feasibly be developed between 2011-2025, based on likely available public funding and RSL developing capacity; Private HSTs were further adjusted to encourage a higher build rate to assist SOA Repopulation objectives (refer Appendix 6 of LHS 2011-2016). Affordable HSTs cover social rent, mid market rent, shared ownership and shared equity.
- (3) HLS Est. for 2011-16 based on Updated 2012 Audit *plus* actual completions, 2011/12.
- (4) HLS Est. for 2016-20 based on Updated 2012 Audit, *plus* assumed programming 2019/20 of 120 for Affordable and 200 for Private sector, respectively.
- (5) HLS Est. for 2020-25 based on Updated 2012 Audit, post 2019 (Non Effective) *minus* assumed programming for 2019/20 (as above).
- (6) Per annum land supply calculations: 2011-16 (5 yrs); 2016-20 (4 yrs); and 2020-25, and beyond (8 yrs), the latter to account for a land supply that will not be built-out in the 5-year timeframe.

Table 2: Past Completions and Programmed Land Supply 2008-2028 - Inverclyde

	Past Completions				Programmed Land Supply			
	2008/09	2009/10	2010/11	2011/12	2012-19		Post 2019 *	
Housing Tenure					Total	per annum	Total	per annum
Affordable Housing	93	319	222	296	510	70	1,140	(110)
Private Housing	150	115	109	90	1,160	170	2,290	(230)
All-Tenure	243	434	331	386	1,670	240	3,430	(340)

Source: 2012 HLS Audit (for past completions) and Updated (post March) 2012 HLS Audit, including new LDP sites (for programmed land supply).

Note: GCV HNDA (2011) base year was 2008/09; IC LHS HST base year 2011 (based on 2010 HLS Audit and post Audit 2011 IC SHIP). (*) - Post 2019 per annum build estimate based on 10 years, to 2028.

ANNEX 2: THE TENURE and TYPES of AFFORDABLE HOUSING

- **Social Rented** – housing provided at an affordable rent and usually managed locally by a Registered Social Landlord (RSL) such as a Housing Association, Housing Co-operative or other housing body regulated by the Scottish Housing Regulator. Social rented stock is also owned and managed by local authorities, but not in Inverclyde.
- **Subsidised Low Cost Housing for Sale -**
- Subsidised low cost sale – a subsidised dwelling sold at an affordable level (for such housing to count as affordable the appropriate sale price should be informed by the HNDA and agreed by the local authority). Discounted serviced plots for self-build can also contribute. A legal agreement can be used to ensure that subsequent buyers are also eligible buyers, and in rural areas this may be achieved through a rural housing burden.
- Shared ownership – the owner purchases part of the dwelling and pays an occupancy payment (i.e. rent) to a RSL on the remainder.
- Shared equity – the owner pays for the majority share of the property with the RSL, local authority or Scottish Government holding the remaining share under a shared equity agreement. Unlike shared ownership, the owner pays no rent and owns the property outright.
- **Unsubsidised Low Cost Housing for Sale –**
- Entry level housing for sale – a dwelling without public subsidy sold at an affordable level (for such housing to count as affordable the appropriate sale price should be informed by the HNDA and agreed by the local authority). Conditions may be attached to the missives in order to maintain the house as an affordable unit to subsequent purchasers.

- Shared equity – the owner purchases part of the dwelling with the remaining stake held by a developer (for such housing to count as affordable the appropriate sale price should be informed by the HNDA and agreed by the local authority).
- **Mid-Market or Intermediate Rented** – private rented accommodation available at rents below market rent levels in the area and which may be provided either over the medium or long term. For such housing to count as affordable the appropriate rent should be informed by the HNDA and agreed by the local authority or be in line with Scottish Government requirements.

Source: Planning Advice Note (PAN) 2/2010 - Affordable Housing and Housing Land Audits (August 2010)

ANNEX 3: RESIDENTIAL DEVELOPMENT OPPORTUNITIES (Schedule 6.1 to support Policies RES3 and RES4)

Schedule 6.1(a): Inverclyde Housing Market Area

SITE REF.	SITE/LOCATION ADDRESS	TENURE/TYPE	TOTAL CAP.	PRIVATE SECTOR	AFFORDABLE SECTOR #	PRIVATE SECTOR EFFECTIVE	NON-EFFECT	TIMESCALE	NOTES/	ADDITIONAL INFORMATION	
Port Glasgow											
1	fmr Broadfield Hospital	Private	50	50	-	50	-	s			
2	Arran Ave., Park Farm	Mixed	125	85	40	60	25	s-m			
3	Woodhall (Phase 2)	Mixed	200	140	60	80	60	s-m	Indicative	Policy MAC5 (New Neighbourhood)*	
4	fmr St. Stephen's Sch.	Mixed	Quota	120	90	30	-	90	m	Indicative	Pot plots (4)
5	fmr Barmoss Nursery	Affordable	10	-	10	-	-	s-m		Pot plots (10)	
6	Clune Park	Mixed	Quota	120	90	30	-	90	m-l	Indicative	Policy APC2 *
7	Barr's Brae	Private	8	8	-	8	-	s			
8	fmr Gourock Ropeworks	Private	98	98	-	-	98	s-m		[2 linked sites]	
9	Highholm Street	Private	18	18	-	18	-	s			
10	Lower Mary Street	Affordable	84	-	84	-	-	s	**	[2 linked sites]	
11	fmr Broadstone Hospital	Private	8	8	-	-	8	s-m			
12	fmr Lilybank School	Private	10	10	-	-	10	s-m		Pot plots (10)	
13	Kingston Dock	Private	140	140	-	140	-	s			
PORT GLASGOW TOTAL			990	740	250	360	380				
Greenock											
Greenock Central East											
14	James Watt Dock (East)	Affordable	86	-	86	-	-	m	Indicative	Policy MAC2*	
15	JWD/Garvel Island	Mixed	Quota	500	375	125	-	375	m-l	Indicative	Policy MAC2*
16	Sinclair Street	Private	12	12	-	12	-	s			
17	Carwood Street	Affordable	31	-	31	-	-	s-m			
18	Garvald Street	Affordable	45	-	45	-	-	s-m			
19	fmr King's Glen School	Mixed	Quota	60	45	15	-	45	m		Pot plots (4)
20	Luss Ave/Renton Road	Mixed	31	16	15	-	16	s-m		Pot plots (10)	
21	Kilmacolm Road	Affordable	15	-	15	-	-	s-m		[2 sites]	
22	Strone (brownfield)	Mixed	100	25	75	-	25	m-l		Policy APC1	
23	Strone (greenfield)	Mixed	127	57	70	-	57	m-l		Policy APC1	
24	Wellington Park	Mixed	Quota	120	90	30	-	90	m-l	Indicative	Policy APC1 *
25	Killochend Drive	Private	33	33	-	33	-	s			
26	fmr Tate & Lyle (SE)	Mixed	Quota	60	45	15	-	45	m-l		Policy APC1
27	fmr Tate & Lyle (NE)	Mixed	20	10	10	-	10	m-l		Policy APC1	
28	Drumfrochar Road	Private	28	28	-	28	-	s		Policy APC1	
29	Broomhill (site tbc)	Mixed	20	-	20	-	-	s	Indicative	Policy APC1 *	
30	fmr Wellington School	Mixed	Quota	60	45	15	20	25	s-m		Policy APC1
31	fmr Highlander's Academy	Mixed	Quota	40	30	10	10	20	s-m		

AFFORDABLE HOUSING PROVISION

SITE REF.	SITE/LOCATION ADDRESS	TENURE/TYPE		TOTAL CAP.	PRIVATE SECTOR	AFFORDABLE SECTOR #	PRIVATE SECTOR		TIMESCALE	NOTES/	ADDITIONAL INFORMATION
							EFFECTIVE	NON-EFFECT			
32	Regent Street	Private	Quota	40	20	20	-	20	m	Indicative	Policy DOS1 *
33	Victoria/East India Harbour	Private	Quota	240	180	60	80	100	s-m	Indicative	Policy MAC1 *
34	West Bllackhall Street	Private		24	24	-	-	24	m		[2 phases]
35	Argyle Street	Private		30	30	-	30	-	s		
GCE Total:				1720	1060	660	210	850			
West Greenock											
36	Houston Street	Private		22	22	-	22	-	s		
37	Union Street	Private		60	60	-	-	60	m		
38	fmr Greenock Academy	Private	Quota #	55	40	-	-	40	m	Indicative	(# off-site - 15)
WG Total:				140	120	0	20	100			
Greenock South West											
39	Peat Road/Hole Farm	Mixed		148	28	120	28	-	s-m	Indicative	Policy MAC6 (New Neighbourhood)*
40	Ravensraig Hospital	Private	Quota	200	150	50	-	150	m	Indicative	*
41	Earnhill Road (Phase 2)	Affordable		14	-	14	-	-	s		
42	fmr Ravensraig Sch.	Affordable		20	-	20	-	-	s-m		
43	fmr St. Gabriel's Sch.	Affordable		20	-	20	-	-	s-m		
44	Valley Park, Spango Valley	Mixed	Quota	120	85	35	40	45	s-m	Indicative	Policy MAC7 *
GSW Total:				520	260	260	70	190			
GREENOCK TOTAL				2380	1440	940	300	1140			
Gourock											
45	Cove Road (Tarbet St)	Mixed	Quota	15	10	5	-	10	m		
46	Riverside Gardens, Gourock Bay	Private	Quota	120	90	30	-	90	m-l	Indicative	Policy MAC3 *
47	Pierhead, Shore Street	Mixed	Quota	60	45	15	-	45	m	Indicative	
48	Shore Street	Private		9	9	-	5	4	s		(also TC Dev't Opp., refer Sch 7.1)
49	Kempock House, Kirm Drive	Private	Quota	40	30	10	10	20	s-m		
50	Cloch Road (Phases 1&2)	Private		80	80	-	80	-	s		NB - Phase 1 (38)
51	Levan Farm (Phase 3)	Private		150	150	-	-	150	m		
GOUROCK TOTAL				480	420	60	100	320			

SITE REF.	SITE/LOCATION ADDRESS	TENURE/TYPE	TOTAL CAP.	PRIVATE SECTOR	AFFORDABLE SECTOR #	PRIVATE SECTOR EFFECTIVE	NON-EFFECT	TIMESCALE	NOTES/	ADDITIONAL INFORMATION
<u>Inverkip & Wemyss Bay</u>										
52	Bridgend	Private	28	28	-	28	-	s		
53	The Glebe	Private	25	15	10	-	15	m		
54	Kip Marina	Private	18	18	-	18	-	s		
55	Hill Farm	Private	66	66	-	66	-	s		
56	fmr Inverkip Power Station	Mixed	600	450	150	90	360	s-m-l	Indicative	Policy MAC4 *
57	The Meadows	Private	21	21	-	-	21	m		
INVERKIP & WEMYSS BAY TOTAL			760	600	160	200	400			
INVERCLYDE HMA TOTAL			4610	3200	1410	960	2240			

Schedule 6.1(b): Renfrewshire Sub-Market Area (Part)

<u>Kilmacolm & Quarrier's Village</u>										
58	Leperstone Avenue	Affordable	15	-	15	-	-	s-m		Pot plots (9)
59	Smithy Brae (incl GB adj.)	Mixed	42	12	30	-	12	m		
60	Whitelea Road	Private	4	4	-	4	-	s		
61	Lochwinnoch Road	Private	6	6	-	6	-	s		
62	fmr Balrossie School	Private	40	40	-	20	20	s-m		
63	fmr Quarry, Port G'gow Road	Private	3	3	-	3	-	s		Plots (3)
64	Woodside Care Home	Private	7	7	-	4	3	s-m		
KILMACOLM & QUARRIER'S VILLAGE			120	70	50	40	30			
RENFREWSHIRE SUB-MARKET TOTAL			120	70	50	40	30			
INVERCLYDE TOTAL			4730	3270	1460	1000	2270			

Source: Updated Inverclyde 2012 HLA Audit, including new LDP sites (Post Modifications). All capacities are rounded at Sub Area / Settlement level.

Notes: Tenure/Type : Private (predom. Owner-occupied); Mixed (Private & RSL/HA); Affordable (RSL/HA).

Note: # - based on benchmark of 25% contribution (refer Policy RES4).

Total Cap. : Total capacity of site, or where not defined, 'indicative dwelling capacity'.

Effective : expected to be developed over the 'Plan Period', ie. to 2019; NB - based on Private Sector estimates, not All-tenure. All-tenure estimate in Supplementary Guidance (Annex 3).

Non-Effect. : Established Land Supply minus Effective Supply (sites identified and allocated for housing in LDP).

Timescale : 's' - short term 2013/14-19/20; 'm' - medium term 2020/21-24/25; 'l' - long term post 2025/26.

Additional Info - * : site is part of a Major Area of Change, Area of Potential Change, or a Development Option Site, where more information on a site's potential development is in the LDP.

NB - Total estimated number of dwellings from Potential Plot sites = 50.

NB ** - Site Ref. 10: post 2012, capacity reduced to 46.

AFFORDABLE HOUSING PROVISION

Table 1: Housing Land Supply, by Settlement / LHS Sub Areas

Settlement / Sub Area	Affordable		Private		All-Tenure		'Effective Land Supply' (All-T)
	'Eff.'	Total	Eff.	Total	'Eff.'	Total	
1) Port Glasgow	190	290	440	820	630	1,110	57%
Greenock Central East	120	670	230	1,080	350	1,750	20%
West Greenock	0	0 #	40	140	40	160	22%
Greenock South West	190	400	70	260	260	660	39%
2) Greenock	310	1,090 #	340	1,480	650	2,570	25%
3) Gourock	0	60	100	420	100	480	21%
4) Inverkip & Wemyss Bay	0	160	240	640	240	800	30%
Inverclyde HMA	500	1,600#	1,120	3,360	1,620	4,960	33%
5) Kilmacolm & Quarrier's Village	10	50	40	70	50	120	42%
Inverclyde	510	1,650	1,160	3,430	1,670	5,080	33%

Source: Updated Inverclyde 2012 HLS Audit, including new LDP Sites. All capacities are rounded at Sub Area level.

Notes:

- (1) The land supply dwelling capacities in this table differ from Schedule 6.1 due to the inclusion of those sites omitted from the LDP, programmed (expected) to be built-out in full in years 2012/13 and 2013/14.
- (2) The Affordable Sector estimates are based on the 'benchmark 25%' contribution from designated 'quota' sites.
- (3) (#) the totals include an estimated 15 'off-site' contribution from 1 site in West Greenock (refer Schedule 6.1)
- (4) 'Effective' Affordable site capacities are estimates based on likelihood of funding committed on sites over the Short term 'Plan Period', to 2018/19 (i.e. no post March 2012 sites 'effective').

ANNEX 4: COUNCIL PROCEDURES and ASSISTANCE

- (1) The Council will undertake to ensure that housing providers assist in the delivery of affordable housing, where considered necessary and appropriate, by applying the policy guidance contained in this SG.
- (2) The Council's Regeneration and Planning Service and the Housing Team in the Safer and Inclusive Communities Service will work in partnership with third parties, including the Scottish Government, other public agencies and housing providers, to secure the delivery of affordable housing.
- (3) The Council will work with the Scottish Housing Regulator, public sector agencies and housing providers to establish an open and transparent system of recording and maintaining priority client groups, as defined by statute and in accordance with good practice, as the basis for allocating qualifying households to the available affordable housing stock.
- (4) The Council will work with the public sector agencies and housing providers to maintain up to date records of the requirement for sites to deliver affordable housing, by category of affordable housing provision (after Circular 02/2010). Housing need and demand will be identified through the HNDA, as updated, and through regular updates of the LHS together with monitoring of the requirements generated by the approved three-year Strategic Local Programme (SLP)/Strategic Housing Investment Plan (SHIP).
- (5) The Council will engage early in the development process with developers and housing providers to discuss identified housing needs in the area, agree on the suitability of development proposals contained in a Masterplan/development brief for the site for meeting local housing need, and advise on the availability of subsidy and other resources, to deliver affordable homes.
- (6) The Council will negotiate with developers and housing providers on any necessary legal planning agreements for the provision and retention of affordable housing as a condition of Planning Permission being granted.
- (7) The Council will re-examine publicly-owned sites and other sites that become surplus on a regular basis, with a view to possibly making these available for affordable housing, at a value appropriate to such use, in accordance with the requirements of the most up to date Scottish Government's Strategic Local Programme (SLP) and SHIP Guidance.
- (8) The Council will consider the use of Compulsory Purchase powers to secure development opportunities for additional new affordable housing, where a suitable housing provider underwrites the acquisition costs, including within the designated New Neighbourhoods and Areas of Potential Change identified in the Local Development Plan.
- (9) Unless otherwise indicated, the Local Development Plan's Spatial Strategy and the relevant policies in the Housing and Communities chapter of the Plan, will take precedence over the policy guidance in this SG.
- (10) The Council recommends that all prospective housing developers make early contact with the Regeneration and Planning Service to ascertain whether this SG will apply to their development proposals.

ANNEX 5: LIST of BACKGROUND REPORTS and REFERENCES

Glasgow and the Clyde Valley Housing Market Partnership:

- Glasgow and the Clyde Valley Housing Need and Demand Assessment – Final Report (June 2011)

Glasgow and the Clyde Valley Strategic Development Plan Authority:

- Glasgow and the Clyde Valley Strategic Development Plan (2012) [approved May 2012]

Inverclyde Council:

- Inverclyde Local Plan (2005) – approved January 2006
- Inverclyde Local Development Plan: Main Issues Report (May 2011)
- Inverclyde Local Plan (2005) – First Alteration on ‘Affordable Housing Provision’ - Consultative Draft Issues Report (November 2005)
- Inverclyde Local Plan (2005) – Supplementary Planning Policy Guidance on ‘Affordable Housing Provision’ (August 2006)
[NB: following consultation and representations received on the SPPG, the Council concluded there was insufficient justification to approve the SPPG, but to await an updated Housing Need Assessment and a review or alteration of the Local Plan]
- Inverclyde Local Housing Strategy 2011-2016 (November 2011)
- Inverclyde Local Housing Strategy 2004-2009 – 2006 Update (May 2006)
- Inverclyde Alliance Single Outcome Agreement (2012-17)
- Inverclyde Housing Needs and Affordability Study by Arneil Johnston (February 2005)
- Inverclyde: A Strategy for Change (June 2003)

Scottish Government:

- PAN 02/2010 ‘Affordable Housing and Housing Land Audits’ (August 2010)
- SPP (July 2014)
- National Planning Framework 3 (July 2014) at www.scotland.gov.uk

Communities Scotland (former):

- Local Housing Need and Affordability Model for Scotland – Update A report to Communities Scotland by Professor Glen Bramley, School of the Built Environment, Heriot Watt University (July 2003, June 2004 and November 2006)
- Good Practice in the Planning System for Affordable Housing – Lessons from England (unpublished research for Communities Scotland, 2002), by Bramley, Satsangi, Dunmore and Cousins.

SCROL 2001 online (2010) www.scrol.gov.uk

Renfrewshire Council:

- Renfrewshire Housing Strategy 2011-2016 (2011)
- Renfrewshire Local Development Plan (2014)

Henderson, J (2004):

- Report into Objections to the Inverclyde Local Plan: First Review Final Draft 2004 (Volume 2: Housing)

This Supplementary Guidance was prepared by Regeneration & Planning Service, in close collaboration with the Housing Team, Safer and Inclusive Communities.

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