

**AGENDA ITEM NO: 4** 

Report To: Education & Communities Committee Date: 31 October 2017

Report By: Corporate Director Education, Communities Report No: EDUCOM/76/17/DH

& Organisational Development.

Contact Officer: Drew Hall, Service Manager, Community Contact No: 01475 714272

Safety & Wellbeing

Subject: Inverclyde Strategic Housing Investment Plan

2018/19-2022/23

### 1.0 PURPOSE

1.1 The purpose of this report is to seek Committee approval for the submission of the new yearly Inverclyde Strategic Housing Investment Plan (SHIP), covering the period from 2018/19—2022/23, to the Scottish Government.

# 2.0 SUMMARY

- 2.1 The Scottish Government (SG) issued revised Guidance on the preparation of SHIPs in July 2017 that required all local authorities to prepare and submit a new SHIP for the period 2018/19—2022/23 by 27 October 2017 However the SG has been advised that due to our planned Committee meeting, the decision on the approval of the SHIP will be at this meeting. The SHIP includes a full programme of new affordable housing development proposals by RSLs over the five-year period.
- 2.2 Resource Planning Assumptions (RPAs) for the Inverclyde Council area for the period 2017/18—2020/21 have been provided by More Homes Division (MHD) of the SG and the minimum amount of Affordable Housing Supply Programme (AHSP) funding available is £37.131m. The objective of building 50,000 new affordable homes across Scotland has been stated as a priority for the SG and the MHD has stressed that these RPAs are the minimum amount that will be available. There is the likely possibility of further funding coming on stream as the SHIP and the Strategic Local Programmes roll out over the next five years. The SHIP 2018/19—2022/23 has been prepared in consultation with all our local RSL partners.
- 2.3 It will be seen from Table 1 of the SHIP 2018/19—2022/23 that there is substantial over-programming in excess of the RPAs noted in paragraph 2.2 above. This is deliberate and is intended to allow for substitution of an alternative project where a development cannot proceed due to unforeseen circumstances to ensure that there is no loss of AHSP funding to the Inverclyde Council area. This will also allow Inverclyde to take advantage of other underspends elsewhere in Scotland and build additional housing.

# 3.0 RECOMMENDATIONS

# 3.1 That the Committee:

- a) Approves the Strategic Housing Investment Plan for the five-year period from 2018/19—2022/23 for submission by Inverclyde Council to the Scottish Government by 1st November 2017; and
- b) Notes the projects included in the Strategic Housing Investment Plan 2018/19— Appendix 1 2022/23 as detailed in the Appendix to this report.

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Appendix 1

# 4.0 BACKGROUND

4.1 The revised SHIP Guidance (July 2017) requires all local authorities to prepare and submit a new five-year SHIP by 27<sup>th</sup> October 2017. The SHIP 2018/19—2022/23 sets out Inverclyde Council's priorities for affordable housing development and presents an overview of what might be achieved throughout Inverclyde over the next five years. However the SG has been advised that due to our planned Committee meeting dates, the decision on the approval of the SHIP will be at this meeting.

# 5.0 SHIP 2017/18—2021/22: SUMMARY

5.1 While Table 1 (see Appendix 1) provides full details of all projects over the five-year period, the main proposals can be summarised as follows:

Appendix 1

- RSLs have put forward a comprehensive series of proposals for new affordable housing developments across Inverclyde covering every year of the planning period from 2018/19 to 2022/23
- A number of the proposed developments intend to make use of land/sites in public ownership, as identified in the approved Inverclyde Local Development Plan (August 2014). There is an expectation that Inverclyde Council will make certain land/sites available at below market value in order to facilitate the development of affordable housing.
- Proposals have been grouped into high or medium priorities using a recently reviewed assessment process developed from a recent consultation of partners. This moved away from a rigid points-based system to a more flexible approach that gave regard to a few core issues:
  - deliverability of the projects proposed
  - the extent to which a project helps meet housing need and
  - to what extent the project supports work towards achievement of the outcomes of the LHS.
- The SHIP provides for affordable housing for social rent only. No schemes have been put forward for affordable housing for sale (through shared equity schemes).
- As well as the RSLs more regularly involved in the affordable housing development programme (RCH, Link, Oak Tree and Cloch Housing Associations), Blackwood and Sanctuary Scotland are also proposing to build under this new SHIP. This would be Sanctuary's first time in Invercive.
- A total of 1411 units are proposed, contained in 34 projects; total AHSP expenditure proposed: £95.894m; minimum available AHSP funding from RPAs £37.131m.
- This is the second SHIP through which SG is seeking applications for funding from its new Housing Infrastructure Fund (HIF). Developments which would struggle to start under regular grant levels, because of complex and significant infrastructure challenges, may receive loans or grant from this new fund. £50m is being made available nationally in 2017/18. 4 Invercive projects are being put forward for consideration for the HIF.

# 6.0 STRATEGIC LOCAL PROGRAMME (SLP) ACTIVITIES 2017/18

- 6.1 Three affordable housing developments are on site
  - Bay Street, Port Glasgow
  - · Garvald Street, Greenock and
  - Braeside/St Gabriel's School, Greenock.
- 6.2 Work is on site at Bay Street and is due for completion in January 2018; the development is being undertaken by RCH. Bay Street will contain a mixture of 41 flats and houses for social rent. The Garvald Street site being developed by Oak Tree Housing Association is very close to completion. It will offer 45 units for social rent through a combination of houses and cottage flats. Handovers are continuing with completion due by the end of October. Link currently has a project on site at the former St Gabriel's School site, Braeside, which will deliver 23 units for social rent to be managed by Larkfield Housing Association. There is a mix of amenity standard cottage flats and 2 wheelchair designed properties. The project is due to complete in January 2018.
- 6.3 Preparatory works have begun for several other projects, to enable them to start in 17/18. RCH advise that they hope for site starts for both Slaemuir and Mallard bowl. Preparatory work is continuing in relation to Auchmead Road and Shore Street for Oak Tree and King's Glen which is a joint development project between Cloch Housing Association and Oak Tree to allow tender submissions to the Scottish Government in November. Sanctuary Group are working across 5 sites Auchenbothie Road, Lilybank Road, Dubbs Road, Mount Pleasant Street and Broadstone Avenue to deliver 104 units for social rent; the sites will offer a range of types and sizes of houses ranging from 8 to 44 units across 2-4 storeys. Demolition is complete at Mount Pleasant Street (Highlanders Academy site).
- 6.4 Significant work has been carried out by Link and Oaktree Housing Associations towards the acquisition of the Ravenscraig Hospital Site for social housing, with some of the site for private development.
- 6.5 Below is a summary of works being funded by the Scottish Government AHSP this financial year, 2017/18 (for current and proposed projects):

Project	Developer	Status	Units expected on completio n	AHSP Funding 2017/18( £m)
Bay Street	RCH	On site	41	0
Garvald Street	Oak Tree	On site	45	0
St Gabriels	Link Group	On site	23	0.782
Shore Street	Oak Tree	Tender approval/on site	8	0.572
Auchmead Road	Oak Tree	Tender approval/on site	36	0.685
Killochend	Oak Tree	Site acquisition	14	0.163
Mallard Bowl	RCH	On site	20	1.780
James Watt Dock	RCH/Blackwood	Tender approval/on site	144	1.000
Slaemuir Phase 1	RCH	On site	28	1.460
Highlander Academy	Sanctuary Scotland	Tender approval	52	0.457
Auchenbothie Road	Sanctuary Scotland	Tender approval	8	0.206

Lilybank Road	Sanctuary Scotland	Tender approval	28	0.198
Dubbs Rd	Sanctuary Scotland	Tender approval	24	0.400
Kings Glen	Cloch	Tender approval /on site	58	1.052
То	tal AHSP directed to	Inverclyde 2017/18		8.755

The Service and MHD will continue to work with RSLs to ensure expenditure is maximised in Inverclyde.

# 7.0 IMPLICATIONS

# 7.1 Strategic

The SHIP 2018/19—2022/23 provides a means to support housing choices and of addressing tenure imbalance across the Inverclyde Council area both of which are strategic outcomes of the Inverclyde Local Housing Strategy (LHS) 2017–2022.

# 7.2 Financial

The Resource Planning Assumptions for AHSP funding over the period 2017/18—2020/21 amount to £37.131.580m, however the More Homes Division has emphasised that these are minimum assumptions for planning purposes and that "over-programming" is essential. The SHIP has therefore been prepared in the expectation of additional AHSP funding becoming available in future years and the MHD have agreed on appropriate measures to ensure the delivery of the programme in the event that there may be insufficient resources available in any one year.

One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Impact	Net	Virement From (If Applicable )	Other Comments
N/A						

# 7.3 Legal

There are no legal implications for Inverclyde Council arising from this report.

# 7.4 Personnel

There are no Personnel implications arising from this report.

### 7.5 Equalities

Has an Equality Impact Assessment been carried out?

Yes	See attached appendix
	This report does not introduce a new po

This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

# 7.6 Repopulation

The provision of new affordable good quality housing is intended to support and complement

the work on Repopulation, which is seeking to stabilise the existing population and to attract new people to the Inverclyde Council area by expanding the housing choices and options available.

## 8.0 CONSULTATIONS

- 8.1 This report has been prepared in consultation with the following:
  - Developing RSLs operating within the Inverclyde Council area;
  - All other RSLs operating within the Inverclyde Council area; and
  - Scottish Government More Homes Division, Glasgow and Clyde Area Office

# 9.0 LIST OF BACKGROUND PAPERS

9.1 Inverclyde Local Housing Strategy 2017–2022; report to Safe, Sustainable Communities Committee, 7 March 2017.

Guidance on the Preparation of Strategic Housing Investment Plans; Scottish Government Housing Supply Division Guidance Note (MHDGN 2017/03), July 2017.

# INVERCLYDE

# STRATEGIC HOUSING INVESTMENT PLAN 2018/19- 2022/23 SUPPORTING STATEMENT



This document is the companion piece to the *Inverciyde Strategic Housing Investment Plan*2018/19—2022/23: Tables. If you have not been provided with the Tables, you will find them in the Housing Section of <u>Inverciyde Council's website</u>.

# 1 The purpose of the Strategic Housing Investment Plan (SHIP)

1.1 The SHIP sets out the strategic investment priorities for affordable housing in Inverciyde over a five year period to achieve the outcomes of the area's Local Housing Strategy (LHS). The SHIP contributes to the Scottish Government's national goal of providing 50,000 affordable homes by 2021/22. As well as identifying priority sites for development, the SHIP also states what resources are required to implement them. New guidance was issued by the Scottish Government in July 2017 which provided revised procedures for Local Authorities which has been utilised in preparing the SHIP.

# 2 Minimum Resource Planning Assumptions (RPAs)

- 2.1 The Scottish Government has confirmed its aim to make at least £37 m available to support the development or rehabilitation of affordable housing in Inverclyde from 2017/18 to 20120/21. This figure is provisional as there could be more provided if additional funding is released through the Affordable Housing Supply Programme (AHSP) at a later date.
- 2.2 The amount that the Government will contribute for each unit developed varies with a range of factors, but they have created a set of indicative benchmarks to enable local authorities and registered social landlords (RSLs) to plan their development programmes. For example, housing providers can work on an assumption that if they are building one-person properties they could expect around £50,000 grant per unit and £91,000 per seven-person property.
- 2.3 Final house sizes are confirmed at a later date in the planning process but, for the purpose of preparing the SHIP, three-person property sizes are assumed. These come with a benchmark of £72,000 per property, if the housing is to be developed to a high energy efficiency standard. The provisional year-by-year breakdown of the funding, along with the number of three-person properties this could generate, is shown below.

Year	Minimum RPA	Minimum 3-person properties possible
2017/18	£7.531m	104
2018/19	£8.867m	123
2019/20	£10.031m	139
2020/21	£10.702m	149
Total	£37.131m	515

# 3 Consultation undertaken with the RSLs

3.1 This SHIP report is the result of several months of consultation and liaison with RSLs. Meetings were held with local and national RSLs to discuss potentially developable sites and assist them in their decision-making relating to where they would focus their new build programmes. These meetings made it possible for new development partnerships to be

created between RSLs, and also for another national housing association to establish a presence in Inverclyde. Discussions with Blackwood have led to the submission of joint proposals for development with River Clyde Homes (RCH). As well as this, Sanctuary Scotland – which currently has no stock in Inverclyde – is now planning to build across several sites in Greenock and Port Glasgow.

- 3.2 The Council, the Health and Social Care Partnership (HSCP), and RSLs attend a *Housing Partnership Group*. One of this group's functions is to analyse the need for specialist housing and create proposals which now appear in the SHIP. HSCP staff are now regularly invited to notify the Housing Strategy Team where a need for specialist housing had become apparent to them through the delivery of their services. This information is distributed to the RSLs and discussions are encouraged between these services and housing providers with a view to addressing the housing need identified.
- 3.3 During the review of the prioritisation of the SHIP projects which was carried out the Council consulted with the RSL's developing in Inverclyde on this new more flexible approach.
  Cognisance was taken of their comments during the review.
- 3.4 Regular programme meetings take place with representation from each of the RSL's and the More Homes division of the Scottish Government to ensure that sites are progressing as they should and affording the RSL's the chance to bring any issues regarding delays to the programme to light and the opportunity to discuss solutions and to address them at an early stage.
- 3.5 The Local Housing Strategy sets out the strategic policy approach of the Local Authority and its partners to deliver high quality housing and housing related services across all tenures to meet identified need in Inverclyde. The SHIP is directly informed by the LHS and its policies and developed in consultation with key stakeholders, the SHIP is an operational document not a policy document.
- 3.6 The purpose of the SHIP is to set out strategic investment priorities for affordable housing over a 5 year period to achieve the outcomes set out in the LHS.

# 4 Summary of the methodology used to prioritise the projects included within SHIP

- 4.1 In summer 2017, the Council reviewed the process it uses to prioritise the projects included in the SHIP. Utilising suggestions from partners, including the developing RSLs, a new methodology was devised. This moved us away from a rigid points-based system to a more flexible approach that gave regard to a few core issues:
  - deliverability of the projects proposed
  - the extent to which a project helps meet housing need and
  - how well the project supports work towards achievement of the outcomes of the LHS.
- 4.2 All RSLs who operate in Inverciyde (whether they have a recent history of developing here or not) were invited to submit proposals for the SHIP. These were then analysed with regard to

the three main issues listed above, and direct comparisons between projects were made to help us order them in the Council's preferred priority.

- 4.3 Although the Inverciyde area is due to receive more of the Scottish Government's Affordable Housing Supply funding than it has since the recession of 2008/09, the funding that was requested for the RSLs far outstripped the funding available. For the period up to 2022/23, the Government has advised the Council to over programme. This level of over programming will be managed by close monitoring by the More Homes Division (MHD) in conjunction with RSLs and Council officers .The MHD will agree on appropriate measures to ensure delivery of the programme in the event that there may be insufficient resources in any one year .All the projects proposed by the RSLs would require £96m.
- This year the Council has decided that all projects proposed are suitable for inclusion, however some will be regarded as the "SHIP-Proper" and the rest can be viewed as a shadow programme. Projects denoted as "High Priority" within the SHIP tables are the SHIP-Proper, and any labelled as "Medium Priority" will act as the shadow programme. These projects have been listed in order of priority for the Council. Where there is slippage with any of these projects that cannot be picked up by any of the other developments elsewhere in the SHIP-Proper an appropriate alternative project from the shadow programme will be selected to move forward into the SHIP-Proper. As we cannot anticipate the scale and nature of any future slippage, the shadow programme has not been prioritised. When needed, the appropriate shadow project will be decided upon at that time. Of course, if extra funding becomes available from central government, the Council would support the development of all projects in the SHIP shadow programme included.
- 4.5 The Council has prioritised 23 projects for the SHIP-Proper a further 11 are contained in the shadow programme. As explained above, all the projects are compared against each other, considering deliverability, housing needs and the LHS. The result is that the project at the top is regarded by the Council to be the highest priority, and that at the bottom is the lowest priority within the SHIP-Proper.
- 4.6 The development proposed by the Link Group (in partnership with Oak Tree Housing) for the building of 150 social rented properties on the Ravenscraig Hospital Grounds is the highest priority for building over the next five years. There are several reasons for this, including: it will provide a large number of social renting for the south west of Greenock, it will include a good number of wheelchair and amenity housing helping to ease the increasing need for these types of homes. Beyond the initial 150 there is also the expectation that a private developer may contribute housing for owner occupation. Though not a determining factor, it is also worth pointing out that the development will provide a significant regeneration to a large hospital site which for the most part has been derelict for over a decade.
- 4.7 For the rest of the projects, deliverability tended to be the main criteria by which the other projects were ordered.

- 4.8 There are a range of development constraints which have been identified in the submissions. These constraints include land not yet being in the ownership of the RSL and in some cases land not fully identified, loan funds not being finalised, in some cases design teams are yet to be appointed. Statutory consents not being in place, including zoning of land by the Planning authority, site investigations not yet carried out, approval not yet given by the relevant RSL's committee, no final costs being available, topographic and other site issues such as the slope of sites, contamination issues like Japanese knotweed and excavations of rock which need to be done to allow the development to commence.
- 4.9 These constraints have been reviewed in relation to each of the submissions to allow the likelihood of the site being delivered to be arrived at.
- 4.10 The Housing Infrastructure Fund (HIF) will support housing development through loans and grants with priority being given to those projects which will deliver affordable housing. The fund is a 5 year programme which will run until at least 31<sup>st</sup> March 2021. HIF will look to prioritise these sites which are of strategic importance and cannot proceed or have stalled due to exceptional infrastructure works and unlock these sites for the delivery of housing.
- 4.11 RSL's can express their interest in seeking Housing Infrastructure Fund in their SHIP submissions. That information is contained in tables 2 and 3 of the SHIP submission.
- 4.12 RSL's advise in their submissions that projects will promote energy efficiency and reduce fuel poverty by various methods such as building houses to Silver Standard for Sustainability and Energy Efficiency as detailed in the Building Standards Technical Handbook 2017. They will use a technical brief which will mean that the specification of the houses are energy efficient; they will use technology such as renewable energy water heating ,solar heating where possible and smart meters, High levels of insulation and energy efficient lightbulbs will be used . All of these will help reduce energy consumption and keep energy bills down for residents
- 4.13 In their submissions RSL's describe various measures they will take which will meet the equalities agenda such as homes being built to the Scottish Government's Housing for Varying Needs standard. The RSLs will also be developing high specification wheelchair and amenity housing to provide a more complete response to the needs of some residents.
- 4.14 RSL's have been working with Health and Social Care Partnership (HSCP) colleagues who have identified a requirement for special needs accommodation Cloch and Oak Tree Housing Associations have advised that this has been taken into account in the housing mix proposals for certain sites. A number of houses will be built by RCH to meet the Blackwood fully accessible standard. Proposed numbers for these can be found in the "Units Type" columns of the full SHIP tables.
- 4.15 Allocations Policies of the individual RSL's will take account the requirements of equalities legislation.

# 5 Strategic environmental assessment

5.1 The proposals in this SHIP are covered by the Inverciyde Local Development Plan's current strategic environmental assessment.

# 6 AHSP activity in Inverciyde 2017/18

- 6.1 Three affordable housing developments are on site
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# 7 Council and private developer contributions

7.1 The private developer for the Kirn Drive site in Gourock has provided an off site development opportunity for social rented housing by transferring the ownership of a site in a more central location at Shore Street in Gourock at nil value to Oak Tree Housing Association for future development. A commuted sum is also due from the developer of the navy buildings site in Eldon Street Greenock in three tranches (£60 000,£54 000 and £36 000)when 40, 76 and 89 flats are completed.

# 8 Summary of the SHIP 2018/19—2022/23

- 8.1 Moving on from current activity, the main purpose of this SHIP is to help establish a build programme for the upcoming five financial years.
- 8.2 A summary of the new SHIP can be found in the table overleaf.

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International Control Contro	Chalman Street Care	River Clyde Homes	102	102	0	0	102	2018/19	0	0	102	0	0	102	7.340
Multi-Circle Road Street         50         50         50         50         60         60         60         50           Outstrictal Steed Greenock         Obal Tree         36         36         2018/19         0         0         0         0         0         36         0         0         0         0         0         0         0         0         36         0	Drimfrothar Bood Capacit	River Clyde Homes	30	30	0	0	30	2018/19	0	30	0	0	0	30	2.600
Quantification of the confirmed of states of the confirmed of the co	Houston Street Greenock	Kiver Clyde Homes	20	20	0	0	20	2018/19	0	20	0	0	0	50	3.600
Canadic Street Clyde Homes	Weymouth Crescent Greenock	Oak Troo	10	30	0 0	0	36	2019/20	0	0	36	0	0	36	2.826
Microbar Road Greenock         Average Foundation of the Confirmed Angle (Street)         Average Foundation (Stree	Fast Crawford Street Greenock	Divor Clydo Lomos	07	10	0	0 0	10	2018/19	0	10	0	0	0	10	0.831
Overton Notable Frontier Information of the inf	Drimfrochar Road Greenock	Oak Tree	9 6	9 6	0	0	40	2019/20	0	0	40	0	0	40	2.880
State State of Expension of Street         Observation of Expension of Expens	Overton Greenock	Oak Tree	0,0	0,5	0 0	0	70	2019/20	0	0	70	0	0	70	5.494
To be confirmed	Most Stowart St Armio Street	Odk liee	040	04	0	0	40	2019/20	0	0	40	0	0	40	3.139
Unidentified Site 1         Oak Tree         30         30         0         30         2020/21         0         0         0         30         30           Unidentified Site 2         Oak Tree         15         15         0         0         15         2020/21         0         0         0         15         0         15         0         15         0         15         0         15         0         15         0         15         0         0         0         0         0         0         0         30         30         0         0         0         0         0         0         0         0         0         0         0         0         0         15         15         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         15         15         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         0         15         15         15 <td< td=""><td>Greenock</td><td>Developer To be confirmed</td><td>74</td><td>74</td><td>0</td><td>0</td><td>24</td><td>2016/17</td><td>24</td><td>0</td><td>0</td><td>0</td><td>0</td><td>24</td><td>1.205</td></td<>	Greenock	Developer To be confirmed	74	74	0	0	24	2016/17	24	0	0	0	0	24	1.205
Unidentified Site 2         Oak Tree         15         15         0         0         15         2020/21         0         0         0         15         0         15         0         15         0         15         0         15         0         15         0         15         0         15         15         0         15         15         0         15         15         0         15	Unidentified Site 1	Oak Tree	30	30	0	0	30	2020/21	0	0	0	30	0	30	2 354
Unidentified Site 3         Oak Tree         30         30         0         30         2021/22         0         0         0         30         30           Unidentified Site 4         Oak Tree         15         15         0         0         15         2021/22         0         0         0         30         30         30           Unidentified Site 4         Oak Tree         15         15         0         0         0         0         15         15         15           1411         1344         67         1411         237         212         716         201         45         1411	Unidentified Site 2	Oak Tree	15	15	0	0	15	2020/21	0	0	0	15	c	15	1 177
Unidentified Site 4         Oak Tree         15         15         0         0         15         2021/32         0         0         0         15         35           1411         1344         67         1411         237         212         716         201         45         1411	Unidentified Site 3	Oak Tree	30	30	0	0	30	2021/22	0	0	0	0	30	30	7 255
1411 1344 67 1411 237 212 716 201 45 1411		Oak Tree	15	15	0	0	15	2021/22	0	0	0	0	15	15	1 177
	lotals:		1411	1344	67		1411		237	212	716	201	45	1411	05 004

STRATEGIC HOUSING INVESTMENT PLAN 2018/19-2022/23

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 1-5 2016/19-2022/23

DORTO Immerida Com

-	NEGURED OVER BHIP PERSO	13.250	4.029	1.302	100		0 200	1,268	9700 B	7,380	0.470	2083	0.802			0.931	8700	1,080	1.184	2,030	1,600	3.800	1300				_							1311	-	
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		Una	Cloch Housing Association		Oak Tree	Sanctuary	River Clyde Hornes	Sanctuary	Oak Tree	River Clyde Homes	Sanctuary	Servituery	Banchamy	River Chyde Homes	Rhear Chyda Homes	Oak Free	Oak Yess	River Clyde Homes	Baretuary	River Clyde Homes	Rhear Chyde Monea	River Chyle Homes	River Clyde Homes	River Clyde Homes	River Clyde Homes	River Clyde Homes	Oath Tree	Oak Tree	River Clyde Homes	Oak Tree	Oak Tree	Developer to be confirmed	Oak True	Oak Tree	Oat Tree	Oak Tree
meric Value - from	Drop Deser Table Balow)	9	9		•	ø	5	4n		9		9	9	9	•					9	9		9		0					10	9				9	
ORDBATES (Nu	(X-EASTING D Y-MORTHBIG)	X225221 Y-675386	mating X 228533	674453	androg X 224288 a Northing Y	Marthurg X 227123	meting X 225376 a Northing Y	Meting X 233838	seting X 224307	Meding X 234113	defing X 233990	Meding X 231140	Sale Easting X 231062 Sile Northing Y	enting X 230064 te Northing Y	Ne Essting X 73 Site	sating X 22 72 73 to Northing Y	X 388344	294185	ambing X 231235 to Northing Y	No Esseling X 73 Siles	the Emating X	She Easting X 220042 She Hurthing Y	seding X 232769 to Northlyg Y	She Emiling X 229538 She	As Easting X 358 Site	anting X 227383 to Northing Y	mating X 227364 te Northing Y	X. 386824 Y. 6201625	seting X 229422 te Northing Y	X 390295 V: 6293867	X: 584807 V: 4130707	227610 676481	TBC	180	79C	TBC
ŭ	Low / Medium / High	H X22	H She		ž v	H Sale	T Selection	T See	T Sales	T Sales	T She	H She	H Sabs	H Sh	1 202	I S	1	ı	H Sales	н 230	2	H Sh	T.	1	ı û	3	2	3	N She	3	2	2	3	2	2	2
	, Tames	Drewnock South West	Greenock South and	UP East	Greenock, South West	Greenock	Greenock South and South West	Port Glasgow	Greenack West	Port Glasgow	Port Glasgow	Port Glasgow	Port Glasgow	Greenock Cardral and	Port Gassgow	Greenook Central East	Oreanock South West	Port Olengow	Port Classpow	Port Oleapose	Port Glasgow	Orserock South and South West	1 Claspow	Greenock South and South West	Greenock West and Gounds	Greenock Central and East	Greenock West	Orsensch South West	Greenock Central and East	Greenock Central East	Greenock South West	1	160	180	780	TBC
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in account		Ravermonsig Hougeted Silve	Ninge Glen		Auchmend Road	Mount Pleasant Street	Meherd	Dubbe Road	Store Street	St. Stephan's/Southfield Ave.	Aucherbolitie Road	Liyberth Road	Broadstone Avenue	Jernes Walt Dock	Sisserrale Ph.1	Kilotherd	Bow? arm	Woodwill Ph.4	Bahampre Avenue	Steemule Ph. 2	Sasernal Ph 3	Usper Bow	Sebirk Road	Past Road	Chalmany Street	Drumbothar Road	Houston Street	Weymouth Creecent	East Crawlerd Street	Drumstocher Road	Overlan	West Stowert Street/Argyla Street	Unidentified Site 1	Unidentified Site 2	Unidentified Site 3	Unidentified Site 4

Drop Down Table Values		
umarfest Value	Geographic Code	
	West Highland/Manual Authoritios/Netrotel/Ruja August Attil 8R - Greener RSS, - 8R - Greener	RSL - SR - Graener
,	Wast Highland historidea Removal June Augit	RSL - SR - Other
,	Other Rund	RSL - SR - Greene
,	Other Runsi	RSL - SR - Other
4	City and Urban	RSL - 8R - Oreene
	City and Urban	RS SR - Other
,	**	Marhed Rare -
	7	Market Rent -
	2	SR.
9		Coursell ASR - Others

STRATEGIC HOUSING INVESTMENT PLAN 2018/19-2022/23

TABLE 2.1 - GRANT PROJECTS

							4			4	AF ORDAIN, E HOUSING UNITS DIRECTLY PROYIDED BY INFRASTRINCTURE FUNDING - SY ESTIMATED COMPLETION DATE.	RING UNITE DIR	ECTLY PROVIDE	D BY INFRASTR	SUCTURE FUNDS	G - BY ESTMATE	D COMPLETION	ľ	GRAATE GEAT		1		D CHARLE	AN CHANT PURCHED RECORDED	I	UNDER BUT UNLOCKED BY	FUNDED BUT UNLOCKED BY MERASTRUCTURE FUNDING
PRICETY Low / Medium / High	GEOGRAPHIC COCHEMATES (XEASTHO) Y-MORTHBING)	APPLICANT	PLAMBRING STATUS (OUTLING) BASTEROLANI FULL COMSENT IN	DOES APPLICANT CURRENT SITE OWN OR HAVE POTENTIAL TO OWN THE SITE? IN (YM)	CURRENT BITE OWNER	BERT PLECKETTER CH WHOLE OF WHICH WELKENDER HOOR HELKENDER DE OLOGIST PROCHES WORKEN HELKENDER DE OLOGIST PROCHES WORKEN HELKENDER WORKEN	LINCED TO LINCED TO DRIECT PROVISION OF AFFORDABLE	2018110	901878 201	SOZECZ1 POST 26	POST 262621 AFFORDABLE TOTAL OVER PLAN OVER BASP PERIOD	ALE 2018/18 ACR ACR ACR ACR ACR ACR ACR ACR ACR ACR	26/8/20	100000	POST 28 ZAZH	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	91818	2018/20		POST 2029/21	PENT TOTAL OVER PLAN OVER SKIP	816/16	2019/20 2020/21	POST	TOTAL HE GRANT UN FUNDING AD REGUINED IN I PH	UNITS - POTENTIAL TEN ADOITIONAL CAPACITY IN ETHER LATER PHASES OR OTHER AITES	TEMURE - M FORDABLE I BARBET PRIVATE RENTED
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ı	X ZZSZZI Y SPSZW	4	•			Forming brillio elgrate to also entimones (29th) including deligaziments to foundable, burniers, signage etc. 200,000 Usgranfing strikings the socials node to disciplinate structural refutating deform capping favor. 40,000 Altonamone for entimetral feeding appending bifolding 200,000.															-	000	1000	80	47100 000		
z	Ste Lesting X 724268 Ste Norbing Y 675234	Oak Tree	>	>	Oak Tine Housing Association	Out Tree Housing Suffix Rel single Abscript To Broughary Law To ALLOW Association RETAINSO WAS TO BE CONSTRUCTED & WORK TO ROADS Association	>	x			R	•	•	•													
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×	She Easting X 224397 file Northing Y	Oak Tree			Busconia	EARTHWORKS AND SPECIAL PARKAGE																_	-	1111			
x	Site Easting X 227273	Oak Tree	*	>	Oak Tree Housing	ACCESS ROAD, FOOTPATHS, LIGHTING & SEWERS		14			*	•	•		•			•				o como como	0000				
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									-				1000		100	1000	3/6	8		-			The state of the s	2			

TABLE 2.2 - LOAN PROJECTS

FUNDED BUT URLOCKED BY INFRASTRUCTURE FUNDING	TEMING: AN FORDABLE F MANUKET PROVATE REMITED											
FUNDED BUT UNLOCKED	UNITS - POTENTIAL ADDITIONAL CAPACITY IN ETHER LATER PHAMES OR OTHER SITES											
	TOTAL NE LOAN FUNDING REQUIRED	0.000	000'0	00070	000'0	0700	0.00	0.000	0.000	0.890	0,000	0001
-	POST 28/28/21											0.090
	2016/19 2016/20 2020/21				-							0.000
	2018					-						0.000 0.0
	PRIVATE RENT TOTAL OVER PLAN OVER SHIP PERCO								•			6
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PROPARE BENT		-	-	+	-	-		-				-
TEING DAILS	201078		-	+	-	-		-				•
THE PERSON	ET 2014/18 2VER NER RECE			-		-						
OWNERS - BY EL	POST 2034721 TOTAL OVER PLAN OVER SHIP PCROOD	•	•	0	•	0	0	•		•	•	
OST NOT LONG >				-		-		-			-	+
TOTAL BY BOTH	TO SERVE	-	-	+	-		-	-		-	+	•
BUCILL MEN	2019/20	-		+	-	-	-				-	•
DESCRIPTION OF THE PROPERTY OF	JALE 2012/10 VER TER DOO		-	+	+	-	-	-		-	-	•
APORDARI, NOUSING ONLY DESCRIPT PROPRIES BY MANAGEMENT OF THE STREET COLORS AND THE STREET OF THE ST	POST 282621 AFORDABLE TOTAL OVER PLAN OVER SHIP PERSON	•	•	•	•	•		•	•	•	•	
-	PERSONAL P											
	2016/20		1							T		
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	IS PROJECT LINKED TO DRRECT PROVISION OF AFFORDABLE	нопамил (тм)						T				
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	APPLICANT											
	GEOGRAPHIC COORDINATES (X:EASTING T-MORTHING)		1	1								
	PRODUTY Low / Medium / High											
	PROJECT											1

STRATEGIC HOUSING INVESTMENT PLAN 2018/19-2022/23

Table 3 - POTENTIAL HIF AFFORDABLE HOUSING PROJECTS WHICH MAY BE DEVELOPED FOLLOWING HIF INVESTMENT

LOCAL AUTHORITY: Inverciyde Council

	PROJECT SUB-ARILA		Ravenscraig Hospital site Oreanock South West	Auchment Road Greenock South West	Share Street Greenock West Goundk	Killochend Graenock Central East	Total
Annone	PROBELL	Low / Medium / regn	I	x	x	x	
OCCUDADADAD	COORDINATES		X.225221 Y 675366	Site Easting X 224288 Site Northang Y	She Easting X 224367 She Northing Y	Site Eesting X 227273 Site Northing Y	-
DESCRIPTION OF THE PROPERTY OF	-		s	9	0	10	
DEVELOPED	MATERIAL		Unk	Oak Tree	Oak Tree	Oak Tree	
The same of the sa			150	8		*	208
		Mid Market		0	0	0	
UNITE	9	Shared Sh		0	0	0	0
UNITE - TEMURE		Shared Impr	100	0	0	0	0
	95	Inprovement for Rate	0	0	0	0	0
			0	0	0	0	0
		Total Units Rehab		8		0	208 0
CMITS - BUM.		Rehab Sheff		0	0	0	0
BURT FORM		9	8	8		*	208
		Total ON	123	2		*	97.1
UNITS - LYPE		Specialist Provision	27	-	0	0	g
N. N.	*11	Mared (If Known)	5 Wheelchair 5 12 Elderly	Wheel chair accessible	0	0	0
GREEN	Total	P S		8	•	2	208
CREENLY STANDARDS		Errhar Y or M	>	>		>	
APPROVAL DATE	A STATE OF	Financial Year	2018/19	2017116	2017718	ZOLENO	
1	2016/19		450	0	0	31	20
THE DIE	2019/20 2020/21			0	0	0	
0 19910	10/21 POST 2020/21	_	0	0	0	0	0
ł	ST TOTAL N21 SITE STARTS	PERIO	8	o	0	*	ī
	T 2018419	× 8		R	•	0	1
			•		0		:
	2019/20 2020/21		150	0	0		981
1	POST TO ZOZGIPH CO	6 g		0		0	0
	TOTAL 2016 TIONS		4 000	1 962			208 6.423
DO ATES	2019/2	-	0 9.250		1		9 8.760
THE REAL	2016/19 2019/20 2020/21		0.000				0.000
3	20202		0.00	0.00	000	000	000

Marchel March   Marc	Drop Down Table Values		
Anna Antonional Anna And And	Murrerical Value	Geographic Code	
fabrat Aufrories/Removafuat Angel	-	at Highland/Island Authorities/Remotes	RSL - SR - Greene
	2	and/faland Author/Sea/Remote	RSL - SR - Other
		Other Runs	RSL - SR - Greene
	,	Other Runsi	RSL - SR - Other
		Oth and Urban	RSL - SR - Greene
	•	City and Urban	RSL - SR - Other
		7	RSI Mid- Market Renti - Greener
		7	RSL - Mid- Market Rent - Other
		TV.	Council - S.R Greener

# STRATEGIC HOUSING INVESTMENT PLAN 2018/19-2022/23

LOCAL AUTHORITY: Inverciyde Council

TABLE 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPATIMOF BUDGET

FROMET PROJECT MODIES HOUSING SUPPORT APPROVED DATE

FROMET PROJECT P

FUNDIN		0.005	0.980	0.000	0.000	9 000	0 000	0.000	0000	0.000	0.000	
AHSP SG FUNDING (IF	E0.000M											
G TOTAL												
COMPLETIONS		0	0	0	0	0	0	0	0	0	0	
	2014/19 2016/20 202021 3021/22 2022/23 TOTAL 2014/19 2016/20 2028/21 2021/22 2022/23 SUPERINGE 2016/20 2028/21 2022/23 2022/23											
	2021/22											
	2028/21											
	2019/20											
	2018/19	0	0-	0	0	0	0	0	0			
	STARTS					1						
	2 2022/2											
	1 2021/2											
	2020/2											
	2019/2											
H	2018/											
	Financial Year (Actual or Estimated)											
SOURCE												
COORDINATES (X:EASTING Y:NORTHING)												
	Low / Madium / High											

# STRATEGIC HOUSING INVESTMENT PLAN 201819-2022/23

LOCAL AUTHORITY: Inverciyde Council

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES(£0.000M)

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
PRE - 2015/16	0.000		
2015/16	0.091	0.091	0.000
2016/17	0.091	0.091	0.000

# TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)

		SUMS	UNITS				
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL	
PRE - 2015/16	20.000						
2015/16	0.000	0.000	0.000	0	0		
2016/17	£0.000	£0.000	0.000	0	8		
			N. W. Carlotte				

Note: These tables are used to capture financial information. Details of how this has been used to fund/as housing should be contained in the text of the SHIP as described in the guidance.

LOCAL AUTHORITY: Inverciyde Council Summary of SHIP 2017/18 - 2022/23

G AHSP FUNDING REQUIREMENT (£0.000) TOTAL COMPLETIONS TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD OF 13.250 1.992 7.350 2.673 0.000 1.268 0.000 1.040 0.478 0.902 0.902 8.011 5.006 1.080 2.030 3.890 1.300 7.340 2.880 0.931 1.184 1.600 2.600 3.600 2.826 0.831 5.494 3.139 1.205 2.354 1.177 28 36 4 20 120 144 24 16 12 102 80 28 14 62 18 00 17 32 36 2 18 30 20 36 9 40 2 40 24 30 15 15 UNITS - COMPLETIONS 2022/ 0 0 0 0 0 0 15 45 0 0 2021/ 120 201 0 0 0 0 0 0 0 0 30 2020/ 150 144 62 102 716 25 18 36 40 20 40 0 2018/ 2019/ 19 20 58 14 212 18 32 30 20 0 0 44 20 24 16 28 237 0 12 8 24 0 Year (Estimated or Actual) 2018/19 APPROVAL DATE 2017/18 2017/18 2017/18 2017/18 2017/18 2019/20 2017/18 2017/18 2017/18 2017/18 2018/19 2018/19 2018/19 2018/19 2017/18 2017/18 2018/19 2019/20 2017/18 2019/20 2018/19 2019/20 2018/19 2019/20 2019/20 2018/19 2018/19 2016/17 2021/22 2021/22 2019/20 2020/21 2020/21 Total Units by Type 150 28 36 4 120 144 1411 20 24 16 12 14 62 102 28 18 17 32 36 32 18 10 30 20 36 40 20 40 12 15 24 30 30 Type of Specialist
Particular Need (if
Known)
15 Wheelchair & 12 Elderly Amenity Homeless Wheel chair Amenity 0 UNITS - TYPE 0 0 0 0 0 0 0 0 0 0 0 0 24 10 0 0 0 0 0 0 0 0 0 0 0 0 0 67 GN 123 54 8 44 8 0 8 120 16 12 134 28 14 18 102 1344 62 17 36 18 32 54 30 20 2 36 10 40 40 24 30 15 15 Total Units 150 28 36 4 20 24 120 16 12 4 28 14 1411 62 18 11 32 36 2 80 102 30 S 36 10 40 40 2 24 30 15 30 15 Cloch Housing Association Developer to be confirmed River Clyde Homes DEVELOPER Oak Tree Sanctuary Sanctuary Sanctuary Sanctuary Sanctuary Oak Tree Sanctuary Oak Tree Link St. Stephen's/Southfield Ave Port Glasgow Ravenscraig Hospital Site Greenock Auchenbothie Road Port Glasgow Mount Pleasant Street Greenock West Stewart Street/Argyle Street Broadstone Avenue Port Glasgow Birkmyre Avenue Port Glasgow East Crawford Street Greenock Weymouth Crescent Greenock Lilybank Road Port Glasgow James Watt Dock Greenock Woodhall Ph 4 Port Glasgow Drumfrochar Road Greenock Slaemuir Ph 3 Port Glasgow Drumfrochar Road Greenock Auchmead Road Greenock **Dubbs Road Port Glasgow** Slaemuir Ph1 Port Glasgow Slaemuir Ph 2 Port Glasgow Selkirk Road Port Glasgow Chaimers Street Gourock Houston Street Greenock Shore Street Gourock Kings Glen Greenock Upper Bow Greenock Killochend Greenock Bow Farm Greenock Peat Road Greenock Mallard Greenock Unidentified Site 1 Overton Greenock Unidentified Site 2 Unidentified Site 3 Unidentified Site 4 PROJECT Total