
Report To: Policy & Resources Committee

Date: 27 March 2012

Report By: Corporate Director Education & Communities

Report No:
PR/058/12/AH/DH

Contact Officer: Drew Hall

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Subject: Strategic Housing Investment Plan 2012 - 2015

1.0 PURPOSE

- 1.1 This report seeks Committee approval of the Strategic Housing Investment Plan 2012-2015 (the SHIP), which incorporates revised Scottish Government Guidance issued to all local authorities in January 2012. The SHIP document is attached as the Appendix to this report. **Appendix**

2.0 SUMMARY

- 2.1 The Scottish Government (SG) has made substantial changes to the SHIP Guidance, including the introduction of a three-year planning period to complement the introduction of three-year SG budgets, and the use of simplified Tables to capture information on SHIP projects and estimated funding requirements.
- 2.2 Given the late publication of the revised SHIP Guidance the SG has altered the submission date to 30 March 2012 to allow local authorities and their development partners in RSLs time to review their programmes for the period 2012-2015. The revised SHIP should take account of the new format and timescale set out in the Guidance, and the impact of recently announced budget changes affecting new housing developments by RSLs.
- 2.3 The SHIP 2012-2015 has been prepared in consultation with developing RSLs and representatives of the SG Housing Supply Division to ensure that the plan accurately reflects the capacity of RSLs to undertake developments in the current financial climate. Under normal circumstances the SHIP 2012-2015 would have been prepared well in advance of the submission date. However the late publication of the revised Guidance and the fact that no Resource Planning Assumptions have been provided by SG has resulted in the document having to be submitted just before the deadline of 30 March 2012. Committee is invited to approve the SHIP 2012-2015 so that it can be submitted to Scottish Ministers on time.

3.0 RECOMMENDATIONS

- 3.1 That Committee:
- a) Approve the Inverclyde Council Strategic Housing Investment Plan 2012-2015 for submission to Scottish Ministers; and
 - b) Agree that the Inverclyde Council Strategic Housing Investment Plan 2012-2015 be submitted to the Scottish Government prior to 30 March 2012.

Albert Henderson,
Corporate Director Education & Communities

4.0 BACKGROUND

- 4.1 The SG introduced new Guidance on the Preparation of Strategic Housing Investment Plans in January 2012, which includes a new three-year Affordable Housing Supply Programme (AHSP) budget and a three-year planning period for SHIPs. Previously, all SHIPs were based on a five-year planning cycle and budgets were decided on an annual basis restricting the ability of local authorities and their RSL partners to make firm plans for new social housing developments. The new Guidance removes the challenge funding regime used to determine funding allocations for the 2011/12 financial year and the SG has announced that it intends to provide every local authority with three-year Resource Planning Assumptions (RPAs) for the AHSP to allow for more strategic planning of new affordable housing. Unfortunately, the RPAs for the period 2012-2015 will not be issued until mid-April, which is after the current submission date of 30 March 2012.
- 4.2 The SG is currently consulting local authorities, through COSLA, on their preferred method of distributing AHSP funding. The main SG proposal is that there will be a three-year budget for the whole of Scotland and that 30 local authorities will share AHSP funding. The cities of Edinburgh and Glasgow have their own separate funding arrangements and are not part of this more general distribution. The SG is proposing that all 30 councils will receive some funding based upon historical allocations. However priority will be given to councils where substantial regeneration is taking place and where tackling homelessness is an issue. Given that Inverclyde Council has an ongoing Reprovisioning Programme and an identified shortfall of affordable housing, the proposed weighting system should be favourable to Inverclyde. The consultation is ongoing and the outcomes will be reported to future meetings of relevant Committees.

5.0 PROPOSALS

- 5.1 The SG has made it clear that the lack of RPAs for the next three years should not prevent local authorities from preparing and submitting their SHIP programmes and that they should provide a realistic assessment of what can be achieved up to 2015. The attached SHIP 2012-2015 contains a prioritised list of projects discussed and agreed with RSL partners and with representatives of the Paisley Area Office of the SG Housing Supply Division (see Table 1). The document also includes an update on work that was begun as part of previous SHIP programmes and on progress to date (see Tables 2 and 3). Finally, Table 4 provides details of Inverclyde Council's financial contribution to the SHIP programme.
- 5.2 A scoring matrix is used to decide the priority rating of any given project and this matrix has been amended to take account of the approval of the Inverclyde Local Housing Strategy 2011-2016 (the LHS) and the new SHIP Guidance, which alters the planning period and the methodology for submissions. The matrix provides a consistent and transparent means of prioritising individual projects as it is based upon the ability to meet Inverclyde Council priorities, to meet the five key outcomes of the LHS, and to be delivered in physical and financial terms over the three-year period. The HSD has particularly commended the use of the matrix as a fair and open handed means of ranking projects. The 2012 changes to the scoring system have been discussed and agreed with RSL partners.
- 5.3 The following tables provide a summary of all projects submitted by partner RSLs that have achieved the necessary threshold scores in terms of meeting the outcomes of the LHS 2011-2016 and in terms of deliverability. Table 1 below provides a priority ranking for every project that meets the agreed criteria and Table 2 provides priority rankings within each of the three programme years from 2012/13 to 2014/15. SG Guidance states that projects should be assessed as high, medium, and low priority and this terminology has been used in the SHIP document (see Appendix).

Table 1: SHIP 2012-2015 - Prioritisation by Overall Points Awarded

Ranking	Developer	Project	Points awarded	Start Year
1	TBC**	Clune Park, Port Glasgow	PSLP*	2012/13
2	RCH	Peat Road, Greenock	335	2013/14
3	RCH / Link Group	Woodhall Phase 2, Port Glasgow	285	2013/14
4	RCH	Broomhill Area, Greenock	285	2014/15
5	Link Group	Lower Mary Street, Port Glasgow	260	2012/13
6	Link Group	Kingston Dock, Port Glasgow	245	2012/13
7	IC/Oak Tree HA	Empty Homes Initiative, Inverclyde	235	2012/13
8	RCH	James Watt Dock, Greenock	235	2014/15
9	Link Group	Whinhill, Greenock	230	2013/14
10	Cloch HA	Garvald Street, Greenock	220	2012/13
11	RCH	Bay Street, Port Glasgow	220	2012/13
12	Link Group	Arran Avenue, Port Glasgow	215	2012/13
13	Oak Tree HA	Earnhill Road Phase 2, Greenock	210	2012/13
14	Link Group	Luss Avenue, Greenock	210	2012/13
15	Link Group	Killochend Drive, Greenock	190	2013/14
16	Link Group	Valley Park, Greenock	180	2014/15
17	Link Group	Kilmacolm Road, Greenock	170	2013/14

Notes: RCH = River Clyde Homes IC = Inverclyde Council

Table 2: SHIP 2012-2015 - Prioritisation by Programme Year

Developer	Project	Points awarded
Year 1: 2012/13		
TBC**	Clune Park, Port Glasgow	PSLP*
Link Group	Lower Mary Street, Port Glasgow	260
Link Group	Kingston Dock, Port Glasgow	245
IC/Oak Tree HA	Empty Homes Initiative, Inverclyde	235
Cloch HA	Garvald Street, Greenock	220
Link Group	Luss Avenue, Greenock	210
Oak Tree HA	Earnhill Road Phase 2, Greenock	210
Year 2: 2013/14		
TBC**	Clune Park, Port Glasgow	PSLP*
RCH	Peat Road, Greenock	335
RCH/Link Group	Woodhall Phase 2, Port Glasgow	285
Link Group	Whinhill, Greenock	210
Link Group	Arran Avenue, Port Glasgow	205
Link Group	Killochend Drive, Greenock	180
Link Group	Kilmacolm Road, Greenock	170
Year 3: 2014/15		
TBC**	Clune Park, Port Glasgow	PSLP*
RCH	Broomhill Area, Greenock	285
RCH	James Watt Dock, Greenock	235
Link Group	Valley Park, Greenock	170

* Note: PSLP = Project of Special Local Priority, awarded maximum points for special priority.

** Note: TBC = Developer to be confirmed at a later date.

6.0 IMPLICATIONS

- 6.1 **Legal:** There are no legal implications for Inverclyde Council arising out of the SHIP 2012-2015.
- 6.2 **Financial:** All local authorities are expected to make a contribution in cash, or in kind, to the SHIP programme and Inverclyde Council will continue to use Council Tax receipts from second homes and from long-term empty properties to support the development of affordable housing, as noted in Table 4 of the SHIP document.

7.0 CONSULTATION

- 7.1 This report has been prepared in consultation with the SHIP Liaison Group, which includes representatives of local and nationally-based RSLs operating in Inverclyde, and with the SG Housing Supply Division, Paisley Area Office.

8.0 CONCLUSION

- 8.1 It has not been possible to submit the SHIP 2012-2015 to the Safe, Sustainable Communities Committee for approval due to the time constraints caused by the late publication of the new SHIP Guidance and the alteration of the submission date to the end of March 2012. Nevertheless it is vital that Inverclyde Council submits its three-year plan to Scottish Ministers on time to ensure that its proposals receive due consideration and Committee is therefore invited to approve the SHIP 2012-2015 for submission by the deadline of 30 March 2012.

9.0 LIST OF BACKGROUND PAPERS

- | | |
|--|------------------------------------|
| 9.1 (1) Strategic Housing Investment Plan 2011-2016 – report to Safe, Sustainable Communities Committee, 26 October 2010. | [Min Ref
26/10/10
Para 627] |
| (2) Strategic Housing Investment Plan 2010-2015 – report to Special Meeting of Safe, Sustainable Communities Committee, 27 October 2009. | [Min Ref
27/11/09;
Para 753] |
| (3) Inverclyde Local Housing Strategy 2011-2016 – report to Safe, Sustainable Communities Committee, 25 October 2011. | [Min Ref
25/10/11;
Para 698] |

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RL/SHIP 2012 – PRC 27 March 12
22 March 2012

**INVERCLYDE COUNCIL
STRATEGIC HOUSING INVESTMENT PLAN
(SHIP)**

2012 – 2015

March 2012

Education & Communities Directorate
Safer and Inclusive Communities Service
40 West Stewart Street
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1.0 INTRODUCTION

Purpose

- 1.1 The core purpose of the Strategic Housing Investment Plan (SHIP) is to set out investment priorities for affordable housing over the three-year period from 2012-2015 to achieve the five key strategic outcomes detailed in the recently approved Inverclyde Local Housing Strategy 2011-2016 (the LHS). The SHIP includes affordable housing supply through:
- New provision
 - Replacement
 - Rehabilitation (including both physical improvement and bringing Empty Homes back into use)
 - Re-modelling
 - Housing provided or assisted by other Scottish Government initiatives
 - Housing provided by Local Authorities
- 1.2 The SHIP sets out key investment priorities for affordable housing and demonstrates how these priorities will be delivered. It also identifies the resources required to deliver these priorities and enables the involvement of key partners. The SHIP provides details of programmed expenditure over the financial years 2012/13 to 2014/15 by key partners involved in delivering the SHIP programme. The SHIP is not a programme management document however Tables 2 and 3 record details of projects that are already under way using previously agreed funding from the Scottish Government (SG). Commentary on these works is provided in paragraph 1.5 below.

Background Information

- 1.3 This is the fifth SHIP to be produced by Inverclyde Council and it coincides with the publication of the first 'new style' LHS, which covers the period from 2011-2016. Both the LHS and future SHIP programmes have been informed by the results of the Housing Need and Demand Assessment (HNDA) that has been undertaken by Inverclyde Council together with the other seven local authorities within the Glasgow and the Clyde Valley Strategic Development Planning Authority (GCV SDPA) area. The LHS and HNDA outcomes are the principal basis for prioritising development programmes and for directing housing investment through the SHIP 2012-2015 and the Area Renewal Strategy.
- 1.4 Inverclyde Council is the strategic housing authority for the Inverclyde area and is working with key partners to ensure that the five key strategic outcomes set out in the LHS 2011-2016 are met. All social housing in Inverclyde is now owned and developed by Registered Social Landlords (RSLs) following the housing stock transfer from Inverclyde Council to River Clyde Homes (RCH) and Cloch Housing Association (CHA) in December 2007.

Project Update

- 1.5 It is important to remember that a number of substantial SHIP projects commenced in previous financial years and that work will continue on these projects throughout 2012/13 and beyond. Some of these projects are included

in Tables 2 and 3 as they are ongoing. The position with regard to recently completed and ongoing SHIP projects is as follows:

- RCH Lot 1: Woodhall Phase 1 now complete on site and handed over to RCH; Oronsay (Park Farm) now complete on site and allocated to new tenants; and Moray Road is also complete on site and allocated to new tenants; a total of 198 new homes have been provided over the three areas contained within Lot 1;
- RCH Lot 2, Greenock East: 141 units completed and handed over to RCH for allocation; 16 NSSE units now sold to owners displaced by the demolition programme and to applicants on RSL waiting lists;
- RCH Lot 3, Cumberland Road / Larkfield, Greenock: work on 126 new homes commenced on site in October 2011 and will continue through 2012/13; this is the last project to be funded by the SG under the previous Affordable Housing Investment Programme (AHIP) regime;
- Cloch HA (CHA) completed Phase 1 (48 units) of the Reprovisioning Programme at Maukinhill in Greenock in October 2009; Phase 2 (52 units) completed in March 2011 and fully occupied; Phase 3 (53 units) is due for completion in early 2012; Phase 4 (final phase comprising 40 units) is due for staged completion between February and May 2012;
- CHA also contributed to the Reprovisioning Programme by providing 25 new houses for rent in Gibshill, Greenock, which were completed in November 2010 and are now fully let;
- Oak Tree HA (OTHA) completed new building in Branchton in October 2009 and at Grieve Road/Wren Road in September 2009, and all social rented houses and Low Cost Home Ownership units are now occupied;
- OTHA also completed its new development at Inverkip Road, Greenock in September 2009 and these flats have now been allocated;
- OTHA has also completed the development of 40 flats at Robertson Street / Finnart Street, Greenock, in November 2011; this development includes ground floor wheelchair accessible flats;
- OTHA are also working in partnership with a private developer to provide 14 social rented houses at Earnhill Road in Larkfield, Greenock, due for completion by March 2012; a second phase comprising 18 new houses for social rent is included in the current SHIP;
- Finally, OTHA are now working on the refurbishment of 16 flats at Sir Michael Court, Greenock, the only successful Innovation and Investment Fund bid in the Inverclyde Council area in 2011/12.

Inverclyde Council Priorities for the SHIP

- 1.6 Inverclyde Council has set out its priorities for housing in the recently published LHS 2011-2016. This has resulted in a review of the scoring matrix used to assess the priority of SHIP projects taking account of the agreed strategic outcomes in the LHS. Given that there will be reduced funding for new housing development for some time to come, the matrix has also been amended to reflect the deliverability of projects. Inverclyde Council must try to ensure that the key outcomes of the LHS are met by RSL partners within the confines of the housing funding and subsidies available from the SG. Meetings have been held with all RSLs, locally-based and national, operating within the Inverclyde area and contributing to the SHIP programme to discuss their projects and to agree timescales. All of the agreed projects are included in the SHIP 2012-2015.

Clune Park Area, Port Glasgow

- 1.7 Inverclyde Council has approved a Regeneration Plan for the Clune Park area of Port Glasgow (Sub Area A) where the existing houses cannot be brought up to the aspirational Scottish Housing Quality Standard (SHQS) and where the majority of houses have been identified as failing below the Tolerable Standard (BTS) following a comprehensive house condition survey in 2011. A Regeneration Initiative has been set up by the Council and its key partners, and an active task group, chaired by the Leader of the Council, is taking forward the regeneration initiative. Clune Park is included as a Project of Special Local Priority within the SHIP as a direct result of the social and physical problems prevalent in the area. Inverclyde Council has made clear its willingness to tackle the issues in the Clune Park Area through comprehensive regeneration by providing political and financial support for the approved Regeneration Plan.
- 1.8 Discussions have been held with SG Civil Servants regarding the implementation of the Regeneration Plan that includes the development of Personal Housing Plans for the remaining occupants, closure of flats that are BTS, followed by demolition of entire closes once all flats have been closed and acquired, as necessary. Discussions with partner RSLs regarding the rehousing of the remaining occupants in existing and new build houses are well advanced and some of these projects are included in the current SHIP programme. Through the SHIP, Inverclyde Council has set out the funding required to deliver comprehensive regeneration of the Clune Park Area. It is hoped that Inverclyde Council's commitment to securing the comprehensive regeneration of the area will be supported by SG funding for this ambitious, but much needed, regeneration initiative.

Overview of the SHIP Programme

- 1.9 Future projects are set out in Table 1 of the SHIP. All projects are subject to resource availability. Subject to this qualification, it is anticipated that:
- Around 585 new homes for affordable rent and 500 for sale are *planned* in the period covered by this SHIP. However this scale of provision will have to remain under review due to reductions in SG funding and continued difficulties in accessing private finance;
 - Around 1,000 social rented houses will be demolished in Greenock and Port Glasgow over the next five years as part of the ongoing RCH Demolition Programme, subject to new housing supply becoming available to allow properties to be cleared ; and
 - Efforts will be made to secure new developments to meet the strategic outcomes of the LHS 2011-2016, including housing for particular needs; however this is entirely dependant upon SG funding and associated revenue and housing support costs being available over the three-year period of the SHIP.

Linkages to the LHS and other Strategic Plans

- 1.10 The developments noted above are in line with the adopted Inverclyde Local Plan (2005) and the LHS 2011-2016, which have clearly identified strategic priorities for Inverclyde Council and for our Community Planning partners in

the Inverclyde Alliance. These priorities feature prominently in the assessment and prioritisation elements that underpin the scoring matrix adopted by Inverclyde Council. The projects contained within the SHIP programme also contribute to delivering the local outcomes in the Inverclyde Alliance Single Outcome Agreement 2009 – 2011 (the SOA). Specifically, the SHIP will help to deliver the SOA outcomes of strengthening communities and improving the quality of community life through the Area Renewal Strategy of new house building linked to wider social and economic regeneration. Health will also be improved through the delivery of new houses built to varying needs standards and through substantial improvement programmes to bring houses up to the SHQS by 2015. It is hoped that SHIP projects will also contribute to the SOA outcome of making Inverclyde a place where people want to live now whilst safeguarding the environment for future generations.

2.0 KEY PARTNERS

Development of the SHIP

- 2.1 The SHIP 2012-2015 was prepared by the Safer & Inclusive Communities Service in liaison with the Regeneration & Planning Service, and in partnership with a wide range of organisations with an interest in housing. The following key partners contributed to the preparation of the SHIP and supplied information for inclusion in Tables 1 – 4 of the Plan:

- Registered Social Landlords (RSLs) – locally-based and national;
- Scottish Government Housing Supply Division (HSD);
- Inverclyde Community Health and Care Partnership (CHCP) –
 - Health & Community Care Services;
 - Mental Health, Addiction, and Homeless Services; and
 - Planning, Health Improvement and Commissioning.
- Inverclyde Council –
 - Regeneration & Planning Service
 - Corporate Planning Service
 - Safer & Inclusive Communities Service

Involvement of Key Partners

- 2.2 The SHIP process was initiated in 2011 when preliminary discussions were held with RSLs and other partners, including the Planning Policy Team, on sites with potential for housing development. In January 2012, following receipt of the revised SHIP Guidance issued by the SG, liaison meetings were held with local / national RSLs to discuss issues of mutual interest and the detail of their three-year investment programmes. Inverclyde Council staff also confirmed the status of work in progress (see paragraph 1.5 above and Tables 2 and 3). The SHIP Liaison Group continues to meet on a regular basis to ensure that the programme is monitored and reviewed in the light of changes in resource availability and that programme alterations are made, as necessary.
- 2.3 The SHIP and the associated Tables were submitted to the Policy & Resources Committee of Inverclyde Council at its meeting on 27 March 2012 and approved for submission to Scottish Ministers. Copies of the SHIP were circulated for reference to all key partners and to a wide range of interested

parties. We will continue to consult with and actively involve as wide a range of stakeholders as possible in the development of future SHIPs.

3.0 LHS OUTCOMES AND TARGETS

Agreed Outcomes and Targets

- 3.1 The outcomes and targets for the LHS 2011-2106 as approved by Inverclyde Council in October 2011 are as follows:

Outcome One: Inverclyde residents have access to a range of suitable housing options.

Outcome Two: Inverclyde residents are able to make best use of their housing.

Outcome Three: Inverclyde residents can enjoy their neighbourhoods.

Outcome Four: Inverclyde residents receive appropriate support when they experience changes to their housing needs.

Outcome Five: Inverclyde residents take responsibility for their housing and communities.

The LHS 2011-2016 includes housing supply targets for both affordable housing (i.e. housing for rent and low cost home ownership schemes) and private housing, which includes both housing for sale to private owners and the private rented sector. The targets are derived from the GCV HNDA (2011) and focus on three key dates – 2016, 2020, and 2025 – as shown in the following table:

Table 1: Housing Supply Targets for the Inverclyde Council Area

Housing Type	2011-2016 Target	2016-2020 Target	2020-2025 Target
Affordable Housing	500	400	500
Private Housing *	750	720	900
Overall Total	1,250	1,120	1,400
Cumulative Total	1,250	2,370	3,770

* Incorporating privately owned and private rented housing

- 3.2 The development projects that partner RSLs have submitted for the SHIP 2012-2015 have been assessed against the above strategic outcomes. The ability of a project to meet the strategic outcomes of the LHS is the fundamental determining factor in the Council's decision on whether a project should be classed as an investment priority.

Achievement of Outcomes

- 3.3 The main routes for achieving the above outcomes are as follows:

- The continuation of the RCH Reprovisioning Programme, subject to appropriate review in the light of feasibility study and option appraisal outcomes, and subject to future funding availability;

- The continuation of projects being undertaken by Cloch HA and Oak Tree HA to deliver new affordable housing, to return empty homes to productive use, and to re-model existing houses to meet need and demand;
 - The provision of low cost home ownership (LCHO) and open market New Supply Shared Equity (NSSE) houses in new RSL developments;
 - New build social rented housing being provided to housing for varying needs standards, which will address the particular needs of a significant number of Inverclyde citizens;
 - RSLs continuing to provide Stage 3 Adaptations for their tenants to meet their particular needs and to allow them to remain in their own homes and communities; and
 - RCH and other RSLs continuing with their Standard Delivery Plans to achieve the SHQS by 2015 thereby addressing fuel poverty and energy efficiency issues identified in the LHS 2011-2016, which includes the strategy for tackling fuel poverty (see Appendix 2).
- 3.4 Outcomes and targets will continue to be reviewed as the LHS Action Plan is implemented and as the Local Development Plan is produced in order to reflect changes taking place in the wider housing system.
- 3.5 The details of each project and the outcomes they are expected to achieve are set out in Table 1, which provides a breakdown of tenure / type information down to Sub Area level for the entire SHIP programme.

4.0 EQUALITIES

- 4.1 Inverclyde Council, as lead partner in the SHIP, is committed to the principles of equality of opportunity and social justice. It is Inverclyde Council policy to affirm the rights of all citizens to live free from discrimination and prejudice. In applying these principles the Council, together with its key partners, aim to ensure that all services are accessible to, and meet the needs of, the whole community, irrespective of:

- Age;
- Disability;
- Gender;
- Race;
- Religion/Belief; or
- Sexual orientation.

An Equality Impact Assessment (as part of the Policy Impact Assessment) of the Local Housing Strategy was undertaken to minimise the negative impacts of its policies on equalities groups, and to maximise the positive impacts. The affordable housing priorities in this plan have been determined by the LHS, the SHIP benefits directly from the considerations given to equalities issues in the development of its parent strategy.

Black and Minority Ethnic (BME) Population

- 4.2 No specific needs have been identified in terms of the Black and Minority Ethnic (BME) population of Inverclyde. However, all RSLs are now gathering information on the ethnic origin of applicants to establish changes in the make up of the population over time. Available information suggests that the BME population of Inverclyde remains relatively small in comparison to the

Glasgow metropolitan area and other parts of Scotland. If a need for housing specifically for BME groups is identified, an appropriate response will be provided through the LHS and the associated SHIP programme.

Gypsy/Traveller Population

- 4.3 The seasonal movement of the Gypsy/Traveller population through the Inverclyde area has led to some difficulties with unauthorised encampments as there are currently no facilities (temporary or permanent) for Gypsy/Traveller households. Opportunities for co-operation across local government administrative boundaries have been discussed with Glasgow City, Renfrewshire, and East Renfrewshire Councils, none of which have facilities for Gypsy/Travellers at present. The possible development of facilities within the boundaries of Inverclyde is actively under consideration and will be examined as part of the current review of the Gypsy/Travellers protocol involving Inverclyde Council and our key partners. It has been established that there is no requirement to provide facilities or accommodation for Travelling Show people visiting Inverclyde.

Housing Needs of Specific Household Groups

- 4.4 The LHS and the SHIP will continue to identify the requirement for housing for particular needs. The specific needs of residents with:
- Physical disabilities;
 - Learning disabilities;
 - Mental illness; and
 - Dependency issues (i.e. drugs and alcohol)

will be assessed through joint working with appropriate CHCP and Health Services. Some of the above needs will be addressed through ongoing RSL development programmes providing new build housing for varying needs. Further development opportunities will continue to be identified over the three-year period of the SHIP. However, they will only be included in the SHIP where SG funding is available together with revenue and housing support costs (in line with revised SHIP Guidance 2012). It is recognised that difficulties in securing revenue and support costs are likely to continue due to the budget constraints facing CHCP services. Where projects can be included in the SHIP without creating any new budget demands, we will continue to attach a high priority to these works.

RSL Stage 3 Adaptations

- 4.5 Proposals for the use of funding for Stage 3 Adaptations are shown below Table 1. The independent Adaptations Working Group is currently looking at improvements to the current system for delivering housing adaptations and is due to make recommendations to Scottish Ministers in June 2012. RSLs were asked to provide information on spending on adaptations in past years and to project funding requirements for the period up to 2015. This information is included in Table 2 below.

Table 2: Funding Requirement for Stage 3 Adaptations

RSL	2012/13	2013/14	2014/15
Abbeyfield	£4,000	£3,000	£2,000
Bield HA	£15,400	£15,400	£15,400
Blackwood Group	£16,000	£18,000	£20,000
Cloch HA	£75,000	£75,000	£75,000
Key HA	£6,000	£6,000	£6,000
Larkfield HA	£40,000	£40,000	£40,000
Link Group	£10,000	£10,000	£10,000
Oak Tree HA	£100,000	£100,000	£100,000
River Clyde Homes	£100,000	£100,000	£100,000
Trust HA	£30,000	£30,000	£30,000
Inverclyde Requirement	£396,400	£397,400	£398,400

Assistance to Home Owners

- 4.6 Assistance to home owners is provided through Inverclyde Council's Scheme of Assistance and can include financial assistance to older and disabled owners who require adaptations to their home. Access to the adaptations element of assistance is via the Council's Centre for Independent Living, and includes assessment by Occupational Therapists who establish the type of assistance required and refer owners to the Inverclyde Care & Repair Service for implementation of works. The Care & Repair Service also submit an application for grant assistance to Inverclyde Council on behalf of the owners.

5.0 PLANNING AND HOUSING GEOGRAPHIES

SHIP Sub Areas

- 5.1 Inverclyde Council, following consultation through the SHIP Liaison Group, has detailed Sub Areas for the Inverclyde SHIP, as follows:

Table 3: Inverclyde SHIP Sub Areas

HMA	Sub Area Designation	Locality
Inverclyde HMA	Sub Area A	Port Glasgow
	Sub Area B	Greenock Central East
	Sub Area C	Greenock South West
	Sub Area D	West Greenock
	Sub Area E	Gourock
	Sub Area F	Inverkip & Wemyss Bay
Renfrewshire Sub-Market Area (Part)	Sub Area G	Kilmacoll & Quarrier's Village

- 5.2 The sub-divisions within Greenock match the geographies used for the HNDA. To ensure consistency of boundaries and accuracy of Sub Area statistics these geographies are also used for the:
- LHS 2011 – 2016;
 - HNDA (the principal evidence base for future 'planning for housing');

- Strategic Development Plan (covering the entire GCVSDPA area); and
- Local Development Plan (covering the Inverclyde Council area)

Details of the geographies contained within the Sub Area boundaries are provided in Map 1 in the Appendices.

6.0 PRIORITISING SHIP PROJECTS

SHIP Tables

- 6.1 All of the projects in the Tables have been assigned a priority grading using the assessment criteria set out in Appendix 1. The emphasis is on projects that contribute to the delivery of the five strategic outcomes set out in the LHS 2011-2016 within the three-year period covered by the SHIP. The assessment criteria used in the scoring matrix have been modified to take account of the five strategic outcomes of the LHS, the outcomes of the HNDA, the agreed Area Renewal Strategy, and deliverability within the constraints of reduced budgets and benchmarks. As in previous SHIPs, projects that meet the key strategic objectives of Inverclyde Council, as set out in the Inverclyde Alliance SOA and the Community Plan, have been ranked more highly than other projects.

Summary of SHIP submissions

- 6.2 The locally-based and national RSLs that form the SHIP Liaison Group have submitted projects that they consider could feasibly be developed over the three-year period of the SHIP, providing that the necessary funding is made available. Projects involving revenue and housing support/care costs have been included where funding has been identified, or in anticipation of such funding becoming available at a future date. Table 1 summarises the projects that have been submitted by RSL partners.

Resource Planning Assumptions

- 6.3 No Resource Planning Assumptions (RPA) were available for the SHIP 2012-2015 and projects have therefore been included in the SHIP on the basis of their fit with the strategic objectives of the LHS and their scores as assessed using the agreed matrix (see Appendix 1). Appendix 3 contains details of projects that could be brought forward, or taken “off the shelf”, where there are changes to available funding over the three-year period.

Deliverability

- 6.4 The SG Guidance on Preparing Strategic Housing Investment Plans (HSGN 2012/03) states that the SHIP is the key statement of housing development priorities in each local authority area which will guide the application of SG and other funding. The Guidance also states that local authorities are expected to be as realistic as they can be in detailing project costs. The deliverability of projects is a key factor in the SHIP and this is reflected in the agreed scoring matrix. Therefore, projects with the most realistic prospect of actually being delivered on time and in line with available budgets rate more highly in the SHIP 2012-2015.

- 6.5 Appendix 1 provides a full explanation of the criteria that Inverclyde Council has used to assess whether a project should be an investment priority in the SHIP together with a table illustrating the various points scores awarded.

Projects of Special Local Priority

- 6.6 Clune Park is an investment priority for Inverclyde Council and it therefore features prominently in the SHIP programme. The demolition of the existing stock is likely to take quite some time and the amount of funding required is still to be determined. Clune Park will be the Council's number one investment priority for the period from 2012-2015 and it has therefore been included in the SHIP as a Project of Special Local Priority (see Appendix 1).

Prioritisation of SHIP Projects

- 6.7.1 The following tables provide details of the scores achieved by the various projects submitted for the period 2012-2015 and include those that have been assessed as high, medium, and low priority. Projects that could be brought "off the shelf", or that are not programmed to begin until after 2014/15, are included in Appendix 3.

7.0 OVERCOMING CONSTRAINTS

Land Supply Issues

- 7.1 It is Inverclyde Council's view that there is an adequate land supply to meet the new build programmes that may be undertaken by local and national RSLs. This was confirmed in the Land Supply Audit completed by the Regeneration & Planning Service in 2011. The housing land supply will continue to be reviewed annually as part of the long-established audit process and new, potential development opportunities for market and affordable housing, including on land held in Inverclyde Council ownership, are likely to be included in the forthcoming Local Development Plan (LDP).

Financial Constraints

- 7.2 The SG has advised local authorities and their RSL partners to expect continued reductions in the housing budget over the next two to three financial years. The prioritisation of SHIP projects reflects these anticipated financial constraints. A number of RSLs have identified general financial constraints as an issue that will affect the timing and programming of their proposed developments. RSLs have indicated that they are "risk averse" and are unlikely to front fund projects in the current financial climate. A number of projects are also dependent on private sector delivery. Consultations with private developers indicate that there is demand for owner occupied housing as part of mixed tenure developments however the reduced availability of deposits and of mortgage finance are potential constraints to the delivery of the affordable housing element.

Summary

- 7.3 The results of the GCV HNDA (2011) and the Housing Supply Targets for all tenures included in the LHS 2011-2016 indicate a need for new affordable housing. We will therefore continue to work closely with our RSL and HSD

partners to overcome identified constraints, where possible, and to pursue alternative projects where constraints prove to be insurmountable in terms of the resources and development capacity available.

8.0 LOCAL AUTHORITY CONTRIBUTIONS TO THE SHIP

Financial Contributions

- 8.1 Inverclyde Council's principal financial contribution to the SHIP will continue to be funding from Council Tax receipts for second homes, which amounted to £94,000 in 2010/11. Inverclyde Council agreed in November 2011 to reduce the level of Council Tax discount on empty homes with a view to increasing revenue to fund investment in affordable housing and these increased revenues will be available from the financial year 2012/13 (part) and will come fully into effect from 2013/14. These receipts will be used by Inverclyde Council to support the SHIP programme. The use of these earmarked funds will be decided on an annual basis in consultation with key partners. The establishment of an Affordable Housing Fund by Inverclyde Council, generated by the recycling of capital receipts from future land sales, will be managed and controlled by the Council through the SHIP programme. This will allow Inverclyde Council to make a significant contribution to the overall SHIP funding programme once receipts become available.

Contributions in Kind

- 8.2 Local authorities are required to consider the future use of land within their ownership as part of the Local Development Plan process. Some of this land is likely to be made available for development through the forthcoming LDP to assist RSLs to provide affordable housing for rent and for sale, for example, through LCHO and NSSE schemes. This would be seen as a contribution in kind to the SHIP programme on behalf of Inverclyde Council.

Financial Assistance to Owners

- 8.3 Grant assistance is provided through Inverclyde Council's Scheme of Assistance to owners where common works are required to meet the SHQS or to address disrepair. This type of investment is delivered on a strategic basis and in partnership with the local RSLs, the Inverclyde Care & Repair Service and other Council Services. Through the SHIP, work has been undertaken with the local RSLs to ensure that complementary investment can be provided by Inverclyde Council to assist owners to take part in common works, including the achievement of the SHQS. A special funding arrangement has been established for owners involved in common works with RCH and this Support for Owners Fund will continue to be administered by Inverclyde Council in collaboration with RCH and the HSD. Details of Support for Owners Fund expenditure are included in Appendix 2.

Revenue Funding and Support Costs

- 8.4 Inverclyde Council also provides ongoing revenue funding for the care and support of tenants and residents through the Inverclyde Community Health and Care Partnership (CHCP) together with capital funding for equipment and adaptations to meet particular needs. These contributions must also be taken into account in the provision of affordable housing through the SHIP

programme as tenants and residents will continue to need care and support regardless of where they are ultimately housed.

Other Funding Sources

- 8.5 Other potential sources of contributions, in cash or in kind, will be identified as part of Inverclyde Council's wider partnership arrangements with other public agencies. The use of commuted sums and other sources of funding will be regularly reviewed to ensure that all avenues are fully explored and accessed, where possible.

9.0 ANNEXES AND APPENDICES:

- **Table 1: Housing Priorities**
- **Table 2: Committed Projects Planned Expenditure**
- **Table 3: Unit Completions**
- **Table 4: Council Contributions**

- **Appendix 1: Assessment Criteria and Prioritisation of Investment**

- **Appendix 2: PSHG, SHQS and Non-SHQS Investment Tables**

- **Appendix 3: Projects Post-2014/15**

- **Map 1: Inverclyde SHIP Sub Areas**

- **Map 2: Regeneration Strategies (by Sub Area)**

- **Glossary of Terms**

GLOSSARY OF TERMS

Adaptations (Stage 3)	Allocation Policy	Area Renewal
Modifications to make a house suitable for a disabled person.	Document that sets out how a local authority or housing association allocates its houses.	Regeneration initiatives within a defined geographical area, involving action such as demolition and new house building.
Barrier-Free Housing (aka Lifetime Homes) Houses that have been purpose built or adapted for use by people with special needs.	Below Tolerable Standard (BTS) Housing that does not meet the statutory minimum physical quality standard is BTS.	Brownfield A planning term used to describe land that has been previously developed (see Greenfield also).

Care and Repair	Community Care	Community Plan
A service that helps older and disabled homeowners to repair and maintain their homes.	The provision of services and support to older people, disabled people, and those with special needs in their own homes.	A long-term strategy that promotes the social, environmental and economic well being of the local community.
Energy Efficiency	Greenfield	Homelessness
A house is energy efficient when it retains a high level of the heat produced by its heating system.	A planning term used to describe land that has not previously been developed.	A term used to describe people who have no secure, permanent accommodation of their own.
Housing Association	Housing (Scotland) Act 2001	Housing (Scotland) Act 2006
A not-for-profit social landlord providing mainstream and / or special needs housing (see RSL).	The main housing legislation setting out the Scottish Government's policy objectives for all social housing.	Legislation introducing new housing standards for privately owned and rented houses, including Housing Renewal Areas.
Local Housing Strategy (LHS)	Local Plan (Local Development Plan)	Low Cost Home Ownership (LCHO)
The main document that sets out the local authority's strategy for providing housing of all tenures to meet identified needs and demand, covering a five-year period.	A land use plan prepared by the local authority that outlines a framework for development for new housing, business, industrial, and other uses, and safeguards open space, countryside and the built heritage. Formerly known as the Local Plan which it will replace in due course.	Houses provided specifically for first time buyers on low incomes to enable them to access affordable private housing.
Registered Social Landlord (RSL)	Right to Buy (RTB)	Scheme of Assistance (formerly Private Sector Housing Grant PSHG)
A not-for-profit social landlord, such as a housing association, that is registered with and monitored by the Scottish Housing Regulator.	Legislation that enables tenants of local authority and RSL houses to buy their own homes.	Scottish Government funding used by local authorities to assist owners to carry out repairs and improvements to their homes.
Scottish Housing Quality Standard (SHQS)	Social Rented Sector	Stock Transfer
A common standard	Housing owned and	The transfer of the

covering the physical quality of houses and the areas around them that should be met by all owners and landlords.

managed by local authorities and RSLs and built using public money.

ownership and management of houses from one landlord, such as a local authority, to another landlord, such as a housing association or other RSL.

Strategic Development Plan (SDP)

The 'upper tier' of the Development Plan prepared for city regions, made up of several local authorities and charged with identifying the broad scale of housing and other development land requirements for a 15 – 20 year time period, while safeguarding the natural and built heritage. Formerly known as the Structure Plan, or Joint Structure Plan, which it will replace in due course.

Sustainability

Meeting the needs of the present generation without compromising the ability of future generations to meet their own needs.

Tenure

A description of the basis of occupation of a house, e.g. an owner-occupier, a tenant of a social landlord, or a tenant of a private landlord.

Abbreviations

AHIP	Affordable Housing Investment Programme	LCHO	Low Cost Home Ownership
BME	Black and Minority Ethnic	LHS	Local Housing Strategy
BTS	Below Tolerable Standard	(NS)SE	(New Scheme) Shared Equity
HA	Housing Association	PSHG	Private Sector Housing Grant
HMA	Housing Market Area	RSL	Registered Social Landlord
HMP	Housing Market Partnership	SHIP	Strategic Housing Investment Plan
HRA	Housing Renewal Area	SHQS	Scottish Housing Quality Standard

CONTACT DETAILS

If you would like more information about the SHIP, the LHS, or any other aspect of strategic planning for housing, please contact us and we will be glad to help:

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APPENDIX 1

Inverclyde Strategic Housing Investment Plan Project Prioritisation Scoring System

A. Summary of Approach

For the Inverclyde Strategic Housing Investment Plan (SHIP) 2009 and 2010, the Council used a number of criteria to prioritise a project to assist with directing affordable housing investment. The ability of a project to assist in delivering the Inverclyde Local Housing Strategy (LHS) 2004-2009 objectives and deliverability were the principal drivers behind the assessment. Since the original assessment, a new LHS has been developed and approved by the Council, and new information to assist with directing the affordable housing investment has become available from the Glasgow and the Clyde Valley Housing Need and Demand Assessment (GCV HNDA) 2011. Thus the assessment requires updating to reflect the Council's new strategic direction and the latest housing need and demand information.

This section (A) sets out the revised approach and section B contains the project scoring template.

1.0 Project of Special Local Priority

- 1.1 A project of special local priority which contributes to an identified Council wide strategic project and automatically receives principal priority status above all other projects. If a number of projects have been given special priority status, then the points they have scored in the remainder of the system will determine the ranking of the projects that have special local priority.

2.0 Inverclyde LHS 2011-2016 Outcomes

- 2.1 The primary function of the SHIP is to assist the Council and partners to achieve the LHS 2011 – 2016 Outcomes through strategically planning investment for the development for affordable housing. As with the original assessment, the ability of the project to assist with achieving the LHS Outcomes has been given the highest weighting in the revised assessment criteria. Not all of the actions or policy commitments under each LHS Outcome are applicable for assisting in directing the investment for affordable housing therefore only the relevant factors have been included in the assessment. The action, indicator or commitment has been noted next to the assessment in the scoring table.
- 2.2 The maximum score for each factor is 10 points; if the project meets the criteria then it scores 10 points, if it doesn't then it receives 0 points.
- 2.3 As the primary function of the SHIP is to assist the Council and partners to achieve the LHS 2011 -2016 Outcomes, then a project must satisfy a minimum number of LHS criteria to be included in the Council's investment plan. If a project does not meet one quarter (65 points) of the LHS criteria then it will not be considered for further scoring and the project will not be included in the SHIP.

3. Affordable Housing Requirement

- 3.1 The GCV HNDA 2011 and further analysis of the results (LHS 2011 -2016 Appendix 1 Affordable Housing Requirement) indicated that the sub areas in Inverclyde have different housing need and demand characteristics. The requirement for affordable housing is greater in some areas than other areas and the type of household requiring assistance varies across the authority. In order to ensure housing investment is prioritised to meet the variations in housing need, the overall results have been scored and included in the prioritisation system. Feedback from stakeholders on the original scoring system indicated that a geographical factor would assist with the prioritisation.

Sub area priority

- 3.2 The results of the GCV HNDA for the Inverclyde HNDA sub areas¹ for migration scenario C2 and affordable assumption² are shown in Table 1:

Table 1: GCV HNDA Affordable Housing Requirement for Inverclyde (Scenario/assumption C2 25) 2008-2016

Component	Inverclyde	Inverclyde East	Inverclyde West	Kilmacolm
Annual affordable housing requirement (households/dwellings required)	379	245	123	19
% of total requirement	100%	65%	32%	5%

- 3.3 Nearly two thirds of the affordable housing requirement for Inverclyde up to 2016 is in the HNDA sub area of Inverclyde East (Port Glasgow, Greenock Central East and Greenock South West). Just under a third of the requirement is in the Inverclyde West (Greenock West, Gourock and Inverkip & Wemyss Bay); and Kilmacolm & Quarriers Village take up 5% of the affordable housing requirement. As the majority of the affordable housing requirement is in Inverclyde East then any project in Port Glasgow, Greenock Central East and Greenock South West will score a maximum of 20 points; projects in Greenock West, Gourock and Inverkip & Wemyss Bay will score 10 points and Kilmacolm & Quarriers Village projects will score 2 points. This is summarised in Table 2 below:

Table 2: Project Score by LHS Sub Area

Project Sub Area	Score
Port Glasgow	20 points
Greenock Central East	20 points
Greenock South West	20 points
Greenock West	10 points
Gourock	10 points
Inverkip & Wemyss Bay	10 points

¹ This was a strategic assessment of housing need and demand across the Glasgow and the Clyde Valley Region and the seven Inverclyde LHS sub areas were deemed to be too small to be used for a regional assessment of affordable housing. For Inverclyde, three HNDA sub areas were used and are called Inverclyde East, Inverclyde West and Kilmacolm and Quarriers Village. Inverclyde East comprises of Port Glasgow, Greenock Central East and Greenock South West and Inverclyde West comprises of West Greenock, Gourock and Inverkip & Wemyss Bay.

² Inverclyde LHS 2011 – 2016 Appendix 1 Affordable Housing Requirement outlines the results for Inverclyde for all of the migration scenarios and affordability assumptions for 2008 -2016, 2016 -2020 and 2020 – 2025. Up to 2016, proportionally the affordable housing requirement is approximately the same.

Kilmacolm and Quarriers Village	2 point
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House/flat priority by sub area

- 3.4 Inverclyde local authority area has a high proportion of flatted accommodation within the housing stock 52% of all dwellings which rises to around 71% of all dwellings in the social rented sector³. Although flatted accommodation for some age groups and households types is a suitable housing option, a disproportionate amount of flatted accommodation can create a number of problems, especially when the housing stock is old (i.e. tenemental properties form the majority of the dwelling type in the social rented sector). To achieve a stable, well functioning housing system, a balance of dwellings types and sizes is required.
- 3.5 A project that concerns the development of houses, as opposed to flats, in the affordable housing sector, including social renting and the intermediate sector, will score ten points. The social rented sector in the Inverclyde East sub areas have high proportions of low demand, flatted accommodation and thus one of the regeneration aims of the area, especially in terms of reprovisioning of the social rented sector, is to increase the proportion of house dwellings in this sector. In order to achieve a more balanced dwelling type mix in these areas then projects which concern the development of houses will score more highly than projects concerning the development of flatted accommodation.
- 3.6 Although the Inverclyde West sub areas of Greenock West, Gourock and Inverkip & Wemyss Bay still have a significant proportion of flatted accommodation (but in some cases have a strong predominance of houses) there is still not the same regeneration strategies in place for reduction of flatted accommodation thus there will be no preference shown for houses or flats shown in the project scores in these areas. The same formula will be applied to projects in Kilmacolm & Quarriers Village. A summary of the application of project scores is in Table 3.

Table 3: Project scores for dwelling type by sub area

Project Sub Area	Flat	House
Port Glasgow	0 points	20 points
Greenock Central East	0 points	20 points
Greenock South West	0 points	20 points
Greenock West	10 points	10 points
Gourock	10 points	10 points
Inverkip & Wemyss Bay	10 points	10 points
Kilmacolm and Quarriers Village	10 points	10 points

- 3.7 Further analysis of the affordable housing requirement shows there are variations in the household type that requires affordable housing in Inverclyde across the urban areas in Inverclyde⁴. The Council needs to further consider the results of the analysis in order to assess which household types should be given priority for investment.

³ Inverclyde LHS 2011-2016 Appendix 3 Dwelling Profile

⁴ Inverclyde LHS 2011-2016 Appendix 1 Affordable Housing Requirement

4.0 Area Renewal Priorities

- 4.1 Inverclyde has a number of Area Renewal Plans in place where housing is the lead partner through the development of New Neighbourhoods and improvement in house conditions and the widening of housing choice⁵. A number of urban areas in Inverclyde have been identified to be the primary focus for housing regeneration within which there are a number of designated new neighbourhoods. Table 4 shows the Council's urban areas which are subject to area renewal and planned new neighbourhoods.

Table 4: Inverclyde Area Renewal Strategy and Designated New Neighbourhoods

Area	Regeneration Area	Status at Feb 2012
Greenock East	Gibshill (New Neighbourhood)	Mostly complete. Mixed tenure neighbourhood by Cloch HA and the private sector.
	Maukinhill (New Neighbourhood)	Development underway by Cloch HA and will be complete by 2013/14.
	East End	Lot 2 RCH just about complete.
	Broomhill	RCH is developing an options appraisal for the area. Linked to Lot 4 RCH Reprovisioning Programme.
Greenock South West	Peat Road/Hole Farm (New Neighbourhood)	RCH is developing a feasibility study for the area. Linked to Lot 4 RCH Reprovisioning Programme.
	Grieve Road/Wren Road	Oak Tree HA has completed this neighbourhood.
	Bow Farm (Mid/Upper Bow),	No plans to take this forward at present.
	Branchton Larkfield/Cumberland Road	RCH Lot 3 secured subsidy and about to go on site.
Port Glasgow	Woodhall (New Neighbourhood)	Phase 1 just about complete. Phase 2 under discussion.
	Park Farm/Oronsay (New neighbourhood) and Whitecroft (Moray Road).	Lot 1 just about complete.
	Clune Park	Clune Park Regeneration Plan is being developed.

- 4.2 These areas continue to be the focus of the Council's Area Renewal Strategy and any projects to be developed in these areas will be prioritised for affordable housing investment. Many of the designated regeneration areas and New Neighbourhoods and are complete or underway, as indicated in Table 4.
- 4.3 In terms of wider Council plans and strategies, the Local Development Plan (LDP) Main Issues Report was published in June 2011 and it indicated that the Area Renewal Strategy with its focus on the urban areas of Greenock and Port Glasgow and the promotion of New Neighbourhoods should remain central to the strategic objectives of the LDP. The GCV HNDA 2011 showed that nearly two thirds of the future affordable housing requirement in Inverclyde is in Port Glasgow, Greenock Central East and Greenock South West thus further confirming that the regeneration areas outlined in Table 4 should continue to be prioritised for affordable housing investment to achieve the Council's wider regeneration objectives.

5.0 Consultation, Planning and Constraints

⁵ South/West Greenock SIP Area Renewal Plan 2000 -2010, Halcrow Fox (January 2001), Greenock East End Area Renewal Plan:2001 -2011, HCH Scotland, (March 2001); Area Renewal Plan 2001-2011 Port Glasgow, Llewellyn Davies (2001); Inverclyde: Housing Market, Local Economy and Depopulation, Llewellyn-Davies in association with Wardle McLean (July 2000); and A New Inverclyde: The First Steps, Inverclyde Regeneration Partnership (October 2002)

- 5.1 A project must be deliverable if it is to be in the SHIP and receive affordable housing subsidy. In order to be deliverable, any potential constraints must be overcome and there must be pre-development discussion with the relevant bodies to ensure those affected by the development are aware of it and are satisfied with the proposals.
- 5.2 A project that has been subject to public, tenant consultation will receive the maximum score of 10 points. 5 points will be awarded if the consultation is underway or about to start.
- 5.3 Land supply - A maximum score of 10 points can be awarded here. If the land is designated for housing in the Inverclyde Local Plan it will be awarded 10 points.
- 5.4 Land ownership – A maximum score will be awarded of 10 points if the land is in full ownership of the developing RSL; 5 points will be awarded if the land is owned by a partner developer or by the Council. No points will be awarded if the land is in third party ownership and there are significant constraints in obtaining the land for the development of affordable housing.
- 5.7 Land constraints – A maximum of 10 points will be awarded where constraints such as ground contamination, subsidence or other adverse ground conditions, or other issues affecting development have been identified and will be overcome by the RSL or developer at the time of development. Alternatively, where there are no such constraints on a project, then the maximum of 10 points will be awarded as there are no obstacles to the completion of the project.
- 5.8 Infrastructure constraints – A maximum of 10 points will be awarded if all of the necessary infrastructure bodies are satisfied with the project. If one or all of these factors are not applicable for a project, the maximum points are awarded so that the project is not placed at a disadvantage against other projects.
- 5.9 Discussion with Development Management – A maximum of 10 points will be awarded if the project has been subject to discussions with Development Management and there are no foreseeable issues. 5 points will be awarded if there have been discussions but there are still a number of issues to be resolved. 0 points will be awarded if there have been no pre-application discussions with Development Management.
- 5.10 Fire and Rescue – A policy in the Inverclyde LHS 2011 – 2016 is for housing agencies to inform Fire and Rescue with updates on planned demolitions and construction to allow Fire and Rescue to plan service delivery. A project will be awarded 10 points if Fire and Rescue have been informed of the development.
- 5.11 Engagement with the Housing Team prior to the submission of the project details is very important. This is to ensure that the Housing Team is aware of the project and so that the RSL understands the Council's affordable housing requirements. The completion of the SHIP Project Submission Form should encourage RSLs to discuss details of the project with the Housing Team prior to submission. The Housing Team consider engagement with RSLs to be an important factor therefore it has been given a score of 25 points.
- 5.12 Support of Community Health Care Partnership (CHCP) – If a project requires revenue funding then it must have the support of the relevant service in the CHCP. If the CHCP does not have a requirement for the project or cannot support it then the project will not

be considered for affordable housing investment until such support is in place and the project will be given an automatic lower priority, irrespective of score.

B. Project Prioritisation Scoring System

1. Summary of Criteria Weighting

Scoring Criteria	Weighting	Proportion
1. Project of Special Local Priority	Priority project	
2. Inverclyde LHS 2011-2016 Outcomes	260	61%
3. Affordable Housing Requirement	40	9%
4. Regeneration and Area Renewal Priorities	30	7%
5. Consultation, Planning and Constraints	95	22%
Total Scores	425	100%

2. Project Scoring Criteria Template

1. Project of Special Local Priority			
<i>Project contributes to an identified Council wide strategic project and automatically receives principal priority status</i>			
2. Inverclyde LHS 2011-2016 Outcomes	Project Score	Max Score	Comments
<i>How does the project help the Council and partners achieve the LHS Outcomes?</i>			
Outcome 1: Inverclyde residents have access to a range of suitable housing options			
a. Project brings empty homes back into use (LHS Action 1.12)		10	
b. Project supports buy backs from the private sector (LHS Action 1.13)		10	
c. Project is funded by an innovative/alternative funding method (LHS Action 1.14)		10	
d. Project assists first time buyers with accessing mortgages (LHS Action 1.7 & para 7.14)		10	
e. Project supports private developers and RSLs to form development partnerships (LHS Action 1.19)		10	
f. Project increases the number of low cost home ownership dwellings (LHS Action 1.22, para 7.15 & HSTs)		10	
g. Projects increases the number of social rented dwellings (LHS Action 1.22, para 7.17 & HSTs)		10	
h. Project increases the number of mid market rent dwellings (LHS Action 1.22, para 7.17 & HSTs)		10	
i. Project increases the number of owner occupied dwellings (LHS HSTs)		10	
j. Project provides specially designed housing for households with specific housing requirements (LHS Para 7.8)		10	
k. Project provides housing suitable for older people (LHS Para 7.5)		10	
Outcome 2: Inverclyde residents are able to make best use of their housing			
l. Project will help tackle access problems, to neighbourhoods and/or dwellings (LHS Action 2.1)		10	
m. Project will help improve household communications in Inverclyde (LHS Action 2.13)		10	
n. Project will convert all-eclectic areas to gas energy supply (LHS Action 2.14)		10	
o. Project will increase the number of private properties meeting the SHQS energy efficiency standard (LHS Indicator 2.8)		10	
p. Project provides more wheelchair accessible and lifetime homes (LHS Action 2.6)		10	
Outcome 3: Inverclyde residents can enjoy their neighbourhoods			
q. Project will involve the removal of low demand/poor quality housing(LHS Action 3.2)		10	
r. Project will promote greener household energy (LHS Action 3.5)		10	

s. Project will reduce the private sector's total carbon emissions (<i>LHS Indicator 3.4</i>)		10	
t. Project will reduce the private sector's average household carbon emission (<i>LHS Indicator 3.5</i>)		10	
Outcome 4: Inverclyde residents receive appropriate support when they experience changes to their housing needs			
u. Project will increase the number of emergency homes available for use by the Homelessness Service (<i>LHS Action 4.8</i>)		10	
v. Project provides accommodation to assist with long term rehousing of the homeless (<i>LHS Para 7.32</i>)		10	
Outcome 5: Inverclyde residents take responsibility for their housing and communities			
w. Project contributes to 100% SHQS attainment in the social rented sector (<i>LHS action 5.6 and para 7.37</i>)		10	
x. Project will involve the employment or training of local people (<i>LHS Action 5.2</i>)		10	
y. Project will increase the percentage of private sector properties that meet the SHQS (<i>LHS Indicator 5.7</i>)		10	
z. Project will increase the percentage of private sector properties that meet the tolerable standard (<i>LHS Indicator 5.8</i>)		10	
Local Housing Strategy Outcome Score		Max 260	
LHS Outcome Score Pass Threshold		Pass / Fail	
<i>If the project does not achieve the LHS Outcome score threshold of 65 points (25% of LHS criteria) then the project is rejected from the prioritisation process.</i>			
3. Affordable Housing Requirement	Project Score	Max Score	
a. Affordable housing sub area priority		20	
b. Affordable housing dwelling type priority (house/flat)		20	
Affordable Housing Requirement		Max 40	
4. Regeneration and Area Renewal	Project Score	Max Score	
a. Project provides housing in 'New Neighbourhoods' or in areas identified by the Area Renewal Strategy		30	
Regeneration and Area Renewal Scores		Max 30	
5. Consultation, Constraints and Planning	Project Score	Max Score	
a. Wider consultation		10	
b. Inverclyde Local Plan		10	
c. Land ownership		10	
d. Infrastructure constraint (Roads, Scottish Water/SEPA, Utilities, SNH)		10	
e. Land constraint (Contamination, subsidence, other)		10	
f. Discussion and agreement with Development Management		10	
g. Fire and Rescue		10	
i. Pre submission engagement with the Housing Team		25	
h. Support of CHCP (only if applicable to the project)		(Yes/No)	
Consultation, Constraints and Planning Score		Max 95	
Total Project Score		Max 425	

APPENDIX 2

SCHEME OF ASSISTANCE (PSHG), SHQS AND NOM-SHQS INVESTMENT TABLES

SHQS Investment							
Organisation	No. of Works Social Rent	No. of works Own/Occ	2012 - 2013	2013 - 2014	2014 - 2015	Total	Average Unit Cost
Bield HA*	~	~	~	~	~	~	~
Cloch HA	22	0	£96,000	£93,600	£0	£189,600	£8,618
Key HA	0	0	£0	£0	£0	£0	£0
Larkfield HA	706	0	£599,963	£599,963	£594,946	£1,794,872	£2,542
Link HA	264	0	£251,798	£799,820	£0	£1,051,618	£3,983
MBHA*	~	~	~	~	~	~	~
Oak Tree HA	76	0	£207,975	£249,570	£174,699	£632,244	£8,319
River Clyde Homes	4,384	957	£13,380,668	£12,095,092	£10,937,000	£36,412,760	£6,818
Trust HA*	~	~	~	~	~	~	~
Total	5,452	957	£14,536,404	£13,838,045	£11,706,645	£40,081,094	£30,280

Non-SHQS Investment							
Organisation	No. of Works Social Rent	No. of works Own/Occ	2012 - 2013	2013 - 2014	2014 - 2015	Total	Average Unit Cost
Bield HA*	~	~	~	~	~	~	~
Cloch HA	269	0	£197,200	£332,000	£161,000	£690,200	£2,566
Key HA	0	0	£0	£0	£0	£0	£0
Larkfield HA	241	0	£90,230	£0	£0	£90,230	£374
Link HA	0	0	£0	£0	£0	£0	£0
MBHA*	~	~	~	~	~	~	~
Oak Tree HA	2,723	202	£1,418,357	£691,052	£174,699	£1,142,889	£391
River Clyde Homes	0	0	£0	£0	£0	£0	£0
Trust HA*	~	~	~	~	~	~	~
Total	3,233	202	£1,705,787	£1,023,052	£335,699	£1,923,319	£3,331

* no information supplied

APPENDIX 3

FORMER AND POTENTIAL FUTURE SHIP PROJECTS

Name/Site reference	LHS Sub Area	Owner	Developer	Capacity	Site status	Comments
Upper Mid Bow	Greenock South West	RCH	Oak Tree HA	53 house	Site is cleared and vacant	Project was in SHIP 2008, 2009 and 2010. Originally part of the Reprovisioning Programme but now unclear what households will be reprovod for on site. The site is owned by River Clyde Homes but Oak Tree HA has long term interest in the site.
Strone (Gareloch Road)	Greenock Central East	RCH	RCH/Cloch HA?	53 houses	Vacant	Project was in SHIP 2007 and 2008. Originally part of the Reprovisioning Programme but now it is unclear what households will be reprovod for on site. RCH has no plans to develop the site. Cloch HA has long term interest in the site. Development on the site has been linked to the adjacent site which can accommodate 100 houses, likely to be for private development.
Bay Street	Port Glasgow	Private	Private	108 flats		The Council has a number of concerns about the viability of the project which need to be addressed in order to assess whether the project is suitable for the SHIP.
Smithy Brae	Kilmacolm and Quarriers Village	Private	Trust HA	23 flats	Site is clear but is contaminated.	Project was in SHIP 2010. Original proposal from Trust HA however the site has been subject to interest from another party for mixed used development. The land has multiple ownerships. Original consent - 23 affordable flats. Trust HA proposal was for 40 flats. Client group likely to be predominately for older people however type of provision needs to be determined.
Rehousing of Caladh House clients	TBD	No defined site yet	Oak Tree HA	TBD	TBD	Project was in SHIP 2009 and 2010. CHCP is looking at options to rehouse the Caladh House clients. New build and remodeling options are being considered. Previously in the SHIP as a new build project for 14 households/clients.
Carwood Street Phase 2	Greenock Central East	Cloch HA	Cloch HA	31 flats	Site is cleared and vacant	Project was in SHIP 2009 and 2010. Previously in the SHIP to complete the development of the local the area completed. Previous proposal was for 31 flats for social rent.
Tarbet Street / Cove Road	Gourock	Inverclyde Council/ Private	Blackwood Group	24 flats	Cove Road is clear. Tarbet Street has private business.	Project was in SHIP 2008, 2009 and 2010. Cove Road site owned by Inverclyde Council. Tarbet Street in private ownership. Dwellings would be for elderly client group and previously linked to the redevelopment of Maclehose Court. Blackwood Group is reviewing development options in Inverclyde.
Drumfrochar Road/Mearns Street	Greenock Central East	Private	Cloch HA/Link Group	28 flats	Cleared and vacant	Project was in SHIP 2008 and 2009. There is planning permission for 6 industrial units and 28 flats. Site was previously in the SHIP to be developed by Cloch HA. Link Group has expressed interest in developing the site. The site is adjacent to RCH Lot 4 sites.
Leperstone Road	Kilmacolm & Quarriers Village	Inverclyde Council	TBD	19 houses	Vacant	Project was in SHIP 2008 by Blackwood Group to develop 8 general needs and 11 special need. All for social rent. RCH and RTB stock nearby.
Sinclair Street	Greenock Central East	Cloch HA	Cloch HA	12 flats	Shops are currently on the site	Project was in SHIP 2009 and 2010. Linked to the wider regeneration objectives of James Watt Dock. Dependent on funding from Riverside Inverclyde.

Name/Site reference	LHS Sub Area	Owner	Developer	Capacity	Site status	Comments
The Glebe	Inverkip and Wemyss Bay	Private	TBD	25 houses	Site is vacant	Project was in SHIP 2009 to be developed by Trust HA. 25 houses for SR/LCHO. Site is owned by Church of Scotland and recently expressed interest to have the site developed for housing.
Ashgrove Lane	Port Glasgow	Private	TBD	TBD	Site is vacant	Potential site for Clune Park reprovisioning.
2 Highholm Street	Port Glasgow	Private	TBD	TBD	xx	Potential site for Clune Park reprovisioning.

STRATEGIC HOUSING INVESTMENT PLAN (SHIP) 2012/13 - 2014/15

LOCAL AUTHORITY

Inverclyde Council

TABLE 1 - HOUSING PRIORITIES (PROJECTS NOT YET APPROVED OR ON SITE)

PRIORITY	PROJECT	SUB-AREA	UNITS	PROGRAMME (Select from Drop Down List)	EST. STAR Fin. Year	COMPLETION Fin. Year	SCOTTISH GOVERNMENT FUNDING £0.000m					COUNCIL FUNDING £0.000m			OTHER FUNDING £0.00m			TOTAL £0.000m
							AHSP	COP	CHB	NHT	OTHER	CHT	DEVELOPER	OTHER	RSL	PUBLIC	PRIVATE	
High	Lower Mary Street	Port Glasgow	42		2012/13	2013/14		2.080							1.650		1.200	4.930
High	Kingston Dock	Port Glasgow	35		2012/13	2013/14		2.000							1.500		0.900	4.400
Medium	Empty Homes Initiative	Inverclyde wide	100	Mid Market Rent (RSL)	2012/13	2013/14					1.580							1.580
Medium	Garvald Street	Greenock Central East	57	Social Rent (RSL)	2012/13	2014/15	2.280										2.565	4.845
Medium	Earnhill Road Phase 2	Greenock South West	14	Social Rent (RSL)	2012/13	2013/14									0.887	0.646		1.533
Medium	Luss Avenue	Greenock Central East	31		2012/13	2013/14	2.000								1.500		0.660	4.160
High	Peat Road	Greenock South West	120	Community Ownership Reprovisioning (RSL)	2013/14	2015/16		7.463							7.910	0.446	1.120	16.939
High	Woodhall Phase 2	Port Glasgow	60	Community Ownership Reprovisioning (RSL)	2013/14	2014/15		3.000						0.500	0.700			4.200
Medium	Whinhill	Greenock Central East	127		2013/14	2016/17	4.000								5.250		3.420	12.670
Medium	Arran Avenue	Port Glasgow	40		2013/14	2014/15	2.200								1.500		0.900	4.600
Low	Killochend Drive	Greenock South West	33		2013/14	2014/15	1.580								1.500		0.780	3.860
Low	Kilmacolm Road	Greenock Central East	10		2013/14	2014/15	1.600								0.450			2.050
High	Broomhill	Greenock Central East	41	Community Ownership Reprovisioning (RSL)	2014/15	2015/16		1.676			0.309				1.840	0.123	0.530	4.478
Medium	James Watt Dock	Greenock Central East	60	Community Ownership Reprovisioning (RSL)	2014/15	2015/16		4.227							3.245	0.259	2.536	10.267
Low	Valley Park	Greenock South West	35		2014/15	2014/15	2.000								1.500		0.900	4.400
			805				15.660	20.446	0.000	0.000	1.889	0.000	0.000	0.500	29.432	1.474	15.511	84.912

SG PROGRAMMES

AHSP Affordable Housing Supply Programme
COP Community Ownership Programmes
CHB Council House Building Programmes
NHT National Housing Trust

COUNCIL PROGRAMMES

CHT Council Tax on Second/Empty Homes
Developer Developer Contributions to assist Affordable Housing
NHT National Housing Trust

Medical Adaptations	2012/13	2013/14	2014/15
Estimated Requirements	£396,400	£397,400	£398,400

Inverclyde Council

SCOTTISH GOVERNMENT FUNDING REQUIREMENTS

[illegible]

LOCAL AUTHORITY

Inverclyde Council

TABLE 3- COMMITTED PROJECTS (ON SITE OR WITH SCOTTISH GOVERNMENT APPROVAL): UNIT COMPLETIONS

[illegible]

STRATEGIC HOUSING INVESTMENT PLANS 2012-2013

LOCAL AUTHORITY

Inverclyde Council

TABLE 4 - Council Contributions to Affordable Housing Programmes

1. COUNCIL TAX ON SECOND/EMPTY HOMES (£0.000m)

	2010/11
Tax Raised *	94000.000
Tax Used to Assist Housing	0.000
Sum Carried Forward to 2011/12	94000.000
Units Assisted	0.0

*Including underspend carried forward from previous years and interest earned

2. Projects Funded by Council Tax Contributions

2010/11 (£0.000m)		
Project	Tax Used	Units Assisted***
Project TBD	TBD	TBD
Total	0.000	0

2011/12 (£0.000m)		
Project	Tax Used**	Units Assisted***
Project TBD	TBD	TBD
Adelaide Street, Key HA (09/10 CT receipts)	80000.000	6
Total	80000.000	

** Where not yet spent, indicate expected expenditure and units assisted

*** Please include any units have also been funded by Council Tax from previous financial years, but mark in brackets any numbers of units which may have been counted in other years as well

3. DEVELOPER CONTRIBUTIONS*

	2010/11	2011/12
Sum Raised *		
Sum Used to Assist Housing		
Sum Carried Forward to 2011/12	0.000	
Units Assisted		

4. Projects Funded by Developer Contributions

2010/11 (£0.000m)		
Project	Sum Used	Units Assisted
Total	0.000	0

2011/12 (£0.000m)		
Project	Sum Used	Units Assisted
Total	0.000	0

* Contributions to include Commuted Sums. Section 75 Contributions etc.