

REPORT TO: HOUSING COMMITTEE - 11 JUNE 2012

REPORT ON: STRATEGIC HOUSING INVESTMENT PLAN - 2012-2015

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 165-2012

1. PURPOSE OF REPORT

1.1. To seek approval of the Strategic Housing Investment Plan 2012-2015.

2. RECOMMENDATIONS

2.1. It is recommended that the Committee approves the content of the Strategic Housing Investment Plan 2012-2015.

3. FINANCIAL IMPLICATIONS

3.1. None.

4. MAIN TEXT

4.1. The Strategic Housing Investment Plan (SHIP) is the key statement of affordable housing development priorities within local authority areas. The SHIP sets out the investment priorities in affordable housing for a 3 year period to achieve the outcomes set out in the Local Housing Strategy and guides the allocation of Scottish Government funding. Councils with new council house building programmes are requested to include proposed projects within the SHIP.

4.2. The Scottish Government intend to provide resource planning assumptions for the next 3 years in April 2012.

4.3. This Strategic Housing Investment Plan sets out affordable housing investment priorities for Dundee City Council over the next 3 years for bringing forward affordable housing developments. Proposals lie within the 8 sub areas (Local Community Planning Partnership) in Dundee. These sub areas represent the LCPP areas and the multi member ward boundaries that operate within the City.

4.4. The identification of priority areas for investment in affordable housing is linked to regeneration strategy within the City. This is set out and developed in and through various documents including, the Single Outcome Agreement, the Dundee Partnership Community Plan, the Development Plan and Local Housing Strategy.

4.5. Dundee's Strategic Housing Investment Plan has been developed through a steering group comprising of various Council Officers, Scottish Government and Registered Social Landlords representatives.

4.6. The aims and the objectives of the Strategic Housing Investment Plan have been developed as a synthesis of the vision, aims, objectives and outcomes of the Community Plan, Local Housing Strategy (LHS) and Development Plans. These objectives are:

- Ensure that citizens are involved in the planning, development and management of their communities.
- Increase residents' satisfaction with the environment.
- Sustain neighbourhood stability.
- Shift Balance of Care
- Provide homes for the community's need for:
 - Quality
 - Variety
 - Choice
 - Affordability
 - Sustainability

4.7 The regeneration areas identified within the Local Housing Strategy are;

- Hilltown
- Whitfield
- Lochee
- North West / Caird (this includes Mill 'o' Mains)
- Central Dundee
- Dundee Western Gateway

In addition to the priority areas for housing investment there is a recognition that opportunities to improve housing choice will arise in other neighbourhoods and that these opportunities should be taken to sustain existing stable neighbourhoods. Also the requirements of people with particular housing needs (community care needs) may require investment outwith the priority areas.

4.8 Dundee continues to make progress on improving local environments across various geographical areas of the City through a range of innovative and effective ways. Unpopular house types have been and continue to be demolished to make way for new types of houses and local amenities matching expressed housing needs and aspirations. This tackles the problem of supply and demand through rebalancing the housing supply chain and improvement of existing core stock.

4.9 The SHIP 2012 - 15 sets out the scope for development of 200 affordable units per year aggregated over the life of the plan. It should be noted that the availability of funding from the Scottish Government through the Affordable Housing Investment Programme will be the main determinant in the number of affordable houses that can be built.

This Plan has identified sufficient sites which can meet identified need for affordable housing in the city including housing for people with particular housing need.

5. **POLICY IMPLICATIONS**

This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Equality Impact Assessment

and Risk Assessment. An Equality Impact Assessment has been carried out and will be made available on the Council website:

<http://www.dundee.gov.uk/equanddiv/equimpact>.

6. **CONSULTATIONS**

The Chief Executive, Director of Corporate Services and Head of Democratic and Legal Services and all other Chief Officers have been consulted in the preparation of this report.

No concerns were expressed.

7. **BACKGROUND PAPERS**

None.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

3 APRIL, 2012

Dundee City Council
Strategic Housing Investment
Plan
2012-15

Strategic Housing Investment Plan

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INTRODUCTION

The Dundee Strategic Housing Investment Plan (SHIP) 2012 - 15 sets-out the affordable housing investment priorities of the Council and its partners for the period from 2012 to 2015.

The SHIP sets out these priorities within eight sub areas of Dundee. These sub areas represent the Local Community Planning Partnership areas and multi member ward boundaries that operate within the City.

The identification of priority areas for investment in affordable housing is set within the context for regeneration in the City. This is set out and developed in and through various documents including the Single Outcome Agreement, the Council Plan, The Development Plan and the Local Housing Strategy.

Link to Local Housing Strategy

The Dundee Local Housing Strategy is currently being developed and consultation with a number of agencies / groups and residents of Dundee is currently taking place. The LHS will be completed and submitted to Scottish Government in 2012.

The regeneration/priority areas identified within the Local Housing Strategy are;

- Hilltown
- Whitfield
- Lochee
- North West / Caird
- Central Dundee
- Dundee Western Gateway
- Stobswell / Baxter Park Area

In addition to the priority areas for housing investment there is a recognition that opportunities to improve housing choice will arise in other neighbourhoods and that these opportunities should be taken to ensure that existing stable neighbourhoods do not deteriorate. Also the requirements of people with particular housing needs (community care needs) may require investment outwith the priority areas.

Dundee continues to make progress on improving local environments across various geographical areas of the City through a range of innovative and effective ways.

Unpopular house types have been and continue to be demolished to make way for new types of houses and local amenities more fitting to 21st Century lifestyles whilst matching expressed housing needs and aspirations. This tackles the problem of supply and demand through rebalancing the housing supply chain and improvement of existing core stock by:

- Increasing the supply of quality affordable housing;
- Creating more housing choice;
- Contributing to sustainable and mixed communities;
- Providing social housing which provides better values for the public purse;
- Annually increasing the number of core social rented houses which meet the Scottish Housing Quality Standard

Scottish Housing Quality Standard (SHQS)

The City Council is investing £140m by 2015 to ensure that all its core stock meets the SHQS. It is planned that existing Dundee City Council stock identified as surplus e.g. in Hilltown, Whitfield and Lochee will be demolished by 2015. The Housing Needs Demand and Affordability Study (Craigforth 2009) (HNDA) has indicated that although supply and demand for social rented housing are broadly in balance that the pressures are for 3 bedroom and larger houses and for wheelchair accommodation.

Council and RSL new build properties are constructed to lifetime homes standards to ensure that the properties are suitable for people with mobility problems. The Council recently completed 32 wheelchair houses within the new build programme and a further 12 flats in a block with a lift are under construction at Ann Street. The Council works in partnership with RSLs to develop a proportion of wheelchair houses within new build developments where possible.

The multi storey blocks within Lochee at Kirk Street, Whorterbank and Pitalpin are core stock. Investment has commenced in 2011/12 to bring these blocks up to SHQS and Community Energy Saving Projects in partnership with Scottish Gas will be delivered at Whorterbank and Lansdowne in 2012/13.

Delivering Quality Housing

The Scottish Government advises in Scottish Planning Policy that the “planning system should enable the development of well designed,

energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet the identified housing requirements across all tenures.”

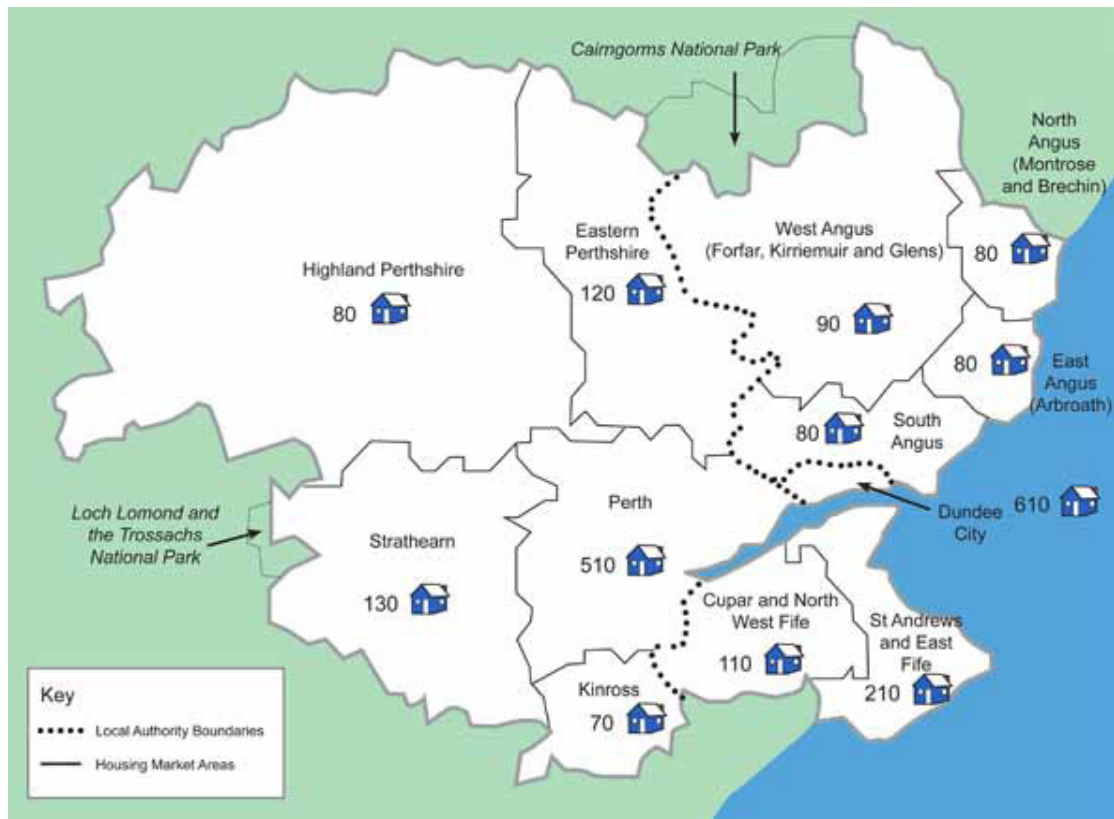
The HNDA for Dundee was carried out to inform the preparation of the Council's Local Development Plan (LDP) and to feed into the joint HNDA for Tayplan. The HNDA for Dundee has been signed off by the Scottish Government as credible and robust and has been used to guide and inform the preparation of the LDP Main Issue Report with regards to housing.

Housing has a key role to play in encouraging and enabling the creation of successful, quality places which contribute to the identity of the area. In addition it is important that new housing integrates with public transport and active travel networks.

The Proposed TAYplan Strategic Development Plan 2012-2032 sets out the vision of how the Dundee, Perth, Angus and North East Fife area should develop over the next 20 years. The Plan provides a broad indication of the scale and direction of growth up to year 2032. The Plan through Policy 1: Location Priorities seeks to focus the majority of development in the region's principle settlement with Dundee being Tier 1 settlement.

An important aspect of the Proposed TAYplan Strategic Development Plan is setting out the level of new housing land requirement that should be provided to assist in meeting the need and demand as identified through the TAYplan Housing Needs and Demand Assessment. In doing so the Plan through Local Development Plans, require to identify land that is or can become effective and be delivered without significant constraints.

Policy 5 of the Proposed TAYplan Strategic Development Plan advises that the Dundee Local Development Plan shall allocate a minimum of 5 years supply and work towards the provision of a 7 years supply of effective housing land by 2015. Proposal 2 of the Plan sets out the estimated average annual housing market area build rates and identifies a rate of 610 units per annum for Dundee.



Source; Average annual housing Market area build rates (TAYplan p17)

Supply of Land for Housing

As the Local Development Plan is to be consistent with the Strategic Development Plan, as such the Local Development Plan for Dundee will need to ensure that there is sufficient effective land available to meet the requirements of the proposed Tayplan Strategic Development Plan. The TAYplan Strategic Development Plan highlights that the build rates are average rates for the first 12 year period. The Plan advises that it is anticipated that given the current economic climate that within the first 12 year period build rates will be lower than the average in the early period and greater in the later.

The Scottish Planning Policy advises that Local Development Plans are required to allocate land on a range of sites which is effective or capable of becoming effective to meet the housing land requirement up to year 10 from the predicted year of adoption, ensuring a minimum of 5 years effective land supply at all times.

Prioritisation of Sites

The proposed site developments were discussed at the Strategic Housing Investment Plan working group meeting, including representatives from DCC Housing / Planning and from Registered Social Landlord, the requirements of Social Work were also taken into consideration.

It has been agreed that sites within regeneration areas should be rewarded highest priority. Where appropriate sites with prioritisation in the previous SHIP would become a priority within the new SHIP.

Housing Community Care / Housing Support Requirements

The Local Housing Strategy has identified in consultation with our Social Work colleagues that the objective within this group is to "increase the number of supported housing options for the following groups";

- Individuals with a mental health or wellbeing problems;
- Learning Disabilities;
- Older People

Our Social Work department has identified that over the 3 years of the SHIP there will be a requirement to provide the following number of units to accommodate these groups;

- Learning Disabilities - Increase the number of supported housing units by 6 units per year.
- Mental Health - Increase the number of supported units by 2 units per year.
- Older People - Develop 100 Housing with Care units from the existing Housing Association Sheltered stock.

For 2012 our Social Work Department has agreed the development of 16 - 20 units with 2 Housing Associations using Change Fund monies to both improve the accommodation for this purpose and to commission the care element of the service. In addition they will enhance the current housing with care service to include an overnight response. They will continue to develop and expand this service during 2013/14 and 2014/15.

Local Authority Contribution

Dundee City Council will contribute to the funding of a number of developments within the City over the period of the SHIP.

Dundee City Council will complete the development of 12 new build council flats at Ann Street in the Hilltown in 2012 / 13 at a cost of £1.396M. The breakdown of the funding for this project is Scottish Government grant £240k and Dundee City Council Contribution amounting to £1.156M.

Dundee City Council will contribute £1.198M towards the Capital costs of developing Elmgrove House, the total project cost is £2.884M.

The SHIP template identifies a number of other projects where the Council will contribute resources or funding towards the development of proposed new housing such as for the National Housing Trust.

Other Initiatives

The Council recognises that funding for affordable rented housing will remain tight over the SHIP period and that there are significant challenges to provide affordable housing with reducing levels of grant.

The Council will work with the Scottish Government, our Lead Developer Partner RSL's, other registered social landlords and the private sector to deliver new initiatives such as the NHT and new initiatives which meet housing needs of citizens within Dundee.

Sustainability

The Council will work with partners to ensure that all new build properties constructed within the investment programme will meet or surpass the current building regulations and that energy efficiency measures such as insulation, solar energy, wind power or other suitable measures are integrated. This will assist in reducing carbon emissions, address fuel poverty and ensure that tenants live in warm, affordable homes.

The Council has budgeted within its HRA Capital Plan to provide funding of £750k during 2012-15 to assist with the installation of medical adaptations within the homes of Council tenants such as level access showers and kitchen adaptations. This ensures that tenants can be sustained in their tenancies and within communities.

Through the Scheme of Assistance the Council allocates funding to owner occupiers and to private sector tenants needing medical adaptations to remain in their homes. In 2011/12 funding allocated was £430K.

Registered Social Landlords within Dundee will require £0.590m (12/13), £0.553m (13/14) and £0.566m (14/15) funding for medical adaptations to meet the needs of tenants living within their housing stock.

Equalities

All procurement strategies and contracts will be screened and where appropriate undergo full Equalities Impact Assessment screening to ensure that actions associated with this strategy support the equalities agenda of the government, council and it's partners.

A specific aim of this strategy will be delivering affordable and good quality housing for:

- Ethnic Minorities including economic migrants
- Community Care Groups;
- Gypsy Travellers;
- Homeless people;

Additional provision for these groups where it is seen as appropriate will be encouraged.

It should be noted that additional needs for community care housing, especially for Housing with care and for adapted housing have been identified. Further discussion on appropriate models of accommodation, location and funding are ongoing.

Strategic Environmental Assessment

A Strategic Environmental Assessment (SEA) pre - screening for the 2012 SHIP has been submitted for consideration by the SEA Gateway. The initial assessment by the SEA gateway will be received soon and further action will be progressed if required.

STRATEGIC HOUSING INVESTMENT PLAN (SHIP)

2012/13 - 2014/15

LOCAL AUTHORITY

Dundee City Council

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

PRIORITY	PROJECT	SUB-AREA	UNITS	PROGRAMME <small>(Select from Drop Down List)</small>	EST. START Fin. Year	EST. 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	Whitfield	Whitfield Loan	35	Social Rent (RSL)	2012/13	2013/14	1.541									2.691			0.000
High	Whitfield	Whitfield Loan	15	Mid Market Rent (RSL)	2012/13	2013/14	0.661									1.154			1.815
High	East Links Place	Broughty Ferry	15	National Housing Trust (LA)	2012/13	2013/14				1.500								0.676	2.176
Medium	Byron Street	Coldside	2	Social Rent (RSL)	2012/13	2013/14	0.090									0.110			0.200
Medium	Byron Street	Coldside	2	Mid Market Rent (RSL)	2012/13	2013/14	0.080									0.120			0.200
Medium	Blackwood Court (Glamis Road)	Lochee	28	Social Rent (RSL)	2012/13	2013/14	1.898									1.260			3.158
High	Maxwelltown Redevelopment	Hilltown	30	Social Rent (RSL)	2013/14	2014/15	1.350											0.300	1.650
High	Wallace Craigie Works	Maryfield	75	National Housing Trust (LA)	2013/14	2014/15				7.175									7.175
Medium	Foggyley Gardens	Lochee	35	Social Rent (RSL)	2013/14	2014/15	1.575									2.275			3.850
Medium	Foggyley Gardens	Lochee	20	LIFT (RSL)	2013/14	2014/15	0.900									1.300			2.200
Low	Quarry Gardens	Lochee	15	Social Rent (RSL)	2013/14	2014/15													0.000
Low	I.B Connex	Hilltown	52	Social Rent (RSL)	2013/14	2015/16	1.890									2.310			4.200
Low	Pitkerro Drive	North East	12	Social Rent (RSL)	2013/14	2014/15	0.576									0.924			1.500
High	Derby Street Redevelopment	Coldside	40		2014/15	2015/16	1.600												1.600
High	Mill 'O' Mains Phase 3	North East	42	Social Rent (RSL)	2014/15	2015/16	1.821									2.990			4.811
High	Mill 'O' Mains Phase 3	North East	8	Other	2014/15	2015/16	0.344									0.482		0.486	1.312
High	Mill 'O' Mains Phase 3	North East	20	Mid Market Rent (RSL)	2014/15	2015/16	0.919									1.424			2.343
Medium	Glamis Road	Menzieshill	10	LIFT (RSL)	2014/15	2015/16	0.450									0.650			1.100
Medium	Glamis Road	Menzieshill	10	Social Rent (RSL)	2014/15	2015/16	0.450									0.650			1.100
			466				16.145	0.000	0.000	8.675	0.000	0.000	0.000	0.000	18.340	0.000	1.462	44.622	

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 Requirement (£0.000m)	£0.590m	£0.553m	£0.566m

STRATEGIC HOUSING INVESTMENT PLANS 2012-2013

LOCAL AUTHORITY _____

TABLE 4 - Council Contributions to Affordable Housing Programmes

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

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

*Including underspend carried forward from previous years and interest earned

2. Projects Funded by Council Tax Contributions		Units Assisted***
2010/11 (£0.000m)		
Project	Tax Used	
Total	0.000	0

2011/12 (£0.000m)		
Project	Tax Used**	Units Assisted***
Total	0.000	

** 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.