

REPORT TO: HOUSING COMMITTEE – 19 AUGUST 2013
REPORT ON: STRATEGIC HOUSING INVESTMENT PLAN 2013–2018
REPORT BY: DIRECTOR OF HOUSING
REPORT NO: 317-2013

1. PURPOSE OF REPORT

To seek approval of the Strategic Housing Investment Plan 2013–2018.

2. RECOMMENDATIONS

It is recommended that the Committee approves the content of the Strategic Housing Investment Plan 2013–2018.

3. FINANCIAL IMPLICATIONS

In the current HRA Capital Plan there is provision for £2M spend on council new build for 2015/16 and 2016/17, with grant this would provide around 20 units in each year which will be targeted towards our regeneration priority areas.

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 5 year period to achieve the outcomes set out in the Local Housing Strategy and guides the allocation of Scottish Government funding. Councils with new house building programmes are requested to include proposed projects within the SHIP.
- 4.2. The Scottish Government has changed the format of the SHIP to ensure that the Strategic Local Programme (SLP) is incorporated into the SHIP. The Scottish Government required the Council to submit the new SHIP on the 28 June 2013, this was done with the caveat that it was subject to Housing Committee approval.
- 4.3. The current funding for the SHIP 2012-15 amounts to £7.705m. However, the Scottish Government has now allocated an additional £1.374m to Dundee. This funding is to increase the amount of grant funding available to Registered Social Landlords (RSLs) as a result of the increase in subsidy levels announced in July 2013. Subsidy levels for RSLs have increased from £42,000 per unit to £58,000 (£62,000 for higher 'greener' subsidy) per unit. This will be distributed across projects as cost plans are finalised. It should be noted also that the subsidy levels have also been increased for new Council house building, from £30,000 to £50,000 per unit.
- 4.4. The SHIP includes a recap of projects approved to 2015 and the list of projects which will be taken forward within the SLP for 2015–18 based on the following resource planning assumptions:
- 2015–16, £3,586,000
2016–17, £2,760,000
2017–18, £1,887,000 Total - £8,213,000
- 4.5. This Strategic Housing Investment Plan sets out affordable housing investment priorities for Dundee City Council over the next 5 years. 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.

- 4.6. The identification of priority areas for investment in affordable housing is linked to the 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.
- 4.7. Dundee's Strategic Housing Investment Plan has been developed through a steering group comprising of various Council Officers, Scottish Government and Registered Social Landlords and it was agreed that sites within the regeneration areas of the City, Mill O' Mains, Whitfield, Lochee and Hilltown should be awarded highest priority. In addition to the priority areas for housing investment there is 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 ways for new types of houses and local amenities more fitting to 21st Century lifestyle 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. The plan has identified sufficient sites which can meet identified need for affordable housing in the City including housing for people with particular housing needs.
- 4.8. Dundee City Council will contribute to the funding of the development of new council housing within the City after 2015 when the Scottish Housing Quality Standard (SHQS) has been achieved. The Council will work with the Scottish Government, our Lead Developer Partner RSL's, other registered social landlords and the private sector to deliver the National Housing Trust (NHT) and new initiatives which meet housing needs of citizens within Dundee.

5. **POLICY IMPLICATIONS**

- 5.1. This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.
- 5.2. An Equality Impact Assessment is attached to this report.

6. **CONSULTATION**

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 raised.

7. **BACKGROUND PAPERS**

None.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

23 JULY 2013

Dundee City Council
Strategic Housing Investment
Plan
2013-18

Strategic Housing Investment Plan

Contents	Page
Introduction	3
Link to Local Housing Strategy	3
Scottish Housing Quality Standard	4
Delivering Quality Housing	4
Supply of Land for Housing	6
Prioritisation of Sites	6
Community Care / Housing Support Requirements	7
Local Authority Contribution	7
Other Initiatives	8
Sustainability	8
Equalities	8
Strategic Environmental Assessment	9

INTRODUCTION

The Dundee Strategic Housing Investment Plan (SHIP) 2013 - 18 sets-out the affordable housing investment priorities of the Council and its partners for the period from 2013 to 2018.

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 was completed and submitted to the Scottish Government in March 2013. The LHS has currently progressed through the peer review stage of the guidance and Dundee City Council received feedback from Scottish Government in June 2013.

The panel welcomed the clear linkage set out in the LHS to community planning and Dundee Single Outcome Agreement. The linkage between these documents made clear the aspirational outlook being taken by Dundee City Council to ensure that delivering better housing options links into, and contributes to, wider community needs such as impacting on community safety, poverty and other social issues.

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

- Hilltown
- Whitfield
- Lochee
- North West / Caird

In addition to the priority areas for housing investment there is 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 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.

The Council has 11 multi storey developments in its core stock. Dallfield, Whorterbank and Lansdowne developments as well as Dudhope have been improved to Scottish Housing Quality Standard (SHQS). An ECO (Energy Company Obligation) project is currently underway at Kirk Street development which will ensure that the 2 blocks there meet SHQS.

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.

The HNDA for Dundee also looked specifically at the issue of the need for an affordable housing policy for Dundee. The findings concluded that there was

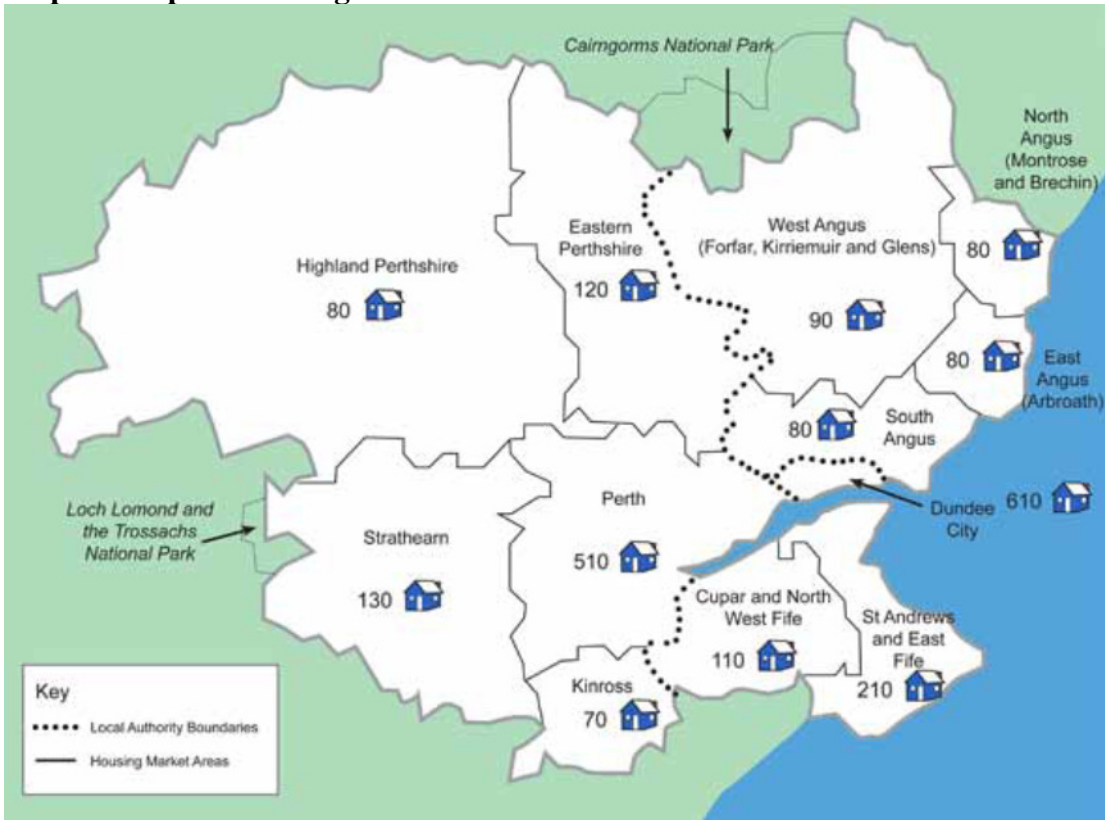
insufficient justification at this time to take forward the development of an Affordable Housing policy.

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 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 and a broad indication of the scale and direction of growth up to year 2032. The Plan through Policy1: 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 which 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.

Map 1 TAYplan Housing Market Area Annual Build Rates

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

In the LHS it states we are committed to working in partnership with all relevant stakeholders to deliver the Government's 21st Century Vision for Community Care. The philosophy of Partnership working is reflected throughout Dundee's community care strategic planning processes. The City has five main Community Care Strategic Planning Groups. These groups are the driving force behind Dundee's community care and housing support planning process. Membership includes representatives from service users, carers, Third Sector and statutory organisations, including NHS Tayside, Dundee City Council's Social Work and Housing Departments. This has been reflected in the SHIP.

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

Social Work Department has identified that over the 5 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 Sheltered stock. At the present time 46 units have been developed, which means over the period of this SHIP 54 new units will be required to be developed.

In 2012 Social Work Department 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.

It has also been agreed that 10% of any new build sites shall be for Particular Needs housing.

Local Authority Contribution

Dundee City Council will contribute to the funding of the development of new housing within the City after 2015 when the SHQS has been achieved.

Other Initiatives

The Council recognise 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 level 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 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 allocate funding around £750k each year 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 allocate funding to owner occupiers and to private sector tenants needing medical adaptations to remain in their homes. Over the next 5 years the budget requirements for the private sector will be £0.306m (13/14), £0.314m (14/15), £0.322m (15/16), £0.330m (16/17) and £0.338m (17/18)

Equalities

All procurement strategies and contracts will be screened and where appropriate undergo an 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.

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STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

AFFORDABLE HOUSING SUPPLY PROGRAMME - DRAFT FIVE YEAR STRATEGIC LOCAL PROGRAMME - 2013-2018

Table 1 - Years 1 & 2 2013/14 - 2014/15

Resource Planning Assumption

£0.000

New money for Local Programmes

£7.705

Project Address	Sub-Area	Priority <small>Low / Medium / High</small>	Developer	Units by Tenure					Units By Built Form				Units by Type			Greener Standards Y/N	Est. or Act. Approval Date - Fin. Year	Unit Site Starts			Unit Completions		Geographic Benchmark Code	Geographic Benchmark 3P Equivalent	Grant per Unit (3p equivalent excl. Council) Project	TOTAL SG Grant			
				Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improve ment for Sale	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	PN*			Type of Particular Need Unit	Total Units by Type	PRE- 2013/14	2013/14	2014/15					2013/14	2014/15	
Mill 'O' Mains	North East	High	Home Scotland	42					42			42	42	40	2	Wheelchair	42	Y	2012				42		42	5	0.046	£0.044	£1.974
Mill 'O' Mains	North East	High	Home Scotland		20				20			20	20	20			20	Y	2012				20		20	7	0.034	£0.044	£1.011
Mill 'O' Mains	North East	High	Home Scotland			8			8			8	8	8			8	Y	2012				8		8	7	0.034	£0.044	£0.352
Ormiston Crescent	North East	High	Angus Housing Association	26					26			26	26	24	2	Wheelchair	26	Y	2012			26		26	5	0.046	£0.040	£1.040	
Whitfield Loan	North East	High	Home Scotland	36					36			36	36	30	6	Not known at current time	36	Y	2012			36		36	5	0.046	£0.044	£1.584	
Coupar Angus Road	Lochee	High	Hillcrest Housing Association	32					32			32	32	28	4	Not known at current time	32	Y	2013			32		32	5	0.046	£0.045	£1.578	
Total				136	20	8	0	0	164	0	0	164	164	150	14		164					94	70	0	164				£7.539

Greener Standards

Y
N

Numerical Value	Geographic Code	Benchmark £m
1	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Greener 0.058
2	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Other 0.052
3	Other Rural	RSL - SR - Greener 0.047
4	Other Rural	RSL - SR - Other 0.043
5	City and Urban	RSL - SR - Greener 0.046
6	City and Urban	RSL - SR - Other 0.042
7	All	RSL Intermediate Rent - Greener 0.034
8	All	RSL Intermediate Rent - Other 0.030
9	All	Council -SR - Greener 0.034
10	All	Council -SR - Other 0.030

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STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

AFFORDABLE HOUSING SUPPLY PROGRAMME - DRAFT FIVE YEAR STRATEGIC LOCAL PROGRAMME - 2013-2018

Table 2 - Year 3 2015/16

Resource Planning Assumption £3.586

Project Address	Sub-Area	Priority	Developer	Units by Tenure					Units By Built Form				Units by Type			Greener Standards Y/N	Est. or Act. Approval Date - Fin. Year	Unit Starts				Unit Completions			Geographic Benchmark Code	Geographic Benchmark 3P Equivalent	Grant per Unit (3p equivalent excl. Council) Project	TOTAL SG Grant
				Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	PN			Type of Particular Need Unit	Total Units by Type	PRE-2015/16	2015/16	2016/17	2017/18	2015/16				
Alexander Street	Hilltown	High	Hillcrest Housing Association	35	15				50			50	46	4	Not known at current time	50	Y			50					5	0.046	£0.041	£2.050
Hilltown	Hilltown	High	Dundee City Council	20					20		20	20	18	2	Not known at current time	20	Y			20			20		9	0.034	£0.034	£0.680
Coupar Angus Road	Lochee	Medium	Hillcrest Housing Association	15					15		15	13	2	Not known at current time	15	Y			15			15		5	0.046	£0.046	£0.680	
Loons Road	Lochee	Medium	Hillcrest Housing Association	12	17				29		29	29	27	2	Not known at current time	29	Y			29			29		5	0.046	£0.039	£1.142
Harefield Road	Lochee	Low	Bield Housing Association	30					30		30	30		30	Retirement Housing	30	N			30			30		6	0.034	£0.042	£1.260
Pikero Road	East End	Low	Hillcrest Housing Association	6	16				22		22	22	20	2	Not known at current time	22	Y			22			22		5	0.046	£0.040	£0.880
Total				118	48	0	0	0	166	0	0	166	166	124	42	166				166	0	0	86	80	0			£6.702

Greener Standards

Y
N

Numerical Value	Geographic Code	Benchmark £m
1	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Greener 0.056
2	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Other 0.052
3	Other Rural	RSL - SR - Greener 0.047
4	Other Rural	RSL - SR - Other 0.043
5	City and Urban	RSL - SR - Greener 0.046
6	City and Urban	RSL - SR - Other 0.042
7	All	RSL Intermediate Rent - Greener 0.034
8	All	RSL Intermediate Rent - Other 0.030
9	All	Council SR - Greener 0.034
10	All	Council SR - Other 0.030

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STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

AFFORDABLE HOUSING SUPPLY PROGRAMME - DRAFT FIVE YEAR STRATEGIC LOCAL PROGRAMME - 2013-2018

Table 3 - Years 4 & 5 2016/17 & 2017/18

Resource Planning Assumption

£4.647

Project Address	Sub-Area	Priority	Developer	Units by Tenure					Units By Built Form				Units by Type			Greener Standards Y/N	Est. or Act. Approval Date - Fin. Year	Unit Starts			Unit Completions		Geographic Benchmark Code	Geographic Benchmark 3P Equivalent	Grant per Unit (Sp equivalent excl. Council) Project	TOTAL SG Grant			
				Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	PN'			Type of Particular Need Unit	Total Units by Type	PRE- 2016/17	2016/17	2017/18					2016/17	2017/18	
Mill 'O' Mains Phase 4	North East	High	Home Scotland	14	6				20			20	20	18	2	Not known at present	20	Y		20			20		5	0.046	£0.047	£0.954	
Hilltown	Hilltown	High	Dundee City Council	20					20			20	20	18	2	Not known at present	20	Y			20		20		9	0.034	£0.034	£0.680	
Whitfield Phase 5	North East	High	Home Scotland	20	10				30			30	30	27	3	Not known at present	30	Y		30			30		5	0.046	£0.047	£1.424	
Mains Loan	Maryfield	Medium	Hillcrest Housing Association	10	15				25			25	25	23	2	Not known at present	25	Y		25			25		5	0.046	£0.040	£1.000	
Douglas	East End	Low	Home Scotland	26	10				36			36	36	33	3	Not known at present	36	Y			36		36		5	0.046	£0.040	£1.424	
Fintry Dive	North East	Low	Abertay Housing Association	47					47			47	47	43	4	Not known at present	47	N			47		47		6	0.042	£0.042	£1.974	
Total				137	41	0	0	0	178	0	0	178	178	162	16		178				103	0	55	123					£6.502

Greener Standards

Y

N

Numerical Value	Geographic Code		Benchmark £/m
1	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Greener	0.056
2	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Other	0.052
3	Other Rural	RSL - SR - Greener	0.047
4	Other Rural	RSL - SR - Other	0.043
5	City and Urban	RSL - SR - Greener	0.046
6	City and Urban	RSL - SR - Other	0.042
7	All	RSL Intermediate Rent - Greener	0.034
8	All	RSL Intermediate Rent - Other	0.030
9	All	Council - SR - Greener	0.034
10	All	Council - SR - Other	0.030

HOUSING SUPPLY DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

LOCAL AUTHORITY:

TABLE 4 - AFFORDABLE HOUSING PRIORITIES - NOT FUNDED THROUGH THE AFFORDABLE HOUSING SUPPLY PROGRAMME

Project Address	Sub-Area	Priority	Developer	Programme	Est. or Act. Approval Date - Fin. Year	Unit Site Starts					Total Unit Starts	Unit Completions					Total Units Complete	Total SG Funding Required (if applicable)
						PRE-2013/14	2013/14	2014/15	2015/16	2016/17		2017/18	2013/14	2014/15	2015/16	2016/17		
East Links Place	Broughty Ferry	High	Ferrier Homes	National Housing Trust	2013		15				15		15				15	
Wallace Craigie Works	Central	High	Keillor Estate	National Housing Trust	2013		99				99		99				99	
											0						0	
											0						0	
											0						0	
											0						0	
											0						0	
											0						0	
											0						0	
Total							114	0	0	0	114	0	15	99	0	0	114	£0.000

HOUSING SUPPLY DIVISION

STRATEGIC HOUSING INVESTMENT PLAN

LOCAL AUTHORITY:

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES

COUNCIL TAX ON SECOND AND EMPTY HOMES	TAX RAISED	TAX USED TO ASSIST HOUSING	UNITS ASSISTED	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
2011/12				£0.000
2012/13				£0.000

TABLE 5.2: PROJECTS ASSISTED BY COUNCIL TAX ON SECOND AND EMPTY HOMES

PROJECT	2011/12		2012/13	
	TAX USED	UNITS ASSISTED	TAX USED	UNITS ASSISTED
TOTAL	£0.000	0	£0.000	0

HOUSING SUPPLY DIVISION

STRATEGIC HOUSING INVESTMENT PLAN

LOCAL AUTHORITY:

TABLE 6.1: DEVELOPER CONTRIBUTIONS

DEVELOPER CONTRIBUTIONS	SUM RAISED	SUM USED TO ASSIST HOUSING	UNITS ASSISTED	SUM CARRIED FORWARD TO 2012/13
2011/12				£0.000
2012/13				£0.000
	£0.000	£0.000	0	£0.000

TABLE 6.2: PROJECTS ASSISTED BY DEVELOPER CONTRIBUTIONS

PROJECT (1)	2011/12		2012/13		CONTRIBUTION TYPE
	SUM USED	UNITS ASSISTED (2)	SUM USED	UNITS ASSISTED	
TOTAL		£0.000	0	£0.000	0

Notes

1. Project can be either direct provision of affordable housing or other assistance to affordable housing.
2. If tax is used to contribute to housing provision enter the total number of units in the project, not the proportion assisted by tax.

Affordable Housing Policy
Land
Commuted Sum
Section 75
Other

HOUSING SUPPLY DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2013/14 - 2017/18

LOCAL AUTHORITY:

TABLE 7: ADAPTATIONS

Financial Year	Council Housing Stock		Private Housing Stock		Total	
	Number of Adaptations	Funding Requirement	Number of Adaptations	Funding Requirement	Number of Adaptations	Funding Requirement
2013/14	590	£0.750	85	£0.306	675	1.056
2014/15	590	£0.750	85	£0.314	675	1.064
2015/16	590	£0.750	85	£0.322	675	1.072
2016/17	590	£0.750	85	£0.330	675	1.080
2017/18	590	£0.750	85	£0.339	675	1.089
	2,950	£3.750	425	£1.611	3,375	£5.361

Numeric Value	Geographic Code		Benchmark £'m
1	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Greener	0.056
2	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Other	0.052
3	Other Rural	RSL - SR - Greener	0.047
4	Other Rural	RSL - SR - Other	0.043
5	City and Urban	RSL - SR - Greener	0.046
6	City and Urban	RSL - SR - Other	0.042
7	All	RSL Intermediate Rent - Greener	0.034
8	All	RSL Intermediate Rent - Other	0.030
9	All	Council -SR - Greener	0.034
10	All	Council -SR - Other	0.030

AHSP - UNITS STARTS AND COMPLETIONS SUMMARY**UNIT STARTS**

YEAR(S)	2013/14	2014/15	2015/16	2016/17	2017/18	TOTAL
1 & 2	94	70				164
3			186	0	0	186
4 & 5				103	0	103
TOTAL	94	70	186	103	0	453

UNIT COMPLETIONS

YEAR(S)	2013/14	2014/15	2015/16	2016/17	2017/18	TOTAL
1 & 2	0	42				42
3			0	70	0	70
4 & 5				0	20	20
TOTAL	0	42	0	70	20	132

EQUALITY IMPACT ASSESSMENT TOOL

Part 1: Description/Consultation

Is this a Rapid Equality Impact Assessment (RIAT)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is this a Full Equality Impact Assessment (EQIA)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Date of Assessment:	19 / 07 / 2013	Committee Report Number: 317 - 2013
Title of document being assessed:	Strategic Housing Investment Plan (SHIP)	
1. This is a new policy, procedure, strategy or practice being assessed (If yes please check box) <input checked="" type="checkbox"/>	This is an existing policy, procedure, strategy or practice being assessed? (If yes please check box) <input type="checkbox"/>	
2. Please give a brief description of the policy, procedure, strategy or practice being assessed.	The SHIP provides Dundee City Council with an opportunity to set out key investment priorities for affordable housing and demonstrate how these will be delivered. It identifies resources which will help deliver these priorities and enables the involvement of key partners.	
3. What is the intended outcome of this policy, procedure, strategy or practice?	To direct housing investment towards development / refurbishment of affordable and sustainable housing	
4. Please list any existing documents which have been used to inform this Equality and Diversity Impact Assessment.	None	
5. Has any consultation, involvement or research with protected characteristic communities informed this assessment? If yes please give details.	No	
6. Please give details of council officer involvement in this assessment. (e.g. names of officers consulted, dates of meetings etc)	John Wolstencroft (HQPU) Robin Shields (HQPU)	
7. Is there a need to collect further evidence or to involve or consult protected characteristics communities on the impact of the proposed policy? (Example: if the impact on a community is not known what will you do to gather the information needed and when will you do this?)	No	

Part 2: Protected Characteristics

Which protected characteristics communities will be positively or negatively affected by this policy, procedure or strategy?

NB Please place an X in the box which best describes the "overall" impact. It is possible for an assessment to identify that a positive policy can have some negative impacts and visa versa. When this is the case please identify both positive and negative impacts in Part 3 of this form.

If the impact on a protected characteristic communities are not known please state how you will gather evidence of any potential negative impacts in box Part 1 section 7 above.

	Positively	Negatively	No Impact	Not Known
Ethnic Minority Communities including Gypsies and Travellers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender Reassignment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or Belief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
People with a disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lesbian, Gay and Bisexual	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Socio-economic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy & Maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please state)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Part 3: Impacts/Monitoring

<p>1. Have any positive impacts been identified?</p> <p>(We must ensure at this stage that we are not achieving equality for one strand of equality at the expense of another)</p>	<p>Yes -To direct housing investment towards development of affordable and sustainable housing for the city.</p>
<p>2. Have any negative impacts been identified?</p> <p>(Based on direct knowledge, published research, community involvement, customer feedback etc. If unsure seek advice from your departmental Equality Champion.)</p>	<p>No</p>
<p>3. What action is proposed to overcome any negative impacts?</p> <p>(e.g. involving community groups in the development or delivery of the policy or practice, providing information in community languages etc. See Good Practice on DCC equalities web page)</p>	<p>N/A</p>
<p>4. Is there a justification for continuing with this policy even if it cannot be amended or changed to end or reduce inequality without compromising its intended outcome?</p> <p>(If the policy that shows actual or potential unlawful discrimination you must stop and seek legal advice)</p>	<p>N/A</p>
<p>5. Has a 'Full' Equality Impact Assessment been recommended?</p> <p>(If the policy is a major one or is likely to have a major impact on protected characteristics communities a Full Equality Impact Assessment may be required. Seek advice from your departmental Equality lead.)</p>	<p>No</p>
<p>6. How will the policy be monitored?</p> <p>(How will you know it is doing what it is intended to do? e.g. data collection, customer survey etc.)</p>	<p>The SHIP is updated and amended each year as new development sites may be identified. An annual update is carried out of the plan.</p>

Part 4: Contact Information

Name of Department or Partnership	Housing Quality and Performance Unit
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Type of Document	
Human Resource Policy	<input type="checkbox"/>
General Policy	<input type="checkbox"/>
Strategy/Service	<input checked="" type="checkbox"/>
Change Papers/Local Procedure	<input type="checkbox"/>
Guidelines and Protocols	<input type="checkbox"/>
Other	<input type="checkbox"/>

Manager Responsible	Author Responsible
Name: John Wolstencroft	Name: Robin Shields
Designation: Housing Quality and Performance Manager	Designation: Housing Strategy Officer
Base: East District Housing Office, 169 Pitkerro Road, Dundee, DD4 8ES	Base: East District Housing Office, 169 Pitkerro Road, Dundee, DD4 8ES
Telephone: 01382 307369	Telephone: 01382 307285
Email: john.wolstencroft@dundeecity.gov.uk	Email: Robin.shields@dundeecity.gov.uk

Signature of author of the policy:	Robin Shields	Date: 19 / 07 / 2013
Signature of Director/Head of Service:	Elaine Zwirlein	Date: 19 / 07 / 2013
Name of Director/Head of Service:	Elaine Zwirlein	
Date of Next Policy Review:	To be confirmed	