

REPORT TO: HOUSING COMMITTEE 10TH SEPTEMBER 2012

REPORT ON: STRATEGIC LOCAL PROGRAMME

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 343-2012

1.0 PURPOSE OF REPORT

The Report outlines the Dundee City Council strategic local programme of social and affordable housing projects based on the Affordable Housing Supply Programme resource planning assumptions 2012/13 - 2014/15.

2.0 RECOMMENDATIONS

Committee is requested to approve the Strategic Local Programme for submission to the Scottish Government.

3.0 FINANCIAL IMPLICATIONS

None.

4.0 MAIN TEXT

Background

Scottish Government Housing Supply Division Guidance Note 2012/06 sets out new procedures for the operation of the Affordable Housing Supply Programme (AHSP). The process involves the Council working in partnership with housing associations to develop a Strategic Local Programme (SLP) of social and affordable housing projects. The programme will include projects for delivery over the next three years which meet housing need identified within the Strategic Housing Investment Programme (SHIP). The current Dundee City Council SHIP 2012-2015 was approved by Housing Committee in June 2012 (Committee Report 165-2012).

The AHSP is available to support registered social landlord (RSL) homes for social rent, intermediate rent, new supply shared equity and shared ownership as well as council social rented housing.

Resources

From 2012/13 to 2014/15 councils will receive three year resource planning assumptions. For Dundee City Council the allocation is £9.816M.

Programme	£M
Carry forward RSL (includes Innovation and Investment projects)	5.211
Carry forward council house new build	0.240
New money for local programmes	4.365
Total	9.816

Priorities

The RSL carry forward projects are Ardler Site 6A being developed by Sanctuary Scotland Housing Association and Mill o Mains Phase 2 being developed by HOME. The council project is the Scottish Government grant for the Council new build development at Ann Street, Hilltown.

The SLP has been developed in accordance with the SHIP and in consultation with the Scottish Government and RSL partners. The priority projects for the new money of £4.365M available are set out in the SLP tables at Appendix 1. These are Mill o Mains Phase 3 (HOME) and Ormiston Crescent, Whitfield (Angus Housing Association).

5.0 POLICY IMPLICATIONS

This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

There are no major issues.

6.0 CONSULTATIONS

The Chief Executive, Director of Corporate Services and Head of Democratic and Legal Services and all other Chief Officers have been consulted on the preparation of this report. No concerns were expressed.

7.0 BACKGROUND PAPERS

None.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

DATE: SEPTEMBER 2012

STRATEGIC LOCAL PROGRAMME																
Local Authority: Dundee City Council																
Resource Planning Assumption - 2012 - 2015:																
				£9.816	New money for Local Programmes				£4.365							
Input figures following the layout in template and add lines as necessary. No 'Total' formulae included within this worksheet. Please enter amounts as £0.000																
Project Address	Developer	Units			Total	Units by Type		Please specify*	Total (should equal Total Units)	Greener Standards (enter Y as appropriate)	Est. Start Fin. Year	Est. Completion Fin. Year**	Total Project Cost	Grant per Unit (3p equivalent excl. Council)	TOTAL SG Grant	
		Rehab	Off the Shelf	NB		GN	PN*									
Mill 'O' Mains Phase 3 - Social Rented	Home Scotland			42	42	34	8	Amenity	42	Y	2013	2015	4.979	£44,000	1.974	
Mill 'O' Mains Phase 3 - Other	Home Scotland			8	8	8			8	Y	2013	2015	1.344	£44,000	0.352	
Mill 'O' Mains Phase 3 - Mid Market Rent	Home Scotland			20	20	20			20	Y	2013	2015	2.423	£44,000	1.011	
Ormiston Crescent - Social Rented	Angus Housing Association			26	26	26			26	Y	2012	2014		£40,000	1.040	
Total Projects Units/Costs				96	96	88	8		96						4.349	
*Particular Needs - e.g. wheelchair, amenity etc. ** All projects included to achieve a March 2015 completion date.																
Consultation Details:																
As stated within our guidance, details of local consultation and engagement which has led to the development of the above programme should be provided in the box below -																
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 awarded highest priority.																

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Resource Planning Assumption - 2012 - 2015:				£9.816	New money for Local Programmes				£4.365						
Slippage Projects															
Input figures following the layout in template and add lines as necessary. No 'Total' formulae included within this worksheet. Please enter amounts as £0.000															
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		Rehab	Off the Shelf	NB		GN	PN								
Whitfield Loan - Social Rented	Home Scotland			12	12	12			12	Y	2012	2014	1.498	£44,000	0.707
Whitfield Loan - MMR	Home Scotland			15	15	15			15	Y	2012	2014	1.875	£44,000	0.757
Whitfield Loan - Social Rented	Home Scotland			23	23	21	2	Wheelchair	23	Y	2012	2015	2.873	£44,000	1.012
Foggyley Gardens - Social Housing	Sanctuary Scotland			35	35	35			35	Y	2013	2015	3.850	£45,000	1.575
Foggyley Gardens - LIFT	Sanctuary Scotland			20	20	20			20	Y	2013	2015	2.200	£45,000	0.900
Pitkerro Drive - Social Housing	Caladonia Housing Association			12	12	12			12	Y	2013	2015	1.500		0.576
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