

REPORT TO: HOUSING COMMITTEE 26 OCTOBER 2015
REPORT ON: STRATEGIC HOUSING INVESTMENT PLAN 2015–2019 UPDATE
REPORT BY: EXECUTIVE DIRECTOR NEIGHBOURHOOD SERVICES
REPORT NO: 386-2015

1. PURPOSE OF REPORT

To update the Strategic Housing Investment Plan 2015–2019.

2. RECOMMENDATIONS

It is recommended that the Committee note the content of the Strategic Housing Investment Plan 2015–2019 Update.

3. FINANCIAL IMPLICATIONS

In the current HRA Capital Plan there is provision for £4M spend on council new build for 2015/16 and 2016/17, along with Scottish Government Affordable Housing Subsidy.

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 4 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. This Strategic Housing Investment Plan sets out affordable housing investment priorities for Dundee City Council over the next 4 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.
- 4.3. 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.
- 4.4. Dundee City Council's Strategic Housing Investment Plan was agreed at the Housing Committee meeting held on 27 October 2014. (Article X – Report 303-2014).

Programme 2014/15

- 4.5. The following sites were developed within the SHIP:
- Mill 'O' Mains (phase 2) – 70 units
 - Sandy Loan (National Housing Trust) – 15 units (Mid Market Rent)
 - Sinclair Street – 32 units - anticipated completion December 2015/January 2016

Total Number of Units – 117

Programme 2015/16

- 4.6. The sites which are being taken forward from the 2015 – 16 funding allocation and currently on site or about to progress to site development are:

- Mill 'O' Mains (Phase 3) – 70 units (on site)
- Ormiston Crescent – 32 units (on site)
- Dens Metals (Dens Road) – 15 Social Rented 6 Mid Market Rent (on site)
- Kilbride Place – 38 (on site)
- St. Ann Lane Lochee – 18 (will progress to site development 2015/16)
- Blackwood Court – 6 (will progress to site development 2015/16)

Total Number of units – 185

- 4.7. The proposed funding for the SHIP 2015-16 amounts to £6.333m.

Programme for 2016 onward

- 4.8. From 2016 the Alexander Street redevelopment programme will start on site. This is a joint procurement project through Hillcrest Housing Association and will maximise efficiencies and value for money on the development of the Alexander Street site. Hillcrest Housing Association will develop a total of 81 units, 33 of which will be for Dundee City Council.

- 4.9. The programme for 2016 – 17 is based on the resource planning assumptions of £5.200m:

- Completion of Alexander Street development – 81 units (planning approved)
- Fintry Drive / Finavon Street – 65 units
- Mill 'O' Mains (phase 4) – 40 units (at unit type development stage)
- Derby Street – 50 units
- Whitfield – 30 units

Proposed total number of units – 266

- 4.10. The building programme for the period 2017 – 2019 is currently being developed and the resource planning assumptions are indicated below:

- 2017–18: £3.999m
- 2018–19: £2.666m

- 4.11. In addition to the above, the Council will work with the Scottish Government and the private developer to deliver 99 National Housing Trust (NHT) units for Mid Market Rent at Wallace Craigie Works. The timescale has not been finalised for this development.

- 4.12. In order to further increase the supply of new build Council housing in Dundee the Council is proposing within the Review of Rents and other Housing Charges 2016/17 Report (Committee Report 381-2015) to consult on a rent increase which would allocate an additional £6 million to provide approximately 40 new build units. A further 15-20 units for social rent will be provided by the Fleming Trust as outlined in Committee Report 306-2015 (City Council as Fleming Trustees 14 September 2015), subject to the approval of the Fleming Trust Supervisory Committee.

5. POLICY IMPLICATIONS

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

There are no major issues.

6. CONSULTATION

The Chief Executive, 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
EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

14 OCTOBER 2015

