

REPORT TO: HOUSING, DUNDEE CONTRACT SERVICES AND  
ENVIRONMENT SERVICES COMMITTEE – 9 FEBRUARY 2009

REPORT ON: STRATEGIC HOUSING INVESTMENT PLAN 2009 - 2014

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 62/2009

1. **PURPOSE OF REPORT**

1.1. To seek approval of the Strategic Housing Investment Plan 2009 – 2014.

2. **RECOMMENDATIONS**

2.1. It is recommended that the Committee approves the content of the Strategic Housing Investment Plan 2009 – 2014.

3. **FINANCIAL IMPLICATIONS**

3.1. 'None'.

4. **MAIN TEXT**

4.1. The Strategic Housing Investment Plan (the SHIP) sets out affordable housing investment priorities for Dundee over the next 5 years. Proposals are presented within the 8 Local Community Planning Partnership Areas in Dundee.

4.2. 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 the Single Outcome Agreement 2008 - 2011, the Dundee Partnership Community Plan, the Development Plan and Local Housing Strategy.

4.3. Dundee's Strategic Housing Investment Plan has been developed through a cross cutting theme group of the Dundee Partnership, called the Strategic Housing Regeneration Group (SHRG). This Group has been a focus of discussion between various Council Departments, the Scottish Government, Registered Social Landlords and the private housing industry.

4.4. The aims and objectives of the SHIP have been developed by the SHRG 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.

- Provide homes for the community's need for:

- Quality
- Variety
- Choice
- Affordability
- Sustainability

- 4.5. A housing needs and demand study commissioned by the Council in 2002 concluded that a total stock of between 18,000 - 24,000 social rented units would be required in the city by 2008. The current level of supply of social rented housing provided by Dundee City Council and all Housing Associations operating within the City is 22588.
- 4.6. Based on an assessment at that time of the need to replace poor quality Council stock, provision was made in the LHS for the development of approximately 200 new social rented houses per annum throughout the period of the strategy.
- 4.7. In order to update this picture, a Housing Need, Demand and Affordability Study has been commissioned by the Dundee Partnership to provide a robust basis for future affordable housing investment decisions. Interim findings have informed the priorities identified in this SHIP and a final report is expected to be presented to committee in March 2009.
- 4.8. The SHIP sets out the scope for development of approximately 200 affordable units per year aggregated over the life of the plan. It should be noted that the availability of grants from the Scottish Government through the Affordable Housing Investment Programme will be the main deciding factor in the number of affordable houses that can be built.
- 4.9. The SHIP has identified sufficient sites to meet identified need for affordable housing in the city including housing for people with particular housing needs. By agreeing this report the Council will be making a significant step towards meeting housing needs in the city and achieving the aspirations of the Local Housing Strategy.

## 5. **POLICY IMPLICATIONS**

- 5.1. This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Risk Assessment and Equality Impact Assessment.
- 5.2. There are no major issues.

## 6. **CONSULTATIONS**

- 6.1. The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Head of Finance.

## 7. **BACKGROUND PAPERS**

- 7.1. None.

**ELAINE ZWIRLEIN**  
**DIRECTOR OF HOUSING**

**January 2009**

**Dundee Partnership  
Strategic Housing Investment Plan 2009-2014**

# Strategic Housing Investment Plan Dundee Partnership

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## **Introduction**

### **Investment Priorities for Affordable Housing in Dundee**

The SHIP sets out affordable housing investment 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 2008–2011, the Dundee Partnership Community Plan, the Development Plan (the Dundee and Angus Structure Plan, the Dundee Local Plan Review 2005) and the Local Housing Strategy.

### **The Single Outcome Agreement for Dundee 2008-2011**

Dundee's first Single Outcome Agreement was signed on 22 July 2008. The Agreement represents the shared ambitions of the Dundee Partnership and lays a firm foundation on which community planning for the future of the city will be built.

As a city, Dundee reflects the challenges and opportunities that face the whole of Scotland. Through the Single Outcome Agreement and, with the support of the Scottish Government, the Dundee Partnership aims to make a significant contribution to the achievement of national outcomes by improving the quality of lives of those who live, work, visit or study in Dundee.

The National Outcome 10 states "We live in well-designed, sustainable places where we are able to access the amenities and services we need". The Dundee city outcome sets the following;

- Regenerate communities and create stable, attractive and popular neighbourhoods throughout the city.
- Dundee will have stable, attractive and popular neighbourhoods throughout the city.
- Shift the balance of care to quality caring services in the community.

### **The Community Plan for Dundee 2005 to 2010**

The Community Plan sets out the targets that the Dundee Partnership will work together to achieve to improve the City. The vision is that Dundee will:

- Be a vibrant and attractive city with an excellent quality of life where people choose to live, learn, work and visit;
- Offer real choice and opportunity in a city that has tackled the root causes of social and economic exclusion, creating a community which is healthy, safe, confident, educated and empowered.
- Have a strong and sustainable city economy that will provide jobs for the people of Dundee, retain more of the Universities' graduates and make the city a magnet for new talent.

Building Stronger Communities (BSC) is one of 6 Strategic Theme Groups set up to deliver the aims of the Community Plan. The strategic theme set out in the Community Plan for the BSC Group is "to regenerate communities and create stable, attractive and popular neighbourhoods throughout the City."

The Community Plan acknowledges that whilst Dundee continued to face serious threats from depopulation and parts of the city were characterised by high levels of deprivation, in many respects the future for Dundee was positive.

The Community Plan recognises that despite the progress made over recent years Dundee still has areas which continue to experience aspects of deprivation when compared to Scotland as a whole.

In response to this the Dundee Partnership has produced a Community Regeneration Strategy which focuses attention where it is needed most in communities across the city. The following areas have been identified as falling within the worst 15% of deprived communities across Scotland and are a focus for Fairer Scotland funding and activities:

- Area One Menzieshill/Charleston/Lochee/Beechwood
- Area Two St Mary's/Ardler/Kirkton
- Area Three Hilltown/Stobswell/Fairmuir
- Area Four Mill O Mains/Fintry/Whitfield
- Area Five Mid Craigie/Linlathen/Douglas

### **The Development Plan**

The Dundee and Angus Structure Plan 2001-2016 highlights the necessity for a residential response to Dundee's population decline, involving intervention strategies at community level.

It is also recognised that the scale of issues to be addressed in Dundee mean that all neighbourhoods cannot be targeted at the same time. Therefore there is a need to target investment in new housing towards specific areas where strong opportunities exist to consolidate existing communities, mitigate further deterioration, and begin to lay the basis for addressing the wider problems in the City.

The Structure Plan advocates that resources are focused to create popular, mixed tenure communities in locations that will increase choice for house purchasers in the City.

In response to the requirements of the Structure Plan the Dundee Local Plan Review 2005 identifies Housing Investment Focus Areas (HIFAs -Map 1) in:

- i) Central Dundee
- ii) Stobswell/Baxter Park
- iii) Caird suburb/north west
- iv) Dundee Western Gateway

The Dundee Local Plan Review 2005 seeks to encourage investment in new and existing housing and related social and physical infrastructure in the Housing Investment Focus Areas working in partnership with Scottish Government (Housing Investment Division) and the private sector.

Significant progress has been made in fulfilling the aims for regeneration within these areas.

### **Stobswell/Baxter Park Area**

The Stobswell Regeneration Strategy and Development Framework was approved in 2004 with the basic task of restoring Stobswell to its previous status as Dundee's third most

popular inner suburb. Considerable progress has been made on achieving the stated outcomes of the Stobswell Project.

### **North West/Caird**

The Ardler village regeneration project is nearing completion and has been extremely successful with recognition nationally of the approach taken and outcomes achieved. New private and social rented housing has added considerably to the quality and choice of housing available in the North West of the City. Regeneration proposals for Mill O' Mains are now being progressed and a masterplan will shortly be submitted to Dundee City Council by Home Scotland for approval.

### **Central Dundee**

The Central Waterfront Masterplan 2001-2031 has been approved and the initial infrastructure works are well underway. New housing is being successfully developed at City Quay, the former DRI and in Blackness.

### **Dundee Western Gateway**

The focus on this area has been to enhance private housing opportunities available in Dundee to discourage housing related out migration. Progress is being made, notably at the former Liff Hospital site, where strong sales are demonstrating market demand.

### **Local Housing Strategy**

The Local Housing Strategy (LHS) reflects the priorities identified in the Development Plan as focus areas for housing investment. As the regeneration of the HIFAs has advanced it has been necessary to look ahead to identify future priority areas for investment in regeneration. The areas of Hilltown, Whitfield and Greater Lochee have been identified as priorities and work on masterplans for these areas are underway.

### **Hilltown**

The Hilltown Physical Regeneration Framework was approved in January 2008. Implementation of the Action Plan is now underway. The proposals within the Framework aim to significantly improve the physical environment of the Hilltown and create a safe and attractive neighbourhood by planning for permanent positive change. The Framework promotes opportunities for the development of new housing for sale and for rent as part of an integrated approach to improve the physical, economic and social environment of this important part of the City.

### **Whitfield**

The Whitfield Design Framework has been approved by Dundee City Council. The Framework proposes significant new housing development together with investment in improved community infrastructure such as schools, shops, open space and community facilities. The first phases of new social rented housing development will commence in 2009. A key element of the Framework is to provide a more balanced tenure within the Whitfield area. Sites for new private housing development have therefore been identified and these will be marketed by the Council, beginning in 2009.

## Lochee

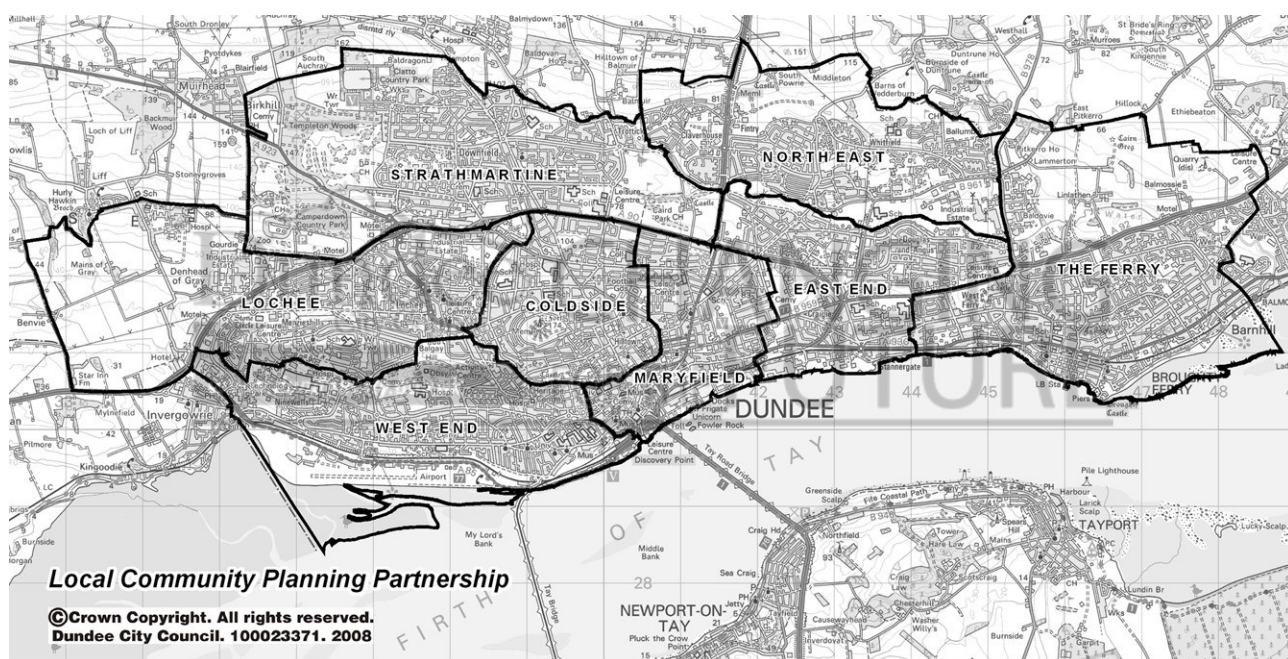
The Lochee Physical Regeneration Framework has been approved. The Framework focuses on the land use themes of housing, employment, transportation, retail, leisure and recreation, public realm and environment. It promotes a cohesive approach to the regeneration of Lochee by pulling together the District Centre focused "Central Lochee Development Framework/Masterplan" and planning proposals for the wider area. Investment in new private and social rented housing is critical to the successful regeneration of this historic part of the City.

## Investment Outside Priority Areas

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 (e.g. community care needs) may require investment outwith the priority areas.

Development opportunities are expected arise which are associated with demolition of council owned multi-storey blocks in Menzieshill. Opportunities to develop sites resulting from small scale demolitions and existing gap sites are also likely to arise.

## Map 2: Local Community Planning Partnership Areas



## Partnership Processes Employed for Producing the SHIP

Dundee's Strategic Housing Investment Plan (SHIP) has been developed through a cross cutting theme group of the Dundee Partnership, called the Strategic Housing Regeneration Group (SHRG).

This Group has been a focus of discussion between various Council Departments, the Scottish Government, Registered Social Landlords and the private housing industry.



The Dundee Partnership (which includes the Local Authority, NHS Tayside, Scottish Government, and Scottish Enterprise Tayside) has developed the Community Plan and "City Vision". The strategic direction given by the Partnership has been adopted and focused through the Local Housing Strategy and the Development Plan.

The main focus of discussion between the Council, Scottish Government and Local Housing Associations has been the Dundee Housing Associations Forum. It was acknowledged that Housing Associations and other partners interested in housing led regeneration needed to have greater presence within the partnership, so a "cross cutting" theme group of the Community Planning Partnership - the Strategic Housing Regeneration Group was established. This group has the main responsibility for developing and delivering the SHIP.

The aims and objectives of the SHIP have been developed by the SHRG as a synthesis of the vision, aims objectives and outcomes of the Community Plan, ROA, LHS and Development Plans. These objectives are:

**Ensure that citizens are involved in the planning, development and management of their communities.**

- **sustain neighbourhood stability**
- **provide homes for the community's needs for:**
  - **quality**
  - **variety**
  - **choice**
  - **affordability**
  - **sustainability**
- **increase residents satisfaction with the environment**

## **Reporting Progress**

The main focus for reporting progress will be the Strategic Housing Regeneration Group. In addition to this the Building Stronger Communities Theme Group and Dundee Partnership will be main recipients of progress reports, and all of these groupings will play a part in continual refinement and development of the SHIP.

## **Securing Affordable Housing Provision**

A housing Needs and Demand Study Commissioned by the Council in 2002 concluded that a total stock of between 18,000-24,000 social rented units would be required in the City by 2008. The current level of supply of social rented housing provided by Dundee City Council and all Housing Associations operating within the City is 22,588.

Based on an assessment at that time of the need to replace poor quality Council stock, provision was made in the LHS for the development of approximately 200 new social rented houses per annum throughout the period of the strategy.

The Local Housing Need and Affordability Model for Scotland (the Bramley Study) commissioned by Communities Scotland and published in 2006 suggests that there is no need for additional social rented housing within the City over the next four years. Application of local information to the same model has not suggested significant changes to these findings.

Neither of these assessments, however, covers the need for investment in unfit stock re-

housing requirements in consequence of demolitions or the need to redress problems of size/type imbalances.

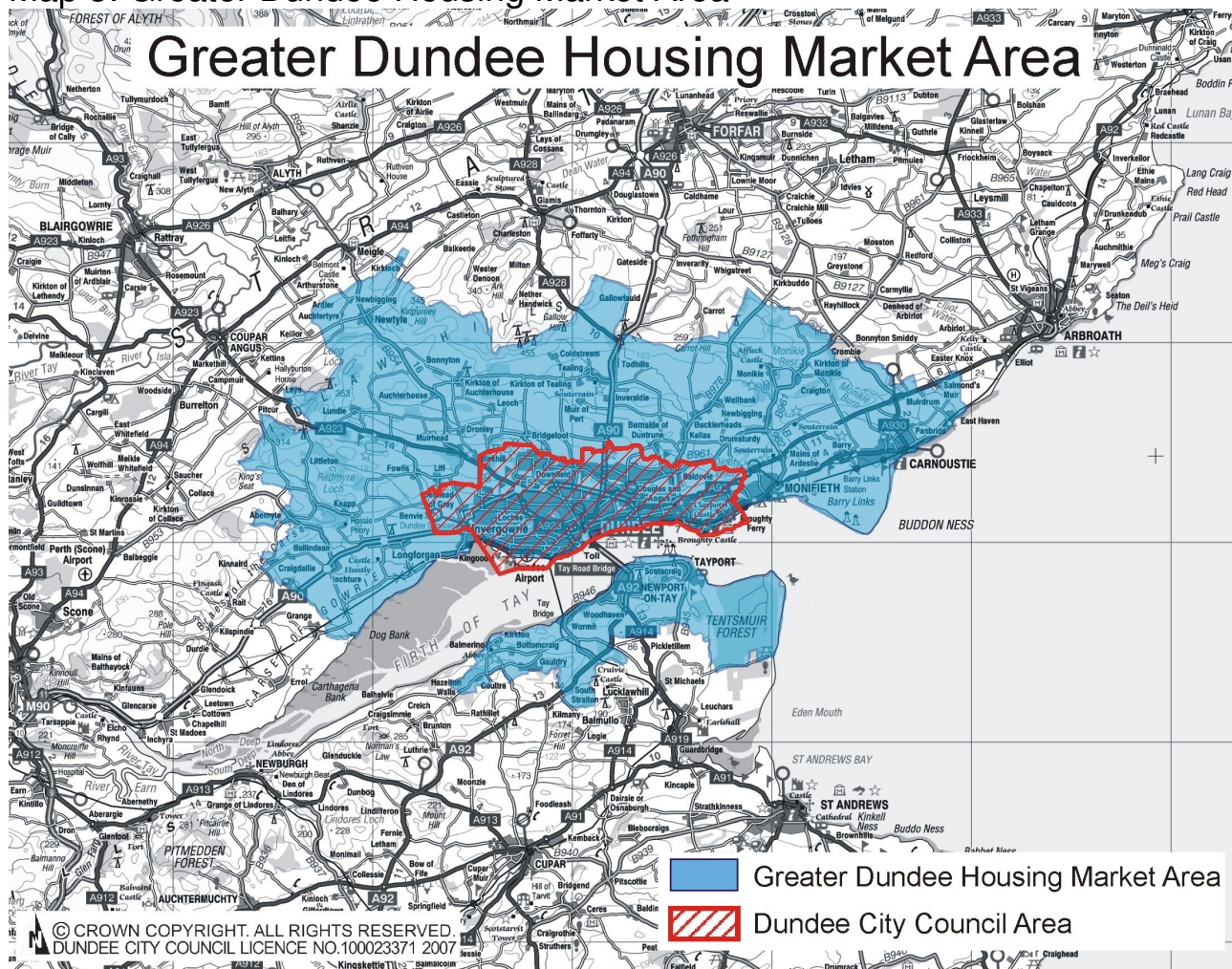
In Dundee, historically private house prices have been low relative to many other parts of Scotland. Furthermore, the City Council has for some time been managing a surplus of housing in the social rented sector. In recent years house prices in Dundee have increased at a rate higher than the Scottish average. The second hand housing market in popular parts of the City has been particularly buoyant. Demand from purchasers for good quality new build housing promoted by the Development Plan is also strong with sale prices reflecting this.

There has been strong competition for housing land in the City and Registered Social Landlords (RSLs) has reported that they were finding increasing difficulty in acquiring development sites.

As a result of the "credit crunch" and economic downturn that has been seen during 2008 there is evidence that sites and completed developments are being offered for sale by private developers to housing associations and the local authority. Realisation of these development opportunities will be dependant on the resources available to the social rented sector from the Affordable Housing Investment Programme and privately raised finance.

In light of the changes outlined above The Dundee Partnership has commissioned research which is being carried out by Craigforth consultancy and should be completed by the end of November 2008, which will examine the issues of affordable housing in the Greater Dundee Housing Market Area (See Map 3). The research will inform whether, in accordance with PAN 74, an affordable housing policy is required and the scope of such a policy.

Map 3: Greater Dundee Housing Market Area



Information from the Affordable Housing study will be used to inform the SHIP and LHS in future years. Specifically we will use this research to:

- quantify demand for social rented housing (shortfall versus quality)
  - council housing
  - HA rented housing
- identify the role and size of private rented market
- requirement for:
  - Homestake/other shared equity
  - affordable home-ownership
- Assess the need for an s75 Affordability policy.

Work is also ongoing with neighbouring local authorities to identify how need and demand studies can be brought together to develop a housing market area assessment for the Greater Dundee Strategic Development Plan Area. This work will help to scope out the housing element of the Main Issue Report associated with the Strategic Development Plan which will in turn allow authorities in Tayside and Fife to provide a strategic and co-ordinated approach to housing development in their respective Local Housing Strategies.

## **New Opportunities Funding**

Recent announcements by the Government of bringing forward funding from year 3 to assist with the current issues in the housing market and to encourage Councils to contribute to

meeting housing demand through new build council housing programmes. Housing Investment Division (Scottish Government) has asked Dundee City Council to prioritise potential projects which may fit both the Governments criteria and the Councils strategic priorities.

The following sites have been identified as being projects which best match priorities and offer additionality.

**Off the Shelf Purchases : Merchants Quay, Bridgend Street, and Balgowan Drive.  
Accelerated Construction: Donalds Lane, Thomson Street, Burnside Mill, and Wallace Craig Works.**

## **Delivering Housing for Particular Needs**

The SHIP is an important tool to aid the delivery of Government policy extending beyond mainstream housing. The development of community based accommodation for the needs of resettlement of long stay hospital patients has been a considerable part of the affordable house-building programme in Dundee over the past several years. The requirements for the resettlement have been included and prioritised within this plan. The accommodation requirements of community care clients are often of a high specification and resultantly high cost. Given the constraints and competing demands on housing budgets for homeless provision and general needs for affordable family housing, affordable housing grant contributions will be constrained to benchmark costs. Where costs of development rise above benchmark costs owing to the particular requirements of the clients it is expected that Health Services and or local authority contribution will be made to fund shortfalls.

Dundee City Council Social Work Department have made good progress in shifting the balance of care for older people's services. One strand of this is a target to provide 200 units of Housing with Care over the next four years. In the short term investigations are ongoing to convert existing sheltered housing in local authority and housing association stock to this use. Accommodation has been made in the plan to provide for new build extra care units in years 2011/2012 to 2013/14. Taking into consideration the increasing number of housing applicants that require fully adapted wheelchair housing and the number of people with learning difficulties that have been identified for independent living, the target of 200 units has been set.

The number of units commissioned will be dependant upon available funding but it is proposed that a maximum of 30% of the total annual programme is devoted to community care/special needs projects but that this indicative target is subject to annual review.

## **Strategic Approach to Landbanking**

### **Land Supply**

Based on an assessment in 2002 of the need to replace poor quality Council stock, provision is made in the LHS for the development of 200 new social rented houses per annum throughout the period of the strategy. In order to update this picture, a Housing Need, Demand and Affordability Study has been commissioned by the Dundee Partnership to provide a robust basis for future affordable housing investment decisions. Although this

survey has not yet been concluded, interim findings have informed the priorities identified in this SHIP.

To ensure that an appropriate effective supply of housing land in the housing market area is maintained, the Council undertakes an annual audit of housing land (HLA) in consultation

with Scottish Government and Homes for Scotland. The Development Plan and Housing Land Audit do not break down the supply of sites by tenure; the purpose of the Development plan is to ensure that there is a range of sites in locations that provide a supply for all tenures. The 5 year supply is made up of Local Plan sites, sites with Planning permission and other sites that the council have identified as having potential for housing.

The Appendices to the SHIP separate the city into the sub-areas identified in the Local Community Planning Partnership Areas. The appendices show where land supply has been identified as suitable for affordable housing in any of the priority or neighbourhood areas. It can be seen that the supply is mainly focussed within the priority areas.

Appendix 3 provides an indication of the number of social rented/homestake/low cost home ownership units expected to be provided from all potential sources. The SHIP has indicated sufficient supply to meet the requirements of the Local Housing Strategy for 200 social rented units per year up to 2009. It should be noted that toward the end of the plan period in financial years 2011-13 it is expected that further windfall sites will become available across the city to help deliver targets for social rented house building. Additionally it is expected that as the council's masterplans for the regeneration of the Hilltown area develop, more detail on land availability in this location will become clear.

There are 2 main sources of land supply included in the SHIP. These are:

(i) The Council's Surplus Land Portfolio

In implementing a sustainable development strategy for Dundee the Council has adopted an approach which achieves a balanced approach to social, economic and environmental demands. Appendix 3 incorporates detail of sites made available by demolition of surplus Council houses. Most of these sites are located within the priority areas where master planning processes have already commenced or are planned. Communities Scotland and RSLs will participate in the formation of such master plans and allowances will be made in future SHIP submissions to account for new opportunities identified and for amendment to current tenure mix predictions or site capacities. Some of these sites will only become available for redevelopment once funding for removal of the existing properties has been identified and this remains a challenge to the Council.

(ii) Windfall sites acquired from the private sector, voluntarily or via compulsory purchase mechanisms

### **Prioritisation within the SHIP Programme**

Provision for the building of the LHS target of 200 social rented units per year has been accommodated within the Plan. At the time of writing, government has not identified the amount of Affordable Housing Investment grant that will be made available in the city over the period of the plan. To accommodate this uncertainty, development sites in each year of the plan have been placed in priority order. Hence any sites programmed but not progressed in year 1 of the plan, owing to funding constraints will slip back to year 2. However a pragmatic approach will also be used to ensure that the development programme is delivered efficiently.

## **Constraints to Development**

The development of land for residential purposes can be constrained for a variety of reasons. The include ownership, physical constraints such as slope or access difficulties, contamination, infrastructure, drainage and marketability.

In the context of land for the development of affordable housing, particular constraints include funding and land availability/ownership issues.

In the context of this SHIP, the appendices identify the sites where priority is afforded to the development of affordable housing. There is an expectation that land which is on the Housing Revenue Account (HRA) will be made available to RSLs for development at a residual valuation; all other land requires to be sold for market value. Where such sites are currently occupied by stock that is proposed to be demolished, Dundee City Council is making best efforts to find suitable alternative housing for remaining households. However, pressures on the stock of social rented accommodation of all providers in the City can make this process difficult and some flexibility must be allowed for in the timing of demolition and redevelopment.

In common with the private house building industry nationally, local developments are affected by the 'credit crunch'. As a consequence there is evidence that land is increasingly becoming available in the private sector. This represents a significant change where recently, buoyancy in the local housing market has prevented RSLs competing for land with the private sector. As such, it is appropriate that the SHIP contains some flexibility to enable opportunity sites from the private sector to be brought forward for affordable housing development in accordance with identified priorities.

Dundee City Council does not currently operate an affordable housing policy through the land use planning system and is therefore insulated from the impact any slowdown in the private house building industry on the delivery of affordable housing.

The availability of funding through the Affordable Housing Investment Programme is critical to achieving the priorities identified in the Local Housing Strategy and this SHIP.

At this point in time it is anticipated that most sites are free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude their development.

It is not anticipated that the sites identified in the SHIP for affordable housing development are subject to any physical, infrastructure or contamination constraints that would prevent their successful development. However, this will be monitored through the Housing Land Audit process and through the various liaison processes with RSLs and the Council will work with its partners to resolve issues or bring forward alternative sites as necessary.

## **Procurement and Delivery Agents**

In the Dundee City area there are now thirteen operating Housing Association of which six are active developers. Of these six, two operate as part of a U.K organisation, three operate across adjacent Council boundaries and one operates within the Dundee Area.

Following the publication of the consultation paper "Firm Foundations" and the abolition of Communities Scotland with the absorption of its responsibilities into the mainstream civil service, the Government's Housing Investment Division is leading a national push to re-

organise the Affordable Housing Investment Programme with a view to realising efficiencies in administration and procurement.

Recent announcements by the Government of bringing forward funding from year 3 to assist with the current issues in the housing market and to encourage Councils to contribute to meeting housing demand through new build council housing programmes, a consultation on reorganising the HAG programme and the desire to integrate social and physical regeneration programmes to facilitate sustainable communities, presents an opportunity for Dundee City Council.

Tentative discussions with the Scottish Government, Angus and Perth & Kinross Councils, locally based Housing Associations and some private developers suggest that all share some common ground that could be developed into a Tayside-wide affordable housing procurement vehicle. These discussions reflect the Scottish Governments current consultations on the procurement of affordable housing which suggest moves towards:

First steps in establishing a partnership is to:

- seek Scottish Government support and co-operation;
- continue discussion with neighbouring Councils interested in the scheme;
- explore the proposal with local Housing Association to assess support for the scheme;
- consult local housing developers as to their interest in the proposal.

Once the guidelines are published by the Scottish Government, discussion with the RSL's, neighbouring Local Authorities and private developers will follow to decide how this will be taken forward.

## **Sustainability and Environment**

There is an enhanced awareness of the natural environment and sustainability and of the impact of human activity on climate change. This is leading to rapid changes in expectations and requirements for new housing development and for improvements to the existing housing stock.

The current estimate of households in the city which may be in fuel poverty is 15.6%. This figure is taken from the final report of the Dundee Community Energy Partnership (DCEP) published in 2005. It should be noted that, in spite of ongoing projects since then to assist the fuel poor, this figure pre-dates the major increases in fuel prices during 2006.

The major forces for improvement in Dundee have been Dundee City Council's investment programme which had an early focus on the installation of double-glazing and whole-house central heating systems, the Scottish Government's Central Heating Programme for older people in the private sector and the work of the Dundee Energy Efficiency Advice Project (DEEAP) which has provided access to insulation grants, energy advice and benefit checks

to increase household incomes across all tenures. The building of houses with high thermal efficiency and demolition of those with low thermal efficiency has also resulted in a decrease in fuel poor households.

To improve sustainability of new building, delivery of sustainable urban drainage systems and increased on-site renewable energy will be positively encouraged. A Strategic Environmental Assessment of the SHIP will be carried out which will specify implications for the wider sustainability agenda.

## **Private Sector Housing Grant**

The implementation of the Housing (Scotland) Act 2006 will introduce fundamental changes to the repair and maintenance of private sector property. It recognises that the primary responsibility for repair and maintenance of private sector property lies with the individual owners. It translates the recommendations of the Housing Improvement Task Force into local authority powers and duties which are designed to encourage and assist owners to carry out repairs and maintenance to their property. It moves away from the current approach of direct financial assistance, in the form of grants, to a new Scheme of Assistance which looks to encourage owners to use their own resources.

At this time we await an implementation timetable for the new legislation from the Scottish Government following consultation issued by them.

As part of the new Scheme of Assistance local authorities will be required to produce a section 72 statement describing the circumstances in which they will provide assistance and what form that assistance will take (i.e. advice, information, practical assistance or financial assistance in the form of standard loans, subsidised loans or grants).

The intention, once further guidance is received and budgets are determined, is to develop existing private sector services including Advice and Liaison, Property Surveys, Care & Repair and a Handyman Service to meet the requirements of the new legislation. Furthermore in an effort to inform the detail of the Section 72 Statement a Private Sector House Condition Survey is planned for this financial year.

All of these existing services are already co-located within the Private Sector Services Unit together with Landlord Registration, HMO Licensing and Landlord Accreditation, offering the opportunity to maintain a coordinated approach to improvement, repair and maintenance of private sector property.

## **Scottish Housing Quality Standard**

The City council is investing £140 million by 2015 to ensure that all its core stock meets the Scottish Housing Quality Standard. It is planned that existing surplus stock will be demolished by 2015 and tenants of around 1300 at risk houses will have been rehoused but the buildings themselves will not be demolished until after 2015. These "at risk" houses will not be brought up to full SHQS standard.

The rate of rehousing and demolition that underpins delivery of the SHQS is dependent on sufficient re-provisioning opportunities being available through RSL development. This and future SHIPS should ensure that houses of the right type and size and in the right locations become available over the years to 2015.



The Council's delivery plan relies on income from the sale of land in the city to finance its' improvement & repair to the stock by 2015. Clearly a balance is required between the sale of land to RSL's at social rented valuation and sale to private developers at market value.

The Council is now in year 4 of its' delivery plan and expenditure and income for this period is on target. Revised targets have been set for the installations of kitchen and bathroom in particular as experience in contracts so far has identified a greater need for replacement than was envisaged at the time of the original delivery plan submitted.

RSL's also have a duty to meet the SHQS by 2015 and they will need to ensure that programmes are in place to achieve this in their existing stock. Future investment profiles for new build stock should also ensure that dwellings as a minimum meet the standard at all times.

### **Local Authority New Build**

A working group has been set up to bring forward plans for building new council housing. Detailed plans are not yet available but projects will be factored into the SHIP and regeneration strategies as they mature. The Council has approved funding within its 3 year capital programme for building 135 new homes, 40 of which will be for wheelchair users. The Council will be submitting new build proposals to attract funding from the Scottish Government's £25m programme to kick start council house building. The council has also taken the opportunity of acquiring housing on the open market where this meets strategic goals and offers good value for money. Further acquisitions of housing may be taken forward in the future.

## **How Equality Issues Have Been Considered**

### **Procurement**

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 its partners.

### **Delivery**

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

- ethnic minorities (inc economic migrants)
- community care groups
- gypsy travellers
- Homeless

Targets for provision for these groups have been identified in the SHIP (see appendices). However, 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 discussions on appropriate models of accommodation, locations and funding are required. Similarly, the council is at this time preparing a Homelessness Strategy which may identify additional permanent and temporary accommodation requirements.

## **Description of Appendices**

### **There are five appendices to this Plan:**

Appendix 1. These tables set out key targets identified in the LHS, and identify the AHIP subsidy anticipated from the Scottish Government.

Appendix 2. These tables detail the SHIP programme information on the total proposed units, their location, tenure and type.

Appendix 3. Status of projects, and factors which may assist or constrain delivery of the SHIP Programme.

Appendix 4. These tables provide SHIP programme information on costs, identifying funding requirements and proposed funding sources.

Appendix 5. Summary Information.

## **Tables of Information**

**Table 1 a) Sub Area Reference Codes**

Sub Area Name	SHIP Reference
Coldside	A
East End	B
The Ferry	C
Lochee	D
Maryfield	E
North East	F
Strathmartine	G
Westend	H
	I
	J
	K
	L
	M
	N
	O
	P
	Q
	R
	S

Dundee City Council

Table 1 b) Years 2009/14 - Housing Need as per the local housing strategy or agreed update, by sub area, type and tenure.

Sub Area	Target no of Units	Type - Target No of Units			Tenure - Target No of Units											TOTAL		
		General Needs	Specialist Provision	TOTAL	Affordable Rent		Mid Rent		Private Rent	Intermediate Affordable				LCHO				
					RSL	LA	RSL	LA		NSSE		OMSE	RSL	LA	PS			
										RSL	LA						PS	
Local Authority Area	1114	1024	90	1114	1053	12				43					6			1114
A	191	191		191	191													191
B	95	88	7	95	95													95
C				0														0
D	224	212	12	224	212	12												224
E	90	75	15	90	90													90
F	241	225	16	241	216					25								241
G	247	233	14	247	223					18					6			247
H	26		26	26	26													26
I				0														0
J				0														0
K				0														0
L				0														0
M				0														0
N				0														0
O				0														0
P				0														0
Q				0														0
R				0														0
S				0														0
Total Local Authority	1114	1024	90	1114	1053	12	0	0	0	43	0	0	0	0	6	0	0	1114
Total Sub Areas	1114	1024	90	1114	1053	12	0	0	0	43	0	0	0	0	6	0	0	1114

**Dundee City Council**

**Table 1 c) AHIP Allocation**

SHIP Programme	Anticipated AHIP Allocation £0.00m
09/10 - 13/14	50.000

Dundee City Council

Table 2 a) YEAR 2009/10

	Project Address	Sub Area	Total Unit Nos	Type - No of Units			Tenure - No of Units												TENURE TOTAL		
				General	Special	Type TOTAL	Affordable Rent		Mid Rent		Intermediate Affordable			LCHO							
							RSL	LA	RSL	LA	Private Rent	RSL	LA	PS	OMSE	RSL	LA	PS			
1.01	Foundry Lane	E	11		11	11	11														11
1.02	Berwick Drive	F	41	35	6	41	41														41
1.03	Summerfield Avenue	F	30	24	6	30	30														30
1.04	Erskine St / Dura St	E	11	9	2	11	11														11
1.05	Pitairlie Road (Refurb)	B	7		7	7	7														7
1.06	Dunholm Rd	D	48	48		48	48														48
1.07	Ann St/Nelson St	A	12	12		12	12														12
1.08	Craigmore St. / Dunmore St	G	43	29	14	43	43														43
1.09	Mill O' Mains (Shared Equity)	F	13	13		13						13									13
1.10	Mill O' Mains (Phase 1)	F	62	62		62	60										2				62
1.11	Lower Dens	E	28	28		28	28														28
1.12	RSL Adaptations					0															0
1.13						0															0
1.14						0															0
1.15						0															0
1.16						0															0
1.17						0															0
1.18						0															0
1.19						0															0
1.20						0															0
1.21						0															0
1.22						0															0
1.23						0															0
1.24						0															0
1.25						0															0
1.26						0															0
1.27						0															0
1.28						0															0
1.29						0															0
1.30						0															0
1.31						0															0
1.32						0															0
1.33						0															0
1.34						0															0
1.35						0															0
1.36						0															0
1.37						0															0
1.38						0															0
1.39						0															0
1.40						0															0
<b>TOTALS</b>			<b>306</b>	<b>260</b>	<b>46</b>	<b>306</b>	<b>291</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>306</b>





Dundee City Council

Table 2 c) YEAR 2011/12

	Project Address	Sub Area	Total Unit Nos	Type - No of Units			Tenure - No of Units														
				General	Special	Type TOTAL	Affordable Rent		Mid Rent		Private Rent	Intermediate Affordable			OMSE	LCHO			TENURE		
							RSL	LA	RSL	LA		RSL	LA	PS		RSL	LA	PS	TOTAL		
3.01	Mill O' Mains (Phase 2)	F	79	79		79	75										4			79	
3.02	Whitfield Shared Equity	F	25	25		25					25									25	
3.03	Brownhill Place (North)	D	17	17		17	17													17	
3.04	Brownhill Place (East)	D	5	5		5	5													5	
3.05	Donalds Lane, Lochee	D	36	36		36	36													36	
3.06	IB Conex Factory, Alexander St	A	50	50		50	50													50	
3.07	St. Salvador Street	A	5	5		5	5													5	
3.08	Loons Road	D	10	10		10	10													10	
3.09	Longhaugh Road	F	20	20		20	20													20	
3.10	RSL Adaptations					0														0	
3.11						0														0	
3.12						0														0	
3.13						0														0	
3.14						0														0	
3.15						0														0	
3.16						0														0	
3.17						0														0	
3.18						0														0	
3.19						0														0	
3.20						0														0	
3.21						0														0	
3.22						0														0	
3.23						0														0	
3.24						0														0	
3.25						0														0	
3.26						0														0	
3.27						0														0	
3.28						0														0	
3.29						0														0	
3.30						0														0	
3.31						0														0	
3.32						0														0	
3.33						0														0	
3.34						0														0	
3.35						0														0	
3.36						0														0	
3.37						0														0	
3.38						0														0	
3.39						0														0	
3.40						0														0	
TOTALS			247	247	0	247	218	0	0	0	0	0	25	0	0	0	0	4	0	0	247





Dundee City Council

Table 3 a) YEAR 2009/10

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							S75 or negotiation (input no of units)		Effective Land Supply (input no of units)		Site Development Constraints  Description	Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	agreed	Not begun	YES	NO		
			1.01 Foundry Lane	E	11	11							11		
1.02 Berwick Drive	F	41	41							41	41			green	
1.03 Summerfield Avenue	F	30	30							30	30			green	
1.04 Erskine St / Dura St	E	11		11						11	11			green	
1.05 Pitairlie Road (Refurb)	B	7	7							7	7			green	
1.06 Dunholm Rd	D	48		48						48	48			green	
1.07 Ann St/Nelson St	A	12		12						12	12			green	
1.08 Craigmore St. / Dunmore St	G	43	43							43	43			green	
1.09 Mill O' Mains (Shared Equity)	F	13		13						13	13			green	
1.10 Mill O' Mains (Phase 1)	F	62		62						62	62			green	
1.11 Lower Dens	E	28				28				28	28			green	
1.12 RSL Adaptations	0	0								0	0				
1.13	0	0								0	0				
1.14	0	0								0	0				
1.15	0	0								0	0				
1.16	0	0								0	0				
1.17	0	0								0	0				
1.18	0	0								0	0				
1.19	0	0								0	0				
1.20	0	0								0	0				
1.21	0	0								0	0				
1.22	0	0								0	0				
1.23	0	0								0	0				
1.24	0	0								0	0				
1.25	0	0								0	0				
1.26	0	0								0	0				
1.27	0	0								0	0				
1.28	0	0								0	0				
1.29	0	0								0	0				
1.30	0	0								0	0				
1.31	0	0								0	0				
1.32	0	0								0	0				
1.33	0	0								0	0				
1.34	0	0								0	0				
1.35	0	0								0	0				
1.36	0	0								0	0				
1.37	0	0								0	0				
1.38	0	0								0	0				
1.39	0	0								0	0				
1.40	0	0								0	0				
<b>TOTALS</b>		<b>306</b>	<b>132</b>	<b>146</b>	<b>0</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>306</b>	<b>0</b>	<b>306</b>	<b>306</b>	<b>0</b>	

Dundee City Council

Table 3 b) YEAR 2010/11

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							S75 or negotiation (input no of units)		Effective Land Supply (input no of units)		Site Development Constraints  Description	Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	agreed	Not begun	YES	NO		
			2.01 Whitfield Phase 4	F	55	55									
2.02 Liff Road / DCC	D	12		12							12	12			green
2.03 Pitalpin Mills	D	30				30					30	30			amber
2.04 RSL Adaptations	0	0									0	0			
2.05	0	0									0	0			
2.06	0	0									0	0			
2.07	0	0									0	0			
2.08	0	0									0	0			
2.09	0	0									0	0			
2.10	0	0									0	0			
2.11	0	0									0	0			
2.12	0	0									0	0			
2.13	0	0									0	0			
2.14	0	0									0	0			
2.15	0	0									0	0			
2.16	0	0									0	0			
2.17	0	0									0	0			
2.18	0	0									0	0			
2.19	0	0									0	0			
2.20	0	0									0	0			
2.21	0	0									0	0			
2.22	0	0									0	0			
2.23	0	0									0	0			
2.24	0	0									0	0			
2.25	0	0									0	0			
2.26	0	0									0	0			
2.27	0	0									0	0			
2.28	0	0									0	0			
2.29	0	0									0	0			
2.30	0	0									0	0			
2.31	0	0									0	0			
2.32	0	0									0	0			
2.33	0	0									0	0			
2.34	0	0									0	0			
2.35	0	0									0	0			
2.36	0	0									0	0			
2.37	0	0									0	0			
2.38	0	0									0	0			
2.39	0	0									0	0			
2.40	0	0									0	0			
<b>TOTALS</b>		<b>97</b>	<b>55</b>	<b>12</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97</b>	<b>0</b>	<b>97</b>	<b>97</b>	<b>0</b>	

Dundee City Council

Table 3 c) YEAR 2011/12

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							S75 or negotiation (input no of units)		Effective Land Supply (input no of units)		Site Development Constraints  Description	Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	agreed	Not begun	YES	NO		
			3.01 Mill O' Mains (Phase 2)	F	79		79						79		
3.02 Whitfield Shared Equity	F	25	25							25	25			green	
3.03 Brownhill Place (North)	D	17		17						17	17			green	
3.04 Brownhill Place (East)	D	5		5						5	5			green	
3.05 Donalds Lane, Lochee	D	36				36				36	36			green	
3.06 IB Conex Factory, Alexander St	A	50				50				50	50			green	
3.07 St. Salvador Street	A	5				5				5	5			green	
3.08 Loons Road	D	10				10				10	10			green	
3.09 Longhaugh Road	F	20		20						20	20			green	
3.10 RSL Adaptations		0								0	0			green	
3.11	0	0								0	0				
3.12	0	0								0	0				
3.13	0	0								0	0				
3.14	0	0								0	0				
3.15	0	0								0	0				
3.16	0	0								0	0				
3.17	0	0								0	0				
3.18	0	0								0	0				
3.19	0	0								0	0				
3.20	0	0								0	0				
3.21	0	0								0	0				
3.22	0	0								0	0				
3.23	0	0								0	0				
3.24	0	0								0	0				
3.25	0	0								0	0				
3.26	0	0								0	0				
3.27	0	0								0	0				
3.28	0	0								0	0				
3.29	0	0								0	0				
3.30	0	0								0	0				
3.31	0	0								0	0				
3.32	0	0								0	0				
3.33	0	0								0	0				
3.34	0	0								0	0				
3.35	0	0								0	0				
3.36	0	0								0	0				
3.37	0	0								0	0				
3.38	0	0								0	0				
3.39	0	0								0	0				
3.40	0	0								0	0				
<b>TOTALS</b>		<b>247</b>	<b>25</b>	<b>121</b>	<b>0</b>	<b>101</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>247</b>	<b>0</b>	<b>247</b>	<b>247</b>	<b>0</b>	

Dundee City Council

Table 3 d) YEAR 2012/13

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							S75 or negotiation (input no of units)		Effective Land Supply (input no of units)		Site Development Constraints  Description	Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	agreed	Not begun	YES	NO		
			4.01 Derby St	A	40		40						40		
4.02 Hilltown / Victoria Rd	A	12		12						12	12			green	
4.03 Maxwelltown	A	45		45						45	45		Subject to demolition.	green	
4.04 Blackwood Court	D	26	26							26	26			green	
4.05 Menzieshill Multis	D	60		60						60	60		Subject to demolition.	green	
4.06 Whalers Close	E	15				15				15	15		Private Ownership.	green	
4.07 Mill O' Mains (Phase 3)	F	30		30						30	30			green	
4.08 Whitfield Shared Equity	F	25	25							25	25			green	
4.09 Buttars Road	D	6		6						6	6			green	
4.10 224/232 Hilltown	A	8				8				8	8		Financial Viability. Commercial residents lease to delay entry/demolition	amber	
4.11 264 Hilltown	A	3				3				3	3		Financial Viability.	amber	
4.12 Bonnybank Road	A	6				6				6	6			green	
4.13 RSL Adaptations	0	0								0	0				
4.14	0	0								0	0				
4.15	0	0								0	0				
4.16	0	0								0	0				
4.17	0	0								0	0				
4.18	0	0								0	0				
4.19	0	0								0	0				
4.20	0	0								0	0				
4.21	0	0								0	0				
4.22	0	0								0	0				
4.23	0	0								0	0				
4.24	0	0								0	0				
4.25	0	0								0	0				
4.26	0	0								0	0				
4.27	0	0								0	0				
4.28	0	0								0	0				
4.29	0	0								0	0				
4.30	0	0								0	0				
4.31	0	0								0	0				
4.32	0	0								0	0				
4.33	0	0								0	0				
4.34	0	0								0	0				
4.35	0	0								0	0				
4.36	0	0								0	0				
4.37	0	0								0	0				
4.38	0	0								0	0				
4.39	0	0								0	0				
4.40	0	0								0	0				
<b>TOTALS</b>		<b>276</b>	<b>51</b>	<b>193</b>	<b>0</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>276</b>	<b>0</b>	<b>276</b>	<b>276</b>	<b>0</b>	

Dundee City Council

Table 3 e) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							S75 or negotiation (input no of units)		Effective Land Supply (input no of units)		Site Development Constraints  Description	Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	agreed	Not begun	YES	NO		
			5.01 Dura Street (Refurb)	E	9	9							9		
5.02 Former Balerno Street School	B	20		20						20	20				green
5.03 Oriits (1-31 Fintry Dr / 1-61 Finavon St / 2-10 Fintry Rd)	F	40	40							40	40			Subject to demolition. Mixed Ownership.	amber
5.04 Hilltown / Main Street	A	10				10				10	10			Private landlords / Businesses in Area	green
5.05 Ellengowan (NHCL)	E	48						48		48	48				green
5.06 Mill O' Mains Phase 4	F	20		20						20	20				green
5.07 Whitfield Phase 5	F	25	25							25	25				green
5.08 North Isla Street	A	16				16				16	16				green
5.09 RSL Adaptations	0	0								0	0				
5.10	0	0								0	0				
5.11	0	0								0	0				
5.12	0	0								0	0				
5.13	0	0								0	0				
5.14	0	0								0	0				
5.15	0	0								0	0				
5.16	0	0								0	0				
5.17	0	0								0	0				
5.18	0	0								0	0				
5.19	0	0								0	0				
5.20	0	0								0	0				
5.21	0	0								0	0				
5.22	0	0								0	0				
5.23	0	0								0	0				
5.24	0	0								0	0				
5.25	0	0								0	0				
5.26	0	0								0	0				
5.27	0	0								0	0				
5.28	0	0								0	0				
5.29	0	0								0	0				
5.30	0	0								0	0				
5.31	0	0								0	0				
5.32	0	0								0	0				
5.33	0	0								0	0				
5.34	0	0								0	0				
5.35	0	0								0	0				
5.36	0	0								0	0				
5.37	0	0								0	0				
5.38	0	0								0	0				
5.39	0	0								0	0				
5.40	0	0								0	0				
<b>TOTALS</b>		<b>188</b>	<b>74</b>	<b>40</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>48</b>	<b>188</b>	<b>0</b>	<b>188</b>	<b>188</b>	<b>0</b>		













Dundee City Council

**Table 5.1 a) Total Programme - units, tenure and type**

	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
<b>Total Supply Target</b>	<b>1114</b>	<b>1114</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
General Needs	1024	1024	0	0%	92%
Special Needs	90	90	0	0%	8%
Affordable Rent					
Affordable - RSL	1053	1028	-25	-2%	92%
Affordable - LA	12	12	0	0%	1%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	0	0	0	n/a	0%
NSSE					
NSSE - RSL	43	68	25	58%	6%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE	0	0	0	n/a	0%
LCHO					
LCHO - RSL	6	6	0	0%	1%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

**Summary of Proposed Units to be Provided by Local Authority**

Affordable Rent	12
Mid Rent	0
NSSE	0
LCHO	0
<b>TOTAL</b>	<b>12</b>

**Table 5.1 b) Sub Area Delivery - units, tenure and type**

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	
<b>A</b>	<b>191</b>	<b>207</b>	<b>16</b>	<b>8%</b>	<b>100%</b>
General Needs	191	207	16	8%	100%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	191	207	16	8%	100%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent					
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
<b>B</b>	<b>95</b>	<b>27</b>	<b>-68</b>	<b>-72%</b>	<b>100%</b>
General Needs	88	20	-68	-77%	74%
Special Needs	7	7	0	0%	26%
Affordable Rent					
Affordable - RSL	95	27	-68	-72%	100%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent					
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
<b>C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>100%</b>
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
<b>D</b>	<b>224</b>	<b>250</b>	<b>26</b>	<b>12%</b>	<b>100%</b>
General Needs	212	212	0	0%	85%
Special Needs	12	38	26	217%	15%
Affordable Rent					
Affordable - RSL	212	238	26	12%	95%
Affordable - LA	12	12	0	0%	5%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%



Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
<b>E</b>	<b>90</b>	<b>122</b>	<b>32</b>	<b>36%</b>	<b>100%</b>
General Needs	75	107	32	43%	88%
Special Needs	15	15	0	0%	12%
Affordable Rent					
Affordable - RSL	90	122	32	36%	100%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
<b>F</b>	<b>241</b>	<b>465</b>	<b>224</b>	<b>93%</b>	<b>100%</b>
General Needs	225	449	224	100%	97%
Special Needs	16	16	0	0%	3%
Affordable Rent					
Affordable - RSL	216	391	175	81%	84%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	0	0	0	n/a	0%
NSSE					
NSSE - RSL	25	68	43	172%	15%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	6	6	n/a	1%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
<b>G</b>	<b>247</b>	<b>43</b>	<b>-204</b>	<b>-83%</b>	<b>100%</b>
General Needs	233	29	-204	-88%	67%
Special Needs	14	14	0	0%	33%
Affordable Rent					
Affordable - RSL	223	43	-180	-81%	100%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent					
NSSE					
NSSE - RSL	18	0	-18	-100%	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE	0	0	0	n/a	0%
LCHO					
LCHO - RSL	6	0	-6	-100%	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
<b>H</b>	<b>26</b>	<b>0</b>	<b>-26</b>	<b>-100%</b>	<b>100%</b>
General Needs	0	0	0	n/a	0%
Special Needs	26	0	-26	-100%	0%
Affordable Rent					
Affordable - RSL	26	0	-26	-100%	0%
Affordable - LA	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent					
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Dundee City Council

**Table 5.2 a) Total Programme - potential advantages or constraints on development**

<b>TOTAL SHIP PROGRAMME</b>	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	337	30%
Land Owned by Local Authority	512	46%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	217	19%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	48	4%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed	0	0%
Not Begun	1114	100%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	1114	100%
Sites outwith effective supply	0	0%
<b>Development Status</b>		
Green	1033	93%
Amber	81	7%
Red	0	0%

**Table 5.2 b) Sub Area Delivery - potential advantages or constraints on development**

<b>A</b>	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	0	0%
Land Owned by Local Authority	109	10%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	98	9%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed	0	0%
Not Begun	207	19%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	207	19%
Sites outwith effective supply	0	0%
<b>Development Status</b>		
Green	196	18%
Amber	11	1%
Red	0	0%

<b>B</b>	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	7	1%
Land Owned by Local Authority	20	2%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed	0	0%
Not Begun	27	2%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	27	2%
Sites outwith effective supply	0	0%
<b>Development Status</b>		
Green	27	2%
Amber	0	0%
Red	0	0%

<b>C</b>	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed	0	0%
Not Begun	0	0%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
<b>Development Status</b>		
Green	0	0%
Amber	0	0%
Red	0	0%

<b>D</b>	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	26	2%
Land Owned by Local Authority	148	13%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	76	7%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed	0	0%
Not Begun	250	22%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	250	22%
Sites outwith effective supply	0	0%
<b>Development Status</b>		
Green	220	20%
Amber	30	3%
Red	0	0%

<b>E</b>	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	20	2%
Land Owned by Local Authority	11	1%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	43	4%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	48	4%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed	0	0%
Not Begun	122	11%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	122	11%
Sites outwith effective supply	0	0%
<b>Development Status</b>		
Green	122	11%
Amber	0	0%
Red	0	0%

F	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	241	22%
Land Owned by Local Authority	224	20%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed	0	0%
Not Begun	465	42%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	465	42%
Sites outwith effective supply	0	0%
<b>Development Status</b>		
Green	425	38%
Amber	40	4%
Red	0	0%

G	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	43	4%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed	0	0%
Not Begun	43	4%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	43	4%
Sites outwith effective supply	0	0%
<b>Development Status</b>		
Green	43	4%
Amber	0	0%
Red	0	0%

<b>H</b>	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed	0	0%
Not Begun	0	0%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
<b>Development Status</b>		
Green	0	0%
Amber	0	0%
Red	0	0%

<b>I</b>	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed	0	0%
Not Begun	0	0%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
<b>Development Status</b>		
Green	0	0%
Amber	0	0%
Red	0	0%

Dundee City Council

**Table 5.3 a) Total Programme funding Proposals**

Funding Source		Total Contribution £0.000m	Contribution per SHIP unit £0.000m	Funding Contribution as % of SHIP programme
AHIP				
	CORE	80.876	0.073	75%
	COP	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>AHIP Total</b>	<b>80.876</b>	<b>0.073</b>	<b>75%</b>
RSL				
	Private Finance	26.815	0.024	25%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>RSL Total</b>	<b>26.815</b>	<b>0.024</b>	<b>25%</b>
Council Contribution				
	Council Tax	0.000	0.000	0%
	Cash / Land	0.000	0.000	0%
	Prudential Borrowing	0.000	0.000	0%
	Other	0.095	0.000	0%
	<b>Council Contribution Total</b>	<b>0.095</b>	<b>0.000</b>	<b>0%</b>
Buyer's Mortgage		0.000	0.000	0%
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Other Funding Sources				
	Public funding	0.000	0.000	0%
	Private funding	0.000	0.000	0%
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>

	Total Units	Total Programme £0.000m	Total Cost per unit £0.000m
<b>TOTAL SHIP PROGRAMME</b>	1114	<b>107.786</b>	0.097
<i>Includes RSL Adaptations</i>		<b>1.875</b>	

	<u>£0.000m</u>	
<b>ANTICIPATED AHIP ALLOCATION 2009 - 2014</b>	<b>50.000</b>	
<b>SHIP AHIP REQUIREMENT 2009 - 2014</b>	<b>80.876</b>	
<b>VARIANCE</b>	<b>30.876</b>	<b>62%</b>



**Table 5.3 b) Sub Area funding Proposals**

Funding Source A		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme
AHIP	CORE	15.111	0.073	83%
	COP	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>AHIP Total</b>	<b>15.111</b>	<b>0.073</b>	<b>83%</b>
RSL	Private Finance	3.202	0.015	17%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>RSL Total</b>	<b>3.202</b>	<b>0.015</b>	<b>17%</b>
Council Contribution	Council Tax	0.000	0.000	0%
	Cash / Land	0.000	0.000	0%
	Prudential Borrowing	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Buyer's Mortgage		0.000	0.000	0%
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Other Funding Sources	Public funding	0.000	0.000	0%
	Private funding	0.000	0.000	0%
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
<b>Sub Area A</b>		<b>Sub Area A</b>	<b>Sub Area A</b>	
<b>Units</b>		<b>Programme</b>	<b>per unit</b>	
<b>A</b>		<b>£0.000m</b>	<b>£0.000m</b>	
207		18.313	0.088	
Funding Source B		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme
AHIP	CORE	1.660	0.061	76%
	COP	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>AHIP Total</b>	<b>1.660</b>	<b>0.061</b>	<b>76%</b>
RSL	Private Finance	0.512	0.019	24%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>RSL Total</b>	<b>0.512</b>	<b>0.019</b>	<b>24%</b>
Council Contribution	Council Tax	0.000	0.000	0%
	Cash / Land	0.000	0.000	0%
	Prudential Borrowing	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Buyer's Mortgage		0.000	0.000	0%
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Other Funding Sources	Public funding	0.000	0.000	0%
	Private funding	0.000	0.000	0%
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
<b>Total</b>		<b>Total</b>	<b>Sub Area B</b>	
<b>Units</b>		<b>Programme</b>	<b>per unit</b>	
<b>B</b>		<b>£0.000m</b>	<b>£0.000m</b>	
27		2.172	0.080	

Funding Source C		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	<b>AHIP Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	<b>RSL Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Council Contribution	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Buyer's Mortgage		0.000	n/a	n/a	
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Other Funding Sources	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	<b>Other Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
		<b>Total Units</b>	<b>Total Programme £0.000m</b>		<b>Sub Area C per unit £0.000m</b>
<b>C</b>		0	0.000		n/a

Funding Source D		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	17.374	0.069	77%	
	COP	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>AHIP Total</b>	<b>17.374</b>	<b>0.069</b>	<b>77%</b>	
RSL	Private Finance	5.110	0.020	23%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>RSL Total</b>	<b>5.110</b>	<b>0.020</b>	<b>23%</b>	
Council Contribution	Council Tax	0.000	0.000	0%	
	Cash / Land	0.000	0.000	0%	
	Prudential Borrowing	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Buyer's Mortgage		0.000	0.000	0%	
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Other Funding Sources	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
		<b>Total Units</b>	<b>Total Programme £0.000m</b>		<b>Sub Area D per unit £0.000m</b>
<b>D</b>		250	22.484		0.090

Funding Source E		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	8.906	0.000	0%	
	COP	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>AHIP Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
RSL	Private Finance	2.914	0.024	24%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>RSL Total</b>	<b>2.914</b>	<b>0.024</b>	<b>24%</b>	
Council Contribution	Council Tax	0.000	0.000	0%	
	Cash / Land	0.000	0.000	0%	
	Prudential Borrowing	0.000	0.000	0%	
	Other	0.095	0.001	1%	
	<b>Council Contribution Total</b>	<b>0.095</b>	<b>0.001</b>	<b>1%</b>	
Buyer's Mortgage		0.000	0.000	0%	
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Other Funding Sources	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
<b>Total Units</b>		<b>122</b>	<b>Total Programme £0.000m</b>		<b>Sub Area E per unit £0.000m</b>
<b>E</b>					<b>0.098</b>

Funding Source F		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	32.811	0.071	72%	
	COP	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>AHIP Total</b>	<b>32.811</b>	<b>0.071</b>	<b>72%</b>	
RSL	Private Finance	13.067	0.028	28%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>RSL Total</b>	<b>13.067</b>	<b>0.028</b>	<b>28%</b>	
Council Contribution	Council Tax	0.000	0.000	0%	
	Cash / Land	0.000	0.000	0%	
	Prudential Borrowing	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Buyer's Mortgage		0.000	0.000	0%	
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Other Funding Sources	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
<b>Total Units</b>		<b>465</b>	<b>Total Programme £0.000m</b>		<b>Sub Area F per unit £0.000m</b>
<b>F</b>					<b>0.099</b>

Funding Source G		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	3.139	0.073	61%	
	COP	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>AHIP Total</b>	<b>3.139</b>	<b>0.073</b>	<b>61%</b>	
RSL	Private Finance	2.010	0.047	39%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>RSL Total</b>	<b>2.010</b>	<b>0.047</b>	<b>39%</b>	
Council Contribution	Council Tax	0.000	0.000	0%	
	Cash / Land	0.000	0.000	0%	
	Prudential Borrowing	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Buyer's Mortgage	0.000	0.000	0%		
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Other Funding Sources	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
		<b>Total Units</b>	<b>Total Programme £0.000m</b>		<b>Sub Area G per unit £0.000m</b>
<b>G</b>		43	5.149		0.120

Funding Source H		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	<b>AHIP Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	<b>RSL Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Council Contribution	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Buyer's Mortgage	0.000	n/a	n/a		
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Other Funding Sources	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	<b>Other Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
		<b>Total Units</b>	<b>Total Programme £0.000m</b>		<b>Sub Area H per unit £0.000m</b>
<b>H</b>		0	0.000		n/a