

REPORT TO: HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE - 6 DECEMBER 2010

REPORT ON: STRATEGIC HOUSING INVESTMENT PLAN 2011 - 2016

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 687-2010

1. PURPOSE OF REPORT

- 1.1. To seek approval of the Strategic Housing Investment Plan 2011-2016.

2. RECOMMENDATIONS

- 2.1. It is recommended that the Committee approves the content of the Strategic Housing Investment Plan 2011-2016.

3. FINANCIAL IMPLICATIONS

None.

4. MAIN TEXT

- 4.1. The Strategic Housing Investment Plan (SHIP) is the key statement of 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 for the Affordable Housing Investment Programme (AHIP). Councils with new council house building programmes are requested to include proposed projects within the SHIP.
- 4.2. In 2008/09 £7.600m was allocated to Dundee City Council under the AHIP, in 2009/10 this increased to £10m and in 2010/11 this dropped to £5.456m. The Scottish Government do not intend to provide resource planning assumptions, but the local authorities should not assume any growth in the level of the affordable housing investment programme beyond the allocation for 2010/11.
- 4.3. This Strategic Housing Investment Plan sets out affordable housing investment priorities for Dundee City Council over the next 5 years for bringing forward affordable housing developments. Proposals lie within the 8 sub areas (Local Community Planning Partnership) in Dundee. These sub areas represent the LCPP areas and the multi member ward boundaries that operate within the City.

- 4.4. The identification of priority areas for investment in affordable housing is linked to regeneration strategy within the City. This is set out and developed in and through various documents including, the Single Outcome Agreement 2009-10, the Dundee Partnership Community Plan, the Development Plan and Local Housing Strategy.
- 4.5. Dundee's Strategic Housing Investment Plan has been developed through a steering group comprising of various Council Officers, Scottish Government and Registered Social Landlords representatives.
- 4.6. The aims and the objectives of the Strategic Housing Investment plan has been developed as a synthesis of the vision, aims, objectives and outcomes of the Community Plan, Regeneration Outcome Agreement (ROA), Local Housing Strategy (LHS) and Development Plans. These objectives are:
- Ensure that citizens are involved in the planning, development and management of their communities.
 - Increase residents' satisfaction with the environment.
 - Sustain neighbourhood stability.
 - Shift Balance of Care
 - Provide homes for the community's need for:
 - Quality
 - Variety
 - Choice
 - Affordability
 - Sustainability
- 4.7. A Housing Need Demand and Affordability study was commissioned by the Dundee Partnership in 2007, to provide a robust basis for the future affordable housing investment decisions.
- 4.8. This research shows that there has been a considerable effort and success in tackling surplus housing and improving the attractiveness of the City as a place where people choose to live. However, there are still mismatch between the supply of housing in the city and the needs and demands people who wish to live here.
- 4.9. The need for more 4 apartment accommodation in the social rented sector and a broad mix of dwelling types are required. There is the requirement, based on the General Register's Office for Scotland estimates, for 5,400 new dwellings to be provided up to the year 2022 to accommodate increases in households.
- 4.10. A better balance in the dwelling mix within Dundee is required to encourage and enable more resident households to move up the "housing ladder" within Dundee, and thus to remain in the City for longer as their aspirations and requirements change.
- 4.11. The demolition programme has helped to reduce the risk of low demand housing. This must be matched with a strong programme of building in this sector to ensure that the mismatch in size, type and quality of social rented housing is addressed.
- 4.12. The Housing Need, Demand and Affordability Study has been approved by the Centre Housing Market Analysis (CHMA) as being robust and credible evidence base for the preparation of the Strategic and Local Development Plans, the Local Housing Strategy and this Strategic Housing Investment Plan.

In addition to the work covered in the Housing Need and Affordability Study considerable challenges have been identified for providing housing for those people with additional support needs and the need for housing solutions for these people are outlined in the Adult Commissioning Intentions paper and the Dundee joint Older Peoples Strategy 2008-11.

- 4.13. The SHIP 2011 - 16 sets out the scope for development of 200 affordable units per year aggregated over the live of the plan. It should be noted that the availability of funding from the Scottish Government through the Affordable Housing Investment Programme will be the main determinant in the number of affordable houses that can be built.

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

5. **POLICY IMPLICATIONS**

This report has been screened for any policy implication in respect of Sustainability, Strategic Environmental Assessment, Equality Impact Assessment and Risk Assessment. An Equality Impact Assessment has been carried out and will be made available on the Council website: <http://www.dundee.gov.uk/equanddiv/equimpact>.

6. **CONSULTATIONS**

The Chief Executive, Depute Chief Executive (Support Services), Director of Finance, Assistant Chief Executive and all other Chief Officers have been consulted in the preparation of this report.

No concerns were expressed.

7. **BACKGROUND PAPERS**

None.

**Dundee Partnership
Strategic Housing Investment Plan
2011 - 16**

**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 2009–2012, 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 2009-2012

Dundee's most recent Single Outcome Agreement was signed on May 2009. 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.

Dundee continues to make progress on improving local environments across various geographical areas of the City through a range of innovative and effective ways. Unpopular house types have been and continue to be demolished to make way for new types of houses and local amenities more fitting to 21st Century lifestyles whilst matching expressed housing needs and aspirations. This tackles the problem of supply and demand through rebalancing the housing supply chain and improvement of existing core stock by:

- increasing the supply of quality affordable housing;
- creating more housing choice;
- contributing to sustainable and mixed communities;
- providing social housing which provides better value for the public purse;
- annually increasing the number of core social rented houses which meet the Scottish Housing Quality Standard.

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 also recognises 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 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 (HIFAs) 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 was adopted by Dundee City Council's Housing Committee in July 2009 which was submitted 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.

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 regeneration frameworks for these areas have been agreed.

Community Care

Dundee faces additional challenges in providing accommodation for people with additional support needs as a result of demographic pressures and changes in policy towards supporting people in their own homes. A need has been identified in the Dundee Joint Older Peoples' Strategy 2008-2011 for and additional 100 units of housing with care. In addition there are significant numbers of adults with learning disabilities, mental health difficulties and physical disabilities who require housing with support as well as a need to develop housing solutions for people in homelessness accommodation with more complex needs. The requirements for these groups are set out in the Adult Commissioning Intentions Paper.

Hilltown

The Hilltown Physical Regeneration Framework was approved in January 2008 and a further report on Delivering Regeneration within the Hilltown has been approved in November 2009. 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

An updated Whitfield Planning Framework was approved by Dundee City Council in 2010. 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 commenced 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 the first of these has been marketed by the Council.

Lochee

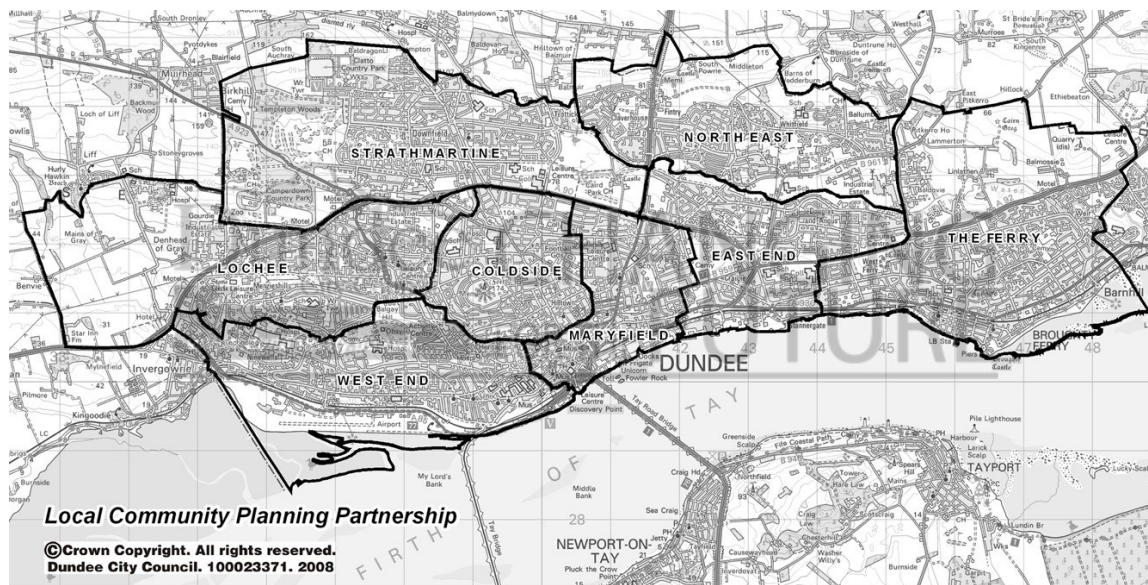
The Lochee Physical Regeneration Framework was approved in 2007. The Framework focuses on the land use themes of housing, employment, transportation, retail, leisure and recreation, public realm and environment. It promotes a cohesive approach to the regeneration of Lochee by pulling together the District 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. Implementation of the Framework has benefited from an allocation to Dundee from the Scottish Government's Town Centre Regeneration Fund and the Vacant and Derelict Land Fund.

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 to arise which is 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 1: 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) 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 about 25,000.

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.

These assessments, however, do not fully consider the need for investment in unfit stock, the re-housing requirements following on from demolitions and the need to redress problems of house size/type imbalances.

A new Housing Needs Demand and Affordability study (HNDA) was completed by Craigforth Consultants in April 2009. The findings of the Study are wide ranging and require further consideration as to their significance for both Housing and Planning within the City. The HNDA was 'signed off' by the Scottish Government as being robust and credible.

It is clear that though there has been considerable effort and success in tackling surplus housing and improving the attractiveness of the city as a place where people choose to live. However, there is still a mismatch between the supply of housing in the City and the needs and demands of people who wish to live here.

The research identified a need for additional 4 apartment accommodation in the social rented sector and a requirement for a broader mix of dwelling types is required. A requirement, based on the General Registrar's Office for Scotland estimates, for 5,400 new dwellings up to the year 2022 to accommodate increases in household.

A better balance in the dwelling mix within Dundee is required to encourage and enable more resident households to move up the "housing ladder" within Dundee, and thus to remain in the City for longer as their aspirations and requirements change.

The Council's demolition programme has helped to reduce the risk of low demand housing. This must be matched with a strong programme of building in this section to ensure that the mismatch in size, type and quality of social rented housing is addressed.

The Study provides a robust evidence base for the preparation of the Strategic and Local Development Plans, the Local Housing Strategy and Strategic Housing Investment Plan.

Specifically we will use this research to:

- Quantify the total housing land requirements (both owner occupied and rented for the City).

- Quantify demand for social rented housing (shortfall versus quality). Council Housing RSL 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.

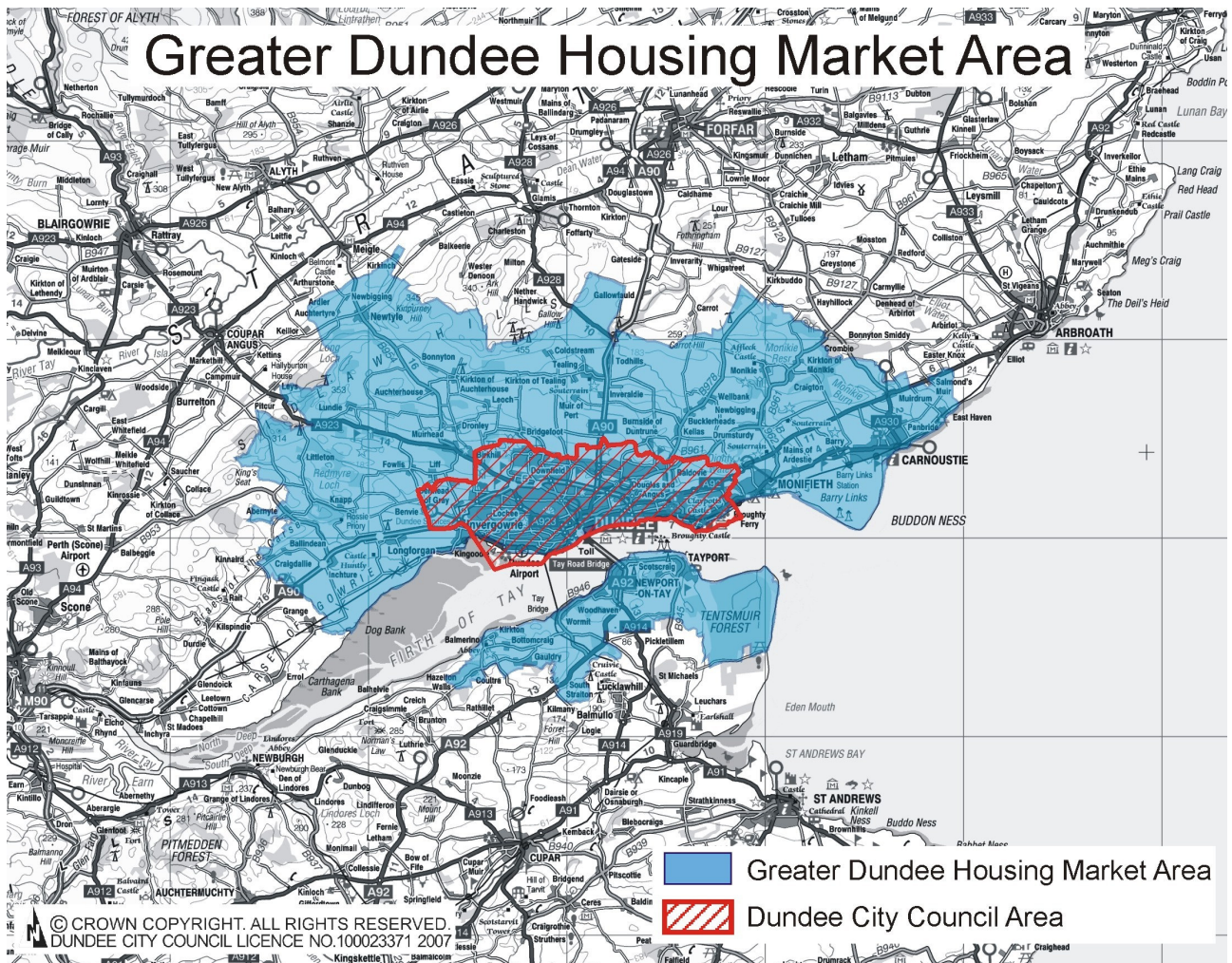
Work is also ongoing with neighbouring local authorities (Tayplan) to identify how need and demand studies can be brought together to develop a housing market area assessment for the Greater Dundee Strategic Development Plan Area. This work will help to scope out the housing element of the Main Issue 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 and Local Development Plans.

In Dundee, historically private house prices have been low relative to many other parts of Scotland. Furthermore, the City Council had to manage for some time 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 up until the impact of the credit crunch had been buoyant. Demand from purchasers for good quality new build housing promoted by the Development Plan was also strong with the sale prices reflecting this.

In the years prior to the economic downturn there has been strong competition for housing land in the City and Registered Social Landlords (RSLs) had reported that they were finding increasing difficulty in acquiring suitable development sites. At the time of writing although there are encouraging signs within the priority market it is too early to tell the extent of the recovery.

Future development opportunities are dependant on the resources available to the social rented sector from the Affordable Housing Investment Programme, the availability of sites and the availability of private finance.

Map 2: Greater Dundee Housing Market Area



National Housing Trust Initiative

Dundee City Council has agreed to participate in the new National Housing Trust (NHT), the National Housing Trust initiative is an innovative scheme that will enable new build homes to be acquired from developers in a joint partnership scheme between the local authority, developers, the Scottish Futures Trust and the Scottish Government.

The NHT scheme provides a potential for good quality homes for mid market rent to be provided. The Council will be required to commit resources by providing Public Works Loan Board (PWLB) borrowing to finance 65% of the cost of completed homes at agreed costs. The borrowing will be backed by Scottish Government guarantees. There is the potential for the Council to obtain a return in its investment depending on the housing market 5 - 10 years into the future. The additional homes would assist developers in difficult economic circumstances and during the continuing recession in the construction sector. The scheme would protect and enhance job opportunities within the construction sector in Dundee. The scheme would assist those on lower incomes to meet their housing needs assisting the Council in meeting housing need and prevention of homelessness within the City, Dundee City Council is seeking to provide up to 50 homes subject to suitable developments coming forward.

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. Provision 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 was 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 was commissioned by the Dundee Partnership to provide a robust basis for future affordable housing investment decisions and the 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.

Summary 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 2013-15 it is anticipated 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 plans for the regeneration of the Hilltown area develop, more detail on land availability in this location will become clearer.

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. Summary 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. The Scottish Government Regeneration Division 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.

The recent submissions from the RSL's for consideration for the SHIP 2011 -16 have been reviewed by Housing Quality and Performance Unit and the Planning Department. In deciding the prioritisation of each project we have taken a number of issues into consideration.

- a) Current Programme
- b) Scottish Government - Block A and B funding and Pipeline funding.
- c) Dundee Local Plan
- d) Housing Need and Deliverability

Sites programmed but not progressed in year 1 of the plan, owing to funding constraints will slip back to year 2 **but may not necessarily assume top priority**. However a pragmatic approach will also be used to ensure that the development programme is delivered effectively.

Detailed below is a list of the proposed developments plus the number of units for each site. The sites are in priority order as they will appear in the SHIP template.

The second list is the sites which will **not be included** in the SHIP and the reason why they will not be included.

Year 2011/2012	
Site Location	Number of Units to be Provided
Mill O' Mains Phase 1/2	79
Whitfield	55
Elmgrove House Resettlement	14
I.B. Connex (Maxwelltown)	52
Ardler Site 6A	10
Kings Cross	28
Bonnethill Gardens (refurbishment)	9
Blackwood Court	28
Coldside Road	30
Total Properties	305

Year 2012/2013	
Site Location	Number of Units to be Provided
Mill O' Mains (Phase 3)	30
Maxwelltown Redevelopment	45
224/232 Hilltown	8
Ann Street/Nelson Street	12
Whitfield Shared Equity	25
Total Properties	120

Year 2013/2014	
Site Location	Number of Units to be Provided
Mill O' Mains (Phase 4)	20
Derby Street Redevelopment	40
Menzieshill Multis Redevelopment	60
Total Properties	120

Year 2014/2015	
Site Location	Number of Units to be Provided
118 - 124 Hilltown & 264 Hilltown	31
Lower Dens	28
Orlits 1-3 Fintry Drive/1-61 Finavon Street/ 2-10 Fintry Road	47
Total Properties	106

Year 2015/2016	
Site Location	Number of Units to be Provided
Whorterbank	20
South Baffin Street	52
Total Properties	72

The following tables below indicate which site **will not be included** in the SHIP and the reason why they have been omitted from the SHIP.

Year 2011/2012	
Site Location	Reason for Omission from SHIP
Foggyley Gardens	To be developed as Private Development
Cleington Road (GMB)	To be developed as Private Development
Buttar's Road	Not priority for affordable housing development
Donald's Lane	To be developed as Private Development
Charleston - Brownhill Place	Not priority for affordable housing development
Mains Loan / Elsa Street	Not priority for affordable housing development
St. Salvador Street	Possible ownership constraints

Year 2012/2013	
Site Location	Reason for Omission from SHIP
Quarry Gardens	To be developed as Private Development
Fairmuir Road	To be developed as Private Development
Morgan Street	Not priority for affordable housing development
Gray Street	Not priority for affordable housing development
Hilltown/Main Street	Problems with access, ownership
Graham Street	Not Priority; Possible for Private Development
South Road/Buttars Loan	Not priority; possible ownership constraints
Longhaugh Road	Physical constraints on site
Nelson Street/Bonnybank Road	Not priority for affordable housing development

Hilltown/Victoria Road	Not suitable site to develop, problems with services going through site
Whalers Close	Problem with ownership
Pitairlie Road	Further information regarding demand and partner funding availability

Year 2013/2014	
Site Location	Reason for Omission from SHIP
Burnside Mill	Not priority for affordable housing development
Loons Road Alternative Site	Not priority for affordable housing development
Cheviot Crescent	Not a residential development opportunity. Allocated for Economic Development purposes in Dundee Local Plan Review 2005
Ellengowan Drive	Not priority for affordable housing development
North Isla Street	Not priority for affordable housing development
Dura Street (refurbs)	Not Priority; Possible for Private Development
Ballindean Road	Not priority; possible ownership constraints
Melrose Terrace	Potential Private Development
Angus Street	Not priority for affordable housing development
Dens Road	Not priority for affordable housing development

Year 2014/2015	
Site Location	Reason for Omission from SHIP
Charleston Primary	Not priority for affordable housing development
Eagle Mill	Not a residential development opportunity. Allocated for Economic Development purposes in Dundee Local Plan Review 2005
Coupar Street	Not priority for affordable housing development

Year 2015/2016	
Site Location	Reason for Omission from SHIP
Bonnybank Road	Not priority for affordable housing development

Constraints to Development

The development of land for residential purposes can be constrained for a variety of reasons. These 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 RSL's 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 RSL's 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 Housing Need Demand and Affordability Study does not demonstrate the need for the introduction of such a policy at present.

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 RSL's and the Council will work with its partners to resolve issues. In this regard, Dundee City Council benefits from Scottish Government support through the Vacant and Derelict Land Fund (VDLF). Through the VDLF Delivery Plan, support is given to bringing forward sites to deliver the Affordable Housing Investment Programme.

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 18%. This figure is taken from the 2005/8 rolling Scottish House Condition Survey. Despite ongoing projects to assist the fuel poor, challenges in reducing fuel poverty are made ever greater by ongoing increases in fuel prices.

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 energy advice and benefit checks to increase household incomes across all tenures. The refurbishment of houses to achieve high thermal efficiency and demolition of those with low thermal efficiency contributes towards reducing the number of fuel poor households.

To improve sustainability of new build developments, delivery of sustainable urban drainage systems and provision of very high insulation and the use of on-site renewable energy where appropriate will be positively encouraged. A Strategic Environmental Assessment of the SHIP will be carried out which will specify implications for the wider sustainability agenda.

CLIMATE CHANGE (SCOTLAND) ACT 2009

Part 4 of this new Act places climate change duties on public bodies requiring them to act in the way which delivers reductions in emissions. As Housing contributes around a quarter of all emissions in Scotland, it has a vital role to play in the process of reduction. Dundee City Council Housing Department does this by installing highly-efficient gas heating systems in its own stock and attracting available funding for insulation measures. Recent examples include the Housing Insulation Scheme (HIS) in Broughty Ferry and Strathmartine wards and the universal HIS (UHIS) which will allow for free cavity-wall insulation for all tenants and owners in several Council areas which have been difficult to insulate at previous funding levels.

Also, the Community Energy Saving Programme (CESP) funding obtained from British Gas will allow Dallfield MSD to have overcladding and a gas-fired district heating scheme - neither of which would have been possible from within existing resources. All future opportunities for CESP funding will be explored and consideration will be given to the installation of renewable electricity and heating technologies in order to lower emissions and possibly for the Council to benefit from Feed-in Tariffs (FITs) which are currently available and the Regeneration Heat Incentive which will be introduced early next year.

Part 5 of the Act contains a range of provisions relating to energy-efficiency, specifically relating to housing are:

- The making of regulations regarding the assessment and improvement of the energy-performance (of non-domestic buildings and) living accommodation.
- A duty on local authorities to establish energy efficiency discount scheme using the council tax system (such a scheme was started with British Gas early this financial year but, so far, only a handful of residents have signed up - mainly because of the availability of cheaper alternative insulation products).
- Changes to Scottish Planning Policy guidance so that development plans contain policies for reducing the greenhouse gas emissions of new buildings by the installation of low and zero carbon technologies.

Private Sector Housing Grant

The implementation of the Housing (Scotland) Act 2006 has introduced 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.

As part of the new Scheme of Assistance Dundee City Council has produced an interim Statement of Assistance under section 72 of the Act and this defines the circumstances in which assistance will be provided and what form that assistance will take (i.e. advice, information practical assistance or financial assistance in the form of both mandatory and discretionary grants).

The lack of a scheme to offer affordable loans (the proposed National Lending Unit) remains a gap in the original strategy as does the lack of a Lending Advisory Service and whilst the latter of these two may yet be developed centrally, the unavailability of these services does leave a fundamental gap in the scheme. Anticipated reduction in the level of Private Sector Housing Grant will also have a potential impact on the interim Section 72 statement which is due to be reviewed following the first year of implementation. Evidence to date indicates that the reduced levels of grant assistance introduced have not prevented work being carried out, however anecdotal evidence would suggest that where previous categories of work are no longer eligible for grant assistance this work is not being carried out.

As anticipated an increased number of disabled adaptations are being processed with applicants benefiting from the increased levels of mandatory grant assistance. There is however some evidence that some may be disadvantaged from not having a means test to accommodate those not automatically eligible for a 100% grant. This will also be considered as part of the review of the interim scheme.

The development of existing private sector services including Advice and Liaison, Property Surveys, Care & Repair and a Handyman Service to meet the requirements of the new legislation remains a goal and recently completed Private sector House Condition Survey (PSHCS) will also help inform development of the scheme.

All of these existing services are co-located within the Private Sector Services Unit, within the Housing Department, together with Landlord Registration, HMO Licensing and Landlord Accreditation, offering the opportunity to maintain a co-ordinated approach to improvement, repair and maintenance of private sector property. The Council's current review of service delivery may however impact on this situation.

Scottish Housing Quality Standard (SHQS)

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. Previously it had been identified that there were a further 1342 houses that were at risk of becoming surplus prior to 2015 and that tenants would be rehoused from these houses prior to this date. However following the recent Needs/Demand study and the progress of regeneration initiatives in the city since 2005 it is now estimated that there are 342 units which may be recommended for demolition prior to 2015 mainly in the Whitfield area. In addition to this figure there are 238 dwellings in Lochee and Mill O' Mains that have become surplus due to ongoing regeneration initiatives.

Multi storey blocks within Lochee at three separate locations are now considered to have a future life until at least 2020. Investment to SHQS will begin in 2010 at these locations although some exemptions may well be required particularly related to Energy Efficiency standards.

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 and repair to the stock by 2015. Clearly a balance is required between the sale of land to RSLs at social rented valuation and sale to private developers at market value.

The Council is now in year 5 of its delivery plan and expenditure and income for this period was on target until year 4 however reduced receipts in year 5 from Right to buy sales and Land receipts have led to an increase in Prudential borrowing. 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. Additional investment will be required in houses that were identified as at risk in 2005 but have now been brought back into core stock.

RSLs 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

The new build policy agreed in 2007 allowed for a programme of 135 homes. Since that date 33 have been purchased on the open market and the Council are building 69 units, 32 of which are being built for wheelchair users. The balance of 33 units was to be provided in 2011/12. However given the pressure on the capital budget the revised commitment is to provide 8 special needs units in 2011/12 with the remaining 25 mainstream houses being built over 2013/14 and 2014/15. This position was agreed as part of the Five Year Capital estimates by the Policy and Resources committee in June 2010.

As part of the Root & Branch Review Tenants Conference in June 2010 tenants were asked for their views on the new build programme. The view that prevailed is that Housing Associations and the Council should plan together for new housing under the Lead Developer arrangements to be put in place from autumn 2010. Most tenants felt that the council should provide housing for wheelchair users in co-operation with Housing Associations as they get a higher subsidy per unit. There is no apparent support for the Council continuing to build mainstream housing.

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.

Update on Yearly sites 2009 - 2010

The sites listed below have been identified in the first two years of the SHIP for development. The tables show the number of units and the estimated completion dates of the sites.

Year 2009 - 10		
Site Location	No of Units	Completion Date
Foundry Lane	11	2009
Berwick Drive	41	August 2010
Dunholm Road/South Rd	48	August 2010
Summerfield Avenue	30	December 2010 (est)
Dunmore St/Craigmore St	43	July 2010
Year 2010/11		
Erskine Street/Dura St	27	March 2011 (est)
Pitairlie Road (refurb)	7	October 2010 (est)
Mill O' Mains	64	On site
Alloway Place/Gardens	23	Start on Site Nov 10
Auchrannie Terrace	4	Start on Site Nov 10
Etrick Crescent	10	Nov 10 (est)
Liff Road	2	Dec 10 (est)
Mains Loan	10	Mar 11 (est)
St. Leonard's Way	20	April 11 (est)

As with previous years the projects above will not be included in the following table as the Scottish Government have advised that only projects to begin financial year 2011/12 onwards should be included and not to include any carry forward projects.

Summary 1- 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	%	%
Total Supply Target	1114	751	-363	-33%	100%
General Needs	1024	685	-339	-33%	91%
Special Needs	90	66	-24	-27%	9%
Affordable Rent					
Affordable - RSL	1053	637	-416	-40%	85%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	12	45	33	275%	6%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	43	0	-43	-100%	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	65	65	n/a	9%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	6	4	-2	-33%	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	45
Mid Market Rent (MMR)	0
NSSE	0
LCHO	0
TOTAL	45

Summary 1 - 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	%	
A - Coldsides	191	283	92	48%	100%
General Needs	191	279	88	46%	99%
Special Needs	0	4	4	n/a	1%
Affordable Rent					
Affordable - RSL	191	238	47	25%	84%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	45	45	n/a	16%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	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%
OMSEP	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 - East End	95	0	-95	-100%	100%
General Needs	88	0	-88	-100%	0%
Special Needs	7	0	-7	-100%	0%
Affordable Rent					
Affordable - RSL	95	0	-95	-100%	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	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%
OMSEP	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	%	%
C - The Ferry	0	0	0	n/a	100%
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%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	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%
OMSEP	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	%	%
D - Lochee	224	150	-74	-33%	100%
General Needs	212	96	-116	-55%	64%
Special Needs	12	54	42	350%	36%
Affordable Rent					
Affordable - RSL	212	150	-62	-29%	100%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	12	0	-12	-100%	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	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%
OMSEP	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	%	%
E - Maryfield	90	52	-38	-42%	100%
General Needs	75	52	-23	-31%	100%
Special Needs	15	0	-15	-100%	0%
Affordable Rent					
Affordable - RSL	90	52	-38	-42%	100%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	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%
OMSEP	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	%	%
F - North East	241	256	15	6%	100%
General Needs	225	248	23	10%	97%
Special Needs	16	8	-8	-50%	3%
Affordable Rent					
Affordable - RSL	216	197	-19	-9%	77%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	25	0	-25	-100%	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	55	55	n/a	21%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	4	4	n/a	2%
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	%	%
G - Strathmartine	247	10	-237	-96%	100%
General Needs	233	10	-223	-96%	100%
Special Needs	14	0	-14	-100%	0%
Affordable Rent					
Affordable - RSL	223	0	-223	-100%	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	18	0	-18	-100%	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	10	10	n/a	100%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	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%

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	%	%
H - West End	26	0	-26	-100%	100%
General Needs	0	0	0	n/a	0%
Special Needs	26	0	-26	-100%	0%
Affordable Rent					
Affordable - RSL	26	0	-26	-100%	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	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%
OMSEP	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	%	%
I - Enter Sub Area name	0	0	0	n/a	100%
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%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	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%
OMSEP	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	%	%
J - Enter Sub Area name	0	0	0	n/a	100%
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%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	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%
OMSEP	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	%	%
K - Enter Sub Area name	0	0	0	n/a	100%
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%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	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%
OMSEP	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	%	%
L - Enter Sub Area name	0	0	0	n/a	100%
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%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	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%
OMSEP	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%

Summary 2 -Total Programme - potential advantages or constraints on development

TOTAL SHIP PROGRAMME	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	344	46%
Land Owned by Local Authority	297	40%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	110	15%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	162	22%
Not Begun or Very Early Stage	589	78%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	751	100%
Sites outwith effective supply	0	0%
Development Status		
Green	491	65%
Amber	202	27%
Red	58	8%

Summary 2 - Sub Area Delivery - potential advantages or constraints on development

A - Coldside	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	43	6%
Land Owned by Local Authority	130	17%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	110	15%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	283	38%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	283	38%
Sites outwith effective supply	0	0%
Development Status		
Green	161	21%
Amber	92	12%
Red	30	4%

B - East End	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	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%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

C - The Ferry	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	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%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

D - Lochee	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	28	4%
Land Owned by Local Authority	122	16%
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%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	28	4%
Not Begun or Very Early Stage	122	16%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	150	20%
Sites outwith effective supply	0	0%
Development Status		
Green	74	10%
Amber	48	6%
Red	28	4%

E - Maryfield	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	52	7%
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%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	52	7%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	52	7%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	52	7%
Red	0	0%

F - North East	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	211	28%
Land Owned by Local Authority	45	6%
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%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	134	18%
Not Begun or Very Early Stage	122	16%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	256	34%
Sites outwith effective supply	0	0%
Development Status		
Green	256	34%
Amber	0	0%
Red	0	0%

G - Strathmartine	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	10	1%
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%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	10	1%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	10	1%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	10	1%
Red	0	0%

H - West End	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	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%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

I - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	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%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

J - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	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%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

K - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	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%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

L - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	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%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

Dundee City Council

Summary 3 - Total Programme Funding Proposals

Funding Source		Total Contribution £0.000m	Contribution per SHIP unit £0.000m	Funding Contribution as % of SHIP programme
AHIP				
	CORE	54.558	0.073	75%
	COP	0.000	0.000	0%
	LSVT	0.000	0.000	0%
	Glasgow - CBHA Reprov	0.000	0.000	0%
	Glasgow - GHA Reprov	0.000	0.000	0%
	Other	0.000	0.000	0%
	AHIP Total	54.558	0.073	75%
RSL				
	Private Finance	12.555	0.017	17%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	RSL Total	12.555	0.017	17%
Council Contribution				
	Council Tax	0.000	0.000	0%
	Cash / Land	0.000	0.000	0%
	Prudential Borrowing	5.240	0.007	7%
	Other	0.000	0.000	0%
	Council Contribution Total	5.240	0.007	7%
Buyer's Mortgage		0.000	0.000	0%
	Buyer's Mortgage	0.000	0.000	0%
Other Funding Sources				
	Public funding	0.000	0.000	0%
	Private funding	0.000	0.000	0%
	Other Total	0.000	0.000	0%

	Total Units	Total Programme £0.000m	Total Cost per unit £0.000m
TOTAL SHIP PROGRAMME	751	72.353	0.096
<i>Includes RSL Adaptations</i>		0.000	

	£0.000m	
ANTICIPATED AHIP ALLOCATION 2011 - 2016	27.280	
SHIP AHIP REQUIREMENT 2011 - 2016	54.558	
VARIANCE	27.278	100%

Summary 3 - Sub Area Funding Proposals

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
A - Coldsides		£0.000m	£0.000m		
AHIP					
	CORE	20.678	0.073	70%	
	COP	0.000	0.000	0%	
	LSVT	0.000	0.000	0%	
	Glasgow - CBHA Reprov	0.000	0.000	0%	
	Glasgow - GHA Reprov	1.240	0.004	4%	
	Other	0.000	0.000	0%	
	AHIP Total	21.918	0.077	74%	
RSL					
	Private Finance	3.516	0.012	12%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	RSL Total	3.516	0.012	12%	
Council Contribution					
	Council Tax	0.000	0.000	0%	
	Cash / Land	0.000	0.000	0%	
	Prudential Borrowing	5.240	0.019	18%	
	Other	0.000	0.000	0%	
	Council Contribution Total	5.240	0.019	18%	
Buyer's Mortgage					
	Buyer's Mortgage	0.000	0.000	0%	
Other Funding Sources					
	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	Other Total	0.000	0.000	0%	
		Total Units	Total Programme £0.000m		per unit £0.000m
A - Coldsides		283	29.434		0.104

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
B - East End		£0.000m	£0.000m		
AHIP					
	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL					
	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
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	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage					
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources					
	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total Units		0	Total Programme	per unit	
B - East End		0	£0.000m	£0.000m	n/a

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
C - The Ferry		£0.000m	£0.000m		
AHIP					
	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL					
	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
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	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage					
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources					
	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total Units		0			
		Total Programme £0.000m			per unit £0.000m
C - The Ferry		0			n/a

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
D - Lochee		£0.000m	£0.000m		
AHIP					
	CORE	9.128	0.061	76%	
	COP	0.000	0.000	0%	
	LSVT	0.000	0.000	0%	
	Glasgow - CBHA Reprov	0.000	0.000	0%	
	Glasgow - GHA Reprov	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	AHIP Total	9.128	0.061	76%	
RSL					
	Private Finance	2.839	0.019	24%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	RSL Total	2.839	0.019	24%	
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%	
	Council Contribution Total	0.000	0.000	0%	
Buyer's Mortgage					
		0.000	0.000	0%	
	Buyer's Mortgage	0.000	0.000	0%	
Other Funding Sources					
	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	Other Total	0.000	0.000	0%	
Total Units		Total Programme			per unit
D - Lochee		£0.000m			£0.000m
		150	11.967		0.080

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
E - Maryfield		£0.000m	£0.000m		
AHIP					
	CORE	5.697	0.000	0%	
	COP	0.000	0.000	0%	
	LSVT	0.000	0.000	0%	
	Glasgow - CBHA Reprov	0.000	0.000	0%	
	Glasgow - GHA Reprov	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	AHIP Total	5.697	0.110	100%	
RSL					
	Private Finance	0.000	0.000	0%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	RSL Total	0.000	0.000	0%	
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%	
	Council Contribution Total	0.000	0.000	0%	
Buyer's Mortgage					
	Buyer's Mortgage	0.000	0.000	0%	
Other Funding Sources					
	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	Other Total	0.000	0.000	0%	
Total Units		52	Total Programme £0.000m		per unit £0.000m
E - Maryfield		52	5.697		0.110

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
F - North East		£0.000m	£0.000m		
AHIP					
	CORE	18.547	0.072	75%	
	COP	0.000	0.000	0%	
	LSVT	0.000	0.000	0%	
	Glasgow - CBHA Reprov	0.000	0.000	0%	
	Glasgow - GHA Reprov	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	AHIP Total	18.547	0.072	75%	
RSL					
	Private Finance	6.200	0.024	25%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	RSL Total	6.200	0.024	25%	
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%	
	Council Contribution Total	0.000	0.000	0%	
Buyer's Mortgage					
	Buyer's Mortgage	0.000	0.000	0%	
Other Funding Sources					
	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	Other Total	0.000	0.000	0%	
Total Units		256	Total Programme £0.000m	0.097	per unit £0.000m
F - North East		256	24.747	0.097	

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
G - Strathmartine		£0.000m	£0.000m		
AHIP					
	CORE	0.508	0.051	100%	
	COP	0.000	0.000	0%	
	LSVT	0.000	0.000	0%	
	Glasgow - CBHA Reprov	0.000	0.000	0%	
	Glasgow - GHA Reprov	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	AHIP Total	0.508	0.051	100%	
RSL					
	Private Finance	0.000	0.000	0%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	RSL Total	0.000	0.000	0%	
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%	
	Council Contribution Total	0.000	0.000	0%	
Buyer's Mortgage					
	Buyer's Mortgage	0.000	0.000	0%	
Other Funding Sources					
	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	Other Total	0.000	0.000	0%	
		Total Units	Total Programme £0.000m		per unit £0.000m
G - Strathmartine		10	0.508		0.051

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
H - West End		£0.000m	£0.000m		
AHIP					
	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL					
	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
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	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage					
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources					
	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total Units		Total Programme		per unit	
H - West End		0	0.000	£0.000m	n/a

Funding Source I - Enter Sub Area name		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	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL					
	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
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	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage					
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources					
	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total		Total			
Units		Programme			per unit
I - Enter Sub Area name		£0.000m			£0.000m
		0			n/a

Funding Source J - Enter Sub Area name		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	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL					
	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
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	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage					
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources					
	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total		Total			
Units		Programme			per unit
J - Enter Sub Area name		£0.000m			£0.000m
		0			n/a

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
K - Enter Sub Area name		£0.000m	£0.000m		
AHIP					
	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL					
	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
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	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage					
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources					
	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total Units		0	Total Programme	per unit	
K - Enter Sub Area name		0	£0.000m	£0.000m	n/a

Funding Source L - Enter Sub Area name		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	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
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	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage		0.000	n/a	n/a	
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total Units		0	Total Programme £0.000m	per unit £0.000m	
L - Enter Sub Area name		0	0.000	n/a	

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
West End	H
Enter Sub Area name	I
Enter Sub Area name	J
Enter Sub Area name	K
Enter Sub Area name	L

Dundee City Council

Table 1 b) Years 2011/2016 - 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						Intermediate Affordable						TOTAL				
					Glasgow CBHA		Glasgow GHA		Mid Market Rent (MMR)			NSSE			LCHO						
					RSL	LSVT	Reprov	Reprov	LA	Other	RSL	LA	Private	RSL	LA	PS		OMSEP	RSL	LA	
Local Authority Area	1114	1024	90	1114	1053				12		43							6			1114
A - Coldside	191	191		191	191																191
B - East End	95	88	7	95	95																95
C - The Ferry				0																	0
D - Lochee	224	212	12	224	212				12												224
E - Maryfield	90	75	15	90	90																90
F - North East	241	225	16	241	216						25										241
G - Strathmartine	247	233	14	247	223						18							6			247
H - West End	26		26	26	26																26
I - Enter Sub Area name				0																	0
J - Enter Sub Area name				0																	0
K - Enter Sub Area name				0																	0
L - Enter Sub Area name				0																	0
Total Local Authority	1114	1024	90	1114	1053	0	0	0	12	0	43	0	0	0	0	0	0	6	0	0	1114
Total Sub Areas	1114	1024	90	1114	1053	0	0	0	12	0	43	0	0	0	0	0	0	6	0	0	1114

Dundee City Council

Table 1 c) AHIP Allocation

SHIP Programme	Anticipated AHIP Allocation £0.00m
11/12 - 15/16	27.280

Dundee City Council

Table 2 a) YEAR 2011/12

	Project Address	Sub Area	Total Unit Nos	Type - No of Units			Tenure - No of Units																TENURE TOTAL		
				General	Special	Type	Affordable Rent						Intermediate Affordable						OMSEP	LCHO					
							RSL	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	LA	Other	Mid Market Rent (MMR)			NSSE				RSL	LA	PS			
													RSL	LA	Private	RSL	LA	PS						RSL	LA
1.01	Mill 'O' Mains (phase 1/2)	F	79	79		79	75																		79
1.02	Whitfield	F	55	51	4	55	30																	4	55
1.03	Elmgrove House Resettlement	D	14		14	14																			14
1.04	I.B. Connex	A	52	52		52																			52
1.05	Ardler site 6A	G	10	10		10																			10
1.06	Kings Cross (supported units)	D	28		28	28																			28
1.07	Bonnethill Gardensb (refurbs)	A	4		4	4																			4
1.08	Blackwood Court	D	28	16	12	28	28																		28
1.09	Coldside Road	A	30	30		30	30																		30
1.10	Hilltown	A	8	8		8				8															8
1.11						0																			0
1.12						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
1.41						0																			0
1.42						0																			0
1.43						0																			0
1.44						0																			0
1.45						0																			0
1.46						0																			0
1.47						0																			0
1.48						0																			0
1.49						0																			0
1.50						0																			0
1.51						0																			0
1.52						0																			0
1.53						0																			0
1.54						0																			0
1.55						0																			0
1.56						0																			0
1.57						0																			0
1.58						0																			0
1.59						0																			0
TOTALS			308	246	62	308	261	0	0	0	8	0	0	0	0	0	35	0	0	0	0	4	0	0	308

Dundee City Council
Table 3 a) YEAR 2011/12

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Affordable Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)	
			RSL	LA	Private Develop	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO
1.01 Mill 'O' Mains (phase 1/2)	F	79	79							79		79	
1.02 Whitfield	F	55	55							55		55	
1.03 Elmgrove House Resettlement	D	14		14							14	14	
1.04 I.B. Connex	A	52				52					52	52	
1.05 Ardler site 6A	G	10	10								10	10	
1.06 Kings Cross (supported units)	D	28		28						28		28	
1.07 Bonnethill Gardensb (refurbs)	A	4	4								4	4	
1.08 Blackwood Court	D	28	28								28	28	
1.09 Coldside Road	A	30				30					30	30	
1.10 Hilltown	A	8		8							8	8	
1.11	U	U											
1.12	U	U											
1.13	U	U											
1.14	U	U											
1.15	U	U											
1.16	U	U											
1.17	U	U											
1.18	U	U											
1.19	U	U											
1.20	U	U											
1.21	U	U											
1.22	U	U											
1.23	U	U											
1.24	U	U											
1.25	U	U											
1.26	U	U											
1.27	U	U											
1.28	U	U											
1.29	U	U											
1.30	U	U											
1.31	U	U											
1.32	U	U											
1.33	U	U											
1.34	U	U											
1.35	U	U											
1.36	U	U											
1.37	U	U											
1.38	U	U											
1.39	U	U											
1.40	U	U											
1.41	U	U											
1.42	U	U											
1.43	U	U											
1.44	U	U											
1.45	U	U											
1.46	U	U											
1.47	U	U											
1.48	U	U											
1.49	U	U											
1.50	U	U											
1.51	U	U											
1.52	U	U											
1.53	U	U											
1.54	U	U											
1.55	U	U											
1.56	U	U											
1.57	U	U											
1.58	U	U											
1.59	U	U											
TOTALS		308	176	50	0	82	0	0	308	162	146	308	0

Dundee City Council

Table 3 b) YEAR 2012/13

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Affordable Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)	
			RSL	LA	Private Develop	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO
2.01 Mill 'O' Mains (phase 3)	F	30	30								30	30	
2.02 Maxwelltown Redevelopment	A	45		45							45	45	
2.03 224/232 Hilltown	A	8	8								8	8	
2.04 Whitfield Shared Equity	F	25		25							25	25	
2.05 Ann Street / Nelson Street	A	12		12							12	12	
2.06	U	0											
2.07	U	0											
2.08	U	0											
2.09	U	0											
2.10	U	0											
2.11	U	0											
2.12	U	0											
2.13	U	0											
2.14	U	0											
2.15	U	0											
2.16	U	0											
2.17	U	0											
2.18	U	0											
2.19	U	0											
2.20	U	0											
2.21	U	0											
2.22	U	0											
2.23	U	0											
2.24	U	0											
2.25	U	0											
2.26	U	0											
2.27	U	0											
2.28	U	0											
2.29	U	0											
2.30	U	0											
2.31	U	0											
2.32	U	0											
2.33	U	0											
2.34	U	0											
2.35	U	0											
2.36	U	0											
2.37	U	0											
2.38	U	0											
2.39	U	0											
2.40	U	0											
2.41	U	0											
2.42	U	0											
2.43	U	0											
2.44	U	0											
2.45	U	0											
2.46	U	0											
2.47	U	0											
2.48	U	0											
2.49	U	0											
2.50	U	0											
2.51	U	0											
2.52	U	0											
2.53	U	0											
2.54	U	0											
2.55	U	0											
2.56	U	0											
2.57	U	0											
2.58	U	0											
2.59	U	0											
TOTALS		120	38	82	0	0	0	0	120	0	120	120	0

Dundee City Council
Table 3 c) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Affordable Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	
3.01 Mill 'O' Mains (phase 4)	F	20		20							20	20		
3.02 Derby Street Redevelopment	A	40		40							40	40		
3.03 Menzieshill Multi's Redevelopment	D	60		60							60	60		
3.04 Hilltown	A	12		12							12	12		
3.05	U	0												
3.06	U	0												
3.07	U	0												
3.08	U	0												
3.09	U	0												
3.10	U	0												
3.11	U	0												
3.12	U	0												
3.13	U	0												
3.14	U	0												
3.15	U	0												
3.16	U	0												
3.17	U	0												
3.18	U	0												
3.19	U	0												
3.20	U	0												
3.21	U	0												
3.22	U	0												
3.23	U	0												
3.24	U	0												
3.25	U	0												
3.26	U	0												
3.27	U	0												
3.28	U	0												
3.29	U	0												
3.30	U	0												
3.31	U	0												
3.32	U	0												
3.33	U	0												
3.34	U	0												
3.35	U	0												
3.36	U	0												
3.37	U	0												
3.38	U	0												
3.39	U	0												
3.40	U	0												
3.41	U	0												
3.42	U	0												
3.43	U	0												
3.44	U	0												
3.45	U	0												
3.46	U	0												
3.47	U	0												
3.48	U	0												
3.49	U	0												
3.50	U	0												
3.51	U	0												
3.52	U	0												
3.53	U	0												
3.54	U	0												
3.55	U	0												
3.56	U	0												
3.57	U	0												
3.58	U	0												
3.59	U	0												
TOTALS		132	0	132	0	0	0	0	0	132	0	132	132	0

Dundee City Council
Table 3 d) YEAR 2014/15

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Affordable Units proposed through Planning System <i>eg Section 75</i>		Effective Land Supply <i>input no of units</i>			
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL	Agreed or Advance Stage	Not Begun or Very Early Stage	YES	NO		
									units						
4.01 118-124 Hilltown & 264 Hilltown	A	31	31							31		31	31		
4.02 Lower Dens	A	28				28				28		28	28		
4.03 Orllits 1-3 Fintry Drive / 1-61 Finavon Street / 2-10 Fintry Rd	F	47	47							47		47	47		
4.04 Hilltown	A	13		13						13		13	13		
4.05	0	0								0					
4.06	0	0								0					
4.07	0	0								0					
4.08	0	0								0					
4.09	0	0								0					
4.10	0	0								0					
4.11	0	0								0					
4.12	0	0								0					
4.13	0	0								0					
4.14	0	0								0					
4.15	0	0								0					
4.16	0	0								0					
4.17	0	0								0					
4.18	0	0								0					
4.19	0	0								0					
4.20	0	0								0					
4.21	0	0								0					
4.22	0	0								0					
4.23	0	0								0					
4.24	0	0								0					
4.25	0	0								0					
4.26	0	0								0					
4.27	0	0								0					
4.28	0	0								0					
4.29	0	0								0					
4.30	0	0								0					
4.31	0	0								0					
4.32	0	0								0					
4.33	0	0								0					
4.34	0	0								0					
4.35	0	0								0					
4.36	0	0								0					
4.37	0	0								0					
4.38	0	0								0					
4.39	0	0								0					
4.40	0	0								0					
4.41	0	0								0					
4.42	0	0								0					
4.43	0	0								0					
4.44	0	0								0					
4.45	0	0								0					
4.46	0	0								0					
4.47	0	0								0					
4.48	0	0								0					
4.49	0	0								0					
4.50	0	0								0					
4.51	0	0								0					
4.52	0	0								0					
4.53	0	0								0					
4.54	0	0								0					
4.55	0	0								0					
4.56	0	0								0					
4.57	0	0								0					
4.58	0	0								0					
4.59	0	0								0					
TOTALS			119	78	13	0	28	0	0	0	119	0	119	119	0

Dundee City Council
Table 3 e) YEAR 2015/16

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Affordable Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)	
			RSL	LA	Private Develop	Private Owner	Public Body	Other	TOTAL units	Agreed	Not Begun	YES	NO
										Advance Stage	or Very Early Stage		
5.01 Whorterbank	D	20		20							20	20	
5.02 South Baffin Street	E	52	52								52	52	
5.03	0	0											
5.04	0	0											
5.05	0	0											
5.06	0	0											
5.07	0	0											
5.08	0	0											
5.09	0	0											
5.10	0	0											
5.11	0	0											
5.12	0	0											
5.13	0	0											
5.14	0	0											
5.15	0	0											
5.16	0	0											
5.17	0	0											
5.18	0	0											
5.19	0	0											
5.20	0	0											
5.21	0	0											
5.22	0	0											
5.23	0	0											
5.24	0	0											
5.25	0	0											
5.26	0	0											
5.27	0	0											
5.28	0	0											
5.29	0	0											
5.30	0	0											
5.31	0	0											
5.32	0	0											
5.33	0	0											
5.34	0	0											
5.35	0	0											
5.36	0	0											
5.37	0	0											
5.38	0	0											
5.39	0	0											
5.40	0	0											
5.41	0	0											
5.42	0	0											
5.43	0	0											
5.44	0	0											
5.45	0	0											
5.46	0	0											
5.47	0	0											
5.48	0	0											
5.49	0	0											
5.50	0	0											
5.51	0	0											
5.52	0	0											
5.53	0	0											
5.54	0	0											
5.55	0	0											
5.56	0	0											
5.57	0	0											
5.58	0	0											
5.59	0	0											
TOTALS		72	52	20	0	0	0	0	72	0	72	72	0

Dundee City Council
Table 4 a) YEAR 2011/12

Project Address	Sub Area	Total Unit Nos	AHIP £0.000m							RSL £0.000m				Council Contribution £0.000m					Buyer's Mortgage £0.000m	Other Funds £0.000m			Total Project Cost £0.000m	
			CORE	COP	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other (eg Commuted Sum)	Total		Public	Private	TOTAL		
1.01 Mill 'O' Mains (phase 1/2)	F	79	5.767						5.767				0.000						0.000				0.000	5.767
1.02 Whitfield	F	55	4.015						4.015	2.144			2.144						0.000				0.000	6.159
1.03 Elmgrove House Resettlement	D	14	2.850						2.850				0.000						0.000				0.000	2.850
1.04 I.B. Connex	A	52	3.650						3.650				0.000						0.000				0.000	3.650
1.05 Ardler site 6A	G	10	0.508						0.508				0.000						0.000				0.000	0.508
1.06 Kings Cross (supported units)	D	28							0.000				0.000						0.000				0.000	0.000
1.07 Bonneathill Gardensb (refurbs)	A	4	0.600						0.600				0.000						0.000				0.000	0.600
1.08 Blackwood Court	D	28	1.898						1.898	1.260			1.260						0.000				0.000	3.158
1.09 Coldsides Road	A	30	2.700						2.700	1.800			1.800						0.000				0.000	4.500
1.10 Hilltown	A	8	0.240						0.240				0.000			2.760			2.760				0.000	3.000
1.11	0	0	0						0.000				0.000						0.000				0.000	0.000
1.12	0	0	0						0.000				0.000						0.000				0.000	0.000
1.13	0	0	0						0.000				0.000						0.000				0.000	0.000
1.14	0	0	0						0.000				0.000						0.000				0.000	0.000
1.15	0	0	0						0.000				0.000						0.000				0.000	0.000
1.16	0	0	0						0.000				0.000						0.000				0.000	0.000
1.17	0	0	0						0.000				0.000						0.000				0.000	0.000
1.18	0	0	0						0.000				0.000						0.000				0.000	0.000
1.19	0	0	0						0.000				0.000						0.000				0.000	0.000
1.20	0	0	0						0.000				0.000						0.000				0.000	0.000
1.21	0	0	0						0.000				0.000						0.000				0.000	0.000
1.22	0	0	0						0.000				0.000						0.000				0.000	0.000
1.23	0	0	0						0.000				0.000						0.000				0.000	0.000
1.24	0	0	0						0.000				0.000						0.000				0.000	0.000
1.25	0	0	0						0.000				0.000						0.000				0.000	0.000
1.26	0	0	0						0.000				0.000						0.000				0.000	0.000
1.27	0	0	0						0.000				0.000						0.000				0.000	0.000
1.28	0	0	0						0.000				0.000						0.000				0.000	0.000
1.29	0	0	0						0.000				0.000						0.000				0.000	0.000
1.30	0	0	0						0.000				0.000						0.000				0.000	0.000
1.31	0	0	0						0.000				0.000						0.000				0.000	0.000
1.32	0	0	0						0.000				0.000						0.000				0.000	0.000
1.33	0	0	0						0.000				0.000						0.000				0.000	0.000
1.34	0	0	0						0.000				0.000						0.000				0.000	0.000
1.35	0	0	0						0.000				0.000						0.000				0.000	0.000
1.36	0	0	0						0.000				0.000						0.000				0.000	0.000
1.37	0	0	0						0.000				0.000						0.000				0.000	0.000
1.38	0	0	0						0.000				0.000						0.000				0.000	0.000
1.39	0	0	0						0.000				0.000						0.000				0.000	0.000
1.40	0	0	0						0.000				0.000						0.000				0.000	0.000
1.41	0	0	0						0.000				0.000						0.000				0.000	0.000
1.42	0	0	0						0.000				0.000						0.000				0.000	0.000
1.43	0	0	0						0.000				0.000						0.000				0.000	0.000
1.44	0	0	0						0.000				0.000						0.000				0.000	0.000
1.45	0	0	0						0.000				0.000						0.000				0.000	0.000
1.46	0	0	0						0.000				0.000						0.000				0.000	0.000
1.47	0	0	0						0.000				0.000						0.000				0.000	0.000
1.48	0	0	0						0.000				0.000						0.000				0.000	0.000
1.49	0	0	0						0.000				0.000						0.000				0.000	0.000
1.50	0	0	0						0.000				0.000						0.000				0.000	0.000
1.51	0	0	0						0.000				0.000						0.000				0.000	0.000
1.52	0	0	0						0.000				0.000						0.000				0.000	0.000
1.53	0	0	0						0.000				0.000						0.000				0.000	0.000
1.54	0	0	0						0.000				0.000						0.000				0.000	0.000
1.55	0	0	0						0.000				0.000						0.000				0.000	0.000
1.56	0	0	0						0.000				0.000						0.000				0.000	0.000
1.57	0	0	0						0.000				0.000						0.000				0.000	0.000
1.58	0	0	0						0.000				0.000						0.000				0.000	0.000
1.59	0	0	0						0.000				0.000						0.000				0.000	0.000
TOTALS		308	22.228	0.000	0.000	0.000	0.000	0.000	22.228	5.204	0.000	0.000	5.204	0.000	0.000	2.760	0.000	2.760	0.000	0.000	0.000	0.000	30.192	

Dundee City Council
Table 4 c) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	AHIP £0.000m							RSL £0.000m				Council Contribution £0.000m				Buyer's Mortgage £0.000m	Other Funds £0.000m			Total Project Cost £0.000m	
			CORE	COP	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudent Borrowing	Other (ex-commuted Sum)		Total	Public	Private		TOTAL
3.01 Mill 'O' Mains (phase 4)	F	20	1.460						1.460	0.858			0.858					0.000				0.000	2.318
3.02 Derby Street Redevelopment	A	40	2.920						2.920				0.000					0.000				0.000	2.920
3.03 Menzieshill Multi's Redevelopment	D	60	4.380						4.380	1.579			1.579					0.000				0.000	5.959
3.04 Hilltown	A	12							0.000				0.000			1.240		1.240				0.000	1.240
3.05	0	0							0.000				0.000					0.000				0.000	0.000
3.06	0	0							0.000				0.000					0.000				0.000	0.000
3.07	0	0							0.000				0.000					0.000				0.000	0.000
3.08	0	0							0.000				0.000					0.000				0.000	0.000
3.09	0	0							0.000				0.000					0.000				0.000	0.000
3.10	0	0							0.000				0.000					0.000				0.000	0.000
3.11	0	0							0.000				0.000					0.000				0.000	0.000
3.12	0	0							0.000				0.000					0.000				0.000	0.000
3.13	0	0							0.000				0.000					0.000				0.000	0.000
3.14	0	0							0.000				0.000					0.000				0.000	0.000
3.15	0	0							0.000				0.000					0.000				0.000	0.000
3.16	0	0							0.000				0.000					0.000				0.000	0.000
3.17	0	0							0.000				0.000					0.000				0.000	0.000
3.18	0	0							0.000				0.000					0.000				0.000	0.000
3.19	0	0							0.000				0.000					0.000				0.000	0.000
3.20	0	0							0.000				0.000					0.000				0.000	0.000
3.21	0	0							0.000				0.000					0.000				0.000	0.000
3.22	0	0							0.000				0.000					0.000				0.000	0.000
3.23	0	0							0.000				0.000					0.000				0.000	0.000
3.24	0	0							0.000				0.000					0.000				0.000	0.000
3.25	0	0							0.000				0.000					0.000				0.000	0.000
3.26	0	0							0.000				0.000					0.000				0.000	0.000
3.27	0	0							0.000				0.000					0.000				0.000	0.000
3.28	0	0							0.000				0.000					0.000				0.000	0.000
3.29	0	0							0.000				0.000					0.000				0.000	0.000
3.30	0	0							0.000				0.000					0.000				0.000	0.000
3.31	0	0							0.000				0.000					0.000				0.000	0.000
3.32	0	0							0.000				0.000					0.000				0.000	0.000
3.33	0	0							0.000				0.000					0.000				0.000	0.000
3.34	0	0							0.000				0.000					0.000				0.000	0.000
3.35	0	0							0.000				0.000					0.000				0.000	0.000
3.36	0	0							0.000				0.000					0.000				0.000	0.000
3.37	0	0							0.000				0.000					0.000				0.000	0.000
3.38	0	0							0.000				0.000					0.000				0.000	0.000
3.39	0	0							0.000				0.000					0.000				0.000	0.000
3.40	0	0							0.000				0.000					0.000				0.000	0.000
3.41	0	0							0.000				0.000					0.000				0.000	0.000
3.42	0	0							0.000				0.000					0.000				0.000	0.000
3.43	0	0							0.000				0.000					0.000				0.000	0.000
3.44	0	0							0.000				0.000					0.000				0.000	0.000
3.45	0	0							0.000				0.000					0.000				0.000	0.000
3.46	0	0							0.000				0.000					0.000				0.000	0.000
3.47	0	0							0.000				0.000					0.000				0.000	0.000
3.48	0	0							0.000				0.000					0.000				0.000	0.000
3.49	0	0							0.000				0.000					0.000				0.000	0.000
3.50	0	0							0.000				0.000					0.000				0.000	0.000
3.51	0	0							0.000				0.000					0.000				0.000	0.000
3.52	0	0							0.000				0.000					0.000				0.000	0.000
3.53	0	0							0.000				0.000					0.000				0.000	0.000
3.54	0	0							0.000				0.000					0.000				0.000	0.000
3.55	0	0							0.000				0.000					0.000				0.000	0.000
3.56	0	0							0.000				0.000					0.000				0.000	0.000
3.57	0	0							0.000				0.000					0.000				0.000	0.000
3.58	0	0							0.000				0.000					0.000				0.000	0.000
3.59	0	0							0.000				0.000					0.000				0.000	0.000
TOTALS		132	8.760	0.000	0.000	0.000	0.000	0.000	8.760	2.437	0.000	0.000	2.437	0.000	0.000	1.240	0.000	1.240	0.000	0.000	0.000	0.000	12.437

Table 5 Council New Build Programme

Project Address	Sub Area	Total Unit Nos	Draw Down of Central Government Funds						
			£0.000m						
			2011/12	2012/13	2013/14	2014/15	2015/16	Post SHIP Period	TOTAL
Hilltown	A	8		0.240					0.240
Hilltown	A	12							0.000
Hilltown	A	13							0.000
TOTALS		33	0.000	0.240	0.000	0.000	0.000	0.000	0.240