

**STRATEGIC HOUSING
INVESTMENT PLAN
2019– 2024**

Introduction

The Dundee Strategic Housing Investment Plan (SHIP) 2019-24 sets - out the affordable housing investment priorities of the Council and its partners for the period 2019-2024.

The Strategic Housing Investment Plan (SHIP) is the key statement on affordable housing development priorities within Dundee. The SHIP is a rolling plan/programme covering a period of five years. It is linked to the Local Housing Strategy (LHS), identifying the affordable housing investment priorities outlined in the strategy. The current SHIP covers the period 2018-23. The SHIP target for particular needs housing is up to 30% of the total number of units commissioned.

In addition, it guides the allocation of Scottish Government Affordable Housing grant, which is central to the delivery of Dundee`s Affordable Housing Supply Programme (AHSP).

The SHIP is embedded in the city`s Community Partnership Planning Framework. It sets out these priorities within the 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 included in the Single Outcome Agreement, the Council Plan, The Local Development Plan and the Local Housing Strategy.

- **Link to Local Housing Strategy**

The Local Housing Strategy (LHS) is a statutory requirement under the Housing Scotland Act 2001. The strategy is the city`s primary strategic document for the provision of housing and housing related services, and covers a 5 year period. Since 2004, the Partnership has produced two LHSs. The current one covers the period 2013-2018, and is based on an independent housing needs demand study, which has been endorsed by the Scottish Government as being robust and credible. The LHS is embedded in the city`s Community Partnership Planning Framework.

The Dundee Local Housing Strategy was completed and submitted to the Scottish Government in March 2013. The LHS progressed through the peer review process within the guidance and Dundee City Council received feedback from Scottish Government in June 2013. The panel welcomed the clear linkage set out in the LHS to community planning and Dundee Single Outcome Agreement. The linkage between these documents made clear the aspirational outlook being taken by Dundee City Council to ensure that delivering better housing options links into, and contributes to, wider community needs such as impacting on community safety, poverty and other social issues.

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

- Hilltown
- Whitfield
- Lochee
- Mill O` Mains

In addition to the priority areas for housing investment there is recognition that opportunity to improve housing choice will arise in other neighbourhoods and that these opportunities should be taken to ensure that existing stable neighbourhoods do not deteriorate. Also the requirements of people with particular housing needs (community care needs) may require investment out with the priority areas.

The City's Regeneration Programme has removed poor quality, unpopular house types to make way for new houses fit for the 21st Century, meeting 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:

- Creating more housing choice
- Increasing the supply of quality affordable housing
- Contributing to sustainable and mixed communities
- Providing social housing which provides better value for money
- Meeting the Scottish Housing Quality Standard (SHQS) and the Energy Efficiency Standard for Social Housing (ESSH).

The new LHS is currently being developed and will be submitted to Scottish Government in 2019.

- **Scottish Housing Quality Standard**

Dundee City Council invested £195.9m over 10 years to ensure the Council Housing stock is SHQS compliant and continues through life cycle investment to maintain SHQS standards. The housing stock is energy efficient with modern facilities and services and is healthy, safe and secure.

The Scottish Government has introduced the Energy Efficiency Standard for Social Housing (ESSH). ESSH sets minimum energy efficiency ratings dependent upon the dwelling type and heating system to be achieved by 2020.

The Council is implementing a programme of external wall insulation (EWI) too hard to heat homes up to 2020. For this purpose funding in the capital plan will be supplemented by Home Energy Efficiency Programme for Scotland – Area Based Schemes (HEEPS - ABS) and ECO funding (or successor schemes) to ensure that mixed tenure flatted blocks can be thermally insulated.

Delivering Quality Housing

The Scottish Government states in Scottish Planning Policy (2014) that 'the planning system should enable the provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to creation of successful and sustainable places.' Housing has a key role to play in encouraging and enabling the creation of successful, quality places which contribute to the identity of the area. In addition it is important that the new housing integrates with public transport and active travel networks.

The TAYplan wide Housing Need and Demand Assessment (HNDA) was carried out to inform the preparation of TAYplan as well as the constituent authorities Local Development Plans (LDP). The TAYplan wide HNDA was signed off by the Scottish Government as being robust and credible and has been used to guide and inform the preparation of the Dundee Local Development Plan 2. A review of the HNDA will be carried out in 2018/2019

TAYplan Strategic Development Plan

The Dundee, Perth, Angus and North East Fife Strategic Development Planning Authority (TAYplan) was established under the 2006 Planning etc. (Scotland) Act to produce the Strategic Development Plan for the TAYplan area.

The TAYplan Strategic Development Plan 2016-2036 was approved in October 2017 and set out the vision of how the Dundee, Perth, Angus and North East Fife area should develop over the next 20 years. The TAYplan Strategic Development Plan and supporting documents can be viewed at www.tayplan-sdpa.gov.uk

The Plan provides a broad indication of the scale and direction of growth within the area and seeks to focus the majority of development in the region's principal settlements with Dundee being a Tier 1 settlement.

The vision for the TAYplan area states that "By 2036 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work and visit, and where business choose to invest and create jobs."

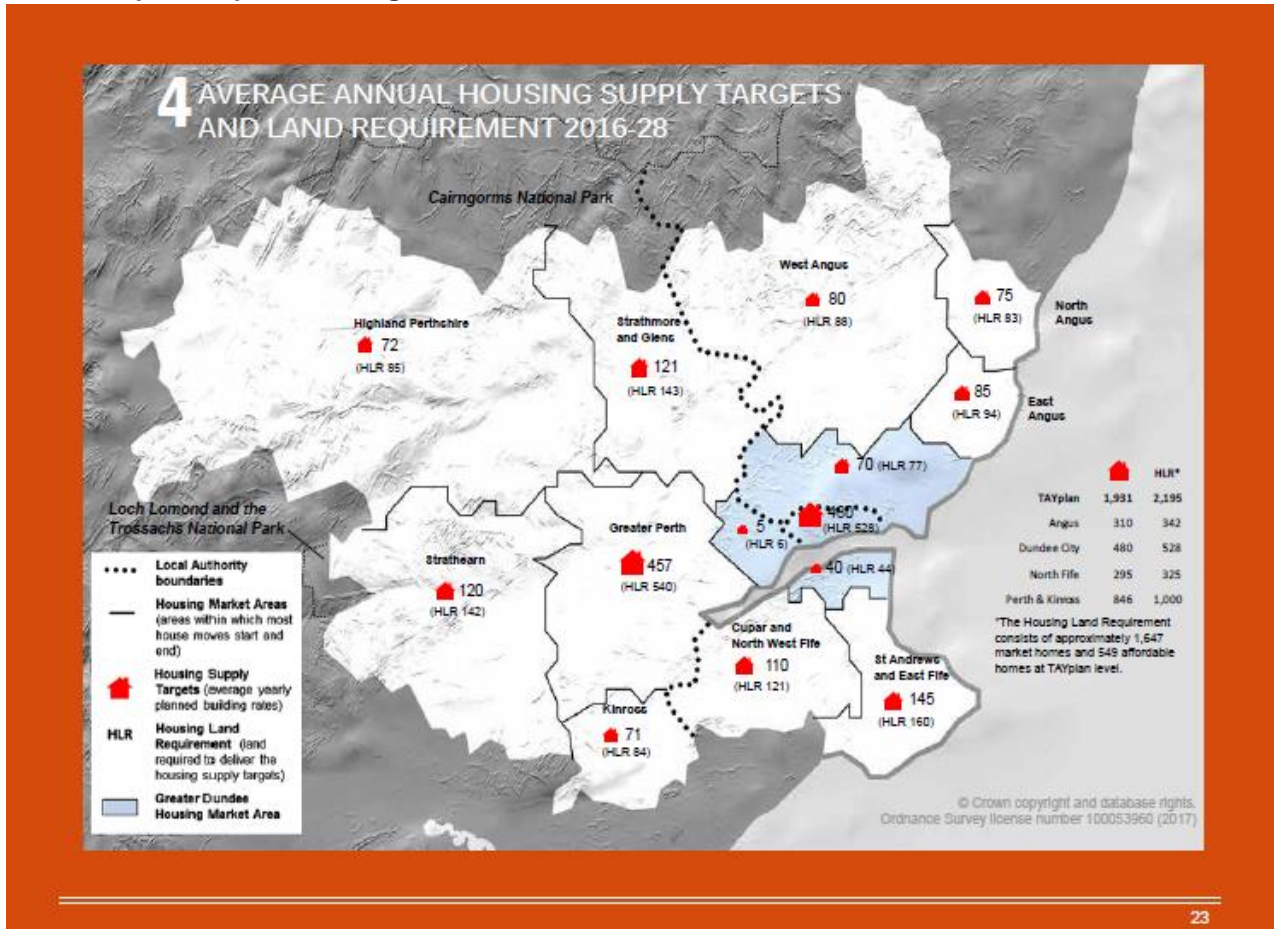
The TAYplan Strategic Development Plan sets out three main guiding principles:

- Supporting sustainable economic development and improving regional image and distinctiveness.
- Enhancing the quality of places through better development outcomes.
- Ensuring effective resource management and promoting an accessible connected and network region.

An important aspect of the TAYplan Strategic Development Plan is setting out the scale of new house building that will be required to meet the identified need and demand for the plan period.

Policy 4 of the approved TAYplan Strategic Development Plan requires the Dundee Local Development Plan to identify sufficient generous land supply to ensure the delivery of the average annual housing supply targets which for Dundee City has been set at 480 homes per year. The housing supply target is then increased by a margin of 10% to provide a housing land requirement of 528 homes per annum to be planned over the lifetime of the Local Development Plan.

- **Map 1 TAYplan Housing Market Area Annual Build Rates**



Source; Average annual housing market area build rates (TAYplan p23)

- **Dundee Local Development Plan**

The Dundee Local Development Plan 2014 set out a strategy to guide future development within the City for a period of 5 years (up to 2019) and provide broad indications of growth for up to 10 years (up to 2024) in the future. The Plan contains policies and proposals covering the principal land use issues in the City and set out where new development should and should not happen.

The Local Development Plan for Dundee is required to be consistent with the TAYplan Strategic Development Plan. As such the Dundee Local Development Plan 2014 ensured that there was sufficient effective land available to meet the requirements set out in the TAYplan Strategic Development Plan 2012-2032 which was in place at the time of the Local Development Plan preparation.

As required by Scottish Planning Policy the level of land that is required to maintain a 5 year effective supply over the period of the Local Development Plan was identified as well as land identified for a further 5 years up to 2024. At the annual average build rate of 610 homes this amounted to a requirement of land being allocated to accommodate 6,100 houses over the 10 year period from adoption of the Local Development Plan 2014 - 2024.

The Local Development Plan sets out the additional land that is required to and has identified land to meet this requirement for the plan period of 2014 to 2024.

The Dundee Local Development Plan 2014 and Proposals Map can be viewed at www.dundee.gov.uk/service-area/city-development/local-development-plan

Dundee Proposed Local Development Plan 2

Dundee City Council is currently preparing a new Local Development Plan which will replace the Dundee Local Development 2014. The Proposed Local Development Plan 2 contains the spatial strategy that will guide development up to 2029.

The Proposed Dundee Local Development Plan 2 is required to be in accordance with TAYplan Strategic Development Plan 2016-2036 and therefore has a Housing Supply Target of an average of 480 homes per annum to be delivered. In order to deliver this target the Proposed Plan has applied a 10% generosity figure which gives the Housing Land Requirement of 528 homes per annum for Dundee City.

The strategy for identifying additional land to meet the housing land requirement has been to prioritise the reuse of brownfield land within the existing urban area as well as to offer greenfield land allocations to provide flexibility and choice in Dundee's housing market.

The Council have considered representations made to the Proposed Plan during the period for representations in 2017. All unresolved representations and the accompanying documents have been submitted to the Scottish Government Planning and Environmental Appeals Division (DPEA) and the examination of the Plan is underway.

Following the publication of the report of examination it is anticipated that the Council will formally adopt the Dundee Local Development Plan 2 at the end of 2018.

The Local Development Plan sets out the additional land that is required and has identified land to meet this requirement for the plan period 2019 to 2029.

Further information about the Proposed Dundee Local Development Plan 2 can be viewed at www.dundee.gov.uk/service-area/city-development/local-development-plan/dundee-local-development-plan-2

The following information identifies the eight Local Community Planning Partnership Area where potential new housing developments throughout the City may be developed over the next 5 to 30 years.

- **Local Community Planning Partnership Areas**

- West End
- Lochee
- Strathmartine
- North East
- Coldside
- Maryfield
- East End
- The Ferry

Prioritisation of Sites

The process for prioritising development sites is through an effective dialogue with Registered Social Landlord (RSL) partners.

RSL's in the City submit details of their proposed future developments, providing information on:

- Location of Development.
- Name of Developer.
- Number of proposed units to be developed.

- Number of general needs units to be developed.
- Number of special needs units to be developed.
- Grant funding required for development.

Development sites submitted are reviewed by Neighbourhood Services (Housing) and City Development (Planning), and discussions held between individual RSLs/ Housing/ Integrated Health and Social Care on an individual basis. Sites are prioritised as high, medium or low priorities taking on the following criteria:

- Sites within regeneration areas.
- Sites identified within the previous SHIP.
- Site prioritisation in the Local Development Plan.
- Improving housing and tenure balance in the area.
- Provide an appropriate mix of property types and sizes.
- Meeting affordable housing need in the area.
- Sustaining existing stable neighbourhoods; mitigating further deterioration and deprivation in these communities.
- Innovation and Sustainability.
- Provide Housing for particular needs housing groups.
- Land Ownership.
- Deliverability.

Those developments with a higher priority will attract funding first, if a development is on site the next phase of the development shall be given priority at the allocation of funding. All agreed developments will be included and prioritised in the SHIP.

Risks to programme delivery

The main risks to delivery of the Affordable Housing Supply Programme are the availability and ownership of land suitable for the development of new housing. Negotiations are underway between RSLs and owners of land in private ownership but ultimately land values must be capable of being supported by the finance available to deliver housing developments within Scottish Government benchmark costs.

The Council is using its land assets to support the delivery of the affordable housing supply programme whilst meeting its other commitments.

The Council will continue to work closely with RSLs to respond positively to development opportunities for affordable housing which continue to come forward, which will meet housing need and facilitate the delivery of the Affordable Housing Supply Programme in line with the SHIP requirements.

Wheelchair Housing

Within Dundee City there is a large demand for wheelchair adapted housing, the requirements are considered in every new build social rented development. The size of housing required varies from 1 bed units to 5 bed units, the table below shows the number of units and size at the current time.

No. of Bedrooms	No. on Waiting List
1	43
2	31
3	16
4	8
5	2
Total	100

Waiting List Information as at 7 August 2018

Since 2015 there has been 45 new build social rented wheelchair units either completed or currently under construction in the City, there are also a further 137 proposed wheelchair units for future developments identified in this New SHIP 2019 - 24.

Housing Community Care / Housing Support Requirements

This type of housing is specifically designed for individuals who require care and support or a physically adapted property; such as a wheelchair accessible house, to live independently. Identifying the number of additional particular needs houses for the city is facilitated through Dundee's Community Partnership Planning Framework, and in particular, the framework's Housing, Health and Social Care strategic planning groups and their respective strategies. As a result, the SHIP is inextricably linked to the following key Partnership's Housing, Health and Social Care strategic documents:

- Local Housing Strategy.
- Health and Social Care Partnership Strategic and commissioning Plan.
- Health and Social Care Partnership Housing Contribution Statement.

Based on the Partnership's strategic planning information, the SHIP new-build, particular needs housing target is ninety-five units. The rate of developing particular needs housing through the SHIP is subject to the availability of: suitable land; developing-landlords' finance; Scottish Government RPA funding; and local planning consent. Table 1 provides a breakdown of particular needs housing requirements by service area.

It should be noted that the SHIP has a particular needs housing target of up to 30% of the total Affordable Housing Supply Programme.

City of Dundee, Particular Needs Housing SHIP Commissioning Targets, 2019 – 2023

Year	2019/20	2020/21	2021/22	2022/23	2019-223
Service Area	Commissioning Targets	Commissioning Targets	Commissioning Targets	Commissioning Targets	Total
1. Learning Disabilities and Autism	10	10	6	To be confirmed	26
2. Mental Health	4	4	4	To be Confirmed	12
3. Physical Disabilities	10	7	To be confirmed	To be Confirmed	17
4. Wheelchair Housing (Dundee Wheelchair Housing Waiting List)	10	10	10	10	40
5. Young Persons	To be confirmed	To be confirmed	To be confirmed	To be confirmed	-
Total	34	31	20	10	95

Source: Dundee City Council, Neighbourhood Services, August 2018

N.B. Table 1. Service Areas: 1-5

Commissioning Housing Targets:

- 1-3 Represents Dundee Health and Social Care Partnership's Supported Housing Priorities
- 4 Represents Dundee's Social Rented Wheelchair Housing Waiting List Priorities
- 5 Represents Dundee City Council Children and Families Services Supported Housing Priorities Year. Reflect the year of commissioning; not completion.

Housing Adaptations

Dundee City Council Housing Department allocates £750k each year to assist with the installation of medical adaptations within homes of council tenants. In 2017/18 Dundee City Council carried out 407 adaptations to our properties to a value of £767,685. In the private sector 76 applications were completed at a total cost of £326,499.

Local Authority Contribution

Dundee City Council will develop a number of housing units over the period of the SHIP, the development of 83 units is on site at Derby Street.

In addition to the new build development at Derby Street a further three potential sites have been identified in the SHIP for the period to 2021.

Registered Social Landlords

Within the RSL sector there has been 406 new social rented units built in Dundee in the period 2013 – 2018.

It is projected that under the current Scottish Government 5 year Affordable Housing Development Funding to 2020/21 that up to 1,000 new build affordable housing units will be built in the city.

Other Initiatives

The Council will work with the Scottish Government, RSL's and Private Sector to deliver other types of housing in the city including Mid-Market Rent (MMR) to meet housing needs of citizens within Dundee.

Rapid Rehousing Transition Plans

A new planning framework is being introduced for local authorities and our partners to transition to rapid rehousing approach – Rapid Rehousing Transition Plans (RRTP). These plans will set out how local authorities intend to transition from the current housing options approach and re-align these to the housing led approach. Plans for 2019-20 to 2023-24 require to be developed by December 2018. RRTPs will become an integral part of the Strategic Housing Investment Plan (SHIP) and will be reviewed as part of the SHIP process.

Sustainability

The Council will work with partners to ensure that all new build properties constructed within the investment programme will meet or surpass the current building regulations and that energy efficiency measures such as insulation, solar energy, wind power or other suitable measures are integrated. This will assist in reducing carbon emissions, address fuel poverty and ensure that tenants live in warm, affordable homes.

Equalities

All procurement strategies and contracts will be screened and where appropriate undergo an Equalities Impact Assessment screening to ensure that actions associated with this strategy support the equalities agenda of the government, council and its partners.

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

- Ethnic Minorities including economic migrants
- Community Care Groups
- Gypsy Travellers
- Homeless people

Additional provision for these groups where it is seen as appropriate will be encouraged.

It should be noted that additional needs for community care housing, especially for Housing with care and for adapted housing have been identified. Further discussion on appropriate models of accommodation, location and funding are ongoing.