

ITEM No ...3.....

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE – 13 FEBRUARY 2017
REPORT ON: STRATEGIC HOUSING INVESTMENT PLAN 2017-2022
REPORT BY: CHIEF EXECUTIVE
REPORT NO: 23-2017

1 PURPOSE OF REPORT

- 1.1 To seek approval of the Strategic Housing Investment Plan (SHIP) 2017-2022.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approves the content of the Strategic Housing Investment Plan 2017-2022.

3 FINANCIAL IMPLICATIONS

- 3.1 The Scottish Government Affordable Housing Investment Programme resource planning assumptions for the City total £29.7 million available to 2020. This resource along with the resources identified within the HRA Capital Plan and those identified by our Registered Social Landlord (RSL) partners will lead to completions of 200 units by the end of 2016/17 and a further 400 new build affordable housing completions over 2017/18-2020, totalling around 600 units.

4 BACKGROUND

- 4.1 The Strategic Housing Investment Plan (SHIP) is the key statement of affordable Housing development priorities within local authority area. The Scottish Government Affordable Housing Investment Programme resource planning assumptions for the City will make £29.7 million available to 2020.
- 4.2 It is anticipated that further resources may be made available within the Affordable Housing Investment Programme going forward given the Scottish Government's target to provide 50,000 new affordable homes over the next 5 years. Therefore, the SHIP includes a good supply of pipe line projects and additional projects to be brought forward to respond to possible additional resource allocation should this become available. We continue to work with our colleagues in City Development, RSL partners and the private sector to discuss all possible ways of delivering the maximum programme for Dundee to meet housing need and demand in the City.
- 4.3 The Council and its partners continue to make good progress in delivering high quality, energy efficient new build social rented housing in the City. The following developments have recently been completed or will be completed over 2016/17 and 2017/18.

2016/17

Sinclair Street	32 units
Ormiston Crescent	32 units
Kilbride Place	38 units
Mill O Mains	70 units
Dens Road	21 units
Cleington Road	8 units
Total	201 units

2017/18

Alexander Street	81 units
Glamis Road	8 units
Fintry Dr/Finavon St	56 units
St Ann's Lane	18 units
Mid Craigie	26 units
Kilbride Place	28 units
Total	217 units

As well as the completions of the 81 new build Council and RSL houses at Alexander Street, the construction of new 163 Council and housing association houses at Derby Street is about to commence, delivering the regeneration of the Hilltown area.

- 4.4 The Strategic Housing Investment Plan has been developed through the established process of holding meetings including representatives from Neighbourhood Services, City Development and Registered Social Landlords (RSLs). RSLs outline their interest in proposed sites and the planned housing provision. Relevant officers from Neighbourhood Services and City Development have evaluated the submissions in line with the criteria. The main priority sites are within the regeneration areas - Mill O' Mains, Whitfield, Lochee and Hilltown. Thereafter priorities focus on meeting housing and opportunities to improve housing choice in other neighbourhoods. These opportunities also ensure that existing stable neighbourhoods are sustained and that the Council continues to meet the needs of people with particular housing needs.
- 4.5 The Council continues to make progress on improving local environments across the City through the development of new highly energy efficient housing to meet housing needs and aspirations. The development of new housing appropriate for particular needs and wheelchair housing through the SHIP is essential to meet community care needs.

5 POLICY IMPLICATIONS

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

An Equalities Impact Assessment is attached.

6 CONSULTATIONS

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

7 BACKGROUND PAPERS

- 7.1 None.

STRATEGIC HOUSING INVESTMENT PLAN

2017 – 2022

INTRODUCTION

The Dundee Strategic Housing Investment Plan (SHIP) 2017-22 sets out the affordable housing investment priorities of the Council and its partners for the period 2017-2022.

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 2017-22. 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
- North West / Caird

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.

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 demolished to make way for new 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 values for money;
- Meeting the Scottish Housing Quality Standard (SHQS) and the Energy Efficiency Standard for Social Housing (ESSH).

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) to 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 the 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 new housing integrates with public transport and active travel networks.

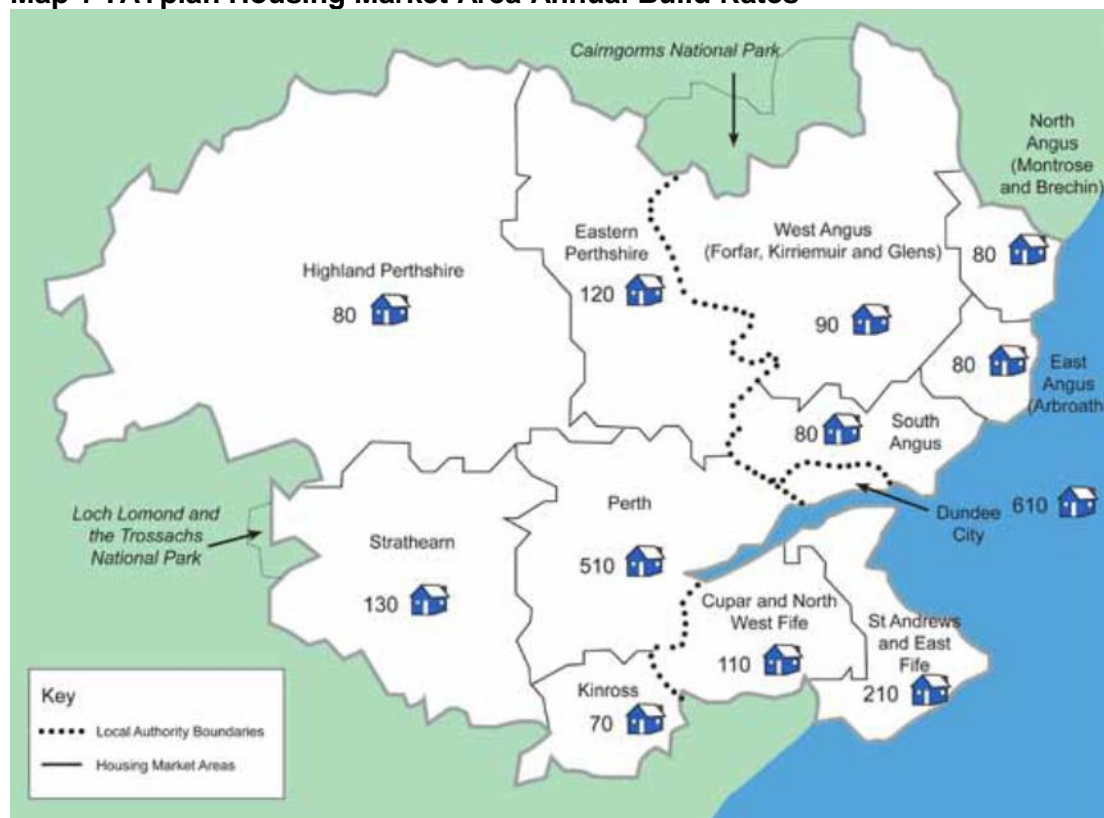
The TAYplan-wide Housing Need and Demand Assessment (HNDA) was carried out to inform the preparation of TAYplan as well as the constituent authorities Local Development Plans (LDP). The TAYplan-wide HNDA has been signed off by the Scottish Government as being robust and credible and has been used to guide and inform the preparation of the Dundee LDP Main Issue Report.

The TAYplan-wide HNDA also looked specifically at the issue of the need for an affordable housing policy for Dundee. The findings concluded that there was insufficient justification at this time to take forward the development of a policy on affordable housing.

The TAYplan Strategic Development Plan 2012-2032 sets 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 provides a broad indication of the scale and direction of growth up to year 2032. Policy1: Location Priorities seeks to focus the majority of development in the region's principal settlements with Dundee being a Tier 1 settlement.

The TAYplan Strategic Development Plan advises that Local Development Plans shall identify land which is effective or expected to become effective to meet the average annual build rates (Map 1) for each housing market area up to year 10 from the predicted date of adoption. In doing so it will ensure a minimum of 5 years effective land supply at all times.

Proposal 2 of the TAYplan Strategic Development Plan (Map 1) sets out the Housing Market Area Annual Build Rates and identified an estimated average annual build rate of 610 units per annum for Dundee City.

Map 1 TAYplan Housing Market Area Annual Build Rates

Source; Average annual housing market area build rates (TAYplan p17)

Supply of Land for Housing

As Local Development Plans are to be consistent with the Strategic Development Plan, the Dundee Local Development Plan is required to ensure that there is an appropriate level of effective housing land in order to deliver the housing supply target.

The Dundee Local Development Plan was adopted in December 2013 and allocates the sites required to ensure that the housing land requirement set by TAYplan in line with national guidance are provided up to 2024.

The TAYplan Strategic Development Plan highlights that the estimated build rates are average rates for the first 12 year period. It is anticipated that given the current economic climate that within the first 12 year period build rates will be lower than the average in the early period and greater in the later.

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.

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. The SHIP is linked to the following 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.

Over the duration of the SHIP, Dundee Partnership has identified a requirement for an additional ninety-three particular needs houses in the city. Subject to availability of land, developing landlords' finance, Scottish Government Resource Planning Assumption funding, and local planning consent, eighty-three houses will potentially be progressed through the SHIP new-build Affordable Housing Supply Programme (AHSP), 2017-2022. The remaining 10 units will be commissioned from existing social rented housing. Overall, SHIP has a particular needs housing target of up to 30% of the total AHSP. Table 1 provides a breakdown of the city's particular needs housing targets, 2017-2022 by service area.

Table 1. City of Dundee, Particular Needs Housing Commissioning Targets, 2017 - 2022

	Year	2017/18	2018/19	2019/20	2020/21	2020/22	2017-22
	Service Area	Commission Targets	Commission Targets	Commission Targets	Commission Targets	Commission Targets	Total
1.	Older People: Housing with Care	10	-	-	-	-	10
2.	Learning Disabilities	13	10	10	10	-	43
3.	Mental Health	3	-	-	-	-	3
4.	Physical Disabilities	20	-	-	-	-	20
5.	Wheelchair Housing	4	4	4	5	-	17
6.	Young Persons	-	-	-	-	-	-
	Total	50	14	14	15	-	93

Source: Dundee City Council, Neighbourhood Services, November 2016

N.B. Table 1, Housing Commissioning Targets:

i. Service Area 1	Older People - Housing with Care: It is anticipated that Housing with Care targets will be commissioned from existing social rented sheltered housing, therefore will not be progressed through SHIP new-build, affordable housing programme
ii. Service Areas 2-6	To ensure best use of housing stock, prior to being progressed through SHIP new-build, affordable housing programme, targets will be considered from existing social rented housing stock.
iii. Service Area 4	Physical Disabilities: Potentially, a percentage of the housing target will be built to wheelchair standard.
iv. Service Areas 1-6	The Targets: Reflect the year that housing would be commissioned; not completed. The Targets: Reviewed annually, therefore, they may increase or decrease over the SHIP period.

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 2015/16 Dundee City Council carried out 505 adaptations to our properties to a value of £736,706. In the private sector 59 applications were completed at a total cost of £216,458.

Local Authority Contribution

Dundee City Council will develop a number of housing units over the period of the SHIP, 33 units are on site at Alexander Street and planning application for 84 units to be built has been submitted for Derby Street.

Other Initiatives

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

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 it's 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.

Strategic Environmental Assessment

A Strategic Environmental Assessment (SEA) pre-screening for the 2017- 22 SHIP has been submitted for consideration by the SEA Gateway prior to submission of the report to Neighbourhood Services Committee, no concerns were identified.

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 1-3 2017/18-2019/20

LOCAL AUTHORITY:Dundee City Council

PROJECT	SUB-AREA	PRIORITY	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE						UNITS - BUILT FORM			UNITS - TYPE					GREENER STANDARDS	APPROVAL DATE	UNITS - SITE STARTS				UNITS - COMPLETIONS				SG FUNDING REQUIRED (£0.000m)					
						Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (If Known)			Total Units by Type	Enter Y or N	Financial Year (Estimated or Actual)	PRE 2017/18	2017/18	2018/19	2019/20	2017/18	2018/19	2019/20	PRE 2017/18	2017/18	2018/19	2019/20
Alexander Street (H39)	Hilltown	High	X340348 Y:731144	9	Dundee City	33						33			33	33	20	13	4Wheelchair 9 Learning Dis	33	Y	2016	33				33			1.405	0.538			0.538	
Alexander Street (H39)	Hilltown	High	X340348 Y:731144	5	Hillcrest	48						48			48	48	42	6	Mental Health	48	Y	2016	48				48			1.900	1.832			1.832	
Fintry Drive / Finawon Street (H68)	North East	High	X341654 Y:733412	5	Abertay	56						56			56	56	40	16	7 Wheelchair 9 Learning Dis	56	Y	2016	56				56			0.500	4.180			4.180	
Mid Craigie Primary School (H29)	East End	High	X342556 Y:732293	6	Angus HA	26						26			26	26	21	5	4 Mental Health 1 Wheelchair	26	N	2016	26				26			0.285	1.535			1.535	
Kilbride Place (Whitfield Phase 5) (H22)	North East	High	X343968 Y:733200	5	Home Group	28						28			28	28	27	1	1 Wheelchair	28	Y	2016	28				28			1.300	0.716			0.716	
Pitkerro Road	East End	High	X342702 Y:732815	6	Home Group	24						24			24	24	24			24	N	2016		24			24			0.300	1.380			1.380	
Eliza Street	Maryfield	High	X341102 Y:731581	5	Hillcrest	40						40			40	40	36	4	Wheelchair	40	Y	2016	40				40			0.400	2.605			2.605	
St. Anne's Lane	Lochee	High	X337845 Y:731430	5	Hillcrest	18						18			18	18	17	1	Wheelchair	18	Y	2016	18				18			0.750	0.332			0.332	
Morgan Street	Maryfield	Medium	X341340 Y:731281	6	Caledonia	24						24			24	24	22	2	Wheelchair	24	N	2016		24			24			0.300	1.531			1.531	
Glamis Road	Lochee	High	X337113 Y:730788	5	Blackwood	6						6			6	6	6	6	Physical Dis	6	Y	2016	6				6			0.288				0.000	
Derby Street (H40)	Hilltown	High	X339860 Y:731548	9	Dundee City Council	83						83			83	83	51	32	14 Wheelchair 10 Learning Dis 8 Mental Health	83	Y	2016	83				83			2.500	1.319			1.319	
Derby Street (H40)	Hilltown	High	X339860 Y:731548	5	Hillcrest	58	22					80			80	80	80			80	Y	2017		80				80				4.320			4.320
Bernie Road	West End	Medium	X338883 Y:730599	5	Hillcrest	16						16			16	16	14	2	Wheelchair	16	Y	2017		16			16			0.500	1.356			1.856	
Mill 'O' Mains (Phase 4) (H49, 50, 52)	North East	High	X341516 Y:733294	5	Home Group	40						40			40	40	34	6	Unknown	40	Y	2017		40			40			1.800	1.000			2.800	
Coldside Road	Coldside	Medium	X339451 Y:731944	6	Caledonia	30						30			30	30	28	2	Wheelchair	30	N	2017		30			30			2.400				2.400	
Candle Lane	Maryfield	Medium	X340568 Y:730409	5	Home Group	30						30			30	30	30			30	Y	2017		30			30			2.100				2.100	
Dunbar Park / Haddington Avenue (H33)	North East	High	X343629 Y:733560	5	Home Group	24						24			24	24	22	2	Wheelchair	24	Y	2017		24			24			0.864	0.864			1.728	
Loons Road (H14)	Lochee	Medium	X338632 Y:731444	5	Hillcrest	29						29			29	29	25	4	Wheelchair	29	Y	2017		29			29			1.000	1.356			2.356	
BOC Ballindean Road	East End	Medium	X343413 Y:732165	5	Hillcrest	25						25			25	25	20	5	Wheelchair	25	Y	2017		25			25			0.962	1.000			1.962	
Central Waterfront	Maryfield			5			114					114			114	114				114	Y	2018			114			114			2.622	2.622			5.244
Charleston Primary School (H65)	Lochee	High	X335997 Y:731625	5	Abertay	40						40			40	40	40	tba		40	Y	2018		40			40				2.880				2.880
Site to be Identified				5	Sanctuary	100						100			100	100	100	tba		100	Y	2018		100			100								
Site to be Identified				9	Dundee City Council	30						30			30	30	30			30	Y	2018		30			30				1.770				1.770
Tranent Grove (H34)	North East	High	X343258 Y:733557	6	Angus HA	25	18			19		62			62	62	23	2	unknown	25	Y	2018			62							1.750			1.750
St. Mary's Infant School	Lochee	High	X338016 Y:731339	5	Hillcrest	24						24			24	24	24			24	Y	2018		24			24				1.480				1.480
IB Connex Maxwellton Works (H62)	Hilltown	High	X340222 Y:731212	5		46						46			46	46	42	4	Wheelchair	46	Y	2017		46				46				3.220			3.220
Cleington Road	Maryfield	Medium	X340923 Y:732161	5	Hillcrest	24						24			24	24	20	4	Wheelchair	24	Y	2019			24							1.782			1.782
Mossgiel Primary School (H42)	East End	Low	X341778 Y:732628	5	Abertay	42						42			42	42	42			42	Y	2019			42										
Total						969	154	0	0	19	0	1142	0	0	1142	1142	874	115	0	953					321	370	66	159	421	388		25.594	21.868	6.154	53.616

Drop Down Table Values	Geographic Code			
Numerical Value				
1	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Greener		
2	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Other		
3	Other Rural	RSL - SR - Greener		
4	Other Rural	RSL - SR - Other		
5	City and Urban	RSL - SR - Greener		
6	City and Urban	RSL - SR - Other		
7	All	RSL - Mid-Market Rent - Greener		
8	All	RSL - Mid-Market Rent - Other		
9	All	Council - SR - Greener		
10	All	Council - SR - Other		

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

Table 2 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 4-5 2020/21-2021/22

LOCAL AUTHORITY:
Dundee City Council

PROJECT	SUB-AREA	PRIORITY	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE						UNITS - BUILT FORM				UNITS - TYPE				GREENER STANDARDS	APPROVAL DATE	UNITS - SITE STARTS			UNITS - COMPLETIONS		SG FUNDING REQUIRED (£0.000m)			
						Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	P SR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specialist Provision	Type of Specialist Particular Need (if Known)	Total Units by Type		PRE 2020/21	2020/21	2021/22	2020/21	2021/22	PRE 2020/21	2020/21	2021/22	TOTAL SG FUNDING REQUIRED OVER SHP PERIOD
Whitefield Tenement Grove (H34)	North East	High	X:343258 Y:733557	5	Angus HA							0				0				0	Enter Y or N	Financial Year (Estimated or Actual)	62			62				0.000
Gowrie Court/Hillside Court (H44)	Lochee	Medium	X:336048 Y:7311154	5	Aberley	22						22			22	22	20	2	Wheelchair	22	Y	2020		22		22		1.584		1.584
Cleington Road	Maryfield	Medium	X:340923 Y:732161	5	Hillcrest										0							24			24					0.000
Lochee/Site to be identified	Lochee	High	X:337344 Y:731493	5		30						30			30	30				30	Y	2020	30		30			2.160		2.160
Total						52	0	0	0	0	0	52	0	0	52	52	50	2	0	52			52	0	54	84		3.744	0.000	3.744

Drop Down Table Values				
	Geographic Code			
1	West Highland/Island Authorities/Remote/Rural Argyll			RSL - SR - Greener
2	West Highland/Island Authorities/Remote/Rural Argyll			RSL - SR - Other
3	Other Rural			RSL - SR - Greener
4	Other Rural			RSL - SR - Other
5	City and Urban			RSL - SR - Greener
6	City and Urban			RSL - SR - Other
7	All			RSL - Mid-Market Rent - Greener
8	All			RSL - Mid-Market Rent - Other
9	All			Council - SR - Greener
10	All			Council - SR - Other



EQUALITY IMPACT ASSESSMENT TOOL

Part 1: Description/Consultation

Is this a Rapid Equality Impact Assessment (RIAT)?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is this a Full Equality Impact Assessment (EQIA)?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Date of Assessment:	09/12/2016	Committee Report Number:	
Title of document being assessed:		Strategic Housing Investment Plan (SHIP) 2017 - 22	
1. This is a new policy, procedure, strategy or practice being assessed (If yes please check box) <input checked="" type="checkbox"/>		This is an existing policy, procedure, strategy or practice being assessed? (If yes please check box) <input type="checkbox"/>	
2. Please give a brief description of the policy, procedure, strategy or practice being assessed.		The SHIP provides Dundee City Council with an opportunity to set out key investment priorities for affordable housing and demonstrate how these will be delivered. It identifies resources which will help deliver these priorities and enables the involvement of key partners.	
3. What is the intended outcome of this policy, procedure, strategy or practice?		To direct housing investment towards development / refurbishment of affordable and sustainable housing	
4. Please list any existing documents which have been used to inform this Equality and Diversity Impact Assessment.		None	
5. Has any consultation, involvement or research with protected characteristic communities informed this assessment? If yes please give details.		No	
6. Please give details of council officer involvement in this assessment. (e.g. names of officers consulted, dates of meetings etc)		Robin Shields (HQPU) Derek Farrell (HQPU)	
7. Is there a need to collect further evidence or to involve or consult protected characteristics communities on the impact of the proposed policy? (Example: if the impact on a community is not known what will you do to gather the information needed and when will you do this?)		No	

Part 2: Protected Characteristics

Which protected characteristics communities will be positively or negatively affected by this policy, procedure or strategy?

NB Please place an X in the box which best describes the "overall" impact. It is possible for an assessment to identify that a positive policy can have some negative impacts and visa versa. When this is the case please identify both positive and negative impacts in Part 3 of this form.

If the impact on a protected characteristic communities are not known please state how you will gather evidence of any potential negative impacts in box Part 1 section 7 above.

	Positively	Negatively	No Impact	Not Known
Ethnic Minority Communities including Gypsies and Travellers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender Reassignment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or Belief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
People with a disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lesbian, Gay and Bisexual	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Socio-economic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy & Maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please state)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Part 3: Impacts/Monitoring

1. Have any positive impacts been identified? (We must ensure at this stage that we are not achieving equality for one strand of equality at the expense of another)	Yes -To direct housing investment towards development of affordable and sustainable housing for the city.
2. Have any negative impacts been identified? (Based on direct knowledge, published research, community involvement, customer feedback etc. If unsure seek advice from your departmental Equality Champion.)	No
3. What action is proposed to overcome any negative impacts? (e.g. involving community groups in the development or delivery of the policy or practice, providing information in community languages etc. See Good Practice on DCC equalities web page)	N/A

<p>4. Is there a justification for continuing with this policy even if it cannot be amended or changed to end or reduce inequality without compromising its intended outcome?</p> <p>(If the policy that shows actual or potential unlawful discrimination you must stop and seek legal advice)</p>	N/A
<p>5. Has a 'Full' Equality Impact Assessment been recommended?</p> <p>(If the policy is a major one or is likely to have a major impact on protected characteristics communities a Full Equality Impact Assessment may be required. Seek advice from your departmental Equality lead.)</p>	No
<p>6. How will the policy be monitored?</p> <p>(How will you know it is doing what it is intended to do? e.g. data collection, customer survey etc.)</p>	The SHIP is updated and amended each year as new development sites may be identified. An annual update is carried out of the plan.

Part 4: Contact Information

Name of Department or Partnership	Housing Quality and Performance Unit
--	--------------------------------------

Type of Document	
Human Resource Policy	<input type="checkbox"/>
General Policy	<input type="checkbox"/>
Strategy/Service	<input checked="" type="checkbox"/>
Change Papers/Local Procedure	<input type="checkbox"/>
Guidelines and Protocols	<input type="checkbox"/>
Other	<input type="checkbox"/>

Manager Responsible	Author Responsible
Name: Gordon Birrell	Name: Robin Shields
Designation: Housing Service Manager	Designation: Housing Strategy Officer
Base: East District Housing Office, 169 Pitkerro Road, Dundee, DD4 8ES	Base: East District Housing Office, 169 Pitkerro Road, Dundee, DD4 8ES
Telephone: 01382 434353	Telephone: 01382 307285
Email: Gordon.birrell@dundeecity.gov.uk	Email: robin.shields@dundeecity.gov.uk

Signature of author of the policy:	Robin Shields	Date:	27.1.17
Signature of Director/Head of Service:	Elaine Zwirlein	Date:	27.1.17
Name of Director/Head of Service:	Elaine Zwirlein		
Date of Next Policy Review:	To be confirmed at a later date by Scottish Government.		