

ITEM No ...3.....

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE - 30TH SEPTEMBER 2019

REPORT ON: STRATEGIC HOUSING INVESTMENT PLAN 2020-2025

REPORT BY: CHIEF EXECUTIVE

REPORT NO: 307-2019

1. PURPOSE OF REPORT

- 1.1 To seek approval of the Strategic Housing Investment Plan (SHIP) 2020-2025.

2. RECOMMENDATION

- 2.1 It is recommended that the Committee approves the content of the Strategic Housing Investment Plan 2020-2025.

3. FINANCIAL IMPLICATIONS

- 3.1 The Scottish Government has announced Affordable Housing Investment Programme resource planning assumptions for the City of £37.452 million available from 2019/20 to 2020/21. This resource along with the Affordable Housing Supply allocation of £18.173 million allocated for 2019/20 and resources identified within the HRA Capital Plan and those identified by our Registered Social Landlord (RSL) partners will facilitate completions of around 1,000 units by the end of 2020/21.

4. BACKGROUND

- 4.1 The Strategic Housing Investment Plan (SHIP) is the key statement of affordable housing development priorities within local authority areas. The Scottish Government Affordable Housing Investment Programme resource planning assumption for the City outlined above makes almost £70.5 million available from 2016/17 to 2021.
- 4.2 The Scottish Government's target is to provide 50,000 new affordable homes by March 2021. Therefore, the SHIP includes the supply of pipe line projects and additional projects to be brought forward to respond to possible additional resource allocation should this become available. Neighbourhood Services continues 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 subject to the availability of sites.
- 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. In the period 2016 to September 2019 there has been a total of 393 new build social rented units completed in Dundee.

The following developments are currently on site or about to start.

Fintry Drive/Finavon Street	56 Units
Derby Street	163 Units
Benvie Road	12 Units
IB Connex Alexander Street	38 Units
Coldside Road	30 Units
Seagate (Mid-Market Rent)	28 Units

Pitkerro Road	30 Units
Ellengowan Drive	130 Units
South Victoria Dock Road	119 Units
Charleston Primary School	43 Units
Raglan Street	16 Units
Haddington Avenue	24 Units
Mill O Mains Ph 4	45 Units

- 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 have outlined 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 need and opportunities to improve tenure balance and 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 subject to an assessment of any impacts on Equality & Diversity, Fairness & Poverty, Environment and Corporate Risk. A copy of the Impact Assessment is available on the Council's website at www.dundee.gov.uk/ia.

6. **CONSULTATIONS**

- 6.1 The Council Management Team have been consulted in the preparation of this report and agree with the content.

7. **BACKGROUND PAPERS**

- 7.1 None

David R Martin
Chief Executive
9 September 2019

STRATEGIC HOUSING INVESTMENT PLAN 2020 – 2025

Introduction

The Dundee Strategic Housing Investment Plan (SHIP) 2020-25 sets out the affordable housing investment priorities of the Council and its partners for the period 2020-2025.

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 2019-24. 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 Council Plan, The Local Development Plan and the Local Housing Strategy.

- **Link to Local Housing Strategy (LHS)**

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 next one covers the period 2019-2024, 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 has been developed, and subject to Committee approval, will be submitted to the Scottish Government in October 2019.

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 outwith 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 (EESH).

Scottish Housing Quality Standard (SHQS)

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 (EESH). EESH sets minimum energy efficiency ratings dependent upon the dwelling type and heating system to be achieved by 2020.

The Council's implementation of the external wall insulation (EWI) programme to hard to heat homes up to 2020 is key to achieving EESH and improving the thermal efficiency of the housing stock. Funding in the HRA Capital Plan for Council houses is 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) has been assessed as robust and credible by the Centre for Housing Market Analysis. It was carried out to inform the preparation of TAYplan as well as the constituent authorities' Local Development Plans (LDP).

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.

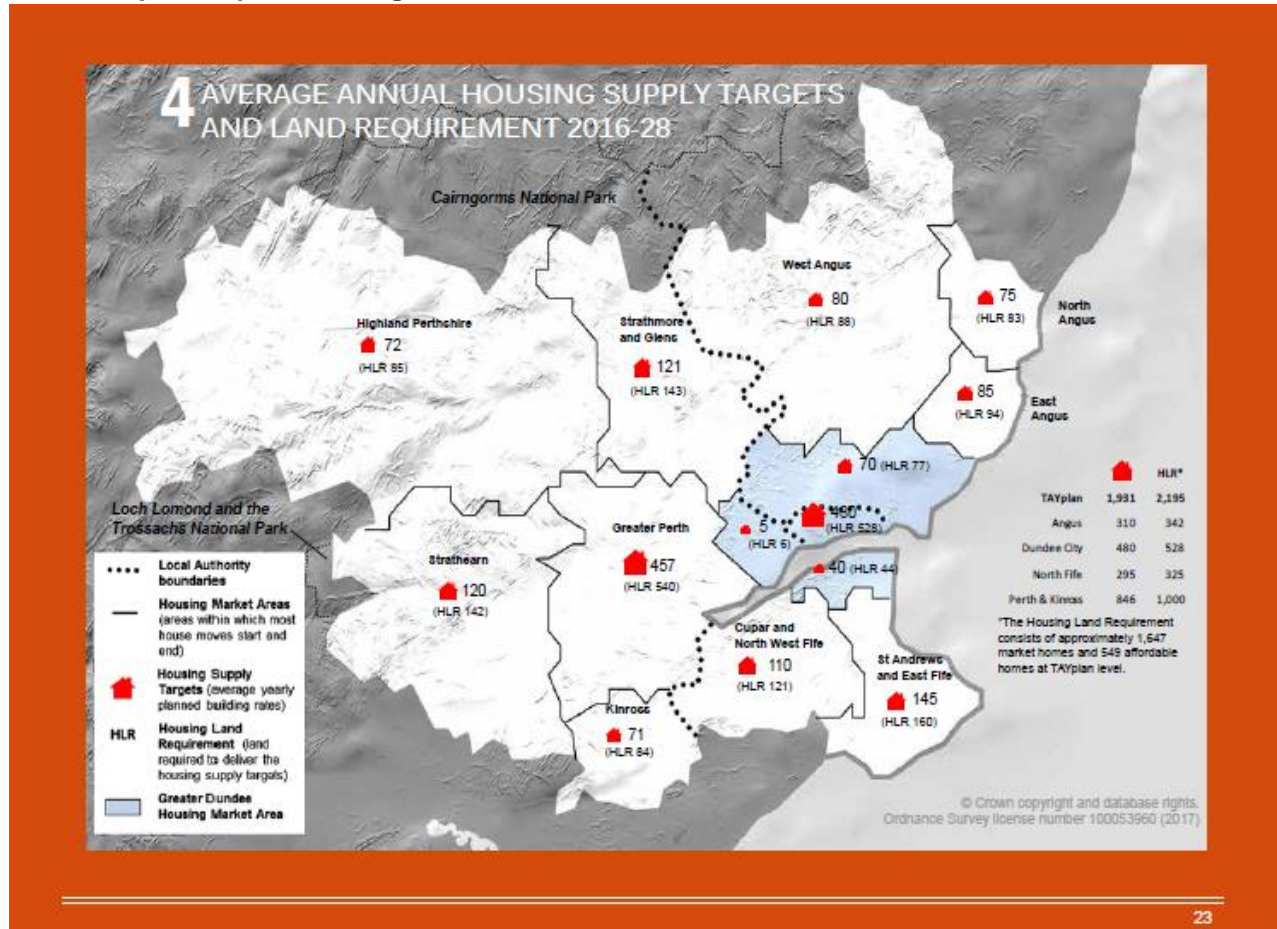
The vision for the TAYplan area states that "By 2036 the TAYplan region will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work and visit, and where 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. The identified average annual build rates set out in the Plan reflect a population and household change similar to those in the General Register Office of Scotland 2006 based population and household projections with the exception of Dundee City where growth in excess of the projection is planned for.

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



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

Dundee Local Development Plan 2019

The Dundee Local Development Plan 2019 sets out a strategy to guide future development within the City up to 2029. The Plan contains policies and proposals covering the principal land use issues in the City and sets out where new development should and should not happen.

The Dundee Local Development Plan 2019 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 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.

Further information about the Dundee Local Development Plan 2019 can be viewed at

www.dundee.gov.uk/localdevplan

Local Community Planning Partnership Areas

The Dundee Partnership has 8 local community plans developed and monitored by Local Community Planning Partnerships in each area.

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.

- 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 particular needs units to be developed.
- Scottish Government Grant funding required for development.

Development sites submitted are reviewed by Neighbourhood Services (Housing), City Development (Planning), and City Development (Property) 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. More recently issues relating to surface water drainage in new housing developments have arisen and these are presenting challenges. Dialogue is underway with Scottish Water and the Scottish Government.

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	40
2	29
3	16
4	5
5	1
1 Bed Sheltered	7
Total	98

Waiting List Information as at 27 August 2019

Since 2013 there has been 55 new build social rented wheelchair units either completed or currently under construction in the City, there are also a further 151 proposed wheelchair units for future developments identified in this New SHIP 2020-25.

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, 2020 – 2025

	Year	2020/21	2021/22	2022/23	2023/24	2024/25	2020-2025
	Service Area	Commissioning Targets	Commissioning Targets	Commissioning Targets	Commissioning Targets	Commissioning Targets	Total
1.	Learning Disabilities and Autism	10	6	TBC	TBC	TBC	16
2.	Mental Health	4	4	TBC	TBC	TBC	8
3.	Physical Disabilities	7	TBC	TBC	TBC	TBC	7
4.	Young Persons	TBC	TBC	TBC	TBC	TBC	-
5.	Wheelchair Housing	10	10	10	10	10	50
	Total	31	20	10	10	10	81
1-3	Represents Dundee Health and Social Care Partnership’s Supported Housing Priorities						
4	Represents Dundee City Council Children and Families Services Supported Housing Priorities						
5	Represents Dundee’s Social Rented Wheelchair Housing Waiting List Priorities						
TBC	To be Confirmed						
Year	Reflects the year of commissioning; not completion.						
Source	Dundee City Council, Neighbourhood Services, August 2019						

Housing Adaptations

Dundee City Council Housing Department in previous years allocated £750k each year for medical adaptations, however due to the increase in the number of requests for adaptations this funding allocation has now been increased and DCC now allocates £750k in the Capital Estimates for the 5 year period 2020-2025 for disabled adaptation to be carried-out within homes of council tenants. In 2018/19 Dundee City Council carried out 387 adaptations to our properties to a value of £819,374.

In the private sector 93 applications were completed at a total cost of £359,320. It is anticipated, at the current time a similar level of expenditure in the current financial year.

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 2025, these sites are in Whitfield, Hilltown and West End.

The estimated contribution towards the new build Council programme from Council Tax on 2nd and Empty Homes over the next two years will be £450k for each year up to 2023/24.

Registered Social Landlords

Within the RSL sector there has been 600 new social rented units built in Dundee in the period 2013 – 2019.

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. In addition to the 1000 units to 2021 a potential further 525 units could be developed by 2025.

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) and Open Market Shared Equity (OMSE) 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 set out how local authorities intend to transition from the current housing options approach and re-align these to the housing led approach. The Dundee Rapid Rehousing Transition Plan [Rapid Rehousing Transition Plan.docx](#) was approved by DCC Neighbourhood Services Committee on the 7th January, 2019. The Plan covers a 5 year period; 2019 to 2024. RRTPs will become an integral part of the Strategic Housing Investment Plan (SHIP) and will be reviewed as part of the SHIP process.

The Plan has been developed jointly with the Dundee Health and Social Care Partnership, Registered Social Landlords, Third Sector and other partner agencies. The Plan is now being implemented.

Rapid Rehousing is about taking a housing led approach for rehousing people who have experienced homelessness ensuring that they reach a settled housing option as quickly as possible rather than staying too long in temporary accommodation.

Where Homelessness cannot be prevented, Rapid Rehousing means:

- A settled, mainstream housing outcome as quickly as possible;
- Time spent in any form of temporary accommodation reduced to a minimum, with the fewer transitions the better;
- When temporary accommodation is needed, the optimum type is mainstream, furnished within a community.

And for people with multiple needs beyond housing:

- Housing First as the first response for people with complex need and facing multiple disadvantages;

- Highly specialist provision within small, shared supported and trauma informed environments i.e. specialist supported accommodation, if mainstream housing, including Housing First, is not possible or preferable.

RRTPs set's out the local homelessness context, provide a baseline position of temporary accommodation supply, set out a 5 year vision, identify support needs and how local authorities with partners will achieve their vision for temporary accommodation and settled housing options for homeless households as well as providing a resource plan required to deliver the plan.

Dundee City Council is one of the five Pathfinder authorities across Scotland providing Housing First with support funding being provided through Social Bite. Housing First Dundee will provide up to 33 supported tenancies initially and it is anticipated that this will be extended to 100 tenancies. The Social Bite funding for Housing First Dundee is for 2 years and then a transitional year. Mainstream funding will be identified during this time. The Council and Health and Social Care Partnership's approach to this will be to redirect appropriate funding within the recommissioning process associated with the review of Temporary Accommodation.

Partnership working to prevent and address homelessness within Dundee is already well established as evidenced by our current strategic plan. Dundee Council through its Housing Options and Homelessness Strategic Planning Group working with Dundee Health and Social Care Partnership, Community Planning Partners, Registered Social Landlords, Commissioners and Support Providers, workers and service users will lead the development of the RRTP.

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.

Appendix 2

The tables below show a breakdown of all projected developments proposed for Dundee City in the period 2020-2025 by financial year.

Year 2020-2021 – Affordable Housing Supply Investment £19.279M

Project	Developer	Social Rented	Mid – Market Rent	Low Cost Home Ownership	Total Units	General Needs	Particular Needs – Wheelchair / Supported Housing	Total Units	Proposed Start Date	Proposed Completion date	Scottish Gov't Grant £M	Priority Low / Medium / High
Victoria Docks	Hillcrest	56	66		122			122	2019/20 - cf	2021	20/21 £3.823	
Ellengowan Drive	Hillcrest	52	78		130			130	2019/20 - cf	2022	20/21 £3.550	
Raglan Street	Hillcrest	16			16	14	2 Wheelchair	16	2019/20 - cf	2021	20/21 £0.385	
Pitkerro Road	Home Group	30			30	25	5 Wheelchair		2019/20 - cf	2021	20/21 £1.619	
Haddington Avenue	Home Group	24			24	22	2 Wheelchair		2019/20 - cf	2021	20/21 £ tbc	
Charleston Primary School	Abertay	43			43	39	4 Wheelchair		2019/20 - cf	2021	20/21 £2.200	
Coldside Road	Caledonia	30			30	21	3 Wheelchair 6 Supported		2019/20 - cf	2021	20/21 £0.920	
Alexander Street	Caledonia	38			38	35	3 Wheelchair		2019/20 - cf	2021	20/21 £0.673	
Mill 'O' Mains (Phase 4)	Home Group	45			45	33	4 Wheelchair	45	2019/20 - cf	March 21	20/21 £2.740	H

							8 Supported Housing					
Langlands Street	Hillcrest	16			16	8	8 Supported Housing	16	tbc	tbc	20/21 £1.000	M
St. Mary's Infant School	Hillcrest	24			24	tbc	tbc	24	tbc	tbc	20/21 £1.728	
Morgan Street	Caledonia HA	33			33	25	2 Wheelchair 6 Supported Housing	33	April 20	March 21	20/21 £2.032	M
Rosebank Primary School	Caledonia HA	28		10	38	38	tbc	38	April 20	March 21	20/21 £1.766	H
Fettercairn Drive	Angus HA	1			1		1 Wheelchair	1	April 20	December 20	20/21 £0.070	L
Lothian Crescent	Angus HA	32			32	29	3 Wheelchair	32	April 20	June 21	20/21 £0.928	H
Longhaugh Road	Angus HA	40			40	37	3 Wheelchair	40	April 20	June 21	20/21 £2.562	H
Fintry Terrace	Angus HA	32			32	23	1 Wheelchair 8 Supported Housing	32	April 20	June 21	20/21 £1.959	H
Pitkerro Road Former St. Vincent	Angus HA	21			21	14	7 Supported Housing	21	June 20	Oct 21	20/21 £1.176	H

Prim School												
Brownhill Place / Gourdie Place/ Brownhill Street / Invercraig Place	Blackwood HA	66			66		66 Wheelchair / Amenity Housing	66	April 20	tbc	20/21 £5.858	H
Lochee Old & St Lukes Church	Hillcrest HA	20			20	18	2 Wheelchair	20	July 20	tbc	20/21 £1.440	H
Murrayfield Terrace	Dundee City Council	32			32	25	6 Wheelchair 1 Supported	32	April 20	Oct 21	20/21 £1.880	H
Total		376			376	250	88 Wheelchair 38 Supported	376			20/21 £38.309	

***The total projected SHIP spend for 2020/21 totals £38.309m which is £15.910m from projects carried forward from 2019/20 + £22.399m from projects identified for 2021/22. Scottish Government expects LA's to overcommit resources in the programme by up to 25% to allow for slippage. Year to year spend is managed by potential slippage in projects and RSLs front funding projects, with first call on 2021/22 Affordable Housing grant.**

Year 2021 – 22 - Affordable Housing Supply Investment – to be assumed at £19.279M

Project	Developer	Social Rented	Mid – Market Rent	Low Cost Home Ownership	Total Units	General Needs	Particular Needs – Wheelchair / Supported Housing	Total Units	Proposed Start Date	Proposed Completion date	Scottish Gov't Grant £M	Priority Low / Medium / High
Cf from 20/21 (depending upon slippage/front funding)											£19.030	
Ellengowan Drive	Hillcrest								2020/21 - cf	2022	21/22 £3.523	
Longhaugh Road	Angus HA	40			40	37	3 Wheelchair	40	2020/21 - cf	June 21	21/22 £0.800	
Fintry Terrace	Angus HA	32			32	23	1 Wheelchair 8 Supported Housing	32	2020/21 - cf	June 21	21/22 £0.700	
Total		105			105	105	4	105			£24.053	

***The total projected SHIP spend for 2021/22 amounts to £24.063M from projects carried forward.**

Year 2022 – 25 - Affordable Housing Supply Investment £ TBC

Project	Developer	Social Rented	Mid – Market Rent	Low Cost Home Ownership	Total Units	General Needs	Particular Needs – Wheelchair / Supported Housing	Total Units	Proposed Start Date	Proposed Completion date	Scottish Gov't Grant £M	Priority Low / Medium / High
Maryfield House	Sanctuary								tbc	tbc	21/22 £3.244	
Hilltown	Dundee City Council	39			39	39	tbc	39	tbc 21	tbc	21/22 £2.301	H
Lochee District Centre Bank Street / Aimer Square	Hillcrest HA	42			42	38	4 Wheelchair	42	tbc 21	tbc	21/22 £1.613	H
Gowriehill PS	Angus HA	29		6	35	30	5	35	March 22	Sept 23	tbc	H
Princes Street	Hillcrest HA	20			20	20	tbc	20	April 22	October 23	tbc	M
Murraygate	Hillcrest HA	31			31	tbc	tbc	31	April 22	October 23		M
Former Park Hotel, Coupar Angus Rd	Hillcrest HA	18			18	tbc	tbc	18	April 22	October 23	tbc	M
Main Street	Hillcrest HA	78			78	70	8	78	April 22	April 24	22/23 £3.061 23/24 £3.061	H
Angus / Tannadice Works Neish St / North Isla St	Hillcrest HA	95			95	tbc	tbc	95	April 22	April 24	tbc	M

Gellatly Street	Home Group	44			44	tbc	tbc	44	April 22	November 23	22/23 £3.453	M
Mossgiel Primary School	Abertay HA	42			42	tbc	tbc	42	April 22	October 23		M
Buchanan Street	Home Group	12			12	9	3	12	April 22	April 23	22/23 £0.942	H
Blackness Road	Dundee City Council	30			30	Tbc	tbc	30	April 23	September 24	22/23 £1.770	L
Rosebank Street	Hillcrest HA	24			24	Tbc	tbc	24	April 23	October 24	tbc	H
BOC Ballindean Rd	Unknown	tbc			tbc	Tbc	tbc	tbc	tbc	tbc	tbc	M
Total		423		6	429						22/23 £19.445	

