

# **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.

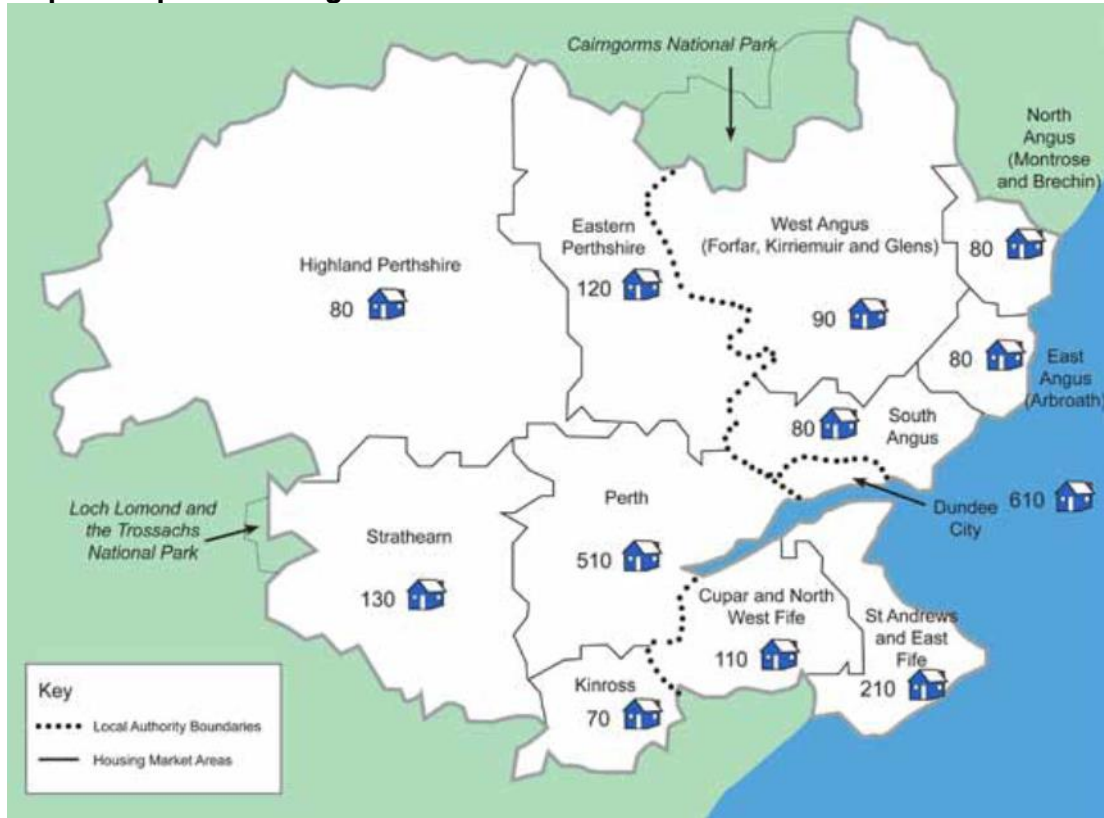
The TAYplan-wide Housing Need and Demand Assessment (HNDA) was carried out to inform the preparation of TAYplan as well as the constituent authorities Local Development Plans (LDP). The TAYplan-wide HNDA has been signed off by the Scottish Government as being robust and credible and has been used to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

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

Source: Dundee City Council, Neighbourhood Services, November 2016

**N.B. Table 1, Housing Commissioning Targets:**

<b>i. Service Area 1</b>	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
<b>ii. Service Areas 2-6</b>	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.
<b>iii. Service Area 4</b>	Physical Disabilities: Potentially, a percentage of the housing target will be built to wheelchair standard.
<b>iv. Service Areas 1-6</b>	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 (€0.00m)						
						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	X:340348 Y:731144	9	Dundee City	33						33			33	33	20	13	4	Wheelchair 9 Learning Dis	33	Y	2016	33				33			1.405	0.538		0.538	
Alexander Street (H39)	Hilltown	High	X:340348 Y:731144	5	Hillcrest	48						48			48	48	42	6		Mental Health	48	Y	2016	48				48			1.900	1.832		1.832	
Finty Drive / Finavon Street (H68)	North East	High	X:341654 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	X:342556 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	X:343968 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	X:342702 Y:732815	6	Home Group	24						24			24	24	24			Wheelchair	24	N	2016		24			24			0.300	1.380		1.380	
Eliza Street	Maryfield	High	X:341102 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	X:337845 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	X:341340 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	X:337113 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	X:339860 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	X:339860 Y:731548	5	Hillcrest	58		22				80			80	80	80				80	Y	2017			80					4.320	4.320			
Benwie Road	West End	Medium	X:338883 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	X:341516 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	X:339451 Y:731944	6	Caledonia	30						30			30	30	28	2		Wheelchair	30	N	2017		30			30			2.400			2.400	
Candle Lane	Maryfield	Medium	X:340568 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	X:343629 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	X:338632 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	X:343413 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	Y	2018			114						2.622	2.622		5.244
Charleston Primary School (H65)	Lochee	High	X:335997 Y:731625	5	Abertay	40						40			40	40	40	tba			40	Y	2018			40					2.880			2.880	
Site to be Identified				5	Sanctuary	100						100			100	100	100	tba			100	Y	2018			100									
Site to be Identified				9	Dundee City Council	30						30			30	30	30				30	Y	2018			30					1.770			1.770	
Tranent Grove (H34)	North East	High	X:343258 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	X:338016 Y:731339	5	Hillcrest	24						24			24	24	24				24	Y	2018			24					1.480			1.480	
IB Connex Maxwelltown Works (H62)	Hilltown	High	X:340222 Y:731212	5		46						46			46	46	42	4		Wheelchair	46	Y	2017		46			46				3.220			3.220
Cleington Road	Maryfield	Medium	X:340923 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	X:341778 Y:732628	5	Abertay	42						42			42	42	42				42	Y	2019			42									
<b>Total</b>						<b>969</b>	<b>154</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>1142</b>	<b>0</b>	<b>0</b>	<b>1142</b>	<b>1142</b>	<b>874</b>	<b>115</b>	<b>0</b>		<b>953</b>				<b>321</b>	<b>370</b>	<b>66</b>	<b>159</b>	<b>421</b>	<b>388</b>	<b>25.594</b>	<b>21.868</b>	<b>6.154</b>	<b>53.616</b>	

Drop Down Table Numerical Value	Geographic Code	RSL - SR - Greener
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	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 2020/21	2020/21	2021/22	2020/21	2021/22	PRE 2020/21	2020/21	2021/22	TOTAL SG FUNDING REQUIRED OVER SHP PERIOD	
Whitfield Tenant Grove (#34)	North East	High	X:343258 Y:733557	5	Angus HA							0								0		Enter Y or N		62			62							0.000
Gowrie Court/Hillside Court (#44)	Lochee	Medium	X:338048 Y:7311154	5	Aberaty	22						22		22	22	20	2	Wheelchair	22	Y	2020		22			22					1.584		1.584	
Cepington 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	Y	2020		30			30				2.160		2.160		
<b>Total</b>						<b>52</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>50</b>	<b>2</b>	<b>0</b>	<b>52</b>				<b>52</b>	<b>0</b>	<b>54</b>	<b>84</b>			<b>3.744</b>	<b>0.000</b>	<b>3.744</b>			

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

