

STRATEGIC HOUSING INVESTMENT PLAN

2018 – 2023

Introduction

The Dundee Strategic Housing Investment Plan (SHIP) 2018-23 sets out the affordable housing investment priorities of the Council and its partners for the period 2018-2023.

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
- North West / Caird (Moll 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:

Increasing the supply of quality affordable housing;

- Creating more housing choice;
- Contributing to sustainable and mixed communities;

- Providing social housing which provides better value for 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.

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 current TAYplan Strategic Development Plan 2012-2032 was approved in June 2012 and sets out the vision of how Dundee, Perth, Angus and North East Fife area should develop over the next 20 years. The TAYplan Strategic Development Plan 2016-2036 is currently with Scottish Ministers for consideration and should be in place by the end of 2017. For the most up to date TAYplan Strategic Development Plan visit 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 principle settlements with Dundee being a Tier 1 settlement.

The vision for the TAYplan area states that by 2032 “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.”

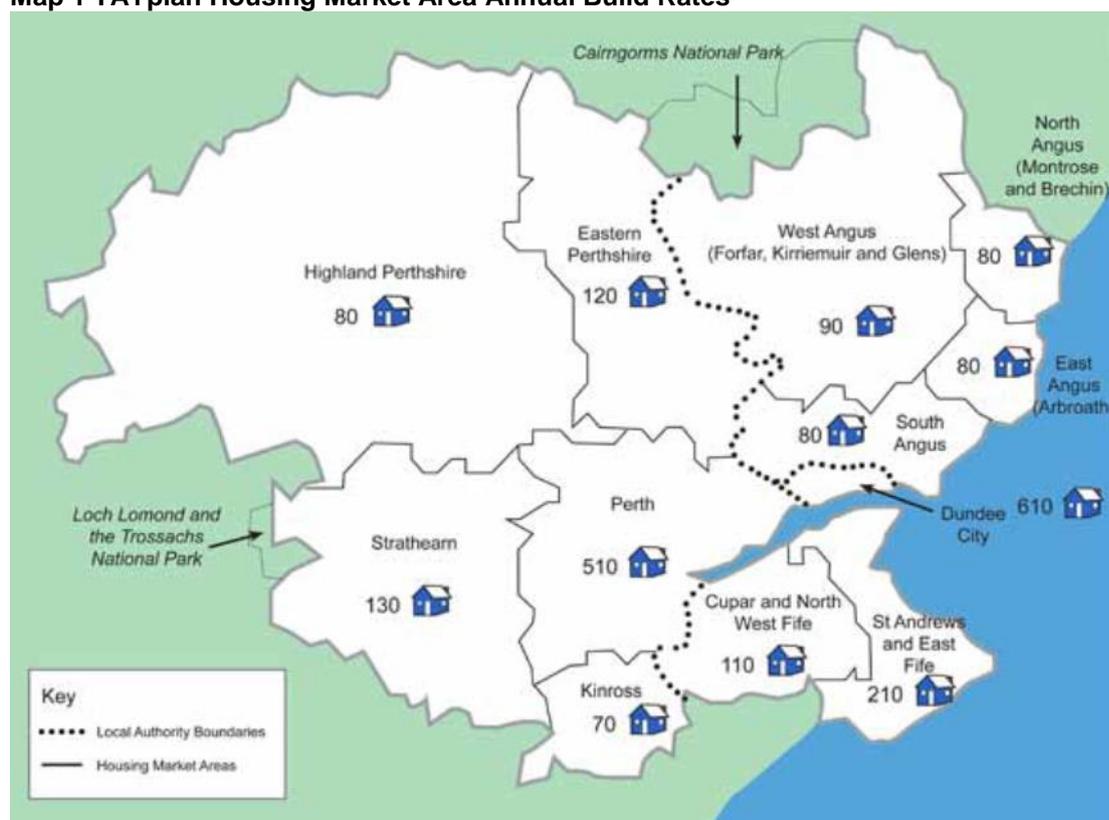
From the vision the TAYplan Strategic Development Plan sets out three main guiding principles:

- 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 projections is planned for.

Policy 5 of the approved TAYplan Strategic Development Plan (2012) requires the Dundee Local Development Plan to identify a sufficiently generous land supply to ensure the delivery of average annual housing build rates of 610 homes per year for Dundee City.

Map 1 TAYplan Housing Market Area Annual Build Rates



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

Dundee Local Development Plan

The Dundee Local Development Plan 2014 sets out the strategy to guide future development within the City for a period of 5 years with broad indications of growth for up to 10 years. The Dundee Local Development Plan 2014 is currently under review and is programmed to replace the current plan in end of 2018/beginning of 2019, for updates on the review please visit www.dundee.gov.uk/localdevplan2

The plan contains policies and proposals covering the principal land use issues in the City and sets out where new development should occur. 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 ensures there is sufficient effective land supply available to meet the requirements set out in the proposed TAYplan Strategic Development Plan. The TAYplan Strategic Development Plan highlights that the build rates are average rates for the first 12 year period.

The Plan advises that it is anticipated that given the current economic climate that build rates will be lower than the average in the early part of the 12 year period and greater in later years. The level of land required to maintain a 5 year effective supply over the period of the Local Development Plan requires to be identified and land identified for a further 5 years up to 2024. At the annual average build rate of 610 units this would amount to a requirement of land being allocated to accommodate 6100 houses over the 10 year period from adoption of the Local Development Plan 2014-2024

The requirement for housing land over the period 2014-2024 is set out in the table below:

Supply of Land for Housing

A	Housing Land Requirement 2014 - 2024 (10 years @ 610 units p.a.	6,100
B	Established Supply at March 2011 (Housing Land Audit)	4,987
C	Take up 2011 to 214 (at 400 completions pa)	650
D	Potential Established Supply at 2014 (B-C=D)	4337
E	Windfall Sites at 20% of 6,100	1,220
F	Small Sites contribution (30 units pa)	200
G	Additional Housing Land Required for 2014 - 2024 (A - (D+E+F) = G	343

Source: Dundee Local Development Plan Main Issue Report (pp29)

The Local Development Plan will seek to identify land for the additional land required for the plan period 2014-2024.

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



Housing Land Potential Sites

Housing Land Potential Sites	
Local Community Partnership Areas	Land Supply
Lochee	1250 - 1300
Maryfield	1000 - 1500
Coldside	700 - 750

Strathmartine	500 - 550
Ferry	100 - 150
West End	550 - 600
North East	500 - 1000
East End	750 - 800

Source: Dundee City Planning Corporate Planning Unit.

The above table shows the range of potential houses/flats that may be built on land available for housing by LCPP Areas. This is based on land supply information from Local Development Plan.

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 Council works in partnership with RSLs to deliver the Affordable Housing Supply Programme within Dundee. The Council benefits from having many RSLs operating in the City which have the capacity to continue to develop new build affordable housing, including RSLs which operate nationally. The Council is making a significant contribution to new build affordable housing by building new council houses at Alexander Street (33 units) and Derby Street (83 units) and will continue to develop new housing at a rate of around 30 units each year.

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.

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 seventy 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, 2018 – 2022

	Year	2018/19	2019/20	2020/21	2021/22	2018-22
	Service Area	Commissioning Targets	Commissioning Targets	Commissioning Targets	Commissioning Targets	Total
1.	Learning Disabilities	10	10	10	6	36
2.	Mental Health	4	4	4	4	16
3.	Physical Disabilities	-	-	-	-	-
4.	Wheelchair Housing (Dundee Wheelchair Housing Waiting List)	4	4	5	5	18
5.	Young Persons	-	-	-	-	-
	Total	18	18	19	15	70

Source: Dundee City Council, Neighbourhood Services, October 2017

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

Commissioning Housing Targets:

- Reflect the year of commissioning; not completion.
- 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 2016/17 Dundee City Council carried out 351 adaptations to our properties to a value of £768,487. In the private sector 55 applications were completed at a total cost of £201,792.

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 83 units to be built has been submitted for Derby Street.

In addition to the new build development at Alexander Street and Derby Street it is also planned to develop 30 new units per annum in 2019/20 and 2020/21.

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 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.

