
NORTH AYRSHIRE COUNCIL

29 October 2019

Cabinet

| | |
|---------------------------|---|
| Title: | Strategic Housing Investment Plan 2020-2025 |
| Purpose: | To seek Cabinet approval for the Strategic Housing Investment Plan 2020-2025. |
| Recommendation(s): | That Cabinet (i) approves the Strategic Housing Investment Plan 2020-2025 for submission to the Scottish Government; (ii) gives delegated authority to the Executive Director (Place) and Cabinet Member for Place to liaise directly with the Scottish Government to agree the North Ayrshire development programme and the rescheduling of projects if and as required; and (iii) notes that all future developments within the SHIP will obtain a Certificate of Lawful Use Development from the Council's Planning Service to provide assurance of conformance with the Local Development Plan. |

1. Executive Summary

- 1.1. The draft Strategic Housing Investment Plan (SHIP) 2020 – 2025 sets out the priorities and locations for affordable housing investment by the Council and Registered Social Landlords in North Ayrshire over the next five years, in order to support the outcomes set out within the Local Housing Strategy. The SHIP is based on projected Scottish Government grant funding provision of £83.717m during the period 2020 – 2025 and represents a Council investment of £155.572m.
- 1.2. It is proposed that delegated authority is assigned to the Executive Director (Place), in consultation with the Cabinet Member for Place, to liaise with the Scottish Government and agree the rescheduling of projects detailed in the SHIP, if and as required. This is of particular importance where deliverability is delayed due to emerging constraints and challenges that require to be addressed. Any additional projects that are not contained within the approved SHIP will require further Cabinet approval.
- 1.3. From a Council perspective, the SHIP reflects the commitment to construct 1,000 new build homes by March 2022. It makes provision for an additional 275 new homes to replace the Fullarton tower blocks, which are scheduled for demolition in 2021 following re-housing of all tenants. It further includes 200 new units for the Council's housing regeneration programme which was approved by Cabinet on 15 January 2019, and an additional 100 new build Council homes which will contribute to the regeneration of North Ayrshire and will be complete by March 2025.

- 1.4. The draft SHIP will secure investment in a total of 1,695 properties across North Ayrshire and provide sustainable, affordable, accessible and high-quality homes which will contribute to the wider regeneration aims for the area. It will also contribute to the regeneration of our town centres and will in turn also secure employment and training opportunities for North Ayrshire businesses and residents. The SHIP is being presented to Cabinet for approval, prior to being submitted to the Scottish Government for consideration by the deadline of the end of October.
- 1.5. At its meeting on 23 September 2014 Cabinet approved the House Building Protocol, to be used in all Council housing development projects that meet the criteria for permitted development. The purpose of permitted development rights is to allow certain building works and changes of use without having to make a planning application. In the case of new Council housing, development is permitted if the works conform to the approved Local Development Plan and the homes are under the continuing control of the Council.
- 1.6. The agreed protocol has involved close liaison with the Council's Planning Service to ensure compliance with the Local Development Plan. It is now further proposed that all future developments will also obtain a 'Certificate of Lawful Use Development' from the Council's Planning Service. This will provide a certificate that each site within the SHIP has been considered against the full terms of the adopted Local Development Plan. The costs associated with obtaining the certificates – which are laid down in legislation at 50% of the cost of a full planning application - will be met from the funding allocated for each development in the SHIP.

2. Background

- 2.1. The Strategic Housing Investment Plan (SHIP) 2020 – 2025 sets out the priorities for affordable housing investment in North Ayrshire over the next five years, in order to support the outcomes contained within the Local Housing Strategy. The Plan is prepared in accordance with Scottish Government guidance and includes details of individual development projects to be taken forward over its five-year lifespan (see Appendix 1).
- 2.2. The plan supports the Council's ambitious commitment to develop 1,000 new build Council homes by March 2022. The SHIP 2020 – 2025 also makes an allowance for the development of an additional 100 new build Council homes by March 2025 to support the regeneration of North Ayrshire.
- 2.3. On 19 June 2018, Cabinet approved the demolition of the Fullarton tower blocks in Irvine. The SHIP makes provision for the replacement of all 275 of these homes within the Irvine locality.
- 2.4. On 15 January 2019, Cabinet approved an Estate Based Regeneration Programme. In order to assist the delivery of this programme, the SHIP includes provision for 200 units as an indicative replacement for any selective demolition of particularly low demand stock. These projects further increase the scale of the Council development programme, taking the total investment by the Council over the SHIP period to £155.572m.

- 2.5. The SHIP is based on projected Scottish Government grant funding provision of £83.717m during the period 2020 - 2025. In accordance with Scottish Government guidance, the Council has over-committed the funding within the SHIP to ensure that the allocation is spent, and to provide the opportunity for North Ayrshire to absorb slippage from other local authority areas. The funding levels beyond March 2021 are not currently known and are based on trend assumptions.
- 2.6. Appendix 1 also details the current site proposals for future applications to the Scottish Government's Housing Infrastructure Fund. These sites have infrastructure constraints which may make them eligible for additional grant funding.
- 2.7. For any projects noted within the SHIP, Cabinet is asked to delegate authority to the Executive Director (Place), in consultation with the Cabinet Member for Place, to liaise with the Scottish Government and agree the rescheduling of projects as required. This will allow flexibility where delivery is delayed while emerging constraints and challenges are addressed. Any additional projects that are not contained within the approved SHIP will require Cabinet approval.

Strategic Priorities

- 2.8. The SHIP is based on a series of guiding principles for housing provision, taken from the LHS. These are:
- *Development must consider its role in providing health benefits to tenants, and supporting young people to maximise their educational attainment;*
 - *Design must be attractive, have aesthetic value, and contribute to the regeneration of North Ayrshire. This will help ensure that properties are desirable and facilitate long term demand. Ideally, design will be 'tenure neutral' thus avoiding the possibility that developments become stigmatised;*
 - *All investment must be sustainable. Project design, building materials and component parts will maximise energy efficiency and reduce running costs. Design will also contribute to community stability and promote feelings of safety and inclusion;*
 - *Development projects must comprise of unit size and type ratios to recognise assessed demand;*
 - *New homes must meet local aspirations and become an integral part of existing estates. This involvement of current and future tenants, and surrounding neighbours, is vital. Local people will have the opportunity to review and inform all project designs;*
 - *All new projects will maximise return on investment and value for money by considering build and lifetime maintenance costs.*
- 2.9. In preparing the SHIP, the Council invited site nominations from its partners. All the developments proposed by partners were considered on their individual merits, with reference to the development priorities set out above, and any known constraints. Thereafter the draft SHIP was issued to our partners to review the priorities of each individual site and assist in agreeing the wider

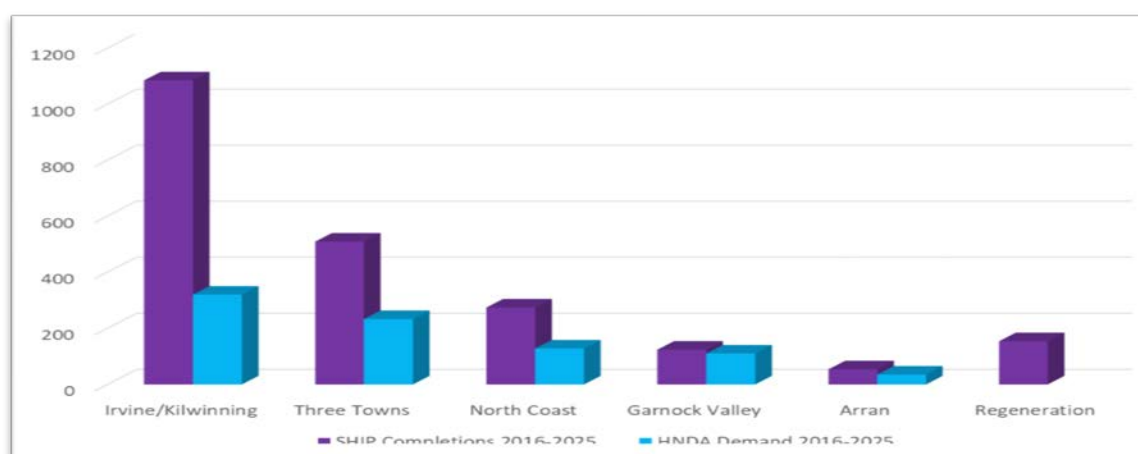
plan. If any project becomes delayed or non-viable, the Council will work with RSL partners and the Scottish Government to ensure that new homes are delivered, and the available grant funding spent, by accelerating other projects.

- 2.10. In terms of ongoing governance, senior officers monitor the progress of the new build programme on a monthly basis through the SHIP Project Board.

Demand

- 2.11. The Council's Housing Need and Demand Assessment (HNDA) calculates a housing shortfall figure for each sub-housing market area (SHMA). It should be noted however that the HNDA figures do not reflect other strategic endeavours, such as regeneration or economic recovery, which impact on demand. HNDA figures are intended to give an indication of the range of shortfall, rather than an absolute figure.
- 2.12. Figure 1 plots HNDA demand information against the total number of new build homes which have been, or will be, completed over the life of the HNDA and the SHIP. The new supply figures illustrate the aspiration to plan for a growing population, promote regeneration within our communities, and to seek continued investment in our housing stock to improve overall stock condition. The Irvine / Kilwinning new build figure is significantly higher, when compared to other sub Housing Market Areas, as it includes the provision for the replacement of the Fullarton tower blocks.

Figure 1: SHIP actual & projected completions vs HNDA demand 2016-2025



- 2.13. The Council allocates funding to each developing organisation from the Scottish Government Resource Planning Assumption (RPA). Figures 2 and 3 show the proportion of stock held by each developing organisation, and the share of funding per developing organisation.

Figure 2: Proportion of stock held in North Ayrshire per developing organisation (%)

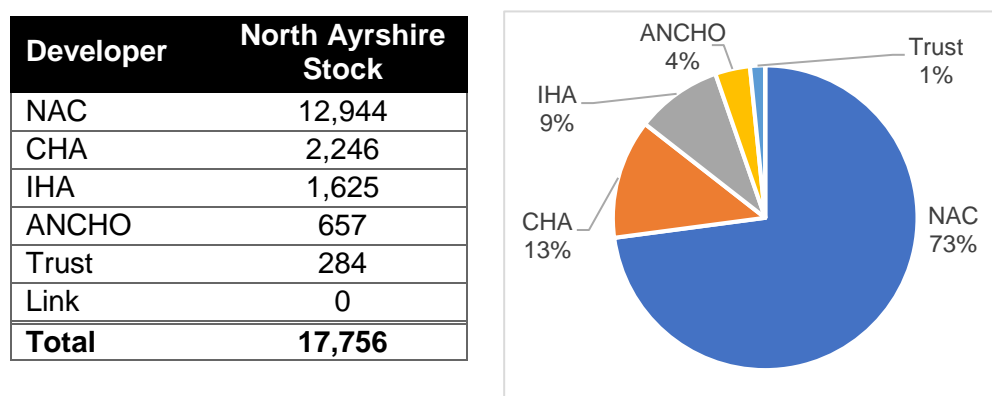
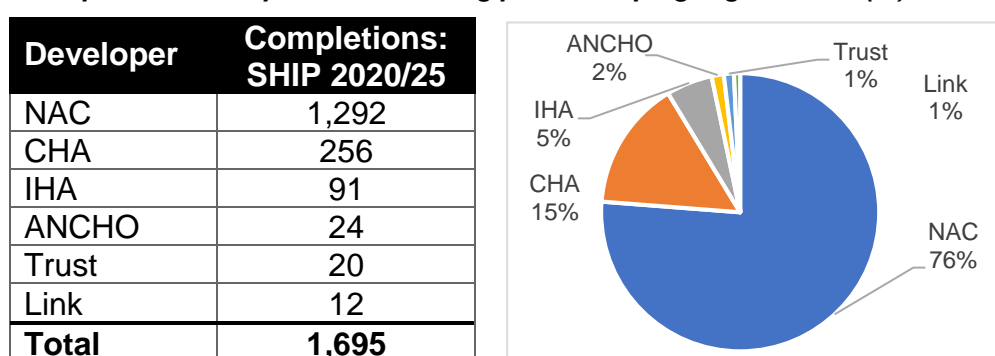


Figure 3: Completions & Proportion of funding per developing organisation (%)



- 2.14. An indicative size mix (Table 1) for new developments across North Ayrshire has been prepared based on the HNDA and North Ayrshire Housing Register (NAHR) intelligence to meet existing and future housing need.

Table 1: Indicative mix by bedroom size

| No of Beds | 3T | Arran | GV | IRV/ KW | NC | North Ayrshire |
|------------|-----|-------|-----|---------|-----|----------------|
| 1 | 20% | 20% | 20% | 20% | 20% | 20% |
| 2 | 55% | 63% | 55% | 57% | 55% | 56% |
| 3 | 18% | 10% | 18% | 16% | 18% | 17% |
| 4+ | 7% | 7% | 7% | 7% | 7% | 7% |

Specialist Accommodation

- 2.15. Analysis of the NAHR, and projected future demographic trends in terms of an ageing population, indicate that at least 25% of all new build homes should be designed for older people (i.e. amenity housing or sheltered housing).
- 2.16. Demand for older peoples' housing will in part be addressed through the continued delivery of the Council's sheltered housing re-provisioning programme. Sheltered housing which comprises bed-sit accommodation is low demand and considered an unsuitable housing option for older people. The

decision to build a proportion of two bedroom sheltered homes provides flexibility in the future as individuals' circumstances change.

- 2.17. On 1 May 2019, the North Ayrshire Housing Allocation Policy was updated and removed the age restriction for the allocation of amenity housing. The allocation of amenity homes to younger people with accessible housing requirements promotes independent living. Currently, 88% of applicants for amenity housing are aged over 51; the Council will continue to monitor the availability of housing for older people to ensure that their needs can be addressed through the affordable housing supply programme.
- 2.18. The HNDA indicates that at least 2% of new homes should be built for wheelchair users, with the majority of demand being from those under 60 years old. Analysis of the NAHR confirms elevated levels of demand for such accommodation. To ensure need is met now and in the future, the Local Housing Strategy 2018 – 2022 sets a target for all partners to ensure at least 7% of all new build stock is fully wheelchair accessible. In addition, the Council has a set of standard house types for developments, which are of an accessible design to accommodate changing mobility needs. Occasionally, it may be necessary to build larger specialist housing to meet the specific needs of individual households. Where an RSL proposes to build such accommodation, the Council will liaise with the RSL and approve the proposals before the project commences.
- 2.19. Officers within the Place Directorate and the Health and Social Care Partnership have developed a new supported accommodation housing model, for implementation at various sites across North Ayrshire, which will:
- *assist in preventing demand for additional care and support services;*
 - *herald a move to a more independent lifestyle for adults with disabilities and mental health issues;*
 - *ensure residents are part of local community life;*
 - *utilise technological advances, such as incorporating 'whole house assistive technology';*
 - *provide care and support in homely, as opposed to institutional, accommodation;*
 - *provide a staff base for the HSCP within the accommodation complex;*
 - *establish effective and efficient provision for those with specialist housing needs; and*
 - *realise financial savings for the North Ayrshire Health and Social Care Partnership.*
- 2.20. The SHIP will support the Health and Social Care Partnership to meet specialist housing need through dedicated supported accommodation projects, and as part of a wider site mix on other developments. The new SHIP makes provision for delivery of 63 supported accommodation housing units at four different locations.

Assistive Technology

- 2.21. In order to promote independent living, the Flatt Road development site in Largs will be used as an exemplar for assistive technology. The following features are proposed for inclusion within the sheltered housing complex and supported accommodation:
- *Super-fast broadband;*
 - *Smart heating controls which can be voice or app controlled;*
 - *Automatic lights which can be voice or app controlled;*
 - *Automatic blinds which can be voice or app controlled;*
 - *An integrated home communications hub with the following functionality:*
 - *Video door entry system with colour touch screen display;*
 - *Video call capability;*
 - *Electronic welfare checks with option to enable an 'I'm ok' service of morning calls;*
 - *Enhanced assistive technology based on tenant needs e.g. pill dispensers, falls monitor, etc.;*
 - *Electronic noticeboard and calendar;*
 - *Safety monitors and sensors linked to integrated digital system including smoke detection, panic alarms, exit sensors, temperature sensors, etc.;*
 - *The ability to use android apps.*

Extra Care Housing

- 2.22. The Council is currently developing a pilot model for Extra Care Sheltered Housing to be provided at St. Colm's Place, Largs. The vision for the site is to create safe, affordable homes for tenants who require additional support. Extra services to promote independent living, for example, assistance with meals or welfare checks, will be available to the tenants for an additional fee. It is hoped that the development could provide a viable alternative to care home admission for some older people with support needs.

Buy Backs

- 2.23. The Council and its partners recognise that bringing former social housing stock back into social ownership can assist with housing management and maintenance issues and increase the level of housing stock available. Empty homes are detrimental to the local environment; they are often the target of antisocial behaviour and are more likely to fall into disrepair. Bringing empty homes back into use supports regeneration; it is a strategic priority within the current LHS and will continue to be a priority in the future.
- 2.24. The second hand and empty homes buy-back programmes have been accelerated with 30 homes purchased since April 2018. A target has been set

to purchase a further 25 second hand and empty properties during the lifetime of the new SHIP.

Sustainability & Safety

- 2.25. The Council is currently developing two 'sustainable demonstrator homes' within the Dickson Drive, Phase 2 development site. This project will highlight best practice in design and innovation and ensure benefits from sustainable technologies are maximised. The findings will then be rolled out to partners in order to inform the wider development programme, and investment in existing stock. The units are due for completion in autumn / winter 2019.
- 2.26. In general, we seek to maximise the incorporation of energy efficiency measures and renewable technologies within our new build programme. The developments within the SHIP will benefit from a range of sustainable measures, for example solar photovoltaic panels, small scale district heating schemes, and passive design measures to minimise space heating demand. The exact package of measures will be determined through assessment of opportunities on a site by site basis.
- 2.27. In June 2018, it was confirmed that the Scottish Government will take a proposal for a Members' Bill to make it a legal requirement for all future new build social housing properties to be fitted with sprinkler systems. In advance of this legislation, and in recognition of the safety benefits of sprinkler systems, we have expanded the installation of sprinklers to include all of our new build Council housing proposals which had not yet reached technical design stage when the announcement was made.

Regeneration

- 2.28. The provision of affordable, modern and well-designed homes that meets residents' needs is one of nine strategic priorities within the Council Plan 2019 - 2024. The Scottish Index of Multiple Deprivation 2016 shows that 51 of North Ayrshire's 186 data zones are in the 15% most deprived in Scotland. Approximately 38,000 of our residents live in some of the most deprived areas in Scotland.
- 2.29. Public sector investment can have a transformational impact within our communities, and there are cumulative benefits to be achieved by considering ways in which such investment across RSLs, different public service areas and the private sector can be better coordinated.
- 2.30. The Council intends to do this by exploring with our various partners the site and area specific opportunities to secure maximum regeneration benefits. Housing led regeneration which provides high quality, well designed, and fuel-efficient homes will improve the visual amenity of the area, reduce the cost of living for those choosing to reside in the finished homes, support the provision of sustainable, desirable communities where people want to live, and establish social capital, encouraging local people to take ownership and stewardship of their home environments. This can also attract increased levels of private sector investment.

- 2.31. In June 2018, the Council's Cabinet approved the demolition of the Fullarton tower blocks in Irvine. The SHIP makes provision for the replacement of all 275 of these homes within the Irvine locality.
- 2.32. In January 2019, the Council's Cabinet further approved a £10m Estate Based Regeneration Programme to invest in the improvement of our existing housing estates. The SHIP includes the provision of funding for 200 units to assist the delivery and funding of the regeneration programme. This investment is focused within the later years of the programme, as an indicative replacement for any selective demolition of particularly low demand stock.
- 2.33. Furthermore, contractors will be expected to participate in the Council's (or partners') Community Benefits scheme. These schemes provide apprenticeships to young people, skilling up the local workforce and supporting economic growth. Research undertaken by Homes for Scotland suggests that there are 4.1 jobs created for every new home constructed - the 1,695 new build units in the SHIP are therefore expected to create around 6,950 jobs in the construction sector. Effective use of community benefit clauses in development contracts, and partnership work with colleagues in Economic Growth to support our local construction and supply chain companies to bid for this work, can secure many of these jobs for our local people.

Supporting our Town Centres

- 2.34. The Council has clearly stated its commitment to ensuring that North Ayrshire is a vibrant, welcoming and attractive environment, with thriving town centres that benefit our residents, visitors and businesses.
- 2.35. The SHIP supports this goal. Many of the projects within the SHIP are in close proximity to the local town centre or are situated in locations with good transport links. The Flatt Road and St Colms sheltered housing developments are examples of our aim to locate older people housing in locations close to amenities whilst supporting our town centres.
- 2.36. The quality of the visual environment deteriorates when there are vacant buildings in town centres however it does present an opportunity for the Council to support town centres by changing the use of the building to offer affordable social housing. This will be explored further within the current SHIP proposals to contribute to the regeneration of town centres.
- 2.37. By improving and increasing our stock in these areas we are able to provide local people with modern, good quality lifetime homes which in turn supports a settled community. Settled communities take pride and have stewardship of their neighbourhoods, giving local businesses a secure customer base.

Child Poverty and Improving Health and Wellbeing

- 2.38. The North Ayrshire Joint Child Poverty Action Plan Report 2018/19 recognises that the incidence of child poverty within North Ayrshire is one of the highest in Scotland, and acknowledges the role that access to good quality and affordable housing has in combating inequality.
- 2.39. The benefits of new build housing in relation to health, wellbeing and educational attainment, are well documented. New housing is more energy

efficient, better ventilated, and has higher levels of thermal comfort, which can result in alleviation of the symptoms in a number of medical conditions, such as respiratory and rheumatoid illnesses. In terms of educational attainment, according to research undertaken by the housing charity Shelter children can benefit from improved cognitive development and a reduction in behavioural issues through living in a more attractive, warmer, and better ventilated environment.

- 2.40. We are also working with local schools to improve youth engagement with our new housebuilding programme. This is in order to secure wider feedback on our developments, and also provide additional ways in which young people can access construction related learning and training opportunities.

Island Development

- 2.41. On Arran, the SHIP includes a Council development of 34 units at Brathwic Terrace, Brodick (the capacity of this site has increased from 30 units from the previous SHIP). The 20-unit development previously planned by Trust Housing Association has been unable to progress; however, Trust Housing Association are currently in discussions with a local land owner to develop 20 new units on an alternative Arran site. These developments, alongside the work of the Arran Economic Group, are anticipated to stimulate investment in other infrastructure (transport, marine, digital) to encourage economic growth. Similarly, the SHIP makes provision for 18 new properties on Cumbrae (the capacity of this site has increased from 15 units in the previous SHIP) as part of a second phase of the successful St Beya Gardens site.

Affordability

- 2.42. The Council is committed to ensuring rent levels are affordable. Many tenants in social housing are dependent on benefits and are under increasing pressure from the impact of Welfare Reform and rising living costs. The Scottish Housing Regulator has intimated that social landlords will be expected to keep rent increases to a minimum. To ensure homes are affordable, the Council and all RSL partners will be expected to set rent levels on new build homes at or below the Local Housing Allowance. The Council rationalised its rent structure in 2017. All new build properties' rents are set at the same level as our existing stock which are currently lower than our neighbouring authorities and RSLs.

Removal of Projects from the SHIP 2020 - 2025

- 2.43. The new build developments previously planned for Portencross Road, West Kilbride (CHA), Brisbane Glen Road, Largs (CHA), Confidential Site 2 (IHA), and Springbank Farm Lower, Arran (Trust Housing Association), have been removed from the SHIP as they are not currently viable.
- 2.44. A number of the sites within the SHIP have been anonymised for reasons of commercial sensitivity, or as they require further work to ensure that they comply with the Council's Planning or Roads policies.

New Council Projects 2020 - 2025

- 2.45. The Council has included two new confidential Council house building projects, which will deliver nine new homes in Largs (Redevelopment 13) and 84 new homes in Irvine (Redevelopment 14). A further 100 new homes have also been included as a second phase of the Council's regeneration programme (Regeneration Project 2).

New RSL Projects 2020 - 2025

- 2.46. ANCHO have entered into a partnership with Cairn Housing Association, who will develop their sites and thereafter pass the completed homes to ANCHO to manage. Cairn and ANCHO have nominated a four-unit site within Kilwinning (Confidential Site 3).
- 2.47. Cunninghame Housing Association have nominated four development sites located within Saltcoats. They will provide a two-unit development (Confidential Site 5), a 13-unit development at Corrie Crescent, 11 units (Confidential Site 7) and 54 units as a fifth phase to their Sharphill development site. They have also nominated a 40-unit development located in Kilwinning (Confidential Site 6).
- 2.48. Trust Housing Association have nominated a replacement site within Arran (Confidential Site 4) which is expected to deliver 20 new homes on the island.

SHIP Compliance with Local Development Plan

- 2.49. At its meeting on 23 September 2014 Cabinet approved the House Building Protocol, to be used in all Council housing development projects that meet the criteria for permitted development. The purpose of permitted development rights is to allow certain building works and changes of use without having to make a planning application. In the case of new Council housing, development is permitted if the works conform to the approved Local Development Plan and the homes are under the continuing control of the Council.
- 2.50. The agreed protocol has involved close liaison with the Council's Planning Service to ensure compliance with the Local Development Plan. It is now further proposed that all future developments will also obtain a 'Certificate of Lawful Use Development' from the Council's Planning Service. This will provide a certificate that each site within the SHIP has been considered against the full terms of the adopted Local Development Plan. The costs associated with obtaining the certificates – which are laid down in legislation at 50% of the cost of a full planning application - will be met from the funding allocated for each development in the SHIP.

SHIP Impact on North Ayrshire School Capacity

- 2.51. The Council's Communities Directorate have reviewed the sites proposed for inclusion within the SHIP 2020 – 2025 and following discussion with colleagues within Planning and Housing Services, are satisfied that any potential school capacity constraints can be addressed. The housing mix for the Ayrshire

Central development site has been amended to include the provision of sheltered housing following these discussions. There is recognition from experience at other sites that new affordable housing development generally comprises families who already reside within the area. Council Officers from Housing, Planning and Education will continue to monitor emerging development to ensure any issues can be addressed or mitigated.

3. Proposals

- 3.1. Cabinet is asked to approve the Strategic Housing Investment Plan 2020-2025 detailed at Appendix 1 for submission to the Scottish Government
- 3.2. Cabinet is asked to agree to delegated authority being given to the Executive Director (Place) and Cabinet Member for Place to liaise directly with the Scottish Government to agree the North Ayrshire development programme and the rescheduling of projects if and as required.
- 3.3. Cabinet is asked to note that all future developments within the SHIP will obtain a Certificate of Lawful Use Development from the Council's Planning Service to provide assurance of conformance with the Local Development Plan.

4. Implications/Socio-economic Duty

Financial

- 4.1 The financial implications arising from the projects included within the SHIP 2020 – 2025 have been assessed by each of the developing organisations, ensuring that the programme is fully deliverable within the timescales set out. The Council has identified a budget of £155.572m to deliver the projects set out within the SHIP.

Human Resources

- 4.2 None.

Legal

- 4.3 Council housing developments are permitted development under the Town & Country Planning (General Permitted Development) (Scotland) Order 1992, Schedule 1, Part 12, Class 33, providing they comply with the Local Development Plan. Otherwise planning permission is required.

Equality/Socio-economic

- 4.4 The provision of new social housing will have a positive impact on those who require specialist accommodation, older people, those who are homeless, or at risk of homelessness, and those for whom purchasing a home is not an affordable option. The benefits of new build housing in relation to health, wellbeing and educational attainment, are well documented. All new builds which are located between 100-400m (depending on provision) or further from an existing play resource have play facilities included in the project. All homes include garden spaces and sufficient space for doing homework.

Environmental and Sustainability

- 4.5 New homes should have a low environmental impact, with the aim of reducing fuel use and associated fuel costs. All projects within the SHIP will be delivered in accordance with Building Standards regulations for energy efficiency. In addition, the majority of the new projects incorporated into the plan will meet the Scottish Government's 'Greener Standard'. Innovative approaches to fuel efficient development will be considered on a site by site basis (e.g. biomass boilers, solar photovoltaic panels, smart technologies etc). New Council homes contribute to the Council's Sustainability agenda. New housing is more energy efficient, better ventilated, and has higher levels of thermal comfort, which can result in alleviation of the symptoms in a number of medical conditions, for example respiratory and rheumatoid illnesses

Key Priorities

- 4.6 The provision of new affordable housing supports the Council Plan priority to provide affordable, modern and well-designed homes that meet residents' needs. There is also evidence that children and young people can benefit from improved cognitive development and a reduction in behavioural issues through living in a more attractive, warmer, and better ventilated environment and the provision of new affordable housing also supports the Council Plan priority that children and young people experience the best start in life.

Town centres are supported by increasing housing supply, improving areas and seeking settled communities in proximity to these locales.

Community Wealth Building

- 4.7 The Council's contractors are required to participate in the Council's Community Benefits Programme. Six of the projects within the SHIP are being delivered through Hub South West. These six projects aim to deliver new employment opportunities for the area, including the provision of 13 dedicated apprentice starts and two graduate positions. The contractor will also aim to spend at least

65% of the construction costs within the Ayrshire area. Furthermore, the contractor will engage with local schools to; provide health and safety presentations, undertake STEM activities, provide mock interviews, and host design competitions.

5. Consultation

5.1 The Council has taken a collaborative approach to the preparation of the SHIP, and the following stakeholders have been involved in the process:

- *ANCHO;*
- *Cairn;*
- *Cunninghame Housing Association;*
- *Irvine Housing Association;*
- *Link Group Ltd;*
- *Trust Housing Association;*
- *The Scottish Government; and*
- *North Ayrshire Council Officers (Economic Growth, Education, Finance, Housing, Planning, Property Management and Investment, Active Travel & Transport, Roads, and the Health and Social Care Partnership).*

5.2 Regular meetings are held with developing organisations, the Council and the Scottish Government as part of the SHIP governance process. The meetings will continue to be convened on a quarterly basis each year, to ensure that partners' requirements are identified, and the development programme delivered.

RUSSELL McCUTCHEON
Executive Director (Place)

For further information please contact Yvonne Baulk, Head of Service (Physical Environment) on 01294 324398

Background Papers

SHIP 2020-2025 Table

DRAFT North Ayrshire Strategic Housing Investment Plan (SHIP) 2020 - 2025

| Site | Town | Site Coordinates | Dev | Units | Type | Estimated Site Start | Est Prac Compl | Approval Year | Site Starts | | | | | | Site Completions | | | | | SG Grant | House Types (2020 - 2025 Sites) | | | | | | Estimated SHIP Spend 2019/20 (as at 28/8/19) | New SHIP Spend 2020/21 | New SHIP Spend 2021/22 | New SHIP Spend 2022/23 | New SHIP Spend 2023/24 | New SHIP Spend 2024/25 | |
|------------------------------------|---------|---------------------|-----|-------|-----------|----------------------|----------------|---------------|-------------|---------|---------|---------|---------|---------|------------------|---------|---------|---------|---------|----------|---------------------------------|---------------|---------|-----------|------------|-----|--|------------------------|------------------------|------------------------|------------------------|------------------------|-----------|
| | | | | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | | 2024/25 | General Needs | Amenity | Supported | Wheelchair | GFL | | | | | | | Sheltered |
| 2nd Hand BB (19/20) | ! | TBA | NAC | - | Buy Back | 01/04/18 | 31/03/20 | 2018/19 | | | | | | | 8 | | | | | | - | | | | | | | £230,000 | £0 | £0 | £0 | £0 | £0 |
| Empty Homes BB (19/20) | ! | TBA | NAC | - | Buy Back | 01/04/18 | 31/03/20 | 2018/19 | | | | | | | 8 | | | | | | - | | | | | | | £230,000 | £0 | £0 | £0 | £0 | £0 |
| Watt Court (Rdv 4) & Dalry PS | Dirly | X: 229007 Y: 649437 | NAC | 49 | New Build | 30/04/18 | 30/10/20 | 2018/19 | | | | | | | | 49 | | | | | £2,891,000 | 4 | 8 | 15 | | | 22 | £944,000 | £0 | £0 | £0 | £0 | £0 |
| Dickson Drive (Ph 2) | Irv | X: 232299 Y: 640473 | NAC | - | New Build | 06/08/18 | 30/09/19 | 2018/19 | | | | | | | 24 | | | | | | - | | | | | | | £0 | £0 | £0 | £0 | £0 | £0 |
| Connell Court (Rfb 4) | Kilb | X: 231710 Y: 654287 | NAC | - | Refurb | 27/08/18 | 30/09/19 | 2017/18 | | | | | | | 17 | | | | | | - | | | | | | | £264,110 | £0 | £0 | £0 | £0 | £0 |
| Tarryholme Drive (NAC) | Irv | X: 232463 Y: 638588 | NAC | - | Refurb | 27/08/18 | 30/10/19 | 2016/17 | | | | | | | 20 | | | | | | - | | | | | | | £0 | £0 | £0 | £0 | £0 | £0 |
| Refurb of Kilbirnie Housing Office | Kilb | X: 231553 Y: 654577 | NAC | - | Refurb | 01/11/18 | 31/10/19 | 2018/19 | | | | | | | 3 | | | | | | - | | | | | | | £115,189 | £0 | £0 | £0 | £0 | £0 |
| Ardrossan Road (AHP 1) | S'mill | X: 220450 Y: 646900 | NAC | - | New Build | 14/02/19 | 31/01/20 | 2018/19 | | | | | | | 31 | | | | | | - | | | | | | | £1,036,750 | £0 | £0 | £0 | £0 | £0 |
| Flatt Road (Phase 1) | Lrgs | X: 220870 Y: 659464 | NAC | 81 | New Build | 24/06/19 | 31/03/21 | 2019/20 | 81 | | | | | | | 81 | | | | | | 12 | 18 | 23 | | | 28 | £3,316,598 | £0 | £0 | £0 | £0 | £0 |
| Flatt Road (Phase 2) | Lrgs | X: 220870 Y: 659464 | NAC | 42 | New Build | 24/06/19 | 31/12/21 | 2019/20 | 42 | | | | | | | | 42 | | | | £2,478,000 | 42 | | | | | | £1,683,402 | £794,598 | £0 | £0 | £0 | £0 |
| Friars Lawn (Rfb 5) | Kilw | X: 229881 Y: 643272 | NAC | 22 | Refurb | 30/09/19 | 28/02/21 | 2019/20 | 22 | | | | | | | | 22 | | | | £1,254,000 | | | | | | 22 | £750,000 | £504,000 | £0 | £0 | £0 | £0 |
| Towerlands Primary School | Irv | X: 232773 Y: 652754 | NAC | 50 | New Build | 28/10/19 | 28/02/21 | 2019/20 | 50 | | | | | | | | 50 | | | | £2,950,000 | 20 | 12 | | 5 | 13 | | £1,600,000 | £748,300 | £0 | £0 | £0 | £0 |
| Garrier Court (Rfb 6) | S'Side | X: 236681 Y: 638709 | NAC | 19 | Refurb | 01/11/19 | 28/02/21 | 2019/20 | 19 | | | | | | | | 19 | | | | £1,083,000 | | | | | | 19 | £500,000 | £583,000 | £0 | £0 | £0 | £0 |
| Dalrymple Place (Rdv 2) | Irv | X: 232947 Y: 639017 | NAC | 33 | New Build | 01/11/19 | 28/02/21 | 2019/20 | 33 | | | | | | | | 33 | | | | £1,947,000 | | | | 9 | | 24 | £900,000 | £1,047,000 | £0 | £0 | £0 | £0 |
| Brathwic Terrace | Arran | X: 201898 Y: 635460 | NAC | 34 | New Build | 11/11/19 | 01/01/21 | 2019/20 | 34 | | | | | | | | 34 | | | | £2,006,000 | 17 | 8 | | 2 | 7 | | £1,556,000 | £450,000 | £0 | £0 | £0 | £0 |
| St Beya Gardens | Cumbræe | X: 216954 Y: 655538 | NAC | 18 | New Build | 11/11/19 | 01/02/21 | 2019/20 | 18 | | | | | | | | 18 | | | | £1,062,000 | 3 | 9 | | 3 | 3 | | £862,000 | £200,000 | £0 | £0 | £0 | £0 |
| St Michael's Wynd | Kilw | X: 229250 Y: 643100 | NAC | 79 | New Build | 11/11/19 | 31/12/21 | 2019/20 | 79 | | | | | | | | 50 | 29 | | | £4,661,000 | 34 | 2 | 10 | 2 | 7 | 24 | £1,200,000 | £2,621,000 | £0 | £0 | £0 | £0 |
| Springvale Depot | Salt | X: 224596 Y: 641591 | NAC | 14 | New Build | 01/02/20 | 01/02/21 | 2019/20 | 14 | | | | | | | | 14 | | | | £826,000 | 6 | 2 | | 2 | 4 | | £350,000 | £476,000 | £0 | £0 | £0 | £0 |
| Caley Court | Stev | X: 226725 Y: 641478 | NAC | 15 | New Build | 01/02/20 | 28/02/21 | 2019/20 | 15 | | | | | | | | 15 | | | | £885,000 | | | 15 | | | | £0 | £885,000 | £0 | £0 | £0 | £0 |
| Harbourside (Phase 1) | Irv | X: 230880 Y: 638145 | NAC | 71 | New Build | 01/02/20 | 01/02/22 | 2019/20 | 71 | | | | | | | | 30 | 41 | | | £4,189,000 | 25 | 11 | | 4 | 4 | 27 | £300,000 | £2,999,416 | £0 | £0 | £0 | £0 |
| 2nd Hand & Empty Home Buy Backs | ! | TBA | NAC | 25 | Buy Back | 01/04/20 | 31/03/25 | 2020/21 | | 5 | 5 | 5 | 5 | 5 | | | 5 | 5 | 5 | 5 | £1,000,000 | 25 | | | | | | £0 | £200,000 | £200,000 | £200,000 | £200,000 | £200,000 |
| Refurbishment Project 7 | Salt | TBA | NAC | 2 | Refurb | 01/05/20 | 31/04/21 | 2020/21 | | 2 | | | | | | | | 2 | | | £114,000 | 2 | | | | | | £0 | £114,000 | £0 | £0 | £0 | £0 |
| Redevelopment Project 9 | Kilb | TBA | NAC | 15 | New Build | 01/06/20 | 30/06/21 | 2020/21 | | 15 | | | | | | | | 15 | | | £885,000 | 4 | 3 | | 2 | 6 | | £0 | £0 | £885,000 | £0 | £0 | £0 |
| St Colms Pl (Rdv 5) | Lrgs | X: 220370 Y: 659565 | NAC | 29 | New Build | 01/09/20 | 31/01/22 | 2019/20 | | 29 | | | | | | | | 29 | | | £1,711,000 | | | | | 29 | | £0 | £1,711,000 | £0 | £0 | £0 | £0 |
| Bourtreehill Village (Redev 7) | Irv | X: 234475 Y: 639220 | NAC | 18 | New Build | 01/02/21 | 01/05/23 | 2020/21 | | 18 | | | | | | | | | 18 | | £1,062,000 | 6 | 6 | | 2 | 4 | | £0 | £0 | £1,062,000 | £0 | £0 | £0 |
| Corsehillhead | Kilw | X: 231315 Y: 643095 | NAC | 7 | New Build | 01/04/21 | 31/03/22 | 2020/21 | | | 7 | | | | | | | 7 | | | £413,000 | 5 | | | | 2 | | £0 | £0 | £282,500 | £0 | £0 | £0 |
| Redevelopment 10 & 11b | Irv | TBA | NAC | 95 | New Build | 01/04/21 | 01/02/23 | 2020/21 | | | 95 | | | | | | | 45 | 50 | | £5,605,000 | 46 | 25 | | 11 | 13 | | £0 | £0 | £3,605,000 | £2,000,000 | £0 | £0 |
| Ayrshire Central (Redev 12) | Irv | X: 232105 Y: 640785 | NAC | 100 | New Build | 01/04/21 | 31/10/23 | 2020/21 | | | 100 | | | | | | | 40 | 40 | 20 | £5,900,000 | 22 | 26 | | 12 | 10 | 30 | £500,000 | £500,000 | £3,000,000 | £1,900,000 | £0 | £0 |
| Afton Court (Redev 6) | Stev | X: 226665 Y: 641885 | NAC | 15 | New Build | 01/05/21 | 31/04/22 | 2021/22 | | | 15 | | | | | | | | 15 | | £885,000 | | 15 | | | | | £0 | £0 | £885,000 | £0 | £0 | £0 |
| Redevelopment 8a ¶ | Ardr | TBA | NAC | 16 | New Build | 01/05/21 | 01/05/22 | 2020/21 | | | 16 | | | | | | | 16 | | | £944,000 | 6 | 4 | | 3 | 3 | | £0 | £0 | £944,000 | £0 | £0 | £0 |
| Redevelopment 8b | Salt | TBA | NAC | 45 | New Build | 01/05/21 | 01/02/23 | 2020/21 | | | 45 | | | | | | | 32 | 13 | | £2,655,000 | 20 | 10 | 6 | 6 | 9 | | £0 | £0 | £2,655,000 | £0 | £0 | £0 |
| Redevelopment 11a | Irv | TBA | NAC | 30 | New Build | 01/12/21 | 01/02/23 | 2021/22 | | | 30 | | | | | | | | 30 | | £1,770,000 | 16 | 7 | | 4 | 3 | | £0 | £0 | £350,000 | £1,420,000 | £0 | £0 |
| Redevelopment 13 | Lrgs | TBA | NAC | 9 | New Build | 31/01/22 | 31/01/23 | 2021/22 | | | 9 | | | | | | | | 9 | | £531,000 | | 9 | | | | | £0 | £0 | £0 | £531,000 | £0 | £0 |
| Fullarton Street (HF)* | Irv | X: 232050 Y: 638550 | NAC | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

