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# NORTH AYRSHIRE COUNCIL

2 November 2021

## Cabinet

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**Title:** Strategic Housing Investment Plan 2022 – 2027

**Purpose:** To seek Cabinet approval of the Strategic Housing Investment Plan 2022 - 2027

**Recommendation:** That Cabinet (i) approves the Strategic Housing Investment Plan 2022-2027 at Appendix 1 for submission to Scottish Government and (ii) gives delegated authority to the Executive Director (Place) and the Cabinet Member for the Green New Deal and Sustainability to liaise directly with the Scottish Government in agreeing the North Ayrshire development programme and the rescheduling of projects as required.

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### 1. Executive Summary

- 1.1 The Strategic Housing Investment Plan (SHIP) 2022 – 2027 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. The SHIP is based on projected Scottish Government grant funding provision for the Council and our partner Registered Social Landlords of £98.943m during the period 2022 – 2027 and represents Council investment of £101.616m.
- 1.2 It is proposed that delegated authority is assigned to the Executive Director (Place), in consultation with the Cabinet Member for Green New Deal and Sustainability, to liaise with the Scottish Government and agree the rescheduling of projects detailed in the SHIP, as required. 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 historic commitment to construct 1,100 new build homes. It makes provision for an additional 275 new homes to replace the Fullarton tower blocks, which are scheduled for demolition following re-housing of all tenants and includes 250 new units for the Council's Estate Based Regeneration Programme, an increase of 50 from the previous SHIP.
- 1.4 The Council and its RSL partners have been monitoring the impact of both COVID-19 and Brexit on the SHIP. It is clear that they have created time and financial impacts, due to labour and material shortages and an increase in material costs. The SHIP includes the latest available estimates of the time and financial impacts of COVID-19 on the development programme.

1.5 The SHIP 2022 - 2027 will secure investment in a total of 1,900 properties across North Ayrshire and provide sustainable, affordable, accessible and high-quality homes which will contribute to the wider regeneration aims for the area. This will in turn secure employment and training opportunities for North Ayrshire businesses and residents and support the Council's Community Wealth Building Strategy. Members are invited to approve the SHIP at Appendix 1 for submission to the Scottish Government, as the Council's investment plan for new affordable housing in the area over the next five years.

## **2. Background**

2.1 The Strategic Housing Investment Plan (SHIP) 2022 – 2027 sets out the priorities for affordable housing investment in North Ayrshire over the next five years to support the outcomes in 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 historic commitment to develop 1,100 new build Council homes.

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. 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.

2.5 The new SHIP includes the provision of an additional 50 new units to contribute further to the Estate Based Regeneration Programme. These projects take the total investment in Council developments to £171.502m during the period 2022 - 2027 and represents Council investment of £101.616m.

2.6 The Scottish Government has committed to providing North Ayrshire Council with grant funding for the Council and our RSL partners of £81.210m from April 2021 to March 2026. The funding levels beyond March 2026 are not currently known and have therefore been estimated for planning purposes, based on trend assumptions. The Scottish Government is currently undertaking a review of benchmark grant funding levels for social housing and whilst the outcome of this review is awaited grant rates for new build Council developments has been assumed in the SHIP at a rate of £87,025 per unit.

2.7 The SHIP is based on total projected Scottish Government grant funding provision of £98.943m for the Council and our RSL partners during the period 2022 - 2027. In accordance with Scottish Government guidance, the Council has over committed the funding within the SHIP by approximately 25% to ensure that the allocation is spent, and to provide the opportunity for North Ayrshire to absorb slippage from other local authority areas. For this reason, a significant portion of the funding is allocated during the second and third years of the SHIP.

- 2.8 The Council and its RSL partners have been monitoring the impact of both COVID-19 and Brexit on the SHIP. It is clear that they have created both time and financial impacts, due to labour and material shortages and an increase in material costs. The SHIP includes the latest available estimates of the time and financial impacts of COVID-19 and Brexit on the development programme.
- 2.9 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 Green New Deal and Sustainability, to liaise with the Scottish Government and agree the rescheduling of projects 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 SHIP will require Cabinet approval.

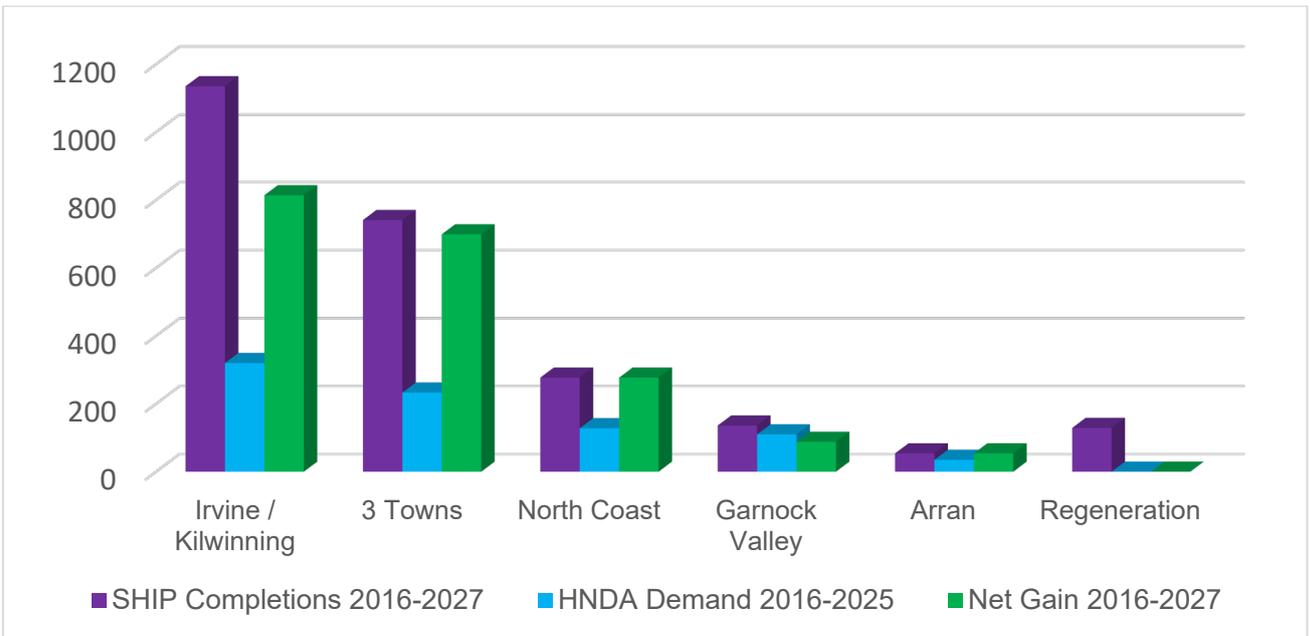
### Strategic Priorities

- 2.10 The SHIP is based on a series of guiding principles for housing provision, taken from the Local Housing Strategy.
- 2.11 In order to prepare the SHIP, the Council invited site nominations from its partners. All of the developments proposed by partners were considered on their individual merits, with reference to the LHS development priorities and any known constraints. 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.
- 2.12 In terms of ongoing governance, senior officers monitor the progress of the new build programme monthly through the SHIP Project Board.

### Demand

- 2.13 Demand figures have been obtained from the Housing Need and Demand Assessment (HNDA) and the North Ayrshire Housing Register (NAHR). House size and type priorities have also been informed by the NAHR.
- 2.14 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, promoting regeneration within our communities, and to seek continued investment in our housing stock to improve overall stock condition, which are not reflected in HNDA figures. 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 2016–2027 vs HNDA demand 2016-2025 & Net Gain 2016-2027*



2.15 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 (%)

Developer	North Ayrshire Stock
NAC	12,892
CHA	2,258
Riverside (IHA)	1,710
Cairn (ANCHO)	657
Trust	287
Link	0
<b>Total</b>	<b>17,804</b>

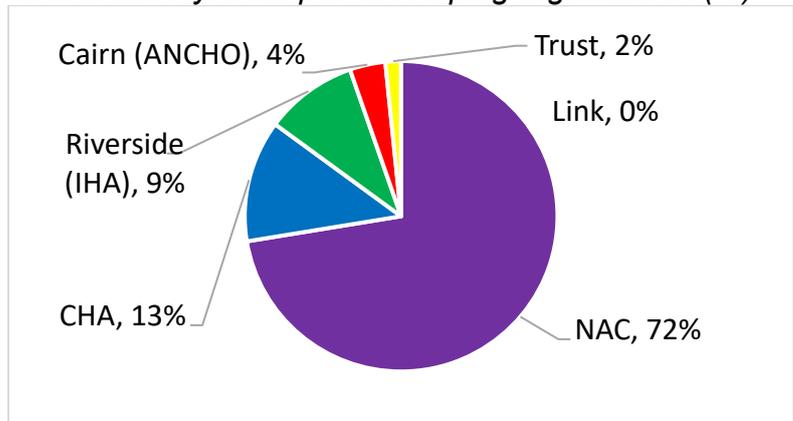
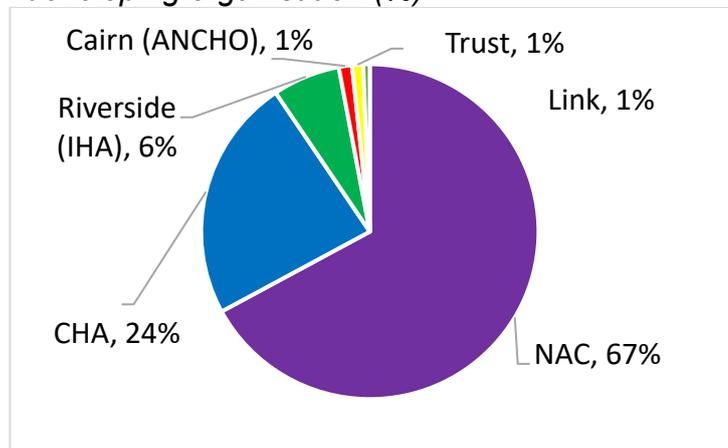


Figure 3: Proportion of funding per developing organisation (%)

Developer	Completions in SHIP 2022 - 2027
NAC	1,275
CHA	446
Riverside (IHA)	123
Cairn (ANCHO)	24
Trust	20
Link	12
<b>Total</b>	<b>1,900</b>



- 2.16 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	Three Towns	Arran	Garnock Valley	Irvine / Kilwinning	North Coast	North Ayrshire
1	17%	19%	19%	18%	20%	<b>18%</b>
2	56%	55%	52%	55%	54%	<b>55%</b>
3	15%	16%	17%	15%	14%	<b>15%</b>
4+	12%	10%	12%	12%	12%	<b>12%</b>

### Specialist Accommodation

- 2.17 Analysis of the NAHR, and projected future demographic trends signifying 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).
- 2.18 Following review of North Ayrshire's Housing Allocation Policy in 2019, the age restriction for the allocation of amenity housing was removed. This allowed allocation of amenity homes to younger people with accessible housing, promoting independent living. Currently, 79% 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.
- 2.19 In order to promote independent living, the Flatt Road development site in Largs is being used as an exemplar for assistive technology. Features can be included within the sheltered housing complex and supported accommodation where required to support tenants' individual needs.
- 2.20 The Council's Housing Service and Health and Social Care Partnership (HSCP) worked together to develop a model for Extra Care Sheltered Housing. The vision was to create safe, affordable homes for tenants who require additional support. Following development of a possible model, demand analysis was undertaken by the HSCP in 2021. At that time, it was determined that there was not sufficient demand to integrate the model into a new sheltered housing complex. The Council has, however, incorporated flexibility into some new build sheltered housing complexes to allow this model to be reconsidered in future, with minimal investment.
- 2.21 To ensure need is met now and in the future, the Local Housing Strategy 2018 – 2022 set a target for all tenures, with at least 7% of all new build stock being fully wheelchair accessible. This will be reviewed in the next LHS (due for renewal 2022) and the future Local Development Plan (draft plan due to be published in early 2023) following Scottish Government guidance for local authorities on the setting of targets to support the delivery of more wheelchair accessible housing.
- 2.22 The SHIP will support the Health and Social Care Partnership to meet specialist housing need through dedicated projects using the jointly developed supported accommodation model, and as part of a wider site mix on other developments. The new SHIP makes provision for delivery of 47 supported accommodation housing units at three different locations, all of which are currently under construction.

## Child Poverty and Improving Health and Wellbeing

- 2.23 The North Ayrshire Local Child Poverty Action Plan and Report 2019/20 recognises that the instance 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. All new build Council family homes have study space and private gardens.
- 2.24 The Council is also considering ways in which young people can access construction related learning and training opportunities. Skills Development Scotland and the Council committed to contact every school leaver this year to support and sign-post those who may be impacted by this year's qualifications situation and those who have had offers of employment withdrawn or postponed. Developing the Young Workforce have also launched an online Skills Academy to support school leavers and job seekers. Officers from Housing and PMI will work alongside Education colleagues to determine how our housebuilding programme can support the Council's ambitions to encourage more young people into training and employment.

## Island Development

- 2.25 On Arran, the Council's development of 34 units at Brathwic Terrace, Brodick will complete in February 2022. In addition, Trust Housing Association is currently in discussions with a local landowner to develop 20 new units in Brodick. These developments, alongside work with communities on the island, are anticipated to stimulate investment in other infrastructure (transport, marine, digital) to encourage economic growth. Similarly, 18 new homes have recently been completed on Cumbrae through the SHIP as part of a second phase of the successful St Beya Gardens site. It is hoped that these developments will help to address local housing need, support key employment and enable people to remain on the islands.

## Buy Backs

- 2.26 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. It also supports the Council's Regeneration Delivery Plan. In recognition of this, a target has been set to purchase at least 5 second hand or empty properties during each financial year of the new SHIP, subject to the availability of Scottish Government Grant.

## Sustainability & Safety

- 2.27 Council officers are seeking to maximise the incorporation of energy efficiency measures and renewable technologies within the 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.
- 2.28 Building Standards introduced a legal requirement for new build social housing properties with planning applications submitted on or after 1 March 2021 to be fitted with sprinkler systems. In advance of this legislation, and in recognition of the safety benefits of sprinkler systems, the Council has installed sprinklers in all new build housing proposals which reached technical design stage after October 2019. The

Council is also working to comply with the new regulations for smoke and heat detection within our existing stock by February 2022.

### Regeneration

- 2.29 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.
- 2.30 The Council continues to explore the site and area specific opportunities with strategic partners to secure maximum regeneration benefits, supporting the ambitions of the Council's Regeneration Delivery Plan to drive forward development on strategic regeneration sites, including town centres. Our town centres continue to be of strategic importance as the economic and social focus points of North Ayrshire. The Council has acquired the former King's Arms public house in Irvine Town Centre and will redevelop the site into six amenity flats to address need and encourage town centre living. Other town centre projects include: the redevelopment of the former Largs Police Station and adjacent former St Colm's Place Sheltered Housing Complex; the development of the former Springvale depot in Saltcoats; the redevelopment of former sheltered housing complexes at Afton Court and Caley Court in Stevenston; and the redevelopment of the Irvine High Flats. Regeneration Project 1d in Ardrossan and the unallocated regeneration blocks will also be utilised to further support North Ayrshire regeneration.
- 2.31 The SHIP also includes the provision of funding for 250 units to assist the delivery and funding of Housing's Estate Based Regeneration Programme, an additional 50 units from the previously approved SHIP. Most of this investment is anticipated to be replacement for any selective demolition of stock. The additional 50 regeneration units included within the new SHIP will allow Housing Services to continue with implementation of the Estate Based Regeneration Programme, as well as support a review our assets in relation to our EESSH2 and zero emissions targets to consider further redevelopment opportunities.

### Community Wealth Building

- 2.32 Effective use of community benefit clauses in development contracts, and partnership work with colleagues in Economic Development to support our local construction and supply chain companies to bid for this work, can secure many of these jobs for our local people and support the Council's Community Wealth Building Strategy. The Council has recently undertaken a review of our Dickson Drive, Irvine house building pilot and will utilise this to inform a second project with Building Services to construct a number of new homes at Ayrshire Central, Irvine.
- 2.33 The Council is also currently developing a pilot model for employability by offering training and employment opportunities obtained through community benefits from Housing Services maintenance and investment contracts to our Housing First tenants, supporting some of our most complex support cases to sustain housing and employment. The delivery of the SHIP, alongside investment in land and asset maintenance, plays a key role in community wealth building.

### Affordability

2.34 The Council is committed to ensuring rent levels are affordable. Many tenants in social housing are partly or fully dependent on benefits and are under increasing pressure from the impacts 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. North Ayrshire Council has an approved rent structure based on house size and type, with no additional charge for new build properties.

#### Key Achievements from 2020/21

- 2.35 During 2020/21, 49 units were completed at Watt Court, Dalry. The project included a new local Housing Office, a sheltered housing complex with an integrated community hub and amenity bungalows. The Council's first 15 new build supported accommodation bungalows at Bessie Dunlop Court are also on this site, where tenants are supported to live independently by on-site HSCP staff. A further 18 new homes were completed at St. Beya Gardens, Cumberae during summer 2021.
- 2.36 During the year work commenced on site for a total of 166 units at St. Michael's Wynd, Kilwinning; Kinnier Road, Saltcoats; Springvale, Saltcoats; and Harbourside, Irvine. More recently work also commenced on site for a further 44 units at St. Colm's Place, Largs; and Caley Court, Stevenston.
- 2.37 Cunninghame Housing Association completed their 28 units at Ardoch Court, Stevenston. The Association also commenced works on site for 72 units at West Byrehill, Kilwinning and 2 units at Glebe Street, Saltcoats. Irvine Housing Association commenced works on site for 77 units at the second phase of Tarryholme, Irvine.
- 2.38 North Ayrshire's Resource Planning Assumption for the Council and our RSL partners during 2020/21 was £17.093m. During the year a total of £21.403m was claimed, through obtaining slippage funding of £4.310m from other local authority areas. North Ayrshire Council and our RSL partners have been able to claim an additional £16.729m towards affordable housing in the area from slippage in other local authority areas in the five years from April 2016 to March 2021.

#### Removal of Projects from the SHIP 2022 - 2027

- 2.39 The Cunninghame Housing Association new build development planned for Annick Drive, Dreghorn has been removed from the SHIP as it is not financially viable.

#### Amendments to the SHIP

2.40 The following amendments have been made in this update of the SHIP:

- The Fullarton Street, Irvine site can accommodate 54 units, increased from the 45 units previously anticipated.
- Early design work for the King's Arms, Irvine has confirmed that the site can deliver six accessible amenity flats, reduced from ten units.
- Design work has also confirmed that the former Stanecastle Primary School site can deliver 28 units, reduced from 30.
- The Ayrshire Central, Irvine site has been increased to 171 units from 100 units.

- Redevelopment Projects 10, 11b and 14 located in Irvine have been combined and reduced to 168 units from 179 units.
- The Bourtreehill Village, Irvine site has been provisionally increased from 18 to 32 units.
- Cunninghame Housing Association's (CHA) site at Harbour Road, Irvine has been reduced from 40 to 29 units.
- Riverside's (formerly Irvine Housing Association) development at 111 Bank Street, Irvine has increased from 14 units to 16 units.
- Cunninghame Housing Association's site at West Byrehill, Kilwinning has been reduced from 76 to 72 units and both phases have now been combined.
- Regeneration Project 1d in Ardrossan can deliver 36 units, reduced from 50.
- The former Largs Police Station can accommodate 12 amenity flats, increased from nine.
- Unallocated Regeneration Block 1 has been reduced from 92 to 49 units; the other 43 units have been allocated to projects in the SHIP.

2.41 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 2022 - 2027

2.42 The Council has included 50 new units within the SHIP to further contribute to the Estate Based Regeneration Programme. These are listed as 'Unallocated Regeneration Block 2'. The Council has also recently announced the regeneration of Glebe Place, Saltcoats where 30 low demand homes will be demolished and replaced by eight new homes. A further regeneration project in Ardrossan, which is currently confidential, will include seven new homes.

#### New RSL Projects 2022 - 2027

2.43 Cunninghame Housing Association have nominated one 22-unit development site located in Saltcoats (Confidential Site 11). This site has been anonymised as it requires further work to ensure that it complies with the Council's strategic priorities.

#### SHIP Impact on North Ayrshire School Capacity

2.44 Ayrshire Central, Irvine was identified as having the potential to adversely affect the capacity of Castlepark Primary School. The housing mix for the site has therefore been revised and now includes a greater weighting of amenity properties. There is recognition from experience at other sites that new affordable housing development generally comprises families who already reside within the school catchment area. Officers from Housing, Planning and Education will continue to monitor emerging development to ensure any impact upon school capacity can be addressed or mitigated.

### **3. Proposals**

3.1 It is proposed that Cabinet (i) approve the North Ayrshire Strategic Housing Investment Plan 2022-2027 for submission to the Scottish Government; and (ii) gives delegated authority to the Executive Director (Place) and the Cabinet Member for the Green New Deal and Sustainability to liaise directly with the Scottish Government in

agreeing the North Ayrshire development programme and the rescheduling of projects as required.

#### **4. Implications/Socio-economic Duty**

##### **Financial**

4.1 The financial implications arising from the projects included within the SHIP 2022 - 2027 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 £171.502m to deliver the North Ayrshire Council development projects set out within the SHIP, inclusive of Scottish Government funding.

##### **Human Resources**

4.2 The Strategic Housing Investment Plan will be delivered by North Ayrshire Council staffing and complemented by external expertise, where required.

##### **Legal**

4.3 The Town & Country Planning (General Permitted Development) (Scotland) Order 1992, Schedule 1, Part 12, Class 33, as amended, enables local authorities to carry out works, within their district, for the erection of dwellings so long as the development conforms with the Local Development Plan. The Council's House Building Protocol governs the design and consultation processes for such development to ensure that appropriate levels of design scrutiny and consultation are maintained. In 2019, it was agreed that all future Council housing developments progressed as permitted development will be required to obtain a 'Certificate of Lawfulness' from the Council's Planning Service. This will certify that each site within the SHIP has been considered against the full terms of the adopted Local Development Plan. Housing development proposals by the Council which do not fall within the scope of permitted development, including schemes which require an Environmental Impact Assessment (EIA) will require planning permission. Proposals over 0.5 hectares in area will require to be screened for the purposes of EIA.

##### **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. New housing will also support our island communities and their economies.

##### **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 significantly to the Council's Sustainability agenda. New housing is more energy efficient, better ventilated, and has higher levels of thermal comfort, which supports improved health and well-being.

## **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. It supports the ambitions of the Council's Regeneration Delivery Plan to drive forward development on strategic regeneration sites, including town centres. 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. New housing will also support our island communities and their economies.

## **Community Wealth Building**

4.7 The Council's contractors are required to participate in the Council's Community Benefits Programme. The projects within the SHIP aim to deliver new employment opportunities for the area, including the provision of dedicated apprentice starts, graduate positions and the creation of local jobs. The project contractors also 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 in partnership with Cairn
- Cunninghame Housing Association
- Riverside (formerly Irvine Housing Association)
- Link Group Ltd
- Trust Housing Association
- The Scottish Government
- 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 **Jacqueline Cameron, Senior Manager, Housing Strategy and Development**, on **01294 485652**.

**Background Papers**

N/A

# North Ayrshire Council

## Strategic Housing Investment Plan 2022 - 2027



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

# Introduction

## Purpose

The Strategic Housing Investment Plan (SHIP) 2022-2027 sets out the priorities for affordable housing investment in North Ayrshire over the next five years and outlines how the Council and its partners will deliver these priorities. The focus of the SHIP is to support the Scottish Government's Affordable Housing Supply Programme (AHSP) which delivers affordable housing for rent in North Ayrshire.

## Environment

A Strategic Environmental Assessment (SEA) pre-screening questionnaire undertaken for the LHS confirmed that the development proposals within the SHIP have been scoped within the SEA for the [North Ayrshire Local Development Plan](#).

## Strategic Policy Context

[Housing to 2040](#), Scotland's first 20-year housing strategy, was announced in March 2021. The strategy commits to providing around £16bn of investment to support the delivery of 100,000 new homes by 2032, with at least 70% of these being for social rent. The Scottish Government's Affordable Housing Supply Programme (AHSP) comprises a range of funding mechanisms to enable affordable housing providers to deliver homes in communities across Scotland to support local authorities' Local Housing Strategies. The Scottish Government has allocated Resource Planning Assumptions (RPAs) for the full five-year period of the current parliament to deliver the ambitious affordable homes target set out in [Housing to 2040](#).

The SHIP is an extension of, and aligns to, the [Local Housing Strategy 2018-22](#) (LHS). In preparing the SHIP, the Council has referred to the outcomes identified in the LHS, which support objectives of the [Council Plan](#).

The SHIP also aligns with the Council's [Economic Recovery and Renewal](#)

[Approach](#), which sets out how the Council, in conjunction with our residents, will recover and renew services by: building upon the outcomes of the Council Plan; committing to Community Wealth Building; and committing to a Green New Deal.

## Equalities

In line with our Council Plan, fairness and equity is core to the Strategic Housing Investment Plan. We strive for a North Ayrshire where everyone has the same life chances to grow, prosper and have fulfilling and healthy lives. An Equality Impact Assessment has been undertaken for the SHIP. It found that there are no negative or discriminatory effect on any equality groups.

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.

## Consultation and Collaboration

As the strategic housing authority, the Council is committed to supporting our partners to deliver affordable housing development within North Ayrshire. The Council adopts a collaborative approach in the preparation of the SHIP. [The key stakeholders opposite have influenced the final programme.](#)

In preparing the SHIP 2022-2027 the Council invited site nominations from its RSL partners. All developments proposed were considered on their individual merits, with reference to the development priorities set out within the LHS and any known constraints.

Thereafter, the Council issued the draft SHIP to its partners to review the priorities of each individual site and assist in agreeing the wider plan. The Council will continue to monitor the development programme and any arising opportunities at quarterly meetings held with developing RSLs and the Scottish Government.

Council Officers monitor the impact of the new build programme on education facilities and other services through the SHIP Project Board.

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 by accelerating other projects within the SHIP.

## Key SHIP Stakeholders



**Local registered social landlord partners,** including ANCHO, Cairn, Cunninghame Housing Association (CHA), Link Group Ltd, Riverside Scotland and Trust Housing Association



**North Ayrshire Council internal departments,** including Economic Growth, Education, Finance, Housing, Planning, Property Management and Investment, Active Travel and Transport, Roads, and the Health and Social Care Partnership



**The Scottish Government**

# Investment Priorities

The LHS indicates the importance of establishing clear investment priorities to meet the housing needs of local people, allow partners to identify projects, and ensure that the Scottish Government's goals for new affordable social homes are supported. To ensure maximum benefit is achieved from social housing investment, all projects must:

**Consider their role in providing health benefits to tenants and supporting young people to maximise their educational attainment.**



North Ayrshire's Local Child Poverty Action Plan and Report 2019/20 recognises that the instance of child poverty within North Ayrshire is one of the highest in Scotland.

Research undertaken by Shelter suggests children can benefit from improved cognitive development and a reduction in behavioural issues through living in a more attractive, warmer, and better ventilated environment. All new build Council family homes have study space and private gardens.

We are also considering ways to allow young people to access construction related learning and training opportunities. [Skills Development Scotland](#) and the Council committed to contact every school leaver in 2021 to support and sign-post those who may be impacted by this year's qualifications' situation and those who have had offers of employment withdrawn or postponed. Developing the Young Workforce have also launched an online Skills Academy to support school leavers and job seekers.

We are committed to working alongside Education colleagues to determine how our housebuilding programme can support the Council's ambitions to encourage more young people into training and employment.



*The Kings Arms located in Irvine Town Centre will be redeveloped to provide 6 new amenity flats*



*The Fullarton tower blocks in Irvine is a major regeneration project*

**Be attractive and have aesthetic value, to contribute to the regeneration of North Ayrshire, including its town centres.**

*The provision of affordable, modern and well-designed homes that meets residents' needs is one of nine strategic priorities within the Council Plan. Public sector investment can have a transformational impact within communities, and there are cumulative benefits through considering how this can be coordinated with developing partners and the private sector.*

The Council explores site and area specific opportunities with partners to secure maximum regeneration benefits. This supports the ambitions of the Council's Regeneration Delivery Plan to drive forward development on strategic regeneration sites, including town centres. Town centre regeneration is a primary focus of the SHIP, with several projects completed to date within, or near, town centres.

The SHIP supports major housing led regeneration in North Ayrshire, an example being provision for the replacement of the 275 homes in the Fullarton tower blocks in Irvine which are scheduled for demolition. The SHIP also includes the provision of funding for 250 units to assist the delivery and funding of Housing's Estate Based Regeneration Programme (EBRP). This investment aims to provide new homes to replace any stock which requires to be demolished or reconfigured as part of the EBRP.

**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.**

The Council's [Environmental Sustainability & Climate Change Strategy](#) includes actions to achieve net-zero carbon emissions by 2030. The delivery of new housing has a key role to play in carbon reduction, climate change mitigation, and alleviation of fuel poverty.



*Dickson Drive, Irvine*

The Council and its partners will continue to consider innovative and sustainable approaches to heat and power, such as low carbon heat, solar photovoltaic panels and smart technologies. The Council recognises that a 'fabric first' approach to sustainability can provide benefits to tenants, in terms of reducing heating costs, and also benefit the environment, all of our homes are designed to minimise heat loss.

The Council completed two '[sustainable demonstrator homes](#)' within Dickson Drive, Irvine in 2020 to highlight best practice in design and innovation, ensuring benefits from sustainable technologies are maximised. The benefits are currently being assessed, and the findings will be shared with partners to inform future developments. To build



upon this, we are developing a 'sustainability shopping basket' to establish a standard suite of sustainability measures for each development and have committed to engaging a sustainability expert to ensure technology delivers low fuel costs for tenants whilst maximising energy efficiency and reducing carbon emissions.

All Council developments are planned using 'secure by design' principles. Also, in recognition of the safety benefits of sprinkler systems, the Council is installing sprinklers in all new build housing proposals which reached technical design stage after October 2019, prior to the introduction of Building Standards legislation in March 2021.



*Biomass District Heating Network at Flatt Road, Largs*



**Recognise local needs and aspirations and become an integral part of existing estates. Homes should be designed in such a way that they can be ‘homes for life’ and easily adapted to the changing needs of their occupants.**

It has become clear from numerous development project consultation events carried out by the Council and its partners to date, that most local people express a preference for houses rather than flats. In some areas it may be appropriate to include flatted development, which will be assessed on a case-by-case basis.

In 2019, the updated North Ayrshire Housing Allocation Policy removed the age restriction for the allocation of amenity housing. The allocation of amenity homes to younger people with mobility requirements promotes independent living and ‘homes for life’.

The Council and its partners recognise that bringing former social housing stock into ownership can assist with housing management and maintenance issues and increase housing available through the North Ayrshire Housing Register. Empty homes are detrimental to the local environment, often the target of antisocial behaviour and are more likely to fall into disrepair. Bringing empty homes back into use is a strategic priority within the current LHS and will continue to be a priority in the future. The second hand and empty homes buy back scheme can also assist the Council to deliver our Estate Based Regeneration Programme by acquiring homes in communal blocks or in areas identified for improvement through the scheme.



*Before and after photographs of an empty home brought back into use*

**Maximise return on investment and value for money by considering build and lifetime maintenance costs.**

As part of the tendering process we prepare a minimum specification for materials utilised in our new build developments to ensure that they align to our current lifecycle replacement and maintenance programmes. We have also developed a suite of standard house types to further assist with maintenance programmes and reduce project design costs.

The Council is committed to making efficiency savings through strategic procurement arrangements in the delivery of our new build affordable housing programme, to ensure value for money for our tenants. We have procured contractors for several SHIP projects through the HubSW, as part of a procurement strategy to achieve cost and time savings through economies of scale. The Council has also, with ten local authority partners, worked with Scotland Excel to develop a New Build Residential Construction Framework Agreement available for use by all Scottish local authorities and registered social landlords.

The LHS recognises that many tenants in social housing are on lower incomes and/or dependant on benefits. The Scottish Housing Regulator expects social landlords to be able to demonstrate affordability and engage meaningfully with tenants on rent increases. Therefore, to ensure homes are affordable, partners are expected to set rent levels on new build homes at or below the Local Housing Allowance.



*Standard House Type: 3-bedroom ground floor living for wheelchair users*

**Involve the local community through consultation and wider action initiatives.**

The Council and our partners engage with local communities when developing all new build development sites through the SHIP. For Council projects local residents are invited to review and comment upon the draft plan for the site. Thereafter the final plans are presented to the community and local residents are also invited to 'Meet the Builder' when a contractor has been appointed.

The Council's [Community Wealth Building Strategy](#) introduced a new model to develop resilient, inclusive local economies, with more local employment and a larger and more diverse business base, ensuring that wealth is locally owned and benefits local people. Through the SHIP, contractors are expected to participate in the Council (or partners') Community Benefits scheme, providing apprenticeships to young people, skilling up the local workforce and supporting economic growth. Homes for Scotland suggests there are 4.1 jobs created for every new home constructed. Effective use of community benefit clauses in development contracts, and partnership work with colleagues in Economic Development to support our local construction and supply

chain companies to bid for this work, can secure many of these jobs for our local people.

The Council is currently developing a pilot model for employability by offering training and employment opportunities obtained through community benefits from Housing Services maintenance and investment contracts to our Housing First tenants, supporting some of our most complex support cases to sustain housing and employment.

[The Council also plans to undertake a review of our Dickson Drive, Irvine house building pilot and will utilise this to inform a second project with Building Services to construct a number of new homes at Ayrshire Central, Irvine.](#)

**Seek to continually improve, with lessons learnt and good practice shared across all partners.** The Council regularly meets with the Scottish Government and our partner RSLs to review the progress of the SHIP and share good practice and lessons learned. The Council also holds 'lessons learned' meetings and undertakes tenant satisfaction surveys for each site.

All projects which meet the criteria outlined within the SHIP will be considered to be 'high priority'. In the case of developments by Registered Social Landlords (RSLs), the housing mix and type for each individual development site and the proposed rent levels for the new homes should be formally agreed with the Council prior to the submission of a planning application.

Projects from the SHIP 2021-2026 which have not yet completed have been included in the new 2022-2027 plan. Thereafter, the Council will prioritise all projects which are considered deliverable and meet the strategic goals outlined above.

## Demand

Demand figures have been obtained from the [Housing Need and Demand Assessment](#) (HNDA) and the North Ayrshire Housing Register (NAHR). House size and type priorities have also been informed by the NAHR.

## Location

North Ayrshire contains five Sub Housing Market Areas (SHMAs), these are:

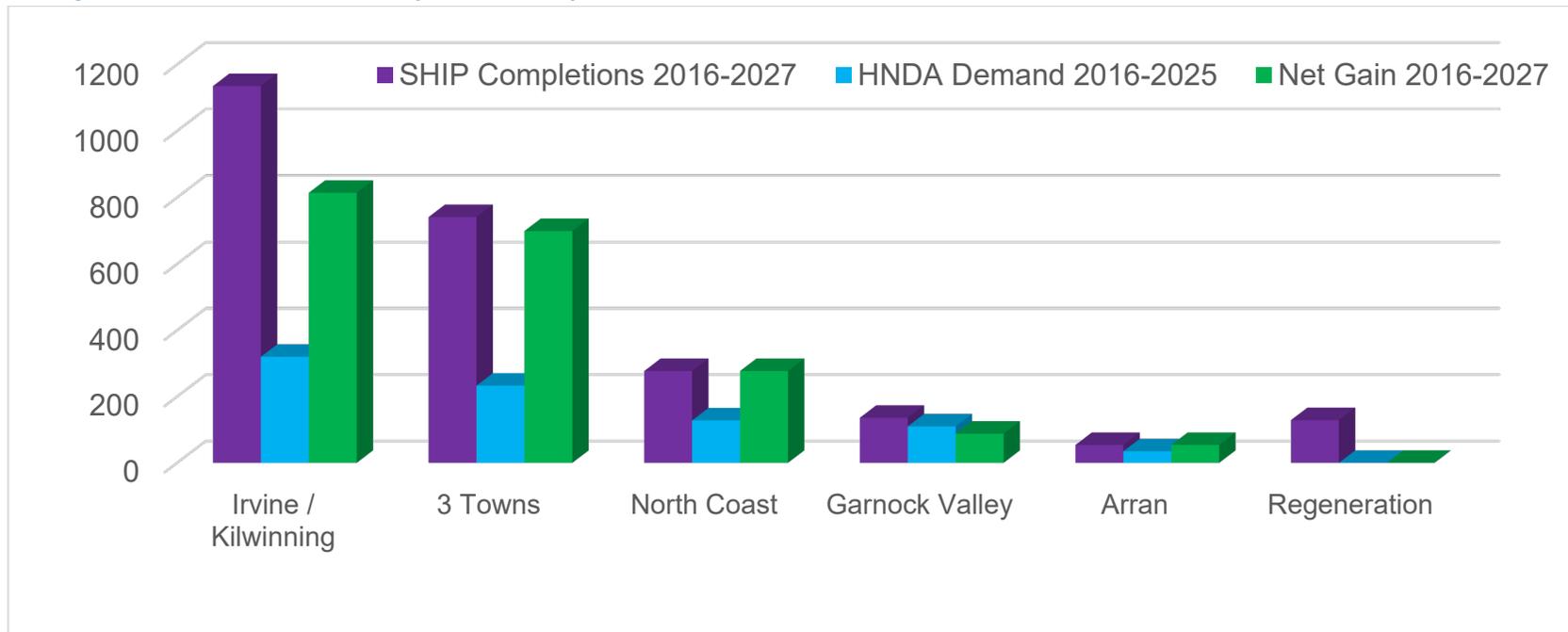


Whilst there are 7,091 applicants on the NAHR, only 47.5% of these applicants (3,369) have a recognised housing need (NAHR, August 2021).

A SHMA is the widest area that a person would be willing to move to for new living accommodation for the purposes of strategic housing planning. Whilst the North Ayrshire Community Planning Partnership is committed to Locality Planning, the Local Housing Strategy is based on a Housing Need and Demand Assessment in line with legislation. The Assessment identifies sub housing market areas rather than localities. Generally, the SHMAs align to the locality areas except for Irvine and Kilwinning, who each have their own designated locality.

The Council's HNDA calculates a housing shortfall figure for each 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. They are intended to give an indication of the range of shortfall, rather than an absolute figure. This information has been plotted, in figure 1 below, against the total number of homes which have been, or will be developed, over the life of the HNDA and the SHIP. These new supply figures illustrate the aspiration to plan for a growing population, and to seek continued investment in our housing stock to improve overall stock condition.

Figure 1: SHIP Actual & Projected Completions 2016-2027 vs HNDA Demand 2016-2025 & Net Gain 2016-2027



The 'net gain' columns indicate the additional homes available per locality following completion of the developments, minus the strategic demolitions set out in the SHIP.

In order to further inform demand for housing on the Isle of Arran, the Council is undertaking research to determine locality preferences for housing on the island.

Development is not the only policy intervention being explored by the Council. It would be very difficult for the Council and its partners to meet housing need only through investment in new homes.

Work to maintain and improve the condition of our existing social housing stock, provide aids and adaptations and improve the private rented sector are all intended to address the housing needs of the local population

## Size

Whilst the overall demand figure is obtained from the Housing Need and Demand Assessment, analysis of the North Ayrshire Housing Register identifies demand trends for properties. House size has been identified by considering the minimum accommodation size suitable for the household; this is referred to as the 'strategic bedroom requirement'.

*Table 1: % Applicants by Strategic Bedroom Requirement and SHMA*

No of Beds	Three Towns	Arran	Garnock Valley	Irvine / Kilwinning	North Coast	North Ayrshire
1	57%	59%	59%	58%	60%	<b>58%</b>
2	16%	15%	12%	15%	14%	<b>15%</b>
3	15%	16%	17%	15%	14%	<b>15%</b>
4	8%	5%	6%	9%	8%	<b>8%</b>
5+	4%	5%	6%	3%	4%	<b>4%</b>

*(Source: North Ayrshire Housing Register, August 2021)*

The strategic bedroom need is used for planning purposes only. Generally, one-bedroom homes are found to be of lower demand. Two-bedroom homes are a more popular option for smaller households and are more flexible in meeting households' future needs. An additional bedroom can also provide study space, or space for home working.

An indicative size mix (Table 2) for developments across North Ayrshire has been prepared by uplifting the two-bedroom provision and reducing the one-bedroom, thus meeting tenant aspirations and providing flexibility in terms of property sizes as households change composition over time.

*Table 2: Altered Demand by Bedroom Size (Reflecting Aspiration) and SHMA*

No of Beds	Three Towns	Arran	Garnock Valley	Irvine / Kilwinning	North Coast	North Ayrshire
1	17%	19%	19%	18%	20%	<b>18%</b>
2	56%	55%	52%	55%	54%	<b>55%</b>
3	15%	16%	17%	15%	14%	<b>15%</b>
4+	12%	10%	12%	12%	12%	<b>12%</b>

This mix is intended as a guide only; each project will be considered on a site-by-site basis by the developing organisation, before being approved by the Council.

## Specialist Housing Needs

### Housing for Older People

Analysis of the HNDA and the NAHR indicates a rising need for accommodation for older people. For this reason, the LHS sets a target of approximately 25% of all new homes to be suitable for older people (i.e., amenity housing and sheltered accommodation). It is anticipated that these homes will primarily comprise one and two bedrooms. In the 12 months from 1 September 2020, 76% of applicants allocated amenity housing were 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.

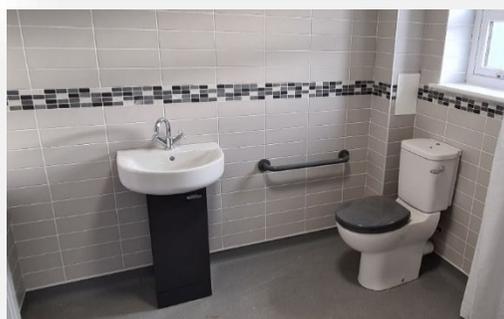
Alongside the new build programme, the Council will continue to deliver our Sheltered Housing Re-provisioning Programme, which includes £25m investment in the refurbishment of sheltered housing units out with the SHIP.



*Glencairn House Sheltered Complex*



*Dementia Friendly Design*



*Wet Floor Shower Rooms with Contrasting Fittings as Standard*



*Visiting Service Rooms*

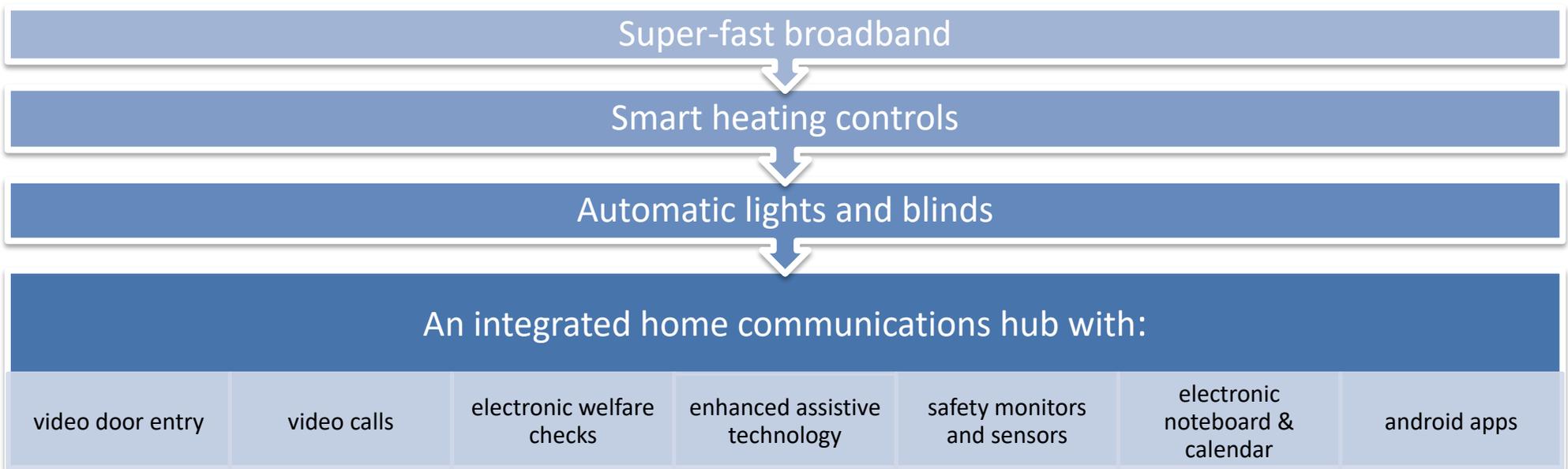
## Extra Care Housing

Housing Services and the Health and Social Care Partnership worked together over the last few years to develop a model for Extra Care Sheltered Housing. The vision was to create safe, affordable homes for tenants who require additional support, with extra services to promote independent living, such as assistance with meals or welfare checks, to be available to tenants for an additional fee.

Following development of the outline model, demand analysis was undertaken by the Health and Social Care Partnership in 2021. At that time, it was determined that there was not sufficient demand to integrate the model into a new sheltered housing complex. The Council has, however, incorporated flexibility into some new build sheltered complexes to allow this model to be reconsidered in the future with minimal additional investment.

## Assistive Technology

In order to promote independent living, the Flatt Road development in Largs is being used as an exemplar for assistive technology. Features that can be installed within the sheltered housing complex and supported accommodation, where required, to support tenants' individual needs include:



## Wheelchair Accessible Accommodation

'Housing for Varying Needs', a national design guide, provides the following definitions which have been adopted by the LHS when describing the applicable specialist housing:

### Ambulant Housing



*Meets a wide range of specialist housing needs. The majority of demand is likely to be from the older age group, who have mobility problems, but who can walk with (or without) an aid. Some people in this group may occasionally use a wheelchair. Demand is not exclusive to the older age group; mobility issues can affect people throughout their lives, for various reasons.*

### Wheelchair User Housing



*For people who use a wheelchair all or most of the time. The home will be level access throughout, have space for a wheelchair to circulate and access all rooms, a kitchen and bathroom that suits the occupant's particular needs and fittings and services that are within reach and easy to use. A wheelchair user may live alone, or with a carer or partner or be part of a family unit.*



*2 Bedroom Wheelchair User Bungalow*

All amenity and sheltered housing in North Ayrshire should be built to an ambulant housing standard as a minimum. To ensure need is met now and in the future, the LHS sets a target for all partners to ensure at least 7% of all new build stock is fully wheelchair accessible. To date, 16% of new build homes delivered by North Ayrshire Council are suitable for wheelchair users. It should be noted that most demand for wheelchair user housing comes from those under 60 years old. In addition, we have a set of standard house types for our developments, which are of an accessible design to accommodate changing mobility needs.

In 2019, the Scottish Government issued guidance for local authorities on the setting of LHS targets to support the delivery of more wheelchair accessible housing, including the requirement for a private sector target. The Council will consider this during renewal of the LHS in 2022, and the next Local Development Plan due to be published in 2023.

Occasionally it may be necessary to build larger specialist housing to meet the specific needs of individual households. Where this is being provided by an RSL, the Council will approve the proposals before a planning application is submitted.

## Supported Accommodation

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.

The focus is on maximising independence for adults within a homely setting, who require a higher level of support, and who are living with learning disabilities, or mental ill-health issues (all ages), or who are under 65 years and have physical disabilities. The new supported accommodation model can:



*Supported accommodation at Bessie Dunlop Court, Dalry*



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 SHIP makes provision for delivery of 47 supported accommodation housing units at three different locations in addition to the 15 homes already delivered.

## Gypsy / Travellers

The Council has not identified any additional demand issues in relation to accommodation for gypsy / travellers. We will, however, review the condition of our permanent site at Redburn, Irvine in consultation with residents to identify any future maintenance and investment works.

When this review is complete, the Council will apply to the Scottish Governments Gypsy / Traveller Accommodation Fund to seek funding for any necessary renovation or improvements to our Redburn site.

## Island Communities

The Council is committed to supporting our island communities. 18 new homes were completed on the Isle of Cumbrae during summer 2021. The site provided a mixture of general needs houses, amenity bungalows and homes for wheelchair users.

The Council will also complete 34 new homes at Brathwic Terrace on the Isle of Arran during [February 2022](#). We introduced a 'Local Lettings Initiative' for Arran and will closely monitor demand on the island after the allocation of the new homes.

The Local Lettings Initiative gives additional priority to island residents and key workers.

In addition, Trust Housing Association is currently in discussions with a local landowner to develop 20 new units on Arran. These developments, [alongside work with communities on the island](#), are anticipated to stimulate investment in other infrastructure (transport, marine, digital) to encourage economic growth.



*St Beya Gardens, Cumbrae*

*St Beya Gardens, Cumbrae*

*Brathwic Terrace, Arran*

## Homelessness

North Ayrshire Council's Rapid Rehousing Transition Plan 2019 – 2024 was approved in 2019. Our vision is *to reduce the time spent in temporary accommodation by enabling homeless households to access settled accommodation quickly and with the right support to sustain their housing outcome*. The North Ayrshire RRTP outcomes are:



The provision of new affordable housing through the Strategic Housing Investment Plan will continue to support the delivery of the Rapid Rehousing Transition Plan.

## Alternative Models of Affordable Housing Delivery

Recognising that a suite of affordable housing solutions is required to meet the needs and aspirations of local people, the Council has embarked on two pilot projects aimed at the private housing sector.

The 'HOME (Home Ownership Made Easy)' project is based on a model devised by Scottish Futures Trust. This shared ownership housing option will provide households the opportunity to purchase a stake in a home. Two options are available, which have been named for the level of investment required to secure the HOME:

- The £5k HOME, aimed at first time buyers.
- The £40k HOME, aimed at owner-occupiers over 60 years who wish to downsize or secure more accessible housing.

The Council's 'BUILD' project will offer six fully serviced self-build plots for sale to individuals interested in this type of project.

## Private Sector Property Condition

The Council's revised [Scheme of Assistance 2019](#) introduced a range of new measures to improve private sector housing condition, including:



A 'pre-tenancy support service' for landlords to aid the prevention of future property condition issues.



A 'missing shares scheme' to remove barriers where a property owner refuses to meet their common repair obligations.



Use of the Council's powers for Compulsory Purchase Orders (CPOs) where appropriate to acquire empty properties in poor condition, bringing them back into mainstream housing stock.

# SHIP Funding Streams

<p><b>Affordable Housing Supply Programme</b></p> <p>The Scottish Government has committed to providing North Ayrshire with £81.210m of affordable housing funding for the Council and our RSL partners from April 2021 to March 2026 (see table 3 below). The SHIP is based on projected Scottish Government grant funding provision of £98.943m for the Council and our RSL partners during the period 2022 – 2027. Funding for Council projects has been assumed at a rate of £87,025 per unit.</p>	<p><b>Reserves &amp; Balances</b></p> <p>All developing organisations will utilise available reserves and balances to support the development programme.</p>	<p><b>Borrowing</b></p> <p>The majority of development funding is secured from borrowing. Private finance supports RSLs' development programme, and prudential borrowing supports local authority new build projects.</p>
<p><b>Affordable Housing Policy Developer Contributions</b></p> <p>The Council's previous Affordable Housing Policy (RES4), which required contributions to affordable housing provision from specified private developments within North Ayrshire, was removed within the new Local Development Plan (LDP2) which was adopted on 28 November 2019. Developer contributions, in the form of commuted sums, received through the application of the Affordable Housing Policy to date under the previous Local Development Plan, will be utilised to fund projects being delivered through the SHIP, when required.</p>	<p><b>Other Funding Sources</b></p> <p>The Council will consider utilising the Vacant and Derelict Land Fund to support the regeneration of SHIP sites, where strategically aligned to the Council's Regeneration Delivery Plan.</p>	<p><b>Council Tax on Empty &amp; Second Homes</b></p> <p>Income received from the reduction in discount for empty and second homes in North Ayrshire is held in the Council's Affordable Housing Account. The Council provides grant funding to support the development of projects within the SHIP from the Affordable Housing Account, when required.</p>

To meet the requirement for 'slippage', in accordance with Scottish Government guidance, the Council has over committed the funding within the SHIP. The slippage requirement is to ensure that the allocation is fully spent even if delays or constraints emerge on other development sites, and to provide the opportunity for North Ayrshire to absorb slippage from other local authority areas.

*Table 3: North Ayrshire Resource Planning Assumption per Annum 2021/22 to 2025/26*

	2021/22	2022/23	2023/24	2024/25	2025/26	Total
<b>RPA</b>	£18.205m	£15.692m	£15.648m	£15.702m	£15.963m	<b>£81.210m</b>

# Planning and other Regulatory Matters

In 2014, the Council's Cabinet approved the House Building Protocol, to be used in all Council housing development projects that meet the criteria for permitted development. Class 33 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended, enables local authorities to carry out works, within their district, for the erection of dwellings so long as the development conforms with the Local Development Plan.

In 2019, it was agreed that all future Council housing developments progressed as permitted development will be required to obtain a 'Certificate of Lawfulness' from the Council's Planning Service. This will certify that each site within the SHIP has been considered against the full terms of the adopted Local Development Plan. Housing development proposals by the Council which do not fall within the scope of permitted development, including schemes which require an Environmental Impact Assessment (EIA) will require planning permission. Proposals over 0.5 hectares in area will require to be screened for the purposes of EIA.

# Risks to delivering the SHIP

Whilst delivery of the SHIP programme has been recovered following the temporary suspension of all projects on site in March 2020, this has had longer term implications. COVID-19 continues to have an impact on the construction industry.

Through our own experience and engagement with RSLs and other developers, development constraints or risks to delivery of the programme have been identified as:

- Building costs inflation and rising tender prices
- Shortages of materials
- Capacity within the building and development industry across the country
- Costs of infrastructure and ground remediation
- Delays to getting statutory utility consents in place
- Workforce interruptions related to COVID-19

The Council and our partners will continue to work closely to monitor and actively manage these risks through the period of the SHIP.

# Amendments or Additions to the SHIP

The delegated authority to accelerate any project detailed within the North Ayrshire approved SHIP is held by the Executive Director (Place) and the Cabinet Member for Green New Deal and Sustainability.

## SHIP Development Projects

An overview of projects detailed in the SHIP tables is provided below by locality.

### Irvine & Kilwinning

Project	Timeline	Site Information
Dalrymple Place, Irvine (NAC) 33 units	Site Start: January 2020 Expected Completion: Autumn/winter 2021	Previously a 22-unit sheltered housing complex, the site has been demolished to provide 33 new homes comprising a mix of sheltered housing and bungalows suitable for wheelchair users in a high demand area.
St. Michael's Wynd, Kilwinning (NAC) 79 units	Site Start: September 2020 Expected Completion: Autumn/winter 2022	The homes link to the first phase St Michael's Wynd development. The site includes general needs, amenity, wheelchair user housing, sheltered housing and supported accommodation and benefits from good transport links.
Former Towerlands Primary, Irvine (NAC) 50 units	Site Start: February 2020 Expected Completion: Winter 2021 / early 2022	The site provides general needs, amenity and wheelchair user properties on the former school site.
Harbourside, Irvine (NAC) 71 units	Site Start: October 2020 Expected Completion: Autumn/winter 2022	The site is in a high-demand area and is a short walk from Irvine Beach Park, the town centre, shopping mall and train station. The site will deliver an intergenerational development with a particular focus on older people's housing provision.
Bourtrees Hill Village, Irvine (NAC) 32 units	Site Start: Spring 2022 Expected Completion: Summer 2024	The site will see the regeneration of the Bourtrees Hill Village area of Irvine. Consultations are underway with residents of the local area and interested parties to develop the vision for the site.

Corsehillhead, Kilwinning (NAC) 7 units	Site Start: Spring 2022 Expected Completion: Early 2023	The site will deliver a mix of general needs and amenity accommodation in the Corsehill area of Kilwinning.
Redevelopment 10, 11b & 14 Irvine (NAC) 168 units	Site Start: Spring/summer 2022 Expected Completion: Autumn 2025.	This site will provide a mix of general needs, amenity and wheelchair user accommodation. This site is currently confidential due to a requirement for public consultation and for acquisition of land.
Ayrshire Central, Irvine (NAC) 171 units	Site Start: Spring/summer 2022 Expected Completion: Autumn/winter 2024	Located in a high demand area, this site will deliver a mix of general needs, amenity and wheelchair properties at the Ayrshire Central, Irvine site.
Stanecastle, Irvine (NAC) 28 units	Site Start: Spring 2022 Expected Completion: Summer/autumn 2023	This site will deliver a mix of general needs, amenity and wheelchair user accommodation on the site of the former Stanecastle School.
Fullarton Street, Irvine (NAC) 54 units	Site Start: Spring 2023 Expected Completion: Summer 2024	This project will deliver a mix of general needs, amenity and wheelchair accommodation on the site of the Irvine High Flats which are scheduled for demolition.
King's Arms, Irvine (NAC) 6 units	Site Start: Autumn/winter 2022 Expected Completion: Autumn/winter 2024	This project involves the regeneration of a prominent town centre building to deliver six amenity flats.
Confidential Site 1 (Cairn) 20 units	Site Start: Early 2023 Expected Completion: Summer 2024	This development will provide general needs, amenity and wheelchair accommodation. This site is currently confidential due to a requirement for planning consent and for acquisition of land.
Confidential Site 3 (Cairn) 4 units	Site Start: Spring 2024 Expected Completion: Spring 2025	This site has the capacity for 4 affordable, general needs homes. This site is currently confidential due to a requirement for planning consent and for acquisition of land.
West Byrehill, Kilwinning (CHA) 72 units	Site Start: Spring 2021 Expected Completion: Spring 2023	Located on the edge of Kilwinning, this site will provide a mix of general needs, amenity and wheelchair user homes.
Harbour Road, Irvine (CHA) 29 units	Site Start: Spring 2022 Expected Completion: Summer 2023	Located in Irvine Harbourside this site will provide 29 new homes in close proximity to the town centre and Irvine train station.
Annick Drive, Dreghorn (CHA) 20 units	Site Start: n/a Expected Completion: n/a	This site has been removed from the SHIP as it is not financially viable.

Tarryholme, Irvine, Phase 2 (IHA) 77 units	Site Start: Summer 2021 Expected Completion: Early/spring 2023	This project is a second phase of the Tarryholme development which will deliver an additional 77 units.
Bank Street, Irvine (IHA) 16 units	Site Start: Autumn 2022 Expected Completion: Summer 2023	This town centre regeneration project in Irvine will deliver 16 new homes for affordable rent.

### Three Towns

Project	Timeline	Site Information
Springvale Depot, Saltcoats (NAC) 14 units	Site Start: Winter 2020 Expected Completion: Winter 2021	This project provided a regeneration opportunity for a surplus site in the Council's ownership. It will comprise a mix of general needs, amenity and wheelchair user properties.
Caley Court, Stevenston (NAC) 16 units	Site Start: Summer 2021 Expected Completion: Late summer 2022	This development is located on the site of a former sheltered housing complex. The new homes will provide supported accommodation with an on-site staff base in close proximity to Stevenston town centre and train station.
Afton Court, Stevenston (NAC) 6 units	Site Start: Spring 2022 Expected Completion: Winter 2022	This town centre regeneration project will bring the site of the former Afton Court sheltered housing complex back into use. The site can accommodate 6 amenity bungalows, recognising the highly accessible nature of this location. It is currently anticipated that modular construction will be utilised for this development to reduce the time on site and the impact of the works on local residents.
Former James McFarlane, Saltcoats (NAC) 18 units	Site Start: Spring 2022 Expected Completion: Spring/summer 2023	The site of the former James McFarlane school has capacity for 18 affordable homes, providing general needs, amenity and wheelchair accommodation.
Former James Reid & Focus Centre, Saltcoats (NAC) 44 units	Site Start: Spring 2022 Expected Completion: Winter 2023	The site of the former James Reid school and the former Focus Centre has capacity for 44 affordable homes, providing general needs, amenity and wheelchair accommodation.
Glebe Place, Saltcoats (NAC) 8 units	Site Start: Spring 2024 Expected Completion: Spring/summer 2025	This regeneration project which includes the demolition of low demand flats can accommodate approximately 8 new affordable homes near Saltcoats town centre.

Regeneration Project 1d, Ardrossan (NAC) 36 units	Site Start: Spring 2023 Expected Completion: Spring 2025	This project provides a regeneration opportunity for 36 affordable homes, comprising general needs, amenity and wheelchair accommodation.
Regeneration Project 1e, Ardrossan (NAC) 7 units	Site Start: Spring 2024 Expected Completion: Spring/summer 2025	This regeneration opportunity can accommodate approximately 7 new affordable homes.
Glebe Street, Saltcoats (CHA) 2 units	Site Start: January 2021 Expected Completion: Winter 2021	This formerly vacant site will deliver 2 wheelchair user homes. This site is also being supported by funding from the Council's Affordable Housing Account.
Green Street, Saltcoats (CHA) 24 units	Site Start: Early 2022 Expected Completion: Spring 2023	Demolition of the former building on the site is now complete and works to construct the 24 new amenity homes will commence during 2022.
Sharphill Phase 4, Saltcoats (CHA) 76 units	Site Start: January 2020 Expected Completion: Early/spring 2022	Work is underway at this development which will deliver a mix of general needs, amenity and wheelchair user homes.
Sharphill Phase 5, Saltcoats (CHA) 82 units	Site Start: Spring 2023 Expected Completion: Winter 2024	The next phase of the Sharphill site will deliver an additional 82 new homes, providing a mix of general needs, amenity and wheelchair user homes.
Confidential Site 8, Stevenston (CHA) 19 units	Site Start: Autumn/winter 2022 Expected Completion: Autumn/winter 2023	This site has capacity for 19 homes and is confidential until site feasibility can be confirmed.
Confidential Site 9, Stevenston (CHA) 70 units	Site Start: Spring 2024 Expected Completion: Winter 2025	This site has capacity for up to 70 new homes. Parts of the site are located on Open Ground and can only progress subject to public consultation and a Planning Application for change of use.
Confidential Site 10, Ardrossan (CHA) 50 units	Site Start: Spring 2024 Expected Completion: Winter 2025	This project has capacity for up to 50 homes and is confidential until site feasibility can be confirmed.
Confidential Site 11, Saltcoats (CHA) 22 units	Site Start: Spring 2024 Expected Completion: Winter 2025	This site has been anonymised as it requires further work to ensure that it complies with the Council's strategic priorities.
Parkend Gardens, Saltcoats (Link) 12 units	Site Start: Early 2023 Expected Completion: Early 2024	This development is located in close proximity to Saltcoats town centre and adjacent to North Ayrshire Council's new development at Kyleshill Court, Saltcoats. It will deliver a mix of general needs, amenity and wheelchair accommodation.

## North Coast

Project	Timeline	Site Information
Flatt Road, Largs (NAC) 123 units	Site Start: 24 June 2019 Expected Completion: Summer 2022	This site is located in North Ayrshire's most highly pressured housing market and delivers a mix of general needs, wheelchair liveable and amenity properties. A sheltered housing complex with a community hub and a separate new supported accommodation with an on-site staff base. The site will also be used as an exemplar for assistive technology.
Former St. Colm's Place, Largs (NAC) 29 units	Site Start: June 2021 Expected Completion: Autumn/winter 2022	The former sheltered housing complex at St. Colm's Place has now been demolished and will be re-built as part of the sheltered housing re-provisioning programme. Located in a high demand central area it has good transport links and access to the town centre.
Former Largs Police Station (NAC) 12 units	Site Start: Early 2022 Expected Completion: Early 2023	Located adjacent to the former St. Colm's Place the former Largs Police Station has capacity to develop 12 amenity flats in the high demand, town centre, location.

## Garnock Valley

Project	Timeline	Site Information
Former Garnock Academy, Kilbirnie (NAC) 50 units	Site Start: Spring 2022 Expected Completion: Autumn/winter 2023	The site of the former Garnock Academy will see the development of a mixture of general needs homes, amenity bungalows and homes suitable for wheelchair users.
Laburnum Avenue, Beith (NAC) 6 units	Site Start: Autumn 2022 Expected Completion: Spring 2024	This development will regenerate low demand flatted accommodation to deliver 6 new affordable homes in Beith.
Newhouse Drive, Kilbirnie (NAC) 7 units	Site Start: Autumn 2022 Expected Completion: Spring 2024	This development will regenerate low demand flatted accommodation to deliver 7 new affordable homes in Kilbirnie.

## Arran

Project	Timeline	Site Information
Brathwic Terrace, Brodick (NAC) 34 units	Site Start: February 2020 Expected Completion: February 2022	The site is a short distance from a number of shops and cafes, as well as the ferry terminal. This is the first Council housing development on the island since the stock transfer to Trust Housing Association (then Isle of Arran Homes).
Confidential Site 4 (Trust HA) 20 units	Site Start: Spring 2023 Expected Completion: Autumn/winter 2024	This site is confidential to allow the acquisition of land and whilst site viability is confirmed.

## Locality to be Confirmed

Project	Timeline	Site Information
Unallocated Regeneration Blocks (NAC) 99 units	Site Start: Autumn 2023 Expected Completion: Autumn 2026	This involves the regeneration of 99 properties to deliver a mix of general needs, amenity and wheelchair user properties. The locations for these projects have still to be finalised.
Regeneration Project 3 (IHA) 30 units	Site Start: Spring 2024 Expected Completion: Spring 2026	This project involves the regeneration of 30 properties to deliver a mix of general needs, amenity and wheelchair user properties. The location has still to be finalised.

# Appendix 1 CONFIDENTIAL SHIP 2022 - 2027

Site	Town	Site Coordinates	Dev	Units	Type	Estimated Site Start	Estimated Practical Completion	SHIP Approval Year	Site Starts						Site Completions					Scottish Government Grant	House Types						SHIP Spend 2022/23	SHIP Spend 2023/24	SHIP Spend 2024/25	SHIP Spend 2025/26	SHIP Spend 2026/27		
									Pre 2022/23	2022/23	2023/24	2024/25	2025/26	2026/27	2021/22	2022/23	2023/24	2024/25	2025/26		2026/27	General Needs	Amenity	Supported	Wheelchair	GFL						Sheltered	
Flatt Road (Phase 1 & 2)	Lrgs	X: 220870 Y: 659464	NAC	123	New Build	24 Jun 19	31 Jul 22	2019/20	123						81	42					-	49	16	22	5	3	28	£0	£0	£0	£0	£0	
Friars Lawn (Refurb 5)	Kilw	X: 229881 Y: 643272	NAC	22	Refurb	30 Sep 19	30 Nov 21	2019/20	22						22						-						22	£0	£0	£0	£0	£0	
Dalrymple Place (Redev 2)	Irv	X: 232947 Y: 639017	NAC	33	New Build	20 Jan 20	31 Oct 21	2019/20	33						33						-				9		24	£0	£0	£0	£0	£0	
Towerlands Primary School	Irv	X: 232773 Y: 652754	NAC	50	New Build	17 Feb 20	31 Jan 22	2019/20	50						50						-	20	12		5	13		£0	£0	£0	£0	£0	
St. Beya Gardens	Cumbræ	X: 216954 Y: 655538	NAC	18	New Build	24 Feb 20	08 Jul 21	2019/20	18						18						-	3	9		3	3		£0	£0	£0	£0	£0	
Brahwic Terrace	Arran	X: 201898 Y: 635460	NAC	34	New Build	24 Feb 20	28 Feb 22	2019/20	34						34						-	17	8		2	7		£0	£0	£0	£0	£0	
St. Michael's Wynd	Kilw	X: 229250 Y: 643100	NAC	79	New Build	14 Sep 20	30 Sep 22	2020/21	79						79						-	34	2	10	2	7	24	£0	£0	£0	£0	£0	
Kinnier Road (Refurb 7)	Salt	X: 225152 Y: 641959	NAC	2	Refurb	28 Sep 20	30 Nov 21	2020/21	2						2						-	2						£0	£0	£0	£0	£0	
Springvale Depot	Salt	X: 224596 Y: 641591	NAC	14	New Build	19 Oct 20	30 Nov 21	2020/21	14						14						-	6	2		2	4		£0	£0	£0	£0	£0	
Harbourside	Irv	X: 230880 Y: 638145	NAC	71	New Build	26 Oct 20	31 Oct 22	2020/21	71						71						-	25	11		4	4	27	£0	£0	£0	£0	£0	
St. Colm's Place (Redev 5)	Lrgs	X: 220370 Y: 659565	NAC	29	New Build	09 Jun 21	31 Oct 22	2019/20	29						29						£1,711,000					29	£0	£0	£0	£0	£0		
Caley Court	Stev	X: 226725 Y: 641478	NAC	16	New Build	16 Aug 21	31 Aug 22	2021/22	16						16						£1,123,123	1		15			£623,123	£0	£0	£0	£0	£0	
Largs Police Station (Redev 13)	Lrgs	X: 220315 Y: 659560	NAC	12	New Build	31 Jan 22	31 Jan 23	2021/22	12						12						£1,044,300		12				£567,269	£0	£0	£0	£0	£0	
Afton Court (Redev 6a)	Stev	X: 226665 Y: 641885	NAC	6	New Build	01 Apr 22	30 Nov 22	2021/22		6					6						£522,150		6				£522,150	£0	£0	£0	£0	£0	
Corsehillhead	Kilw	X: 231315 Y: 643095	NAC	7	New Build	01 Apr 22	28 Feb 23	2021/22		7					7						£609,175	5	2				£478,675	£0	£0	£0	£0	£0	
James McFarlane (Redev 8a)	Ardr	X: 223300 Y: 643345	NAC	18	New Build	01 Apr 22	31 May 23	2021/22		18					18						£1,566,450	7	6		1	4	£1,000,000	£386,450	£0	£0	£0	£0	
Stanecastle (Redev 11a)	Irv	X: 234070 Y: 640150	NAC	28	New Build	01 Apr 22	01 Sep 23	2021/22		28					28						£2,436,700	12	7		5	4	£500,000	£1,656,700	£0	£0	£0	£0	
James Reid & FC (Redev 8b)	Salt	X: 225511 Y: 642690	NAC	44	New Build	01 Apr 22	30 Nov 23	2021/22		44					44						£3,829,100	20	11		7	6	£1,500,000	£1,889,100	£0	£0	£0	£0	
Garnock Academy (Redev 9)	Kilb	X: 231290 Y: 654800	NAC	50	New Build	01 Apr 22	30 Nov 23	2021/22		50					50						£4,351,250	39	3		2	6	£2,000,000	£1,851,250	£0	£0	£0	£0	
Bourtrees Hill Village (Redev 7)	Irv	X: 234475 Y: 639220	NAC	32	New Build	01 Apr 22	01 Jul 24	2022/23		32											£2,784,800	20	6		2	4	£0	£1,000,000	£1,784,800	£0	£0	£0	
Ayrshire Central (Redev 12)	Irv	X: 232105 Y: 640785	NAC	171	New Build	01 Apr 22	30 Nov 24	2022/23		171					100	71					£14,881,275	31	84		24	32	£2,000,000	£5,000,000	£5,628,339	£0	£0	£0	
2nd Hand & Empty Home Buy Backs	!	!	NAC	25	Buy Back	01 Apr 22	31 Mar 27	2021/22		5	5	5	5	5	5	5	5	5	5		£1,000,000	25					£200,000	£200,000	£200,000	£200,000	£200,000		
Redevelopment 10, 11b & 14	Irv	TBA	NAC	168	New Build	01 May 22	30 Nov 25	2022/23		168					50	68	50				£14,620,200	74	48		19	27	£4,000,000	£3,000,000	£3,000,000	£3,620,200	£0		
Laburnum Avenue (Regen Project 1a)	Beith	X: 234170 Y: 653640	NAC	6	New Build	01 Oct 22	31 Mar 24	2022/23		6					6						£522,150		4		2		£0	£522,150	£0	£0	£0	£0	
Newhouse Drive (Regen Project 1b)	Kilb	X: 230940 Y: 653815	NAC	7	New Build	01 Oct 22	31 Mar 24	2022/23		7					7						£609,175		5		2		£0	£609,175	£0	£0	£0	£0	
King's Arms (Regen 1c)	Irv	X: 232090 Y: 638935	NAC	6	New Build	01 Oct 22	31 Oct 24	2022/23		6						6					£522,150		6				£0	£0	£522,150	£0	£0	£0	
Fullarton Street (HF)	Irv	X: 232050 Y: 638550	NAC	54	New Build	01 Feb 23	30 Jun 24	2022/23		54						54					£4,699,350	19	21		7	7	£0	£1,000,000	£3,699,350	£0	£0	£0	
Regeneration Project 1d	Ardr	TBA	NAC	36	New Build	01 Apr 23	30 Apr 25	2023/24			36						36				£3,132,900	20	5			11	£0	£0	£500,000	£2,632,900	£0	£0	
Glebe Place	Salt	X: 224700 Y: 641700	NAC	8	New Build	01 Apr 24	30 Apr 25	2024/25				8					8				£696,200	5	3				£0	£0	£196,200	£500,000	£0	£0	
Regeneration Project 1e	Ardr	TBA	NAC	7	New Build	01 Apr 24	30 Apr 25	2024/25				7					7				£609,175	5	2				£0	£0	£500,000	£109,175	£0	£0	
Unallocated Regeneration Block 1	TBA	TBA	NAC	49	New Build	01 Oct 23	30 Sep 25	2023/24			49					38	11				£4,264,225	24	10		10	5	£0	£0	£1,716,775	£2,547,450	£0	£0	
Unallocated Regeneration Block 2	TBA	TBA	NAC	50	New Build	01 Sep 24	30 Sep 26	2024/25				50						50			£4,351,250	24	11		10	5	£0	£0	£0	£2,000,000	£2,351,250	£0	£0
Confidential Site 1 e	Irv	TBA	Cairn	20	New Build	01 Feb 23	31 Jul 24	2022/23		20						20					£1,600,000	15			5		£200,000	£1,400,000	£0	£0	£0	£0	
Confidential Site 3	Kilw	TBA	Cairn	4	New Build	01 Apr 24	31 Mar 25	2023/24				4					4				£320,000	4					£0	£0	£320,000	£0	£0	£0	
Sharphill (Ph 4)	Salt	X: 225343 Y: 643182	CHA	76	New Build	20 Jan 20	28 Feb 22	2019/20	76						76						£6,915,235	65	5		5	1	£0	£0	£0	£0	£0	£0	
West Byrehill (Phase 1 & 2)	Kilw	X: 228760 Y: 642710	CHA	72	New Build	12 Apr 21	28 Feb 23	2020/21	72						72						£6,901,729	59	8		3	2	£5,237,729	£0	£0	£0	£0	£0	£0
Glebe Street (Confidential Site 5)	Salt	X: 224625 Y: 641747	CHA	2	New Build	07 Jan 21	30 Dec 21	2020/21	2						2						£144,000				2		£0	£0	£0	£0	£0	£0	
Green Street (Confidential Site 7)	Salt	X: 224755 Y: 641300	CHA	24	New Build	08 Jan 22	31 Mar 23	2021/22	24						24						£1,910,000		22		2		£1,365,000	£0	£0	£0	£0	£0	£0
Confidential Site 11	Salt	TBA	CHA	22	New Build	30 Aug 22	31 Aug 23	2022/23		22						22					£2,100,000		21		1		£100,000	£1,500,000	£500,000	£0	£0	£0	£0
Harbour Road	Irv	X: 231397 Y: 638254	CHA	29	New Build	01 May 22	31 Jul 23	2022/23	29						29						£2,700,000	28			1		£2,000,000	£700,000	£0	£0	£0	£0	
Annick Drive 7	Dreg	X: 234967 Y: 638261	CHA	-	New Build	-	-	-													-						£0	£0	£0	£0	£0	£0	
Confidential Site 8	Stev	TBA	CHA	19	New Build	01 Sep 22	30 Sep 23	2022/23		19						19					£1,680,000	19					£180,000	£1,500,000	£0	£0	£0	£0	
Confidential Site 9 e	Stev	TBA	CHA	70	New Build	01 Apr 24	01 Dec 25	2024/25		70						70					£4,640,000	64	2		4		£0	£0	£1,000,000	£3,640,000	£0	£0	
Sharphill (Ph 5)	Salt	X: 225351 Y: 643409	CHA	82	New Build	01 Apr 23	01 Dec 24	2023/24			82					82					£7,512,122	64	16		1	1	£0	£3,246,122	£3,000,000	£0	£0	£0	£0
Confidential Site 10	Ardr	TBA	CHA	50	New Build	01 Apr 24	31 Oct 25	2024/25				50						50			£4,430,000	45	3		2		£0	£0	£4,430,000	£0	£0	£0	£0
Parkend Gardens	Salt	X: 225165 Y: 641130	Link	12	New Build	31 Jan 23	31 Jan 24	2022/23		12						12					£1,068,384	8	3		1		£0	£297,759	£600,000	£0	£0	£0	£0
Tarryholme (Ph 2)	Irv	X: 233023 Y: 637910	Riverside	77	New Build	07 Jun 21	06 Feb 23	2020/21	77						77						-	30	36		5	6	£0	£0	£0	£0	£0	£0	
Bank Street (111)	Irv	X: 232720 Y: 639260	Riverside	16	New Build	30 Sep 22	30 Jul 23	2022/23		16						16					£1,152,000	16					£700,000	£452,000	£0	£0	£0	£0	
Regeneration Project 3	TBA	TBA	Riverside	30	New Build	01 Apr 24	31 Mar 26	2024/25				30									£2,160,000	18	6		2	4	£0	£1,500,000	£660,000	£0	£0	£0	£0
Confidential Site 4 A	Arran	TBA	Trust	20	New Build	01 Feb 23	31 Oct 24	2023/24		20						20					£2,000,0												