
NORTH AYRSHIRE COUNCIL

10 November 2020

Cabinet

Title: Strategic Housing Investment Plan 2021 - 2026

Purpose: To seek Cabinet approval of the Strategic Housing Investment Plan 2021 - 2026

Recommendation: That Cabinet (i) approves the Strategic Housing Investment Plan 2021-2026 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.

1. Executive Summary

- 1.1 The Strategic Housing Investment Plan (SHIP) 2021 – 2026 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 of £87.062 during the period 2021 – 2026 and represents Council investment of £151.738m.
- 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. It further includes 200 new units for the Council's Estate Based Regeneration Programme.
- 1.4 North Ayrshire Council's response to the COVID-19 pandemic was quickly mobilised, with the Council working with the community to ensure our most vulnerable residents received support. The Council's Recovery and Renewal Strategy was approved by Cabinet on 8 September 2020 and sets out how the Council, in conjunction with our residents, will recover and renew services by building upon the outcomes of the Council Plan, supporting Community Wealth Building and committing to a new Green Deal.

- 1.5 The impact of COVID-19 on the SHIP is still being evaluated by the Council and our partners. The draft SHIP includes the latest available estimates of the time and financial impacts of COVID-19 on the development programme.
- 1.6 The SHIP 2021 - 2026 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) 2021 – 2026 sets out the priorities for affordable housing investment in North Ayrshire over the next five years, in order to support the outcomes set out 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 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. 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 take the total investment in Council developments to £217.842m during the period 2021 - 2026 and represent Council investment of £151.738m.
- 2.5 The SHIP is based on projected Scottish Government grant funding provision of £87.062m during the period 2021 - 2026. 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 North Ayrshire Council's response to the COVID-19 pandemic was quickly mobilised with the Council working with the community to ensure our most vulnerable residents received support. The Council's Recovery and Renewal Strategy was approved by Cabinet on 8 September 2020 and 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 new Green Deal.
- 2.7 The important lessons learned and good practice evident from the pandemic will help form the basis of service renewal, for example the rapid prioritisation of service delivery, the use of technology for working and learning, the benefits of working together to

deliver solutions and community resilience and empowerment. These practices and behaviours will be harnessed to form the cornerstone of the renewal process.

- 2.8 The impact of COVID-19 on the SHIP is still being evaluated by the Council and our partners. The SHIP includes estimates of the time and financial impacts of COVID-19 on the development programme. The Council and our partners will continue to work closely to monitor the impact of COVID-19 over the coming year.
- 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 approved SHIP will require Cabinet approval.

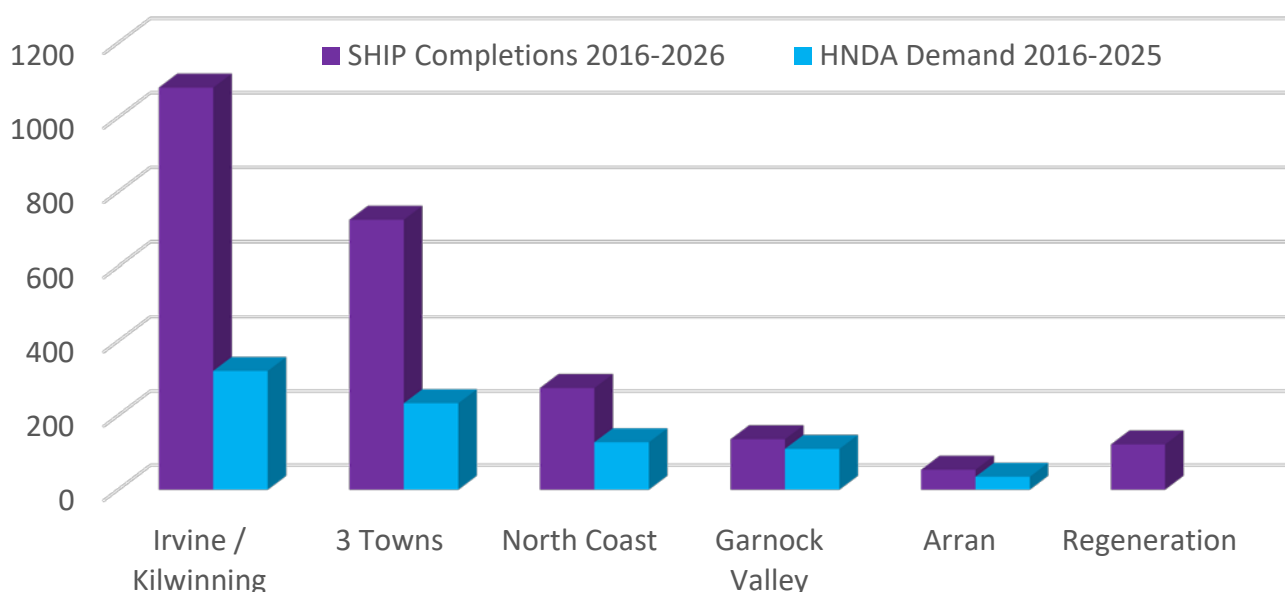
Strategic Priorities

- 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 development priorities set out above, 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 on a monthly basis through the SHIP Project Board.

Demand

- 2.13 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.
- 2.14 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. 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 projected completions 2016 – 2026 vs HNDA demand 2016-2025



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	12,926
CHA	2,220
IHA	1,710
Cairn / ANCHO	657
Trust	287
Link	0
Total	17,800

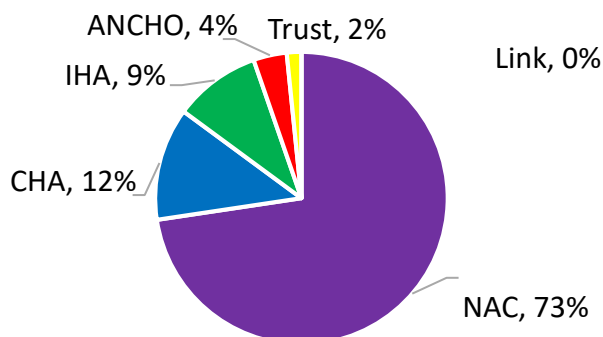
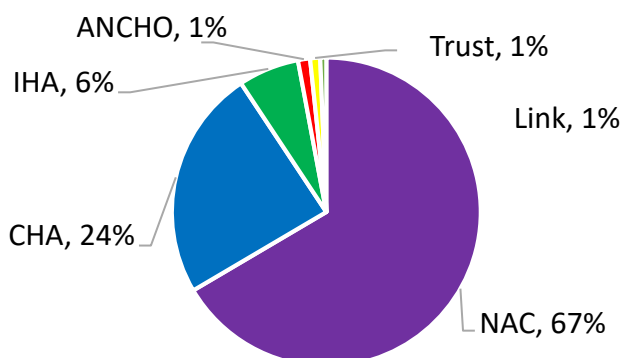


Figure 3: Proportion of funding per developing organisation (%)

Developer	Completions in SHIP 2021 - 2026
NAC	1,264
CHA	459
IHA	121
Cairn / ANCHO	24
Trust	20
Link	12
Total	1,900



- 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%	20%	13%	17%	15%	17%
2	63%	59%	65%	64%	62%	63%
3	12%	16%	16%	12%	15%	13%
4+	8%	5%	6%	7%	8%	7%

Specialist Accommodation

- 2.17 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).
- 2.18 Demand for older peoples' housing will in part be addressed through the continued delivery of the Council's sheltered housing re-provisioning programme.
- 2.19 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.
- 2.20 The Council is currently undertaking a review of the HNDA, which will in turn inform a new LHS (due for renewal 2022) and the next Local Development Plan (draft plan due to be published in early 2023). The Council will consider the need to review and develop our approach to enforce private sector targets for wheelchair accessible housing in these plans, following recent Scottish Government guidance for local authorities on the setting of targets to support the delivery of more wheelchair accessible housing.
- 2.21 To ensure need is met now and in the future, the Local Housing Strategy 2018 – 2022 currently 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 developed a set of standard house types for its developments, which are of an accessible design to accommodate changing mobility needs.
- 2.22 Officers within the Place Directorate and the Health and Social Care Partnership have jointly developed a new supported accommodation housing model, for implementation at various sites across North Ayrshire, which supports the Partnership's strategic priorities.
- 2.23 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 some 62 supported accommodation housing units at four different locations.

Assistive Technology

- 2.24 In order to promote independent living, the Flatt Road development site in Largs will be 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.

Extra Care Housing

- 2.25 The Council and Health and Social Care Partnership are currently developing a model for Extra Care Sheltered Housing. The vision 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 model could provide a viable alternative to care home admission for some older people with support needs.

Buy Backs

- 2.26 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. 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.
- 2.27 The second hand and empty homes buy-back programmes brought 15 homes into Council ownership during 2019/20. 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 continuing availability of Scottish Government Grant.

Sustainability and Safety

- 2.28 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.
- 2.29 In June 2018 it was confirmed that the Scottish Government would take forward 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, the Council agreed that it would install sprinklers in all of our new build Council housing proposals which reached technical design stage after October 2019.

Regeneration

- 2.30 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.
- 2.31 The Council continues to explore the site and area-specific opportunities with strategic partners 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.

2.32 The above actions support the ambitions of the Council's developing 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.

2.33 Town centre regeneration is supported by the SHIP and a number of projects have already been completed within, or near, town centres. This work will be further supported by Housing Services £10m estate based regeneration programme. Some of the most recent SHIP sites which support the regeneration of our town centres are noted by locality in Table 2 below:

Table 2: Town Centre Investment by Locality

Locality	Site
3 Towns	<ul style="list-style-type: none"> • Afton Court, Stevenston • Parkend Gardens, Saltcoats
Irvine	<ul style="list-style-type: none"> • Fullarton (high flats site), Irvine • The King's Arms, Irvine
Kilwinning	<ul style="list-style-type: none"> • St Michael's Wynd, Kilwinning
Garnock Valley	<ul style="list-style-type: none"> • Watt Court, Dalry • Refurbishment of the former Kilbirnie Local Housing Office
North Coast	<ul style="list-style-type: none"> • St. Colm's Place, Largs • Former Largs Police Station
Arran	<ul style="list-style-type: none"> • Brathwic Terrace, Arran

2.34 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 and support the Council's Community Wealth Building Strategy.

Child Poverty and Improving Health and Wellbeing

2.35 The North Ayrshire Joint Child Poverty Action Plan Report 2018/19 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.

2.36 The Council is developing its work with local schools to improve youth engagement in the new housebuilding programme. This is in order to secure wider feedback on our developments, and to understand additional ways in which young people can access construction-related learning and training opportunities.

Island Development

2.37 On Arran, the SHIP includes a Council development of 34 units at Brathwic Terrace, Brodick. In addition, Trust Housing Association is currently in discussions with a local

landowner to develop 20 new units. 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 includes 18 new homes on Cumbrae as part of a second phase of the successful St Beya Gardens site.

Affordability

- 2.38 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 also be expected to set rent levels on new build homes at or below the Local Housing Allowance.

Key Achievements from 2019 / 2020

- 2.39 During 2019/20, the Council completed 31 new homes at Ardrossan Road, Seamill, which tested off site construction. The 24 home development at Dickson Drive, Irvine incorporates two 'Sustainable Demonstrator' homes which were completed in March 2020. This project highlights best practice in design and innovation and ensures benefits from sustainable technologies are maximised. The Dickson Drive site also allowed Building Services to pilot new build affordable housing construction. The Council also completed 33 of the 49 units at Watt Court, Dalry with the completion of the new Dalry Housing Office, a new sheltered housing complex with an integrated community hub and new amenity bungalows.
- 2.40 The Council commenced work on site for 258 units within the SHIP at Dalrymple Place, Irvine; Flatt Road, Largs; Brathwic Terrace, Arran; Towerlands, Irvine; and St. Beya Gardens, Cumbrae. Works have progressed for a further 193 units at Harbourside, Irvine; Springvale, Saltcoats; St. Michael's Wynd, Kilwinning; and St. Colm's Place, Largs which are either currently on site or will commence on site soon.
- 2.41 Cunninghame Housing Association completed 27 new units at Balnagowan, Skelmorlie in February 2020 and 18 of their 28 units at Ardoch Court, Stevenston by March 2020. The association also commenced works on site for 76 units at Sharphill Phase 4, Saltcoats and acquired land for a fifth phase. Irvine Housing Association completed 87 new units at the first phase of Tarryholme, Irvine.
- 2.42 North Ayrshire's Resource Planning Assumption for 2019/20 was £16.112m. During the year a total of £18.658m was claimed, through obtaining slippage funding of £2.546m from other local authority areas. North Ayrshire has been able to claim an additional £12.419m towards affordable housing in the area from slippage in other local authority areas in the four years from April 2016 to March 2020.

Removal of Projects from the SHIP 2021 - 2026

- 2.43 Scottish Government Charitable Bond has been secured for Cunninghame Housing Associations site at Corrie Crescent, Saltcoats. This releases a further £1.069m of SHIP funding for North Ayrshire projects.

- 2.44 The Cunninghame Housing Association new build development planned for Nethermain Road, Kilwinning has been removed from the SHIP as it is not financially viable. Cunninghame Housing Association will accelerate their development at West Byrehill, Kilwinning (formerly Confidential Site 6) in order to ensure that the committed grant funding can be claimed.

Amendments to the SHIP

- 2.45 The Garnock Academy site has been increased to 50 units from the previous SHIP allowance of 15. The additional 35 units will be accelerated and provide replacement housing for future planned strategic demolition projects. The plans which were developed to inform a business case for Regeneration Projects 1a and 1b established the maximum site capacity for both existing sites was 13 units.
- 2.46 The Council was unable to secure land required to house an additional 9 units in the proximity of Afton Court, Stevenston due to unviable land acquisition costs. However, the site of the former sheltered complex will provide 6 amenity homes. Cunninghame Housing Association is currently considering potential sites in Stevenston, and the Council will reallocate the remaining 9 units from this project to other SHIP sites.
- 2.47 The unit numbers at the James Reid, Saltcoats site (formerly Redevelopment 8b) have been reduced from 45 to 44 and the unit numbers for James McFarlane, Ardrossan (formerly Redevelopment 8a) have been increased from 16 to 18, subject to Scottish Water approval.
- 2.48 The Fullarton Street, Irvine site can accommodate approximately 45 units, reduced from 75 units, as part of the site has an increased flood risk. The remaining units will be replaced in other SHIP sites.
- 2.49 The King's Arms, Irvine (formerly Regeneration Project 1c) was initially proposed as general needs homes however has now been amended to provide accessible amenity flats, given the town centre location.
- 2.50 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 2021 - 2026

- 2.51 Whilst the Council awaits the outcome of the Scottish Government spending review to determine grant funding levels post 2021 and assesses the impacts of COVID-19, our focus is firmly on the delivery of existing SHIP sites. There are still a number of unallocated Council projects within the SHIP for which sites will be identified as the plan progresses.

New RSL Projects 2021 - 2026

- 2.52 Cunninghame Housing Association have nominated three development sites, two of which are located in Stevenston and one is located in Ardrossan. They will provide a 19 unit development (Confidential Site 8) and a 70 unit development (Confidential Site 9) in Stevenston and a 50 unit site (Confidential Site 10) in Ardrossan. These sites 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.

- 2.53 Cunninghame Housing Association has made a further two late nominations for the SHIP. The first site is located in Harbour Road, Irvine and is anticipated to provide 40 units. The second is a site located at Annick Drive, Dreghorn which can provide approximately 10 to 20 units; however the site numbers will require be finalised in agreement with Roads as the capacity in the area is nearing its limit.

SHIP Impact on North Ayrshire School Capacity

- 2.54 Education Services has reviewed the SHIP 2021-2026. One site, at Ayrshire Central in Irvine, was previously identified as having the potential to adversely affect the capacity of Castlepark Primary School. Therefore, the housing mix for the site has been amended to maximise the provision of amenity housing. In addition, 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 developments to ensure any issues can be addressed or mitigated.

3. Proposals

- 3.1 It is proposed that Cabinet (i) approve the North Ayrshire Strategic Housing Investment Plan 2021-2026 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 2021-2026 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 £217.842m to deliver the projects set out within the SHIP, inclusive of Scottish Government funding.

Human Resources

- 4.2 None.

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. While new houses and flats developed by the Council will not require full planning permission, all future Council 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.

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 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. It supports the ambitions of the Council's developing 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.

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 19 dedicated apprentice starts, three graduate positions and the creation of 13 local jobs. The contractor will also aim to spend at least 70% of the construction costs within the South West 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 in partnership with 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 **Jacqueline Cameron, Senior Manager**, on **01294 485652**.

Background Papers

N/A

North Ayrshire Council



Introduction

1. The Strategic Housing Investment Plan (SHIP) 2021-2026 sets out the priorities for affordable housing investment in North Ayrshire over the next five years.
2. In preparing the SHIP, the Council has referred to the outcomes identified in the Local Housing Strategy 2018-2022 (LHS). 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.
3. It should be noted that whilst there are 6,220 applicants on the NAHR, only 53% of these applicants (3,279) have a recognised housing need (NAHR, July 2020).
4. The Scottish Government's 'More Homes Scotland' initiative was announced in March 2016. This initiative committed to providing £3bn of investment to support the delivery of 50,000 new homes over a five year period to March 2021, including 35,000 for social rent.
5. The SHIP is based on projected Scottish Government grant funding provision of £87.062m during the period 2021 – 2026. 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. The Scottish Government funding levels beyond March 2021 are not currently known and are based on trend assumptions.
6. North Ayrshire Council's response to the COVID-19 pandemic was quickly mobilised with the Council working with the community to ensure our most vulnerable residents received support. The Council's Recovery and Renewal Strategy was approved by Cabinet on 8 September 2020 and 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 new Green Deal.
7. The important lessons learned and good practice evident from the pandemic will help form the basis of service renewal. For example the rapid prioritisation of service delivery, the use of technology for working and learning, the benefits of working together to deliver solutions and community resilience and empowerment. These practices and behaviours will be harnessed to form the cornerstone of the renewal process.
8. The COVID-19 pandemic resulted in the suspension of all SHIP projects on site in March 2020; and has longer term implications whilst the construction industry implements the remaining stages of a phased return. This has impacted the delivery and cost of the SHIP. The Council and our partners will continue to work closely to monitor the impact of COVID-19 over the coming year.

9. 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.

Strategic Aims

10. 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 goal of 35,000 new affordable social homes over the lifetime of the current Parliament is 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;
 - Be attractive and have aesthetic value, to contribute to the regeneration of North Ayrshire, including its town centres;
 - 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;
 - 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;
 - Maximise return on investment and value for money by considering build and lifetime maintenance costs;
 - Involve the local community through consultation and wider action initiatives; and
 - Seek to continually improve, with lessons learnt and good practice shared across all partners.
11. The LHS also recognises that many tenants in social housing are dependent on benefits and are under increasing financial pressure from the impact of Welfare Reform and rising living costs. The Scottish Housing Regulator has also stated that social landlords will be expected to keep rent increases to a minimum. Therefore, to ensure homes are affordable, partners will be expected to set rent levels on new build homes at or below the Local Housing Allowance.
12. The SHIP is an extension of, and aligns to, the Local Housing Strategy. The 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.

Partnership Working & Governance

13. As the strategic housing authority, the Council is committed to supporting our partners to deliver affordable housing development within North Ayrshire.
14. The Council therefore adopts a collaborative approach in the preparation of the SHIP.

The following key stakeholders have influenced the final programme:

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

15. The Council invited site nominations from its partners to prepare the SHIP.
16. All developments proposed by partners were considered on their individual merits, with reference to the development priorities set out within the LHS (see paragraph 7 above), and any known constraints.
17. 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 windfall opportunities at quarterly meetings held with developing RSLs and the Scottish Government.
18. Council officers monitor the impact of the new build programme on education facilities and other services through the SHIP Project Board.
19. 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.
20. The Equality Impact Assessment of the SHIP found that it will have no negative or discriminatory effect on any equality groups.

Investment Priorities

21. Projects from the SHIP 2020-2025 which have not yet completed have been included in the new 2021-2026 plan.
22. Thereafter, the Council will prioritise all projects which are considered deliverable and meet the strategic goals outlined above.

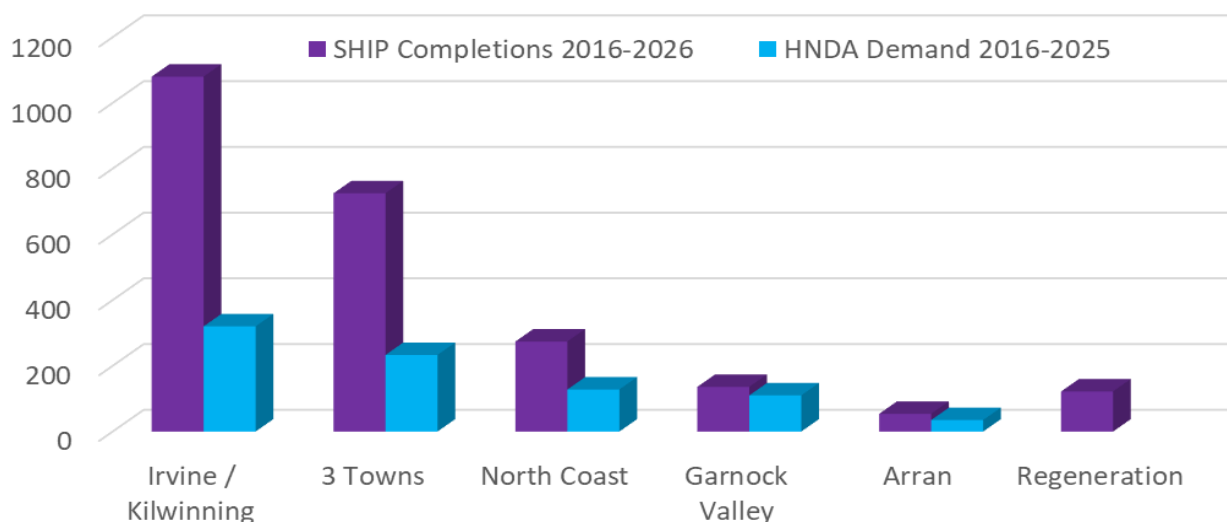
Location

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

- Arran
- Garnock Valley
- Irvine / Kilwinning
- North Coast (incorporating Cumbrae)
- Three Towns

24. 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. The North Ayrshire Community Planning Partnership is committed to Locality Planning, an approach based on developing strong local partnerships to identify and address area-specific issues. However, in line with legislation, the Local Housing Strategy is based on a Housing Need and Demand Assessment. The Assessment identifies sub housing market areas rather than localities. Generally, the SHMAs align to the locality areas. The only exception is the Irvine / Kilwinning SHMA - those two settlements each have their own designated locality.
25. The Council's Housing Need and Demand Assessment (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. HNDA figures are intended to give an indication of the range of shortfall, rather than an absolute figure. This information has been plotted 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 2016-2026 vs HNDA Demand 2016-2025



26. Development is not the only policy intervention being explored by the Council. As has always been the case, 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

27. 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	63%	56%	65%	64%	62%	63%
2	13%	18%	9%	14%	12%	13%
3	12%	16%	16%	12%	15%	13%
4	8%	5%	6%	7%	8%	7%
5+	4%	5%	4%	3%	3%	4%

(Source: North Ayrshire Housing Register, July 2020)

28. However, it should be noted that strategic bedroom need is used for planning purposes only. The North Ayrshire Common Allocation Policy gives applicants the opportunity to choose the size of house they wish to be rehoused in, provided it meets their minimum requirements. Generally, one-bedroom homes are found to be of lower demand.
29. Two-bedroom homes are a more popular option for smaller households and are more flexible in terms of allocations. Two-bedroom properties can be allocated to couples, single people with a child or access to a child, single people living alone, single people with a carer or couples with a child.
30. 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%	20%	13%	17%	15%	17%
2	63%	59%	65%	64%	62%	63%
3	12%	16%	16%	12%	15%	13%
4+	8%	5%	6%	7%	8%	7%

31. This mix is intended as a guide only, and it is anticipated that each project will be considered on a site by site basis by the developing organisation, before being approved by the Council.

Type

32. It has become clear from numerous development project consultation events carried

out by the Council and its partners to date, that local people express a preference for houses rather than flats. However, in some areas it may be appropriate to include flatted development. This will be assessed on a case by case basis by the Council.

Particular Needs

Housing for Older People

33. 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.
34. Demand for older people housing will in part be addressed through the continued delivery of the Council's sheltered housing re-provisioning programme. Sheltered housing which includes bed-sit accommodation is low demand and considered an unsuitable housing option for older people. We will therefore construct more two-bedroom sheltered housing in response to the changing demographic towards an ageing population.
35. 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 mobility 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.

Assistive Technology

36. 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 can be included within the sheltered housing complex and supported accommodation, where required to support tenants' individual needs:
 - 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

37. The Council is currently developing a model for Extra Care Sheltered Housing. The vision 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 model could provide a viable alternative to care home admission for some older people with support needs.

Wheelchair Accessible Accommodation

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

- **Ambulant Housing:** This house type 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:** This housing is 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.

39. All housing for older people should be built to an ambulant housing standard. 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.

40. 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. In addition, we have a set of standard house types for our developments, which are of an accessible design to accommodate changing mobility needs. We are confident that this ambitious target will ensure the needs of our wheelchair users are met. The majority of these should be one or two-bedroom, with the remaining split between 3-bedroom and 4-bedroom. It should be noted that most demand for wheelchair user housing comes from those under 60 years old.

41. The Scottish Government issued guidance for local authorities in March 2019 on the setting of LHS targets to support the delivery of more wheelchair accessible housing,

including the requirement for a private sector target. Furthermore, the new Planning Act introduces new requirements around meeting the housing needs of disabled people. The Council is currently undertaking a review of the HNDA, which will in turn inform a new LHS (due for renewal 2022) and the next Local Development Plan (draft plan due to be published in early 2023). In this context, the Council will consider the need to review and develop our approach to enforce private sector targets for wheelchair accessible housing.

42. 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.

Specialist Housing

43. 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.
44. 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.
45. The new supported accommodation models:
- 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;
 - establish effective and efficient provision for those with specialist housing needs; and
 - realise financial savings for the North Ayrshire Health & Social Care Partnership.
46. Currently the HSCP provides over 500 individuals under 65 years of age with care packages. The majority of demand comes from adults with learning disabilities. Some individuals are currently in housing solutions out with North Ayrshire.
47. 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 62 supported accommodation housing units at four different locations.

Rapid Rehousing Transition Plan

48. North Ayrshire Council's Cabinet approved the Rapid Rehousing Transition Plan 2019 – 2024 on 12 March 2019. The vision for Rapid Rehousing in North Ayrshire 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 delivery model is expected to

- upscale the Housing First model by 20 units per year to 100 units by year five by supporting the most vulnerable homeless households to sustain permanent housing by placing them directly into a suitable home with appropriate inter agency support;
- reduce the length of stay in temporary accommodation by 50% from 26 weeks in year one to 13 weeks in year five;
- reduce the overall number of temporary accommodation units by 50 across North Ayrshire (subject to review at year five); and
- reduce the number of hostel accommodation rooms by at least 25 across North Ayrshire.

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

Regeneration

50. 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 2020 shows that 52 of North Ayrshire's 186 data zones are in the 15% most deprived in Scotland. This means that approximately 39,000 of our residents live in some of the most deprived areas in Scotland.

51. 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. The Council expects all partners contributing to the SHIP programme to support the Council's programmes to regenerate North Ayrshire and its town centres.

52. The Council intends to do this by exploring with its 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.

53. The above actions support the ambitions of the Council's developing 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.

54. Town centre regeneration has been a primary focus of the SHIP for some time and a number of projects have been complete to date within, or near, town centres. Some of the current town center regeneration projects are noted below:

- Afton Court, Stevenston
- Parkend Gardens, Saltcoats
- Fullarton Street High Flats, Irvine
- The King's Arms, Irvine
- St Michael's Wynd, Kilwinning
- Watt Court, Dalry
- Kilbirnie Local Housing Office refurbishment
- St. Colm's Place, Largs
- Largs Police Station
- Brathwic Terrace, Brodick, Arran

55. 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.
56. 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. Most of this investment is focused within the later years of the programme as an indicative replacement for any selective demolition of particularly low demand stock. This programme will further contribute to town centre regeneration.
57. The Council's Community Wealth Building Strategy, launched in May 2020, introduces 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. We will work with partners to apply these principles in delivering affordable housing in North Ayrshire.
58. Contractors will be expected to participate in the Council (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 1,827 new build units in the SHIP 2021-2026 could therefore create around 7,490 jobs in the construction sector. 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.

Child Poverty & Improving Health & Wellbeing

59. The North Ayrshire Joint Child Poverty Action Plan Report 2018/19 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.

60. 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, for example 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.
61. We are working with local schools to improve youth engagement with our new housebuilding programme. This is to secure wider feedback on our development programme, as well as to understand additional ways in which young people can access construction related learning and training opportunities.

Gypsy / Travellers

62. The Council has not identified any demand issues in relation to accommodation for gypsy / travellers, however, will continue to review this position.

Innovation & Energy Efficiency

63. North Ayrshire Council has declared a Climate Emergency and have committed to achieve net-zero carbon emissions by 2030. The Environmental Sustainability and Climate Change Strategy includes actions to achieve this ambition.
64. The Council considers a household to be in fuel poverty if more than 10% of its net income (after housing costs) is required to heat the home and pay for other fuel costs – with not enough money left for a decent standard of living.
65. The delivery of new housing has a key role to play in carbon reduction, climate change mitigation, and alleviation of fuel poverty. The Council and its partners will continue to consider innovative and sustainable approaches to heat and power on a site by site basis. This could include initiatives such as low carbon heat, solar photovoltaic panels, and smart technologies.
66. All projects within the SHIP will be delivered in accordance with Building Standards regulations for energy efficiency. In addition, almost all new build development projects in the plan will meet the Scottish Government's 'Greener Standard'.
67. The Council and its partners will strive to deliver new homes that have a low environmental impact with the aim of reducing fuel use and in turn fuel costs and carbon emissions.
68. 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 will install sprinklers in all of our new build Council housing proposals which reached technical design stage after October 2019.

The 'Sustainable House'

69. The Council has completed two 'sustainable demonstrator homes' within the Dickson Drive, Phase 2 development site. This project highlights best practice in design and innovation, ensuring benefits from sustainable technologies are maximised. The sustainable benefits from the homes will be evaluated and the findings will be rolled out to partners in order to inform the wider development programme, and investment in existing stock.

Second Hand & Empty Homes Buy Backs

70. 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 housing available through the North Ayrshire Housing Register.

71. 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 is a strategic priority within the current LHS and will continue to be a priority in the future.

72. The Council's revised Scheme of Assistance 2019 introduced a range of new measures to improve private sector housing condition, including:

- A new 'pre-tenancy support service' for landlords, to provide property inspections and tenancy agreement advice, which will act as a preventative approach to future property condition issues;
- A new 'missing shares scheme' to remove barriers where a property owner refuses to meet their common repair obligations;
- Using the Council's powers for Compulsory Purchase Orders (CPOs) to acquire empty properties in poor condition which are a blight on local communities, bringing them back into mainstream housing stock. Cases will be prioritised to maximise the impact of available funding and will also be subject to technical and financial assessment.

Alternative Models of Affordable Housing Delivery

73. 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.

74. 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.

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

Affordability

76. The Council is committed to ensuring rent levels are affordable throughout North Ayrshire. Many tenants in social housing are dependent on benefits and are under increasing financial pressure from the impact of Welfare Reform and rising living costs. The Council and Cunninghame Housing Association have reviewed their rent structures to introduce greater equity and transparency in how the rents are set.

77. The Scottish Housing Regulator has also intimated that social landlords will be expected to keep rent increases to a minimum.

78. To ensure homes are affordable, the Council and all partners will be expected to set rent levels on new build homes at or below the Local Housing Allowance.

Amendments or Additions to the SHIP

79. 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.

Planning and other Regulatory Matters

80. 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. 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.

81. While new houses and flats developed by the Council will not require full planning permission, all future Council 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.

Resourcing the SHIP

82. There is a range of funding streams which support the delivery of the Strategic Housing

Investment Plan.

Reserves & Balances

83. All developing organisations will utilise available reserves and balances to support the development programme.

Affordable Housing Supply Programme

84. The delivery of our programme is underpinned by our assumptions regarding the level of future Scottish Government funding. The SHIP assumes grant funding availability of £87.062m between 2021-2026. The grant is payable at a rate of £57k/£59k per unit for local authority development and £72k per unit for RSL development.

The Housing Infrastructure Fund / Islands Housing Fund

85. The Council is currently exploring opportunities to utilise the Scottish Government's Housing Infrastructure Fund for Irvine Harbourside, Redevelopment Project 10 & 11b, and Redevelopment Project 14.

Council Tax on Empty and Second Homes

86. 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.

Borrowing

87. The majority of development funding is secured from borrowing. Private finance supports RSLs' development programme, and prudential borrowing supports local authority new build projects.

Affordable Housing Policy Developer Contributions

88. The Council's 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.

89. 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.

Procurement

90. 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.

South West Hub

91. The Council has obtained contractors for several SHIP projects through the South West Hub, as part of a procurement strategy to achieve cost and time savings through economies of scale.

Scotland Excel

92. North Ayrshire Council, with ten Local Authority partners, has worked with Scotland Excel to develop a New Build Residential Construction Framework Agreement. The Framework went live in August 2019 and is available for use by all 32 Scottish local authorities and Scottish Registered Social Landlords.

SHIP Development Projects

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

Irvine & Kilwinning

Friar's Lawn, Kilwinning (NAC) 22 properties are being upgraded to provide accessible accommodation for older people in a high demand area. Located close to the town centre, the complex is also near amenities, including a bus stop and train station. Residents remain within the complex during the works, however, will move into an empty property for the duration of the works to their home. The work commenced on site during autumn 2019 and is expected to complete by summer / autumn 2021.

Garrier Court, Springside (NAC) is one of our oldest sheltered housing complexes. Whilst close to a number of amenities and having good transport links, the complex requires refurbishment. 19 homes are being upgraded to provide accessible accommodation for older people within a high demand area. Residents remain within the complex during the works, however, will move into an empty property for the duration of the works to their home. The work commenced on site during winter 2019 and is expected to complete by summer / autumn 2021.

Dalrymple Place, Irvine (NAC) was previously home to a 22-unit sheltered housing complex which has been demolished as part of the sheltered housing re-provisioning programme. The bed-sit type accommodation was deemed an unsuitable housing option. The new development will provide 33 new sheltered and amenity properties in a high demand area. The works commenced on site in January 2020 and are expected to complete by autumn / winter 2021.

St. Michael's Wynd, Kilwinning (NAC) will be further developed to provide 79 additional homes in this high demand area. The homes will be developed close to the

first phase development and will link with the existing site. St. Michael's Wynd is situated in close proximity to the town centre and benefits from good transport links. The project will include general needs, amenity housing, wheelchair housing, sheltered housing and supported accommodation. The work is expected to commence during autumn / winter 2020 and conclude during autumn / winter 2022.

Former Towerlands PS, Irvine (NAC) will deliver 50 new homes. The site will provide general needs, amenity and wheelchair user properties. Works commenced on-site during February 2020 and are expected to complete during autumn / winter 2021.

Harbourside, Irvine (NAC) will see the development of 71 new social rented homes. Harbourside is within a high-demand area of Irvine and is just a short walk away from Irvine Beach Park, the town centre, shopping mall and train station. The site will be utilised to provide a high-quality intergenerational development with a particular focus on older people's housing provision by demonstrating exemplar design and technology innovations for this group. The project is due to commence during autumn / winter 2020 and complete during autumn / winter 2022. Site investigations have now been completed which have identified a number of contaminants on the site. The Council has established high level costs to mitigate these and are currently working to refine these costs. The Council will seek infrastructure funding from the Scottish Government to help fund this work.

Bourtreehill Village, Irvine (NAC) will see the regeneration of the Bourtreehill Village area of Irvine. Consultations are currently underway with residents of the local area and interested parties to develop the vision for the site. Works are anticipated to start on-site during autumn / winter 2021 and complete by autumn / winter 2023.

Corsehillhead, Kilwinning (NAC) is a 7-unit development in Kilwinning which will deliver a mix of general needs and amenity accommodation. The site start is anticipated for autumn / winter 2021 and works are due for completion during autumn / winter 2022.

Redevelopment 10 & 11b, Irvine (NAC) is a 95-unit development in Irvine which will deliver a mix of general needs, amenity and wheelchair accommodation. The site start is anticipated for summer 2021 and completion is expected in summer 2023. This site is currently confidential due to a requirement for public consultation and for acquisition of land.

Ayrshire Central, Irvine (NAC) is a 100-unit development located at Ayrshire Central, Irvine. The site will deliver a mix of general needs, amenity and wheelchair properties. Works are anticipated to commence on-site during autumn / winter 2021 and complete during spring / summer 2024.

Stanecastle, Irvine (NAC) is a 30-unit development located in Irvine which will deliver a mix of general needs, amenity and wheelchair accommodation. The site start is anticipated for early 2022 and completion is expected in summer 2023.

Fullarton Street (HF), Irvine (NAC) is a 45-unit development which will deliver a mix of general needs, amenity and wheelchair accommodation on the site of the Irvine High Flats which are scheduled for demolition. Works are anticipated to start on-site during autumn / winter 2022 and complete in early spring 2024.

King's Arms, Irvine (NAC) involves the regeneration of a prominent building to deliver 10 properties in Irvine. The regeneration works are due to commence in autumn / winter 2022 and be complete during autumn / winter 2024.

Redevelopment 14, Irvine (NAC) will provide 84 affordable homes, comprising general needs, amenity and wheelchair accommodation. Works are anticipated to start on site during late summer 2023 and complete during autumn 2025. This site is currently confidential due to a requirement for public consultation and for acquisition of land.

Confidential Site 1 (Cairn) has capacity for 20 affordable homes, providing general needs, amenity and wheelchair accommodation. Works are anticipated to start on site during spring 2022 and complete during autumn / winter 2023. This site is currently confidential due to a requirement for planning consent and for acquisition of land.

Confidential Site 3 (Cairn) has capacity for 4 affordable, general needs homes. Works are anticipated to start on site during spring 2024 and complete during spring 2025.

West Byrehill, Kilwinning (CHA) has capacity for 76 affordable homes, providing general needs, amenity and wheelchair user homes. Works are anticipated to start on site for the first phase of 36 units during summer 2021 and complete during summer 2022. The second phase of 40 units is expected to commence on site during summer 2022 and complete summer 2023.

Harbour Road, Irvine (CHA) will deliver 40 units. The project is due to start on-site during autumn 2021 and be completed by winter 2022.

Annick Drive, Dreghorn (CHA) can deliver between 10 and 20 units, pending discussion with Roads and Planning to ensure capacity for the local road network. The project is due to start on-site during autumn 2021 and be completed by autumn 2022.

Tarryholme, Irvine, Phase 2 (IHA) is a second phase of the Tarryholme development which will deliver an additional 77 units. The project is due to start on-site during winter 2020 and be completed by summer 2022.

Bank Street, Irvine (IHA) is a regeneration project located within the town centre of Irvine and will provide 14 new homes. The site start is anticipated for spring 2022 and completion is expected during spring 2023.

Three Towns

Springvale Depot, Saltcoats (NAC) is a regeneration opportunity for a surplus site within the Council's ownership. It will provide 14 new homes comprising a mix of general needs, amenity and wheelchair user properties. Works are anticipated to start on-site during winter 2020 and complete by winter 2021.

Caley Court, Stevenston (NAC) is the site of a former sheltered housing complex which is being developed to provide new supported accommodation. The 15 unit development is located close to the town centre and rail network. Works are anticipated to start on site in early 2021 and complete by early 2022.

Kinnier Road, Saltcoats (NAC) is a small conversion opportunity to create two new affordable homes. The project is located within Saltcoats and works are due to start in winter 2020 and complete by winter 2021.

Afton Court, Stevenston (NAC) is a town centre regeneration project to 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. Works are anticipated to start on-site during summer 2021 and complete during summer 2022.

James McFarlane, Saltcoats (NAC) has capacity for 18 affordable homes, providing general needs, amenity and wheelchair accommodation. Works are anticipated to start on-site during early 2022 and complete during spring 2023.

James Reid & Focus Centre, Saltcoats (NAC) has capacity for 44 affordable homes, providing general needs, amenity and wheelchair accommodation. Works are anticipated to start on-site during early 2022 and complete during summer 2023.

Regeneration Project 1d, Ardrossan (NAC) is a regeneration opportunity for approximately 50 affordable homes, providing general needs, amenity and wheelchair accommodation. Works are anticipated to start on-site during spring 2023 and complete during spring 2025.

Glebe Street, Saltcoats (CHA) will deliver 2 wheelchair user homes. This site is also being supported by the Affordable Housing Account. Works are anticipated to start on site in autumn / winter 2020 and complete during autumn / winter 2021.

Green Street, Saltcoats (CHA) has capacity for 24 amenity homes. Works are anticipated to start on site during summer 2021 and complete during spring 2022.

Sharphill Phase 4, Saltcoats (CHA) will deliver a further 76 new homes. The works commenced on site during January 2020 and are anticipated to be complete during autumn 2021.

Sharphill Phase 5, Saltcoats (CHA) is a wider opportunity at Sharphill to deliver a further 82 new homes. A mix of general needs, amenity and wheelchair user homes are proposed. The works are expected to commence on site during spring 2023 and be complete during winter 2024.

Confidential Site 8, Stevenston (CHA) has capacity for 19 homes. Works are anticipated to start on site during spring 2022 and complete during spring 2023.

Confidential Site 9, Stevenston (CHA) has capacity for up to 70 new homes. Works are anticipated to start on site during spring 2022 and complete during winter 2023. Parts of this 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) has capacity for up to 50 homes. Works are anticipated to start on site during spring 2024 and complete during winter 2025.

Parkend Gardens, Saltcoats (Link) is a 12-unit development 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. Works are anticipated to commence on site during winter 2020 and are expected to complete during winter 2021.

North Coast

Flatt Road, Largs (NAC) will provide 123 new units in North Ayrshire's most highly pressured housing market. The project 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 is also being developed as part of the project. In order to promote independent living the site will be used as an exemplar for assistive technology. A range of innovative technologies will be included within the sheltered housing complex and supported accommodation. Works commenced on site on 24 June 2019 and are expected to conclude by summer 2022.

St. Beya Gardens, Cumbrae (NAC) provides a second phase of the award-winning St Beya Gardens development. The site will deliver 18 houses on Cumbrae comprising general needs, amenity and wheelchair liveable homes. Works commenced on site during February 2020 and are scheduled to complete during summer 2021.

St. Colm's Place, Largs (NAC) will be demolished and re-built as part of the sheltered housing re-provisioning programme. The complex is located in a high demand area and centrally located with good transport links and access to the town centre. The existing accommodation is deemed an unsuitable housing option as it is not easily accessible. The new complex will deliver 29 properties providing accessible accommodation for older people. It is expected that work will commence during spring 2021 and complete by autumn / winter 2022.

Largs Police Station (NAC) has capacity for 9 affordable amenity flats. Works are anticipated to start on-site during early 2022 and complete during early 2023.

Garnock Valley

Watt Court & Former Dalry Primary School, Dalry (NAC) is a 49-unit project which has delivered a new state-of-the-art sheltered housing unit with a community hub, amenity housing and a new area housing office. Works commenced on site during April 2018 with only the supported accommodation (which has an on-site staff base) remaining to be complete during spring 2021.

Garnock Academy, Kilbirnie (NAC) is a 50-unit development on the site of the former Garnock Academy. The site start is anticipated for spring 2021 and the project is scheduled to complete during spring 2023.

Regeneration Project 1a (NAC) involves the regeneration of 6 properties in Beith to deliver a mix of general needs, amenity and wheelchair user properties. The works

are scheduled to commence in autumn 2022 and complete by spring 2024.

Regeneration Project 1b (NAC) involves the regeneration of 7 properties in Kilbirnie to deliver a mix of general needs, amenity and wheelchair user properties. The works are scheduled to commence in autumn 2022 and complete by spring 2024.

Arran

Brathwic Terrace, Brodick (NAC) will provide 34 affordable homes on Arran. The site is a short distance from a number of shops and cafes, as well as the ferry terminal. Works commenced on site during February 2020 and are anticipated to complete by autumn / winter 2021. 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) is a 20-unit development by Trust Housing Association on Arran which is due to start during spring 2022 and complete during spring 2023.

Locality to be Confirmed

Unallocated Regeneration Block (NAC) involves the regeneration of 92 properties to deliver a mix of general needs, amenity and wheelchair user properties. The location(s) for this project has still to be finalised. The regeneration works are anticipated to commence in autumn 2023 and complete by autumn 2025.

Regeneration Project 3 (IHA) involves the regeneration of 30 properties to deliver a mix of general needs, amenity and wheelchair user properties. The location for this project has still to be finalised. The regeneration works are anticipated to commence in spring 2024 and complete by spring 2026.

CONFIDENTIAL SHIP 2021 - 2026

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 (2021 - 2026 Sites)						Estimated SHIP Spend 2020/21 (as at 7/7/2020)	SHIP Spend 2021/22	SHIP Spend 2022/23	SHIP Spend 2023/24	SHIP Spend 2024/25	SHIP Spend 2025/26	
									Pre 2020/21	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	Pre 2020/21	2020/21	2021/22	2022/23	2023/24	2024/25		2025/26	General Needs	Amenity	Supported	Wheelchair	GFL							Sheltered
Watt Court (Redev 4) & Dalry PS	Dlry	X: 229007 Y: 649437	NAC	16	New Build	30 Apr 18	31 May 21	2018/19	49							33		16					-	1		15			22	£0	£0	£0	£0	£0	£0
Flatt Road (Phase 1)	Lrgs	X: 220870 Y: 659464	NAC	81	New Build	24 Jun 19	30 Sep 21	2019/20	81									81					-	13	16	22		28	£0	£0	£0	£0	£0	£0	
Flatt Road (Phase 2)	Lrgs	X: 220870 Y: 659464	NAC	42	New Build	24 Jun 19	31 Jul 22	2019/20	42										42				-	36			3	3	£0	£0	£0	£0	£0	£0	
Friars Lawn (Refurb 5)	Kilw	X: 229881 Y: 643272	NAC	22	Refurb	30 Sep 19	31 Aug 21	2019/20	22									22					£1,067,585						22	£638,919	£0	£0	£0	£0	£0
Garrier Court (Refurb 6)	S'Side	X: 236681 Y: 638709	NAC	19	Refurb	04 Nov 19	31 Aug 21	2019/20	19									19					£1,083,000					19	£482,788	£0	£0	£0	£0	£0	
Towerlands Primary School	Irv	X: 232773 Y: 652754	NAC	50	New Build	17 Feb 20	31 Oct 21	2019/20	50									50					£2,950,000	20	12		5	13	£1,430,892	£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					£1,947,000				9	24	£1,297,617	£0	£0	£0	£0	£0	
Brathwic Terrace	Arran	X: 201898 Y: 635460	NAC	34	New Build	24 Feb 20	31 Oct 21	2019/20	34									34					£2,380,000	17	8		2	7	£1,480,036	£0	£0	£0	£0	£0	
St. Beya Gardens	Cumbræe	X: 216954 Y: 655538	NAC	18	New Build	24 Feb 20	31 Aug 21	2019/20	18									18					£1,260,000	3	9		3	3	£650,152	£0	£0	£0	£0	£0	
2nd Hand & Empty Home Buy Backs	!	!	NAC	30	Buy Back	01 Apr 20	31 Mar 26	2020/21		5	5	5	5	5	5	5	5	5	5	5	5	5	£1,200,000	30					£200,000	£200,000	£200,000	£200,000	£200,000	£200,000	
St. Michael's Wynd	Kilw	X: 229250 Y: 643100	NAC	79	New Build	14 Sep 20	30 Sep 22	2020/21	79									50	29				£4,661,000	34	2	10	2	7	24	£2,621,000	£1,200,000	£0	£0	£0	£0
Harbourside	Irv	X: 230880 Y: 638145	NAC	71	New Build	26 Oct 20	01 Oct 22	2020/21	71									41	30				£4,189,000	25	11		4	4	27	£2,999,416	£300,000	£0	£0	£0	£0
Kinnier Road (Refurb 7)	Salt	X: 225152 Y: 641959	NAC	2	Refurb	01 Nov 20	31 Oct 21	2020/21	2									2					£114,000	2					£114,000	£0	£0	£0	£0	£0	
Springvale Depot	Salt	X: 224596 Y: 641591	NAC	14	New Build	01 Nov 20	01 Nov 21	2020/21	14									14					£826,000	6	2		2	4	£300,000	£526,000	£0	£0	£0	£0	
Caley Court	Stev	X: 226725 Y: 641478	NAC	15	New Build	11 Jan 21	31 Jan 22	2020/21	15									15					£885,000			15			£635,000	£250,000	£0	£0	£0	£0	
Garnock Academy (Redev 9)	Kilb	X: 231290 Y:654800	NAC	50	New Build	01 Apr 21	30 Apr 23	2021/22			50								15	35			£2,950,000	39	3		2	6	£0	£1,000,000	£1,950,000	£0	£0	£0	
St. Colm's Place (Redev 5)	Lrgs	X: 220370 Y: 659565	NAC	29	New Build	01 Apr 21	31 Oct 22	2019/20			29								29				£1,711,000					29	£0	£1,363,305	£0	£0	£0	£0	
Afton Court (Redev 6a)	Stev	X: 226665 Y: 641885	NAC	6	New Build	01 Jun 21	30 Jun 22	2021/22			6							6					£354,000		6				£0	£354,000	£0	£0	£0	£0	
Redevelopment 10 & 11b	Irv	TBA	NAC	95	New Build	01 Aug 21	01 Aug 23	2021/22			95							50	45				£5,605,000	38	25		12	20	£0	£3,605,000	£2,000,000	£0	£0	£0	
Bourtreehill Village (Redev 7)	Irv	X: 234475 Y: 639220	NAC	18	New Build	01 Sep 21	01 Nov 23	2021/22			18								18				£1,062,000	6	6		2	4	£0	£1,062,000	£0	£0	£0	£0	£0
Corsehillhead	Kilw	X: 231315 Y: 643095	NAC	7	New Build	01 Oct 21	30 Sep 22	2021/22			7							7					£413,000	5	2				£0	£282,500	£0	£0	£0	£0	
Ayrshire Central (Redev 12)	Irv	X: 232105 Y: 640785	NAC	100	New Build	01 Oct 21	31 May 24	2021/22			100							40	40	20			£5,900,000	22	26		12	10	30	£500,000	£3,000,000	£2,400,000	£0	£0	£0
James McFarlane (Redev 8a)	Ardr	X: 223300 Y: 643345	NAC	18	New Build	10 Jan 22	28 Feb 23	2021/22			18							18					£1,062,000	7	6		1	4	£0	£162,000	£900,000	£0	£0	£0	
James Reid & FC (Redev 8b)	Salt	X: 225511 Y: 642690	NAC	44	New Build	10 Jan 22	01 Aug 23	2021/22			44								44				£2,596,000	20	11		7	6	£0	£496,000	£2,100,000	£0	£0	£0	
Stanecastle (Redev 11a)	Irv	X: 234070 Y: 640150	NAC	30	New Build	10 Jan 22	01 Aug 23	2021/22			30								30				£1,770,000	13	8		5	4	£0	£300,000	£1,470,000	£0	£0	£0	
Largs Police Station (Redev 13)	Lrgs	X: 220315 Y: 659560	NAC	9	New Build	31 Jan 22	31 Jan 23	2021/22			9							9					£531,000		9				£0	£0	£353,969	£0	£0	£0	
Unallocated Council House Building Block	TBA	TBA	NAC	9	New Build	01 Feb 22	01 Feb 23	2021/22			9								9				£531,000		9				£0	£0	£531,000	£0	£0	£0	
Fullarton Street (HF)	Irv	X: 232050 Y: 638550	NAC	45	New Build	01 Oct 22	28 Feb 24	2022/23				45							45				£2,655,000	19	12		7	7	£0	£0	£655,000	£2,000,000	£0	£0	
Regeneration Project 1a	Beith	TBA	NAC	6	New Build	01 Oct 22	31 Mar 24	2022/23				6							6				£354,000		4		2		£0	£0	£0	£54,000	£300,000	£0	
Regeneration Project 1b	Kilb	TBA	NAC	7	New Build	01 Oct 22	31 Mar 24	2022/23				7							7				£413,000		5		2		£0	£0	£0	£63,000	£350,000	£0	
King's Arms (Regen 1c)	Irv	X: 232090 Y: 638935	NAC	10	New Build	01 Oct 22	31 Oct 24	2022/23				10								10			£590,000	4	6				£0	£0	£0	£90,000	£500,000	£0	
Unallocated High Flats Replacement Block	Irv	TBA	NAC	29	New Build	01 Feb 23	28 Feb 24	2022/23				29							29				£1,711,000	16	8										