

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to Cabinet
of 29 November 2022**

Subject: Strategic Housing Investment Plan (SHIP) – 2023/24 to 2027/28

1. Purpose

- 1.1 The purpose of this report is to seek Cabinet approval for the content of the draft Strategic Housing Investment Plan (SHIP) for submission to the Scottish Government.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 approves the Strategic Housing Investment Plan (SHIP) as detailed in Appendices 1 and 3 for onward submission to the Scottish Government; and**
- 2.1.2 delegates authority to the Depute Chief Exec and Director of Housing, Operations and Development to amend and finalise this document based on feedback received from the Scottish Government.**

3. Background

- 3.1 Each year, the Scottish Government requests that local authorities, in their strategic capacity, outline the new supply of affordable housing requirements for their area. The Strategic Housing Investment Plan (SHIP) sets out the Council's affordable housing investment priorities and outlines how the Government's affordable housing investment will be delivered locally. The current SHIP for South Ayrshire was approved by Leadership Panel in November 2021.
- 3.2 In 2017, the Leadership Panel approved the Council's Local Housing Strategy 2017-2022 (LHS). As part of developing the LHS, and in consultation with partners, a target of 135 new affordable homes per year was agreed. This equates to 844 homes for the period up to March 2023. Under the previous LHS (2011-16), a total of 399 new affordable homes were completed.
- 3.3 Despite sites having to shut down during the Covid pandemic, the Council and its partners have sustained a steady rate of affordable housing completions. A breakdown of the completions and case studies on our housing for particular needs

can be found in Appendix 2. The completion of 160 units in 21/22 was the highest ever achieved in a single year in South Ayrshire and 22/23 is set to surpass that number.

| | |
|-------------------------------------|-----|
| Completions over LHS Period (17-22) | 560 |
| Expected completions by March 23 | 188 |
| Total completions over LHS period | 748 |

- 3.4 The Local Housing Strategy 2023-28 is currently under development. Due to the high number of LHS's being submitted by local authorities over this winter the Scottish Government asked that we delay ours until 2023. As part of this process a new housing supply target will be agreed together with a wheelchair housing target. Based on the data from the Housing Need and Demand Assessment, a similar target of 135 new affordable homes per year will likely be adopted. The target for wheelchair accessible homes is a new requirement for the LHS. Once approved, developments that have not yet received planning permission will be asked to meet the target. Members will be provided with an update on progress via future iterations of the SHIP. It is anticipated that the new strategy will be approved in March 2023.
- 3.5 In April 2022, the Scottish Government allocated £12.751m for 2023/24 to South Ayrshire to support additional affordable housing delivered both by the Council and Registered Social Landlords (RSLs). The Scottish Government has asked the Council to prepare our SHIP based on likely known commitments and assume future delivery at the 2023/24 investment levels.
- 3.6 Guidance from the Scottish Government indicates that the SHIP should overestimate the planned housing delivery over the life of the Plan. This is to ensure that resources can be redistributed within South Ayrshire should there be slippage in the local or national programme.
- 3.7 On 29 October 2021, the Scottish Government confirmed that the subsidy rates awarded under the Affordable Housing Supply Programme would be changing. The subsidy would change from £57,000/ £59,000 per unit for local authorities and £72,000/ £74,000 for RSL developments, to £71,500/ £75,500 3-person equivalent for local authorities and £83,000/ £78,000 3-person equivalent for RSLs. Developments will receive further subsidy for meeting additional quality measures.
- 3.8 The SHIP is aligned to the outcomes identified in the Local Housing Strategy 2017-22 and recognises the role new affordable housing can play in meeting a number of the Council's strategic priorities including:
1. Closing the Gap;
 2. Grow Well, Live Well, Age Well;
 3. South Ayrshire Works; and
 4. A Better Place to Live.
- 3.9 The SHIP includes information on specific areas previously highlighted by Members:
- Housing and Health;
 - Rural Housing;

- Fuel Poverty and Sustainability;
- Child Poverty; and
- Housing to 2040.

4. Proposals

4.1 Period 2023/24 to 27/28 will see a total of 821 affordable housing units on site.

| Year | Units on Site |
|-------------|----------------------|
| 2023/24 | 197 |
| 2024/25 | 250 |
| 2025/26 | 207 |
| 2026/27 | 117 |
| 2027/28 | 50 |

4.2 The Scottish Government requests that Local Authorities plan for unexpected delays or constraints that may emerge. Therefore, we have over-programmed and included a 'Shadow Programme' with a potential of 375 units. The Shadow Programme is shown as Appendix 3.

4.3 It is proposed that the Cabinet approves the draft SHIP for South Ayrshire and associated tables attached to this report as Appendices 1 and 3.

5. Legal and Procurement Implications

5.1 Delivering the SHIP will require the conclusion of Section 75 planning agreements and application of the Council's Affordable Housing Policy. This will be done in partnership by the Council's Planning, Legal and Housing teams.

5.2 There are no procurement implications as further reports will require approval from the Cabinet before work on individual sites proceeds.

6. Financial Implications

6.1 This SHIP will determine the local allocation of the Affordable Housing Supply Programme (AHSP) for the period 2023/24 to 2027/28.

6.2 The SHIP projects overspends in South Ayrshire's Affordable Housing Supply Programme funding in 2022/23, 2023/24, 2024/25 and 2025/26. The Scottish Government have indicated that South Ayrshire will likely be able to attract additional grant funding from underspends in other local authority areas but this will not be confirmed until later in the financial year. In the event that not enough additional funding is available, the Council and its partners may be required to 'front fund' some projects from borrowing until grant become available. Cabinet will be kept informed through the Housing Capital Programme updates throughout the year.

6.3 The SHIP also outlines the Council's contribution to the affordable housing development programme from Second Homes Council Tax discount and

Commuted Sums. The uncommitted funds in these 2 accounts are £981,869 and £183,687 respectively with a further breakdown available in Appendix 1 under the Investment Programme section. Proposed use of these funds towards individual projects will be presented to Cabinet on a site-by-site basis.

- 6.4 The SHIP has no direct financial implications for the HRA Business Plan as it is a strategic document. Any proposed Council new build projects will be assessed against the HRA Business Plan to ensure viability prior to presentation to the Cabinet.

7. Human Resources Implications

- 7.1 Not applicable.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 New risk(s) has/ have been identified and assessed in line with the Council's risk management process as follows: an inability to achieve our target could see affordable housing grant being reallocated to other parts of Scotland. These will be managed within existing operational activities and reference to the status of mitigations will be available through the Risk Register.

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 Rejecting the recommendations may have financial implications and impact on the reputation of the Council by failing to increase the supply of affordable housing and make best use of available Scottish Government subsidy. This subsidy would be diverted to other Local Authorities if South Ayrshire cannot commit to delivery of the SHIP.
- 8.2.2 Rejecting the recommendations may result in increased pressure on the availability of affordable housing in the local area.
- 8.2.3 Rejecting the recommendations may result in the Council failing to make best use of available land to meet local housing need.

9. Equalities

- 9.1 An Equalities Impact Assessment (EQIA) has been carried out on the proposals contained in this report, which identifies potential positive and negative equality impacts and any required mitigating actions. The EQIA is attached as Appendix 4.

10. Sustainable Development Implications

- 10.1 ***Considering Strategic Environmental Assessment (SEA)*** - The Scottish Government Gateway has been contacted regarding this plan, and it has been determined that an SEA will not be pursued and the implications for the environment will not continue to be monitored. This is because the South Ayrshire Local Development Plan has been subject to, and guided by, a substantial SEA process at each stage of its development.

11. Options Appraisal

- 11.1 An options appraisal has not been carried out in relation to the subject matter of this report. However, sites in preferred locations and those more likely to be developed within the next 5 years have been prioritised within the SHIP.

12. Link to Council Plan

- 12.1 The matters referred to in this report contribute to Commitments 2,3,4 and 6 of the Council Plan: Closing the Gap/ Reduce poverty and disadvantage; Grow Well, Live Well, Age Well/ Health and care systems that meet people's needs; South Ayrshire Works/ Make the most of the local economy; and a Better Place to Live/Enhanced environment through social, cultural and economic activities.

13. Results of Consultation

- 13.1 There has been no public consultation on the contents of this report however, public consultation as part of the Local Development Plan process has identified the majority of sites detailed within the SHIP.
- 13.2 Consultation has taken place with Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and the contents of this report reflect any feedback provided. Local members have been consulted on proposed sites in their wards.
- 13.3 Consultation has taken place with the More Homes Division of the Scottish Government and Registered Social Landlords operating in South Ayrshire. Both the Scottish Government and RSLs are supportive of the SHIP with a view to maximising affordable housing delivery across South Ayrshire

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Depute Chief Executive and Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

| <i>Implementation</i> | <i>Due date</i> | <i>Managed by</i> |
|--|------------------------|--|
| Submission of the Strategic Housing Investment Plan (SHIP) in draft format (subject to final clearance) to the Scottish Government | 1 December 2023 | Service Lead- Policy, Performance and Community Planning |

Background Papers [South Ayrshire Council Local Housing Strategy 2017 - 2022](#)

[Report to Leadership Panel of 26 October 2021 - Housing Need and Demand Assessment 2021-2026](#)

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Date: **18 November 2022**

south
AYRSHIRE
COUNCIL
Comhairle Siorrachd Àir a Deas

STRATEGIC HOUSING INVESTMENT PLAN

2023/24 – 2027/28

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Introduction

1. The Strategic Housing Investment Plan (SHIP) 2023/24 – 2027/28 sets out the strategic investment priorities for affordable housing over the next five years that will achieve outcomes set out in the Local Housing Strategy and HNDA.
2. The SHIP is based on the Resource Planning Assumption (RPA) confirmed by the Scottish Government on the 30th April 2022 as part of the Affordable Housing Supply programme (AHSP) and subsidy rates outlined in October 2021.
3. The Council has forecast, in consultation with the Scottish Government, that funding for affordable housing development in South Ayrshire will equate to £64.186m between April 23– March 2028.
4. The Affordable Housing Development projects identified for the RPA period 2023/24 to 2027/28 are detailed in Appendix 1. The nature of development means that unexpected delays or constraints may emerge, therefore we have over-programmed to include additional potential projects in our “shadow programme” to take forward in the event of project slippage.
5. This “shadow programme” of alternative sites is detailed in appendix 3. Further council approval will be required before any of these projects are taken forward.
6. All Council led projects that meet the criteria outlined within the SHIP will be formally approved by the Council to determine housing mix and type.

Strategic Priorities

7. South Ayrshire Council’s Local Housing Strategy 2017 – 2022 makes special mention to housing supply and making sure that new build developments meet the local needs as far as possible. This is achieved by:
 - Setting Housing Supply Targets
 - Sustainable Communities and Sustainable Developments
 - Ensuring a flexible supply of temporary accommodation
 - Making best use of existing stock.
8. The overarching priority of the Housing Supply theme in the LHS 2017 – 2022 is “People across South Ayrshire can find a suitable place to stay”. In order to achieve this priority, a target of 135 units of affordable housing are built or acquired per year to meet need. The SHIP tables in appendix 1 outline how this overarching priority is met by South Ayrshire Council and its partners.

9. South Ayrshire Council has developed a Housing Need and Demand Assessment (HNDA) 2022-2027. The HNDA Key Findings along with other strategic priorities will inform a consultation with relevant stakeholders to set the new housing supply target including a wheelchair accessible target for the Council's Local Housing Strategy 2023-2028. Consultation on the content of the LHS is currently underway with plans to have a final draft approved by March 2023.
10. The LHS acknowledges that many tenants in social housing are dependent on housing benefits and under pressure from the impact of welfare reform and rising living costs. Therefore, to ensure homes are affordable, rent levels for new build properties will be set on or below the Local Housing Allowance.
11. New build properties will aim to be cheaper to heat by investing in new heating systems as well as investigating innovative methods to keep homes warmer for longer. Some of these methods currently being explored by the council are outlined below. These methods will help the council meet outcomes set out within the Council's Climate Change and Sustainable Development Strategy.

Partnership Working & Governance

12. The council is committed to supporting our partners to deliver affordable housing developments within South Ayrshire. The following key stakeholders have influenced the SHIP:
 - Ayrshire Housing
 - West of Scotland Housing Association
 - Hannover Housing Association
 - Riverside Scotland Housing Association
 - Scottish Government
 - South Ayrshire Council Services (Planning, Asset Management, Housing Operations, Finance and the Health and Social Care Partnership)
13. Liaison meetings have taken place between South Ayrshire Council, RSL partners and the Scottish Government. These meetings discussed investment in the delivery of affordable housing in South Ayrshire over the next five years and agreed approaches for achieving the aims set out in our Local Housing Strategy.
14. Informal internal meetings are also regularly held with RSL partners to discuss current individual affordable housing developments and future development opportunities.

15. The Council adopts a collaborative approach in the preparation of the SHIP not only with its partner RSL's but also the Health and Social Care Partnership. Discussions have taken place to confirm housing demand and location preference to enable support requirements.
16. Consultation on developments will be carried out with the community where they are to be delivered.
17. 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.

Investment Programme

18. On the 30th April 2021, the Scottish Government wrote to South Ayrshire Council to confirm that the Resource Planning Assumption (RPA) for 2023/24 was £64.168m.
19. The national resources available for future RPAs will depend on future budget decisions by the Scottish Government. However, South Ayrshire Council have been advised to work on the assumption that the RPA's beyond 2023/24 will be at least¹

| 2023-24 | 2024-25 | 2025-26 | 2026 -27 | 2027-28 | Total |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| £12.751m | £12.715m | £12.760m | £12.971m | £12.971m | £64.168m |

20. This equates to £64.168m over the five-year period.
21. This funding will be made available on the basis of subsidy rates set by the Scottish Government of £71,500/£75,500 per unit for local authorities and £78,000/£83,000 for RSL developments.

Deliverability

22. All sites are developed through partnership working and co-operation between the Special Property Projects Team, Housing Policy, Planning, Asset Management and lead officers of RSLs.
23. A Range of possible funding sources has been identified to help increase the supply of affordable housing. These sources are outlined below:
 - Council Tax on empty and long-term vacant properties and 2nd homes
 - Commuted sums
 - Land transfer to RSLs

¹ <https://www.gov.scot/publications/affordable-housing-resource-planning-assumptions-to-councils-2021-2022-to-2025-2026/>

- Prudential borrowing
- Infrastructure fund

24. The Scottish Government’s guidance suggests that a minimum slippage factor of 25% be applied on an annual basis to the programme and applied to the RPAs.

2nd Home Council Tax Fund

25. The balance in the Second homes council tax balance - as at 31st March 2022 is £1,481,869.11;
From this total £500,000 has been committed to the site at Mainholm scheduled to be utilised in 2022/23.
26. The total uncommitted second homes council tax is therefore £981,869.11 as of September 2022

Developer Contributions

27. In terms of developer contributions, it is the Council’s stated preference within the affordable housing policy that affordable housing contributions should be made on-site, in whole or in part.
28. This preference meets identified affordable housing needs and supports the development of mixed, sustainable communities across South Ayrshire.
29. However, where an on-site contribution is not possible there are other flexible alternatives **(in no priority order)**:
- The Delivery of unsubsidised affordable housing units on-site;
 - Payment of a commuted-sum in lieu of on-site affordable housing;
 - Provision of a plot on off-site land.
30. Each site will be considered on its own merits in line with a range of priorities, including deliverability, housing mix, the needs of partners and priorities identified in the HNDA and LHS.
31. The uncommitted balance of Commuted Sums as at September 2022 is £183,687.76. These funds are available for commitment to projects per the terms of each commuted sum provided.

Prudential Borrowing

32. The Council, in accordance with its Housing Revenue Account (HRA) Business Plan, is committed to specific prudential borrowing of:

| Financial Year | Borrowing |
|----------------|-----------|
| 2022/23 | £51.725m |
| 2023/24 | £29.040m |

| | |
|------------------|----------|
| 2024/25 | £9.038m |
| 2025/26 | £8.286m |
| 2026/2027 | £14.785m |

| 2021-22 Completions | | | | | | |
|----------------------------|-----------------|------------------|------------------|-----------------------------|-------------------------|--|
| Project | Sub area | No. Units | Developer | Specialist Provision | Subsidy Required | Progress |
| Main Street, Prestwick | Prestwick | 11 | Council | Older People | £649,000 | Completed and handed over 11 Amenity Units in December 2021. |
| Fort Street | Ayr | 12 | Council | Specialist Provision | £828,000 | Completed and handed over on February 2022 |
| Greenan (Phase 2) | Ayr | 61 | RSL WoSHA | | £4,392,000 | Completed September 2021 |
| Waggon Road | Ayr | 76 | Council | Older People/ Wheelchair | £4,484,000 | Completed and handed over on February 2022 |
| TOTAL | | 160 | | | | |

| 2022-23 Progress | | | | | | |
|----------------------------|-----------------|------------------|------------------------|-----------------------------|-------------------------|--|
| Project | Sub area | No. Units | Developer | Specialist Provision | Subsidy Required | Progress |
| North East Troon (Phase 3) | Troon | 52 | RSL – Ayrshire Housing | | £3,744,000 | Due for completion November 22 |
| Carrick Street | Ayr | 31 | RSL – Ayrshire Housing | Amenity Units | £3,645,053 | Due for completion December 22 |
| Mainholm (Phase 1) | Ayr | 80 | Council | Amenity Units | £4,130,000 | On site September 2022 |
| Monkton | Prestwick | 28 | RSL – Irvine HA | | £1,850,000 | Construction began in Nov 2021. 28 units are due to be handed over in the 22/23 financial year with the remaining 22 |

| | | | | | | |
|--|-------------|-----|------------------------|--------------------------------|------------|---|
| | | | | | | units to be handed over in 23/24 |
| Dundonald | Dundonald | 63 | RSL – Irvine Housing | | £3,700,000 | Due for completion November 2022 |
| Former Tarbolton Primary | Rural North | 14 | Council | Specialist provision (Partial) | £826,000 | Due for completion October 2022 |
| Ayrshire Housing Open Market Purchases | Various | 10 | RSL – Ayrshire Housing | | £400,000 | Due for completion by end of financial year 22-23 |
| Greenan Phase 3 | Ayr | 31 | RSL- WOSHA | | £1,156,908 | Due for completion February 2023 |
| Total | | 309 | | | | |

33. As projects reach design conclusion and are approved by elected members, borrowing levels may vary to support new housing delivery.

34. In the previous financial year 2021-22, 160 units were completed. This current financial year will see 188 units completed.

Infrastructure Fund

35. The Scottish Government has introduced an Infrastructure Fund to support projects where the scale and nature of infrastructure costs would prevent it from being supported through the Affordable Housing Supply Programme. The Scottish Government is keen to see development of a number of pipeline sites that are capable of bringing forward housing within the next 5 years. Sites that are applicable have been detailed in Appendix 1 to support completion within the Scottish Government's timescales. The Council will work with developers and their agents to support any planned application to the Infrastructure Fund.

Investment Priorities

36. The Local Housing Strategy (LHS) emphasises the importance of establishing investment priorities that will align with the Scottish Governments Affordable Housing Target.

37. To synchronise the SHIP and LHS priorities we aim to achieve an increased supply of social rented housing in high priority areas that have been identified in the HNDA 2022-2027 which also makes note of plans to address rural developments. The HNDA 2022-2027 has identified a net existing need figure of 1,328 households. Additionally, an increase of the provision of easily adaptable and wheelchair accessible new build housing, and housing for specific needs on site-by-site basis in partnership with the Health and Social care partnership and RSL's.

38. The Scottish Government published its vision for Scotland's housing over the next 20 years. In this vision, it sets a target of 100,000 affordable homes promised by 2031/32 and makes specific support for development in rural and island communities, helping to stem rural depopulation by examining modern methods of construction and other building that involves new technology to assist challenges in rural areas.
39. The number of affordable homes delivered in South Ayrshire will be of the size and type to coordinate with the HNDA 2022-2027. Each development identified in the SHIP will be assessed on a case-by-case basis for size and type.

Energy Efficiency and Fuel Poverty

40. The Scottish Government has set a target of 2045 for Scotland to reach net zero, with interim targets of 75% by 2030 and 90% by 2040. For buildings, this will include the introduction of a 'New Build Zero Emissions from Heat Standard' which will be introduced from 2024. This will require all new builds to have zero emissions heating systems. The new standard will lead to a ban on gas and oil boilers in new builds.
41. The net zero target requires all buildings across Scotland to reach net zero by 2045. This will include all buildings built before 2024.
42. In conjunction with the above objectives, the 'Housing to 2040' vision document recently issued by the Scottish Government encourages all social housing to be net zero by 2024.
43. All projects proposed in the SHIP will help to tackle fuel poverty and ensure that heat is affordable for residents by increasing energy efficiency and reducing the amount of energy required to heat the home and aims to meet outcomes set out within the Councils Climate Change and Sustainable Development Strategy, *Outcome 3.1 Homes and Communities are energy efficient, environmentally sustainable and fuel poverty is minimized.*
44. The Council are currently investigating measures that could be taken to reduce carbon emissions and progress towards net zero with our new build sites at Mainholm and Riverside. These measures include:
 - Enhanced floor and roof insulation
 - Enhanced air tightness
 - Mechanical Ventilation with Heat Recovery (MVHR)
 - Air Source Heat Pumps (ASHPs) to houses
 - Exhaust Air Heat Pumps (EAHPs) to flats
 - Underfloor heating
 - Enhanced rainwater goods
 - Waste Water Heat Recovery (WWHR) to bath/shower water

45. Each of these measures will be taken under consideration and applied to new build sites where appropriate.
46. The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 Act establishes a new two-part definition whereby a household is considered fuel poor if:
 - after housing costs have been deducted, more than 10% (20% for extreme fuel poverty) of their net income is required to pay for their reasonable fuel needs; and
 - after further adjustments are made to deduct childcare costs and any benefits received for a disability or care need, their remaining income is insufficient to maintain an acceptable standard of living, defined as being at least 90% of the UK Minimum Income Standard (MIS).
47. It is estimated that 35% of all households in South Ayrshire are experiencing fuel poverty. This is approximately 18,000 households. This can impact the health of children, as children in cold homes are twice as likely to suffer from breathing problems as well as influencing their ability to thrive in their education. Health issues may prevent them from attending school and a lack of warm space preventing them from completing homework.

Second Hand & Empty Homes Buy Backs

48. South Ayrshire Council operates a very successful “Buy Back” scheme where the council can purchase ex-local authority properties that meet strategic objectives.
49. Purchasing ex-local authority properties is an economical and carbon friendly way of increasing council housing stock and ensuring a warm energy efficient and affordable home with a Scottish Secure Tenancy for a household on our waiting list.
50. The Buy Back scheme also allows the council to progress with retrofitting blocks of flats with energy efficiency measures by increasing the ownership within the block.
51. The SHIP proposes an annual quota of 20 properties per year with Scottish Government funding of £40k per property being available.
52. Long term empty properties can be often meet strategic objectives for a council buy back. A long-term empty property can be detrimental to the environment and attract anti-social behaviour. South Ayrshire Council has a specific Empty Homes Strategy for tackling this issue and has a close working relationship with the Scottish Empty Homes Partnership in bringing empty properties back into use to alleviate homelessness and increase the number of affordable homes.

Older People and independent Living

53. South Ayrshire has an ageing population, and it is estimates that 27% of households will be over the age of 75 by 2037. Therefore, we will work to address the housing and support need of older people by working in partnership with the Health and Social Care partnership.

- 54. Helping older people to remain independent in their own home for as long as possible is a key element in our approach to ‘independent living’. Aids and adaptations are offered to help older people and people with disabilities in South Ayrshire by supporting them to live safely, comfortably, and independently at home.
- 55. Provision of housing for older people is a main priority in our new build programme. Specifically built and designed properties are being developed and integrated within developments to provide balanced communities.
- 56. Housing Adaptations helping people to remain independent in their own home for as long as possible is a key element in our approach to ‘independent living’ identified in the LHS. This can involve the adaptation of people’s homes to meet their needs, reviewing people’s housing options and exploring specialist accommodation.

Wheelchair/Specialist Provision

- 57. New social housing developments in South Ayrshire have been enhanced by adopting a “lifetime homes” approach to new build properties. Meaning houses are built to achieve Housing for Varying Need standard and incorporate accessibility features from the outset. These properties are designed to be adaptable over time to accommodate an individual or family’s changing needs (which could include the need for a wheelchair).
- 58. In addition, South Ayrshire Council is keen to explore opportunities to develop new-build specialist accommodation that also allows the care needs of older people and people with disabilities to be met on site..
- 59. The current HNDA (2022 – 2027) has identified an estimated 1810 wheelchair users in South Ayrshire. The previous HNDA (2016 – 2020) estimated 1,850 wheelchair users in South Ayrshire, which proves a degree of continuity.
- 60. The HNDA (2022 – 2027) has provided an estimate of unmet housing need among wheelchair user households in South Ayrshire as 353 households. Table 2 below, shows the unmet housing need of wheelchair user households as discussed in the HNDA.

| Household type | Estimated households, 2018, as per Table 3.a | Calculation | Unmet need |
|---|--|---|---------------|
| Number of households using a wheelchair all the time | 314 households | Assume 19% (all of those in EHS requiring adaptations and accommodation unsuitable) | 60 households |

| | | | |
|--|------------------|---|-----------------------|
| Number of indoor only user households | 154 households | Assume 25.6% (all of those in SHS requiring adaptations and accommodation unsuitable) | 39 households |
| Number of outdoor only user households | 1,342 households | Assume 19% (all of those in EHS requiring adaptations and accommodation unsuitable) | 254 households |
| Estimated unmet housing need among wheelchair user households in South Ayrshire in 2018 | | | 353 households |

Table 2. Estimate of unmet housing need among wheelchair user households in South Ayrshire, 2018

61. This unmet housing need will be addressed in the upcoming Local Housing Strategy when setting affordable supply targets.
62. In terms of demand for housing, we work closely with the Integrated Joint Board to identify specific needs and through Council and RSL new build seek to address the needs of wheelchair users through the AHSP. In addition, all social housing developed as part of the AHSP meets Housing for Varying Needs, and as such can be adapted to meet the needs of households with disabilities.
63. If wheelchair accessible housing targets cannot be met from public sector housing developments alone, the council will consider introducing a percentage wheelchair accessible housing policy for private market housing developments in LDP3, based on the findings of the HNDA and the deliberations informing the LHS.

Rural Needs

64. 28% of South Ayrshire population live in rural areas or remote small towns. Appropriate housing is key to ensuring our rural communities remain sustainable and residents can meet their current needs as well as their future aspirations.
65. South Ayrshire Council's Local Development Plan (LDP) notes that we will give support to "development in rural areas which supports prosperous and sustainable communities while protecting and improving the environment". Housing development outside existing developments should primarily involve:
 - reusing existing buildings and replacement housing,
 - infill development within existing clusters or groups of housing, and

- housing to meet rural business requirements.
66. Consultation with our rural communities took place in 2019, using a mixture of qualitative and quantitative methods including:
- Consultation events with members representing rural wards
 - Interactive sessions with S5 and S6 pupils
 - Social media campaign
67. The Scottish Government made special mention to the support of rural developments in its vision for Housing to 2040 in an attempt to stem rural depopulation. This includes:
- Extension of modern methods of construction and new technology to assist “challenges in rural areas”
 - Change to funding guidance to permit communities to enter long term leasing arrangements with owners of empty property, helping to bring long term empty property back into use.
68. Findings from these consultation sessions have influenced this SHIP and will help the council achieve the vision set out for rural housing in the Scottish Governments Housing to 2040 vision.

Housing to 2040

69. The Scottish Government have recently published their Housing to 2040 strategy that outlines the vision for housing over the next 20 years. The strategy’s vision describes what stakeholders wanted their homes and communities to look like in 20 years’ time and is deliberately ambitious. The principles outline a guide to policy decisions might be formed in the future to make the vision a reality. The vision and principles have informed the Housing to 2040 route map.

The route map is divided into four main areas:

- Building more homes
 - Increasing affordability and choice
 - Making homes warmer using greener energy
 - Improving the quality of all housing
70. Within this strategy, there are several key features that may have a significant impact on the council’s new build programme and as such have an impact on the SHIP. These include
- 100,000 more affordable homes by 2031/32, at least 70% of which will be for social rent.

- All new homes built by councils and registered social landlords to emit zero carbon by 2026.
 - A housing standard to cover all new and existing homes, including agricultural properties and mobile homes.
 - An accessible homes standard for new homes, giving disabled people more options and reducing the need for adaptations as people get older.
 - Planning guidance that ensures amenities, including open space, are within easy reach of people's homes.
71. The council will continue to monitor guidance that comes from the Scottish Government in relation to this strategy and strive to achieve the outcomes set out in the vision, many of which are currently high priority in the current SHIP.

Equalities

72. South Ayrshire Council is fully committed to the general principles of fairness and equality and seeks to apply these principles in all that it does as a community leader, service provider, education authority and employer.
73. In taking these actions forward with regard to affordable housing development, our SHIP has been subject to a full Equalities Impact Assessment (EIA) in order to consider any potential issues with our programme.

Child Poverty Action

74. South Ayrshire has the 12th highest child poverty levels in Scotland with 12.9% of children under 16 classified as living in absolute low-income families after housing costs. This equates to approximately 2,255 children.
75. Child poverty is most prevalent in the Ayr North and Girvan and South Carrick wards at 17.7% and 16.5% respectively and lowest in Ayr West where it is at 9.3%.
76. A whole system approach is developing within the Community Planning Partnership and third sector organisations to mitigate the impact of poverty on children's lives in South Ayrshire, but the most effective long-term options for reducing child poverty sits within national government policies.
77. The Scottish Government have recently published a new strategy to tackle child poverty - Best Start, Bright Futures: tackling child poverty delivery plan 2022 to 2026 (<https://www.gov.scot/publications/best-start-bright-futures-tackling-child-poverty-delivery-plan-2022-26/>).

78. South Ayrshire are currently in the process of updating their Child Poverty Strategy to tackle this issue at a local level and consider recommendations and actions within the national document.
79. As the Child Poverty Action Plan evolves, Housing will continue to contribute to the wider objective of reducing child poverty and mitigating its impact.

Rapid Rehousing Transition Plan

80. South Ayrshire Council's Rapid Rehousing Transition Plan recognises the important contribution new build development of affordable housing can play in meeting the needs of homeless households, either directly (being allocated accommodation in a new build property) or indirectly (new build accommodation freeing up other housing within existing stock through lets to transfer applicants). As part of its RRTP, South Ayrshire Council has set a target that 51% of all Council lets and 25% of all RSL lets should be allocated to homeless households and is working with partners to achieve this. As such, the aims of the SHIP are consistent with those of the RRTP

Strategic Environmental Assessment (SEA)

81. As the "Responsible Authority" in the terms of the Environmental Assessment (Scotland) Act 2005, the Council has a duty to determine whether policies will have significant environmental effects and therefore whether a full Strategic Environmental Assessment (SEA) is required.
82. To that end, applying the relevant criteria as set out in Schedule 2 of the Act, the Council carried out a pre-screening of the SHIP under Section 8(1) of the Act.
83. This pre-screening process found that the SHIP on its own is unlikely to have significant environmental impact. This is based on the assumption that decisions and options surrounding the environmental impact of housing development would be assessed through the Local Development Plan.
84. A pre-screening notification was submitted to the SEA Gateway on 11 October 2022 and no concerns were raised by the relevant Consultation Authorities.

Cost of Construction Materials

85. There have been significant cost increases on the common construction materials utilised on construction projects. This has been a significant constraint in the development of new affordable homes. According to the UK BEIS Monthly Statistics of Building Materials and Components commentary of April 2022, the material price index for 'All Work' increased by

24.5% in March 2022. The Council will continue to monitor the rising cost of construction materials due to inflation and investigate innovative ways of developing affordable energy efficient homes with its partners.



Appendix 2

Case Studies – Specialist New Builds

Contents

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| 4. Fort Street Specialist Provision | 10 |

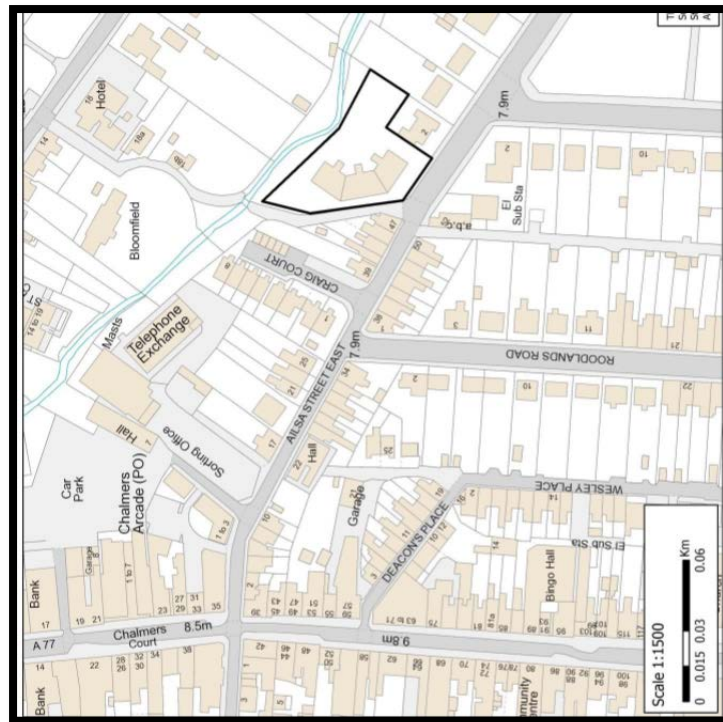
1. North Park Court Girvan

- 1.1. Since 2018, the Council and the Health and Social Care Partnership (HSCP) have worked together to address the housing needs of specific service users including people with learning disabilities.
- 1.2. The Corporate and Housing Policy Service continues to work in partnership with Registered Social Landlords (RSLs) and the HSCP to progress several 'Core and Cluster' models of supported housing to meet the needs of HSCP users.
- 1.3. The Core and Cluster model of supported housing is one in which residents have their own self-contained property with support provided onsite by carers and support workers. This model has a number of benefits for both service users and care providers, including:
 - Increased independence and better outcomes for service users;
 - Greater flexibility of support provision;
 - Improved social networks for service users and reduced risk of isolation;
 - Increased security for service users and peace of mind for families; and
 - More efficient use of support provision.
- 1.4. In October 2018, the Leadership Panel agreed to the 'off the shelf' purchase of four 1 bed and eight 2 bed new-build properties in North Park, Girvan. The properties were initially to be designated as mainstream housing but further conversations with the HSCP highlighted the potential to use the development as a way of providing improved care to those with learning disabilities in the South Carrick area.
- 1.5. The 12 properties at North Park, Girvan were then purchased through a mix of Scottish Government affordable housing subsidy and 2nd Homes Council Tax. This meant that no additional borrowing would be required and the Housing Revenue Account (HRA) would benefit from the income when the properties were let. A summary of the funding package is detailed below.

| Funding Source | 2018/19 |
|---|-------------------|
| Scottish Government Affordable Housing Subsidy (£59,000 per unit) | £684,000 |
| 2 nd Homes Council Tax | £416,000 |
| HRA Revenue (to meet Legal costs) | £2500 |
| Total | £1,102,500 |

1.6. Ten of the 12 flats are currently utilised as permanent housing with one flat being used as a staff/ activity space and one flat utilised for respite care. Support is provided by Quarriers.

1.7. A map showing the location of North Park Court in Girvan, as well as a picture of the units are shown below.



North Park Court Girvan Site Map

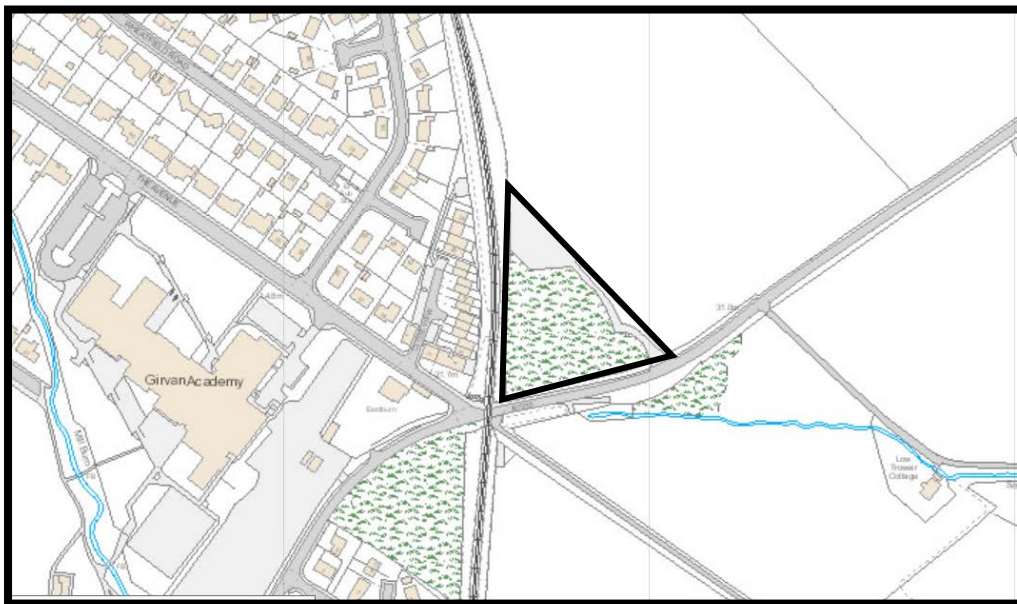


North Park court Girvan

2. Houdston Reid Travelling Persons Site Coalpots Road

- 2.1. In December 2015, the Houdston Travelling Persons Site in Girvan received unprecedented damage as a result of Storm Frank. Under delegated authority, and subsequently reported to Leadership Panel In February 2016, officers took steps to temporarily relocate residents to Low Troweir Road pending consideration of the most appropriate long term solution.
- 2.2. In November 2016, the Leadership Panel agreed that the most appropriate action was to develop the temporary site at Low Troweir Road as a permanent replacement for the Houdston Site.
- 2.3. TCS Construction Consultants (TCS) were appointed by the Council to negotiate with McTaggart Construction LTD to agree a final construction delivery cost.
- 2.4. The site at Low Troweir Road now boasts six 3 bedroom units and one 6 bedroom unit. This meets the needs of one family with a teenager with multiple additional support needs and disability requirements. The property can be reverted back to two 3 bedroom units at a later date.
- 2.5. The project cost was £1,604,030 with funding coming from the Scottish Government Affordable Housing Supply Programme of £413,000 with the Local Authority contributing £1,191,030.

- 2.6. The design aim was to create modern, accessible, homes located within a discrete landscaped environment with efficient, safe, secure, serviced layouts for the travellers.
- 2.7. Through extensive consultation with the community the unique set of needs were identified and informed the creation of semi-detached 'lodges', each with a separate kitchen and bathroom (service) area separated from the living and sleeping accommodation by a covered corridor called a 'breezeway'.
- 2.8. Several layout options were produced and a central communal area to as a focal point for the settlement, encouraging social interaction between all ages and providing an open aspect for all homes was selected. The road layout provides a quiet, controlled and safe landscaped road with parking to the front of all the lodges. Towards the top of the site there is secure parking area for caravans.
- 2.9. The project won the 'Affordable Housing Development of the Year (Small, social rent)' of the Scottish Home Awards 2020.



Houdston Reid Travelling Persons Site – Coalpots Road Girvan, Map View

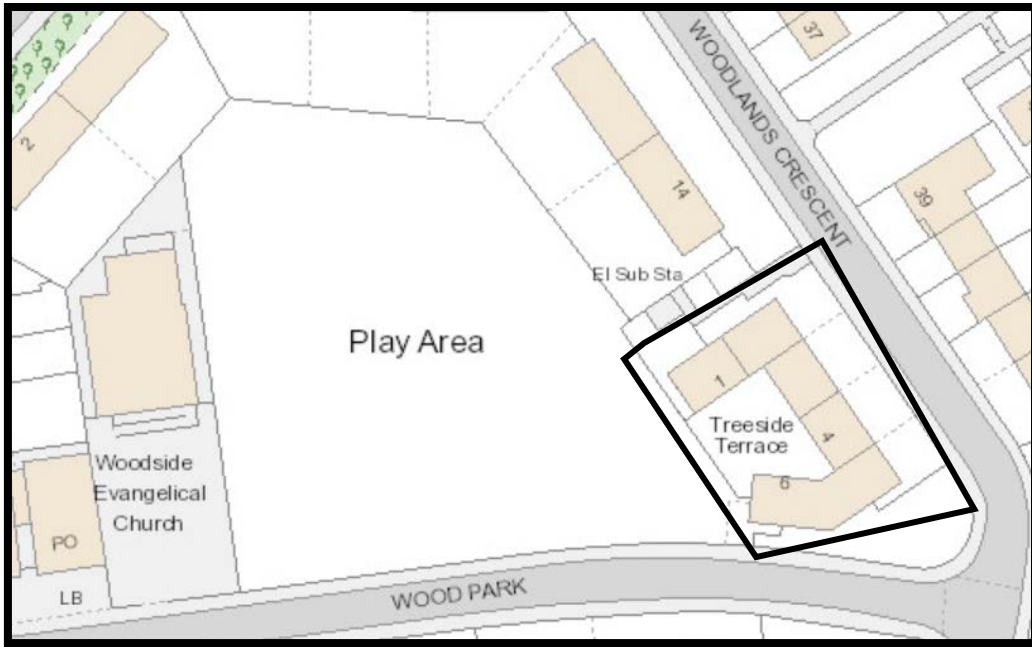


Houdston Reid Travelling Persons Site – Coalpotts Road Girvan, Finished Units

3. One Bed Bungalows across Ayr

- 3.1. In early 2017, 29 fully accessible bungalows were delivered through the Council's new build programme.
- 3.2. This new build project was identified through the Housing Need and Demand Assessment to address the ageing population in South Ayrshire.
- 3.3. The bungalows are located in three sites across Ayr in Woodpark (Belmont), 6 Units, Kincaidston, 10 Units and Elba Gardens, 13 Units.
- 3.4. The Houses comprise a wet floor shower room, bedroom, hallway with generous storage and an open plan living room/kitchen from which French Doors lead to a secure communal garden area to reduce social isolation. The houses are designed to be suitable for wheelchair users too.
- 3.5. High standards of insulation and underfloor heating were utilised to reduce carbon emissions as well as lower fuel bills for economical living.
- 3.6. The developments were delivered through the Affordable Housing Supply programme with funding from the Scottish Government, Housing Revenue Account and 2nd Homes Council Tax. The breakdown of the funding can be shown below.

| Site | Scottish Government Affordable Housing Subsidy (£59,000 per unit) | 2 nd Homes council Tax | Housing Revenue Account | Totals |
|--------------------|---|-----------------------------------|-------------------------|------------|
| Woodpark (Belmont) | £276000 | £50000 | £226000 | £552,000 |
| Kincaidston | £460000 | £50000 | £410,000 | £920,000 |
| Elba gardens | £598,000 | £50000 | £548000 | £1,196,000 |



Woodpark Belmont – Map View



Example of Bungalows delivered at Elba Gardens

4. Fort Street Specialist Provision

- 4.1. In early 2022, 12 units were delivered in partnership with the Health and Social Care Partnership to provide specialised accommodation for adult clients with mental health issues.
- 4.2. This development allows for round-the-clock support to be provided on-site via a support base and offers a more appropriate support option to be delivered to this client group than would have been possible in tenancies scattered throughout the community.
- 4.3. The development has been constructed within the Ayr Central Outstanding Conservation Area which required enhanced elements of the build to ensure the appearance of the area was not undermined. These elements included additional detailing such as: cast stonework, roof slate and the provision of timber windows to the front elevation. In addition, the ground conditions in the area required that a piled foundation solution was used, and works were required to the adjacent properties due to the proximity of build of the new properties.
- 4.4. The development assists South Ayrshire Council in meeting aims and objectives set out with National and Local policies such as:
 - Scotland’s Mental Health Strategy: 2017 – 2027
 - South Ayrshire Council Our People Our Place Council Plan 2018 - 2022
 - South Ayrshire Council Strategic Housing Investment Plan 2020/20 – 2024/25
 - SAC Local Housing Strategy 2017-2022
 - South Ayrshire HSCP Integration Joint Board Strategic Plan 2021-2031
 - Current support contract





Affordable Housing Supply Programme Completions since 2017.

| Name | Applicant | Number Of Units | Actual Approval Date | Actual Completion Date | SG Funding (£) | House Types | | | |
|---|----------------------------|-----------------|----------------------|------------------------|----------------|-------------|---------|-----------|------------|
| | | | | | | General | Amenity | Supported | Wheelchair |
| SECOND HAND MARKET PURCHASES - SAC - AHSP | | 20 | 31 Mar 2016 | 28 Feb 2017 | £800,000 | 20 | | | |
| SAC - SECOND HAND MARKET PURCHASES VARIOUS - AHSP | | 18 | 22 Sep 2014 | 28 Feb 2017 | £540,000 | 18 | | | |
| SAC - WOODPARK, AYR - AHSP | | 6 | 11 Nov 2015 | 05 Apr 2017 | £276,000 | 6 | | | |
| SAC - HAREBELL PLACE, KINCAIDSTON, AYR - AHSP | | 10 | 11 Nov 2015 | 05 Apr 2017 | £460,000 | | 10 | | |
| SAC - ELBA GARDENS, AYR - AHSP | | 13 | 11 Nov 2015 | 05 Apr 2017 | £598,000 | | 13 | | |
| THE KING'S ARMS, DAILLY - AHSP | AYRSHIRE HOUSNG | 4 | 20 Dec 2016 | 12 Jan 2018 | £494,747 | 2 | 2 | | |
| HEATHFIELD ROAD, AYR - AHSP | HANOVER (SCOTLAND) H A LTD | 10 | 15 Mar 2017 | 28 Jan 2018 | £763,000 | 10 | | | |
| EARLS GREEN DEVELOPMENT, NORTH EAST TROON - AHSP | WEST OF SCOTLAND H A LTD | 50 | 16 Jan 2017 | 17 Sep 2018 | £3,805,677 | 48 | | | 2 |
| TOWNEND, SYMINGTON - AHSP | WEST OF SCOTLAND H A LTD | 34 | 07 Sep 2017 | 11 Jan 2019 | £2,519,848 | 25 | 8 | | |
| BRITANNIA PLACE AYR | HANOVER (SCOTLAND) H A LTD | 22 | 02 Mar 2018 | 04 Mar 2019 | £1,631,837 | 22 | | | |
| SECOND HAND MARKET PURCHASES SAC - AHSP - PHASE 3 | | 20 | 12 Dec 2017 | 07 Mar 2019 | £800,000 | 20 | | | |
| AYRSHIRE HOUSING-2ND HAND MARKET PURCHASED-AHSP | AYRSHIRE HOUSNG | 18 | 11 Jan 2017 | 12 Mar 2019 | £900,000 | 18 | | | |
| North park Avenue, Girvan | | 12 | 12 Mar 2019 | 26 Mar 2019 | £708,000 | | | 12 | |
| Peebles Street | AYRSHIRE HOUSNG | 39 | 23 Mar 2018 | 08 Jul 2019 | £2,771,227 | 39 | | | |
| FORMER WHITLETTS PRIMARY SCHOOL, AYR - AHSP | | 26 | 16 Oct 2018 | 15 Aug 2019 | £1,690,000 | 14 | | | 12 |
| SECOND HAND MARKET PURCHASES SAC - AHSP - PHASE 4 | | 20 | 05 Sep 2018 | 21 Aug 2019 | £0 | 20 | | | |
| Travellers Site, Coalpots Road, Girvan | | 7 | 15 Feb 2019 | 22 Aug 2019 | £413,000 | 6 | | 1 | |
| EARLS GREEN , NORTH EAST TROON PHASE2 -AHSP | WEST OF SCOTLAND H A LTD | 12 | 15 Mar 2017 | 04 Sep 2019 | £877,880 | 12 | | | |

| | | | | | | | | | |
|--|----------------------------|------------|-------------|-------------|-------------------|----|----|----|---|
| Off the shelf purchases - second phase | AYRSHIRE HOUSNG | 11 | 22 Aug 2019 | 19 Feb 2020 | £440,000 | 11 | | | |
| Second Hand Market Purchases SAC AHSP - Phase 5 | | 20 | 29 Aug 2019 | 02 Nov 2020 | £800,000 | 20 | | | |
| Elba Street Ayr | AYRSHIRE HOUSNG | 27 | 26 Feb 2019 | 03 Nov 2020 | £1,860,408 | 15 | | 12 | |
| Second Hand Market Purchases SAC - ASHP - Phase 6 | | 10 | 25 Aug 2020 | 31 Mar 2021 | £400,000 | 10 | | | |
| LADYLAND ROAD, MAYBOLE - AHSP | | 14 | 31 Jan 2020 | 27 May 2021 | £826,000 | 4 | 6 | | 4 |
| Waggon Road, Ayr - (Phase 1) | | 9 | 19 Dec 2019 | 10 Jun 2021 | £531,000 | | 9 | | |
| Doonfoot, Ayr | WEST OF SCOTLAND H A LTD | 61 | 03 Oct 2019 | 04 Nov 2021 | £4,818,024 | 52 | 8 | | 1 |
| Split of Travellers unit to for 2nr Semi Detached - Girvan | | 1 | 02 Sep 2021 | 07 Dec 2021 | £42,993 | | 1 | | |
| MAIN STREET, PRESTWICK - AHSP | | 11 | 19 Jan 2021 | 15 Dec 2021 | £649,000 | | 11 | | |
| Waggon Road, Ayr (Phase 3) | | 31 | 19 Dec 2019 | 13 Jan 2022 | £1,829,000 | | 31 | | |
| CITADEL PLACE/FORT STREET, AYR - AHSP | | 12 | 27 Nov 2019 | 21 Feb 2022 | £828,000 | | | 12 | |
| Ayrshire Housing Off Shelf 2020/21 | AYRSHIRE HOUSNG | 10 | 17 Sep 2020 | 21 Mar 2022 | £400,000 | 10 | | | |
| Off Shelve AH 2022/23 | AYRSHIRE HOUSNG | 2 | 24 Mar 2022 | 29 Mar 2022 | £80,000 | 2 | | | |
| Waggon Road, Ayr (Phase 2) | | 37 | 19 Dec 2019 | 04 Apr 2022 | £2,183,000 | | 37 | | |
| Second Hand Market Purchases SAC - ASHP - Phase 7 | | 20 | 30 Jul 2021 | 17 Aug 2022 | £800,000 | 20 | | | |
| Carrick Street | AYRSHIRE HOUSNG | 31 | Sep-21 | Dec-22 | £1,646,000 | | | 31 | |
| Tarbolton Primary School | SAC | 14 | Jul-21 | Oct-22 | £826,000 | | 12 | | 2 |
| Kilmarnock Road, Dundonald | IRVINE HOUSING ASSOCIATION | 63 | Mar-21 | Nov-22 | £3,043,762 | | 45 | 18 | |
| | | | | | | | | | |
| | | 725 | | | £42,052,40 | | | | |
| | | | | | 3.17 | | | | |

| Site Name | Developer | Approval Year | Estimated Site Start Date | Estimated Completion date | Total Units | Site Starts | | | | | Site Completions | | | | | House Types | | | | SG Funding | SG Funding 2023 (current) | SG Funding Year 1 (£) 23/24 | SG Funding Year 2 (£) 24/25 | SG Funding Year 3 (£) 25/26 | SG Funding Year 4 (£) 26/27 | SG Funding Year 5 (£) 27/28 | SG Funding Total (£) | | |
|---|---------------------------|---------------|---------------------------|---------------------------|-------------|-------------|---------|---------|---------|---------|------------------|---------|---------|---------|---------|-------------|---------|---------|---------|------------|---------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|----------------------|-----------|------------|
| | | | | | | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | General | Amenity | | | | | | | | | Supported | Wheelchair |
| Ayrshire Housing Open Market Purchases 2020/21 | AYRSHIRE HOUSING | 2020 | 05 Mar 2021 | 21 Mar 2022 | 10 | | | | | | | | | | | | | | | | | | | | | | | | |
| Ayrshire Housing Open Market Purchases 2022/23 | AYRSHIRE HOUSING | 2022 | 29 Mar 2022 | 29 Mar 2022 | 2 | | | | | | | | | | | | | | | | | | | | | | | | |
| NE Toon (Phase 3) | AYRSHIRE HOUSING | 2020 | 08 Mar 2021 | 31st Oct 2022 | 52 | | | | | | | | | | | | | | | | | | | | | | | | |
| Ayrshire Housing Open Market Purchases 2022/23 | AYRSHIRE HOUSING | 2022 | 01 Aug 2022 | 31 Mar 2023 | 10 | | | | | | | | | | | | | | | | | | | | | | | | |
| Wapoon Road (Ayrshire Housing) | AYRSHIRE HOUSING | 2023 | 01 Apr 2024 | 1 Apr 2025 | 8 | | | | | | | | | | | | | | | | | | | | | | | | |
| Glenarks, Avr | AYRSHIRE HOUSING | 2025 | 01 Oct 2025 | 1 Oct 2026 | 60 | | | | | | | | | | | | | | | | | | | | | | | | |
| Great Cinema | AYRSHIRE HOUSING | 2023 | 01/01/2025 | 01/01/2026 | 30 | | | | | | | | | | | | | | | | | | | | | | | | |
| Crook Street | AYRSHIRE HOUSING | 29 Jul 2021 | See-21 | Dec-27 | 31 | | | | | | | | | | | | | | | | | | | | | | | | |
| Tarbolton Primary School | SAC | 23 Mar 2021 | Jul-21 | Oct-22 | 14 | | | | | | | | | | | | | | | | | | | | | | | | |
| Makley | RYRNE HOUSING ASSOCIATION | 2021 | 01 Nov 2021 | 31 Oct 2023 | 50 | | | | | | | | | | | | | | | | | | | | | | | | |
| Dalryllon, Avr | SAC | 2022 | 1 May 2025 | 1 Dec 2026 | 25 | | | | | | | | | | | | | | | | | | | | | | | | |
| Greenan Phase 3 (WRHA) | WEST OF SCOTLAND H.A LTD | 2021 | 1 Jan 2022 | 1 Feb 2023 | 31 | | | | | | | | | | | | | | | | | | | | | | | | |
| Greenan Phase 4 | WEST OF SCOTLAND H.A LTD | 2022 | 16 Jan 2023 | 15 Jan 2024 | 8 | | | | | | | | | | | | | | | | | | | | | | | | |
| Former St Ninians Primary School | SAC | 2025 | 05 May 2026 | 02 Sep 2027 | 42 | | | | | | | | | | | | | | | | | | | | | | | | |
| Second Hand Market Purchases SAC - ASHP - Phase 7 | SAC | 2021 | 12 Sep 2021 | 31 Aug 2022 | 20 | | | | | | | | | | | | | | | | | | | | | | | | |
| Second Hand Market Purchases SAC - ASHP - Phase 8 | SAC | 2022 | 31 Oct 2022 | 07 Aug 2023 | 20 | | | | | | | | | | | | | | | | | | | | | | | | |
| Second Hand Market Purchases SAC - ASHP - Phase 9 | SAC | 2023 | 03 Oct 2023 | 31 Mar 2024 | 10 | | | | | | | | | | | | | | | | | | | | | | | | |
| Dunlop Crossers, Avr | SAC | 2020 | 31 Aug 2025 | 26 Aug 2026 | 10 | | | | | | | | | | | | | | | | | | | | | | | | |
| Stob Hillside Street, Avr | AYRSHIRE HOUSING | 2022 | 03 Apr 2023 | 31 Aug 2024 | 40 | | | | | | | | | | | | | | | | | | | | | | | | |
| Canterrose, Melrose | AYRSHIRE HOUSING | 2023 | 31 Jan 2023 | 31 Aug 2024 | 22 | | | | | | | | | | | | | | | | | | | | | | | | |
| Marrholm, Avr (Phase 1) | SAC | 2022 | 26 Sep 2022 | 23 Oct 2024 | 80 | | | | | | | | | | | | | | | | | | | | | | | | |
| Marrholm, Avr (Phase 2) | SAC | 2023 | 17 Apr 2023 | 1 Feb 2025 | 80 | | | | | | | | | | | | | | | | | | | | | | | | |
| Barnhill | SAC | 2024 | 01 Apr 2024 | 31 Mar 2025 | 7 | | | | | | | | | | | | | | | | | | | | | | | | |
| Alton Avenue, Prestwick | SAC | 2023 | 23 Apr 2024 | 28 Aug 2025 | 25 | | | | | | | | | | | | | | | | | | | | | | | | |
| Kilmichael Meadowbank Place 2 | AYRSHIRE HOUSING | 2024 | 31 May 2024 | 07 Nov 2025 | 13 | | | | | | | | | | | | | | | | | | | | | | | | |
| Corton (Phase 1) | TBC | 2024 | 30 Jun 2024 | 20 Dec 2025 | 50 | | | | | | | | | | | | | | | | | | | | | | | | |
| Buchan Road, Toon (2nd development) | SAC | 2025 | 20 Jun 2025 | 31 Mar 2026 | 30 | | | | | | | | | | | | | | | | | | | | | | | | |
| Alsbeyle Avenue, Toon | SAC | 2025 | 07 Apr 2025 | 30 Mar 2026 | 15 | | | | | | | | | | | | | | | | | | | | | | | | |
| Riverside (Former High Rise) | SAC | 2024 | 17 Mar 2024 | 15 Mar 2025 | 90 | | | | | | | | | | | | | | | | | | | | | | | | |
| Corton (Phase 2) | TBC | 2025 | 30 Jun 2025 | 20 Dec 2026 | 50 | | | | | | | | | | | | | | | | | | | | | | | | |
| Corton (Phase 3) | TBC | 2026 | 30 Jun 2026 | 20 Dec 2027 | 50 | | | | | | | | | | | | | | | | | | | | | | | | |
| Clython | AYRSHIRE HOUSING | 2023 | 1 Jun 2023 | 1 Jun 2024 | 13 | | | | | | | | | | | | | | | | | | | | | | | | |
| West Sannquar Rd | WEST OF SCOTLAND H.A LTD | 2025 | 25 Feb 2026 | 23 Mar 2028 | 100 | | | | | | | | | | | | | | | | | | | | | | | | |
| Town Centre Site | SAC | 2026 | 20 Mar 2027 | 20 Oct 2028 | 50 | | | | | | | | | | | | | | | | | | | | | | | | |
| Green St | AYRSHIRE HOUSING | 2023 | 21 Mar 2024 | 21 Mar 2025 | 25 | | | | | | | | | | | | | | | | | | | | | | | | |
| Milnotts Town Centre | AYRSHIRE HOUSING | 2023 | 22 Mar 2024 | 22 Mar 2026 | 7 | | | | | | | | | | | | | | | | | | | | | | | | |
| Croft Road Tarbolton | AYRSHIRE HOUSING | 2023 | 23 Mar 2024 | 23 Mar 2026 | 23 | | | | | | | | | | | | | | | | | | | | | | | | |
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| Site Name | Developer | Units | Scottish Government Funding | Comment |
|--------------------------------|------------------|-------|-----------------------------|---------|
| Heathfield (Phase 3) PFS | SAC | 40 | £2,880,000.00 | |
| Fisherton | Ayrshire Housing | 10 | £504,000.00 | |
| Wallacetown, Ayr | SAC | 30 | £590,000.00 | |
| Heathfield (Phase 1) | SAC | 40 | £2,880,000.00 | |
| McCall's Avenue East (Phase 1) | TBC | 30 | £2,160,000.00 | |
| Heathfield (Phase 2) | SAC | 40 | £2,880,000.00 | |
| Dailly | SAC | 8 | £576,000.00 | |
| Station rd Girvan | SAC | 20 | £1,440,000.00 | |
| Dalrymple St Girvan | SAC | 6 | £432,000.00 | |
| St Cuthbert's Golf Course | Ayrshire Housing | 18 | £1,296,000.00 | |
| Main Road, Ayr | Ayrshire Housing | 9 | £648,000.00 | |
| Galloway Avenue, Ayr | Ayrshire Housing | 24 | £1,728,000.00 | |
| McCall's Avenue East (Phase 2) | TBC | 40 | £2,880,000.00 | |

South Ayrshire Council
Equality Impact Assessment including Fairer Scotland Duty

Section One: Policy Details*

| | |
|--|---|
| Name of Policy | Strategic Housing Investment Plan (SHIP) 2023/24 – 2027/28 |
| Lead Officer (Name/Position) | Kevin Anderson – Service Lead |
| Support Team (Names/Positions) including Critical Friend | Kevin Anderson – Service Lead Kyle McKay – Policy Officer Chris Carroll – Policy Co-ordinator |

*The term Policy is used throughout the assessment to embrace the full range of policies, procedures, strategies, projects, applications for funding or financial decisions.

| | |
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| What are the main aims of the policy? | The aim of the SHIP is to provide a strategic basis planning tool that details affordable housing development priorities and funding requirements within South Ayrshire and will influence affordable Housing Investment Programme resource planning. Preparation of the SHIP is a requirement of the Scottish Government. |
| What are the intended outcomes of the policy? | The outcomes of the SHIP are: <ul style="list-style-type: none"> · Clear priorities for provision of affordable housing · Fair and transparent allocation of Scottish Government's Affordable Housing Investment Programme funds |

Section Two: What are the Likely Impacts of the Policy?

| | |
|--|---|
| <p>Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)</p> | <p>The SHIP will have a potential impact on specific communities throughout South Ayrshire where affordable housing is developed.</p> <p>It will have a positive impact on people in housing need through the development of affordable housing across the period of the plan, and by increasing the number of affordable housing units available</p> |
|--|---|

Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community?

List any likely positive and/or negative impacts.

| Protected Characteristics | Positive and/or Negative Impacts |
|---|--|
| <p>Age: Issues relating to different age groups e.g. older people or children and young people</p> | <p>Allocations policies ensure equality of access to affordable housing for people of all ages. Social rented accommodation is open to anyone over 16 years of age.</p> <p>It is also anticipated that the SHIP will have positive impacts as the SHIP will also aim to meet the particular housing needs of older people within individual housing development projects, which may also include an element of care.</p> |
| <p>Disability: Issues relating to disabled people</p> | <p>Allocations policies ensure equality of access to affordable housing for people with disabilities.</p> <p>It is anticipated that the SHIP will have positive impact on people with disabilities as the needs of people with disabilities and particular needs are taken into account within the development of the SHIP to ensure a high level of accessibility and adaptability in all new build developments.</p> |
| <p>Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex</p> | <p>Allocations policies ensure equality of access to affordable housing for people regardless of their gender reassignment status.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their gender reassignment status.</p> |

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|--|--|
| <p>Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership</p> | <p>Allocations policies ensure equality of access to affordable housing for people regardless of marriage or civil partnership status.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their marriage or civil partnership status.</p> |
| <p>Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave</p> | <p>Allocations policies ensure equality of access to affordable housing for people regardless of the condition of being pregnant or expecting a baby and the period after the birth.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of the condition of being pregnant or expecting a baby and the period after the birth.</p> |
| <p>Race: Issues relating to people from different racial groups,(BME) ethnic minorities, including Gypsy/Travellers</p> | <p>Allocation policies ensure equality of access to affordable housing, across all racial groups in accordance with legislation.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people from any racial group, ethnic or national origin, including gypsy travellers and migrant workers.</p> |
| <p>Religion or Belief: Issues relating to a person's religion or belief (including non-belief)</p> | <p>Allocations policies ensure equality of access to affordable housing for people regardless of their religion or beliefs.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their religion or beliefs.</p> |
| <p>Sex: Issues specific to women and men/or girls and boys</p> | <p>Allocations policies ensure equality of access to affordable housing, for both men and women in accordance with legislation.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to both men and women.</p> |
| <p>Sexual Orientation: Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight</p> | <p>Allocations policies ensure equality of access to affordable housing for people regardless of a person's sexual orientation.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their sexual orientation.</p> |

| <p>Equality and Diversity Themes Relevant to South Ayrshire Council</p> | <p>Positive and/or Negative Impacts</p> |
|--|---|
| <p>Health</p> | <p>The SHIP may impact positively on health</p> |

| | |
|---|---|
| <p>Issues and impacts affecting people's health</p> | <p>issues by:</p> <ul style="list-style-type: none"> Improving the health and wellbeing of new tenants where particular health related housing needs are met within individual housing development projects. |
| <p>Human Rights: Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.</p> | <p>The SHIP may impact positively on human rights in respect of;</p> <ul style="list-style-type: none"> Improving privacy of households in housing need who may be living in overcrowded or unsuitable accommodation. Enabling the right to a family life for some households on RSL waiting lists who are recognised as living in unsuitable conditions. |

| Socio-Economic Disadvantage | Positive and/or Negative Impacts |
|---|---|
| <p>Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.</p> | <p>Affordable housing developments increase the number of socially rented homes at an affordable rate. Affordable housing developments will provide an alternative option to the often-expensive private rented sector. These developments meet the Scottish Governments energy efficiency measures making energy bills lower for those on low incomes.</p> |
| <p>Low and/or no wealth: Issues: enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future</p> | <p>Affordable housing developments increase the number of socially rented homes at an affordable rate. Affordable housing developments will provide an alternative option to the often-expensive private rented sector. These developments meet the Scottish Governments energy efficiency measures making energy bills lower for those on low incomes.</p> <p>Properties are built to be adaptable for future needs meaning the people will be able to stay in their homes longer without the expense of moving to a more suitable home.</p> |
| <p>Material Deprivation: Issues: being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies</p> | <p>New build developments have a range of energy efficiency measures in order to lower bills such as underfloor heating, solar panels and Air Source Heat pumps. This reduces the monthly costs and alleviates the cost of installation for those on low incomes.</p> |
| <p>Area Deprivation: Issues: where you live (rural areas), where you work (accessibility of transport)</p> | <p>Housing Developments outlined in the SHIP will take into consideration current infrastructure that is in place and any requirements will be discussed with partners.</p> |

Section Three: Evidence Used in Developing the Policy

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| <p>Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? Who did you involve, when and how?</p> | <p>Consultation is ongoing and will take place as follows:</p> <p>Meetings held with the Scottish Government to discuss affordable housing investments in relation to affordable housing development projects are led on an ongoing and regular basis</p> <p>These meetings are also attended by relevant RSL partners within South Ayrshire. Informal internal meetings are also held with RSL partners to discuss individual affordable housing developments and development opportunities</p> <p>Discussions with Councillor Martin Kilbride, Portfolio Holder for Housing and Community Wellbeing in October 2022</p> |
| <p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify what research was carried out or data collected, when and how this was done.</p> | <p>The Housing Need and Demand Assessment 2022 The Housing Need and Demand Assessment 2022 (HNDA) provided a detailed analysis of housing demand and need, identifying the key drivers in the South Ayrshire Housing Market Area. In addition it provided a robust evidence base for current and future requirements in terms of market and affordable housing to inform the SHIP, the Local Housing Strategy (LHS), and the Local Development Plan. Development of the HNDA took place between October 2020 and December 2022. The HNDA is assessed by the Scottish Government and was awarded robust and credible status in 2022.</p> <p>The South Ayrshire Local Housing Strategy (LHS) 2017 – 2022 The LHS sets out the Vision for the development of housing and related services by South Ayrshire Council and its partners across South Ayrshire for the period 2017 – 2022. Development of the LHS took place between October 2015 and November 2016. The finalised LHS was approved by Elected Members in 2017. LHS for 23-28 is currently under development.</p> |
| <p>Partners data and research In assessing the impact(s) set out in Section 2 what evidence has been provided by partners? Please specify partners</p> | <p>In the development of the Local Housing Strategy, a Housing Supply Group was formed with representatives from:</p> <p>South Ayrshire Council (Housing Operations, Policy & Strategy Team, Planning and HSCP); The Scottish Government More Homes Division</p> |

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|---|--|
| | <p>Ayr Renaissance Homes for Scotland; RSL's; and Private Developers</p> <p>Many of these partners were also involved in a Housing Market Partnership (HMP) which had a key role in developing our HNDA. The Housing Market Partnership and its Housing Supply sub-group involved consultation with a range of stakeholders including representatives from within South Ayrshire Council (SAC Housing Policy and Strategy Team, SAC Planning, SAC Community Engagement, SAC Community Planning Partnership, RSLs operating in the area (Ayrshire Housing, West of Scotland Housing Association, Blackwood Homes, Hanover (Scotland) Housing Association).</p> <p>The role of the HMP was to inform and shape the assessment of housing need across the many interconnected facets of the local housing market area. This group met between January 2020 and January 2021 and provided feedback throughout the development of the HNDA.</p> |
| <p>Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p> | <p>There are no other identified gaps or uncertainties in our understanding of the issues or impacts that need to be explored at this time. Should additional relative information, research or guidance become available we will take cognisance of this as and when required</p> |

Section Four: Detailed Action Plan to address identified gaps in:

- a) evidence and
- b) to mitigate negative impacts

| No. | Action | Responsible Officer(s) | Timescale |
|-----|--|------------------------|----------------|
| 1 | Take cognisance of relative Scottish Government guidance on an ongoing basis relative to developing the SHIP and the delivery of affordable housing. | To be confirmed | Ongoing |
| 2 | Take cognisance of new information and research relative to developing the SHIP and the delivery of affordable housing. | To be confirmed | Ongoing |
| 3 | Input affordable housing developments to the Government developed Housing And | To be confirmed | Ongoing |

| | | | |
|---|---|--|--|
| | Regeneration Programmes (HARP) system to inform future SHIP submissions | | |
| 4 | | | |

Note: Please add more rows as required.

Section Five - Performance monitoring and reporting

Considering the policy as a whole, including its equality and diversity implications:

| | | |
|--|---|--|
| When is the policy intended to come into effect? | The draft SHIP will be submitted to the Scottish Government following Cabinet approval. The SHIP covers a 5 year planning period. | |
| When will the policy be reviewed? | 2023 as part of the required SHIP submission annually | |
| Which Panel will have oversight of the policy? | Cabinet | |

Section 6

South Ayrshire Council

Appendix1.....

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: ...Strategic Housing Investment Plan (SHIP) – 2023.24 – 2027/28
.....

This policy will assist or inhibit the Council’s ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

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|---|
| <p>Eliminate discrimination</p> <p>The SHIP will assist in eliminating discrimination by developing housing solutions to meet varying needs.</p> <p>Allocations policies also ensure equality of access to affordable housing, thereby eliminating discrimination.</p> |
| <p>Advance equality of opportunity</p> <p>In conjunction with allocation policies the SHIP will ensure equality of access to affordable housing to all applicants aged over 16 across all protected characteristics.</p> |
| <p>Foster good relations</p> <p>The SHIP fosters good relations between South Ayrshire Council and partners in the development of the SHIP, and ongoing work in relation to the LHS Housing Supply Steering Group. The work of this group will assist in developing future SHIP submissions through partnership working.</p> |
| <p>Consider Socio-Economic Disadvantage (Fairer Scotland Duty)</p> <p>The aims of this plan can improve Socio-Economic Disadvantage by providing affordable energy efficient homes to those on lower incomes.</p> |

| Summary of Key Action to Mitigate Negative Impacts | |
|--|------------------|
| Actions | Timescale |
| Take cognisance of relative Scottish Government guidance on an ongoing basis relative to developing the SHIP and the delivery of affordable housing. | Ongoing |
| Take cognisance of new information and research relative to developing the SHIP and the delivery of affordable housing. | Ongoing |

| | |
|---|----------------|
| Input affordable housing developments to the Government developed Housing And Regeneration Programmes (HARP) system to inform future SHIP submissions | Ongoing |
|---|----------------|

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| <p>Signed: ..Kevin Anderson.....Service Lead</p> <p>Date: 2/10/22.....</p> |
|--|