



**STRATEGIC HOUSING INVESTMENT PLAN  
2012/13 – 2014/15**

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## **1. Introduction**

- 1.1 All Local Authorities are required to submit a Strategic Housing Investment Plan (SHIP) which sets out how resources will be used over the following 3 year period to deliver affordable housing priorities articulated in their Local Housing Strategies.
- 1.2 This is South Ayrshire Council's Strategic Housing Investment Plan 2012/13 -2014/15. It has been developed in the context of South Ayrshire's Local Housing Strategy (LHS) 2011 - 2016 and Area Profiling research.
- 1.3 It shows how affordable housing investment priorities identified within the Local Housing Strategy are to be delivered in practice. The SHIP reinforces the Local Housing Strategy objectives, outcomes and targets, identifies the Local Authority as the strategic housing body, and gives priority to South Ayrshire Council's understanding of local housing need.
- 1.4 South Ayrshire consists of two distinct Housing Market Areas, (HMA): the Ayr HMA and the Girvan HMA (Newhaven and Experian, 2007).
- 1.5 The Ayr HMA is sub-divided into 5 sub-areas:
  - Ayr
  - Prestwick
  - Troon
  - Maybole,
  - Rural North
- 1.6 The Girvan and South Carrick HMA can be split into 2 sub-areas:
  - Girvan
  - Rural South
- 1.7 An outline of the sub-areas is contained in the SHIP Technical Appendices - Appendix 1<sup>1</sup>.

## **2. Partnership Work and Consultation**

- 2.1 The SHIP was developed in partnership with the Scottish Government's Housing Supply Division, colleagues in Planning and Estates and Registered Social Landlords (RSLs).
- 2.2 The South Ayrshire Registered Social Landlord's Forum comprising of all RSLs with stock or planned developments in South Ayrshire meets as required. The Forum has a central role in developing and delivering the SHIP.

## **3. Strategic Context**

### ***Homes Fit for the 21st Century***

- 3.1 Homes Fit for the 21st Century is the Scottish Government's Strategy and Action Plan for Housing for the period 2011-2020.
- 3.2 This document focuses on four issues:
  1. Investigating new ways of generating investment in affordable housing
  2. Making better use of existing housing stock

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<sup>1</sup> This is a separate supporting document

3. How people are supported in the housing market
4. Reducing carbon emissions

### ***Local Housing Strategy***

- 3.3 South Ayrshire's current Local Housing Strategy (LHS) was adopted in May 2011 and covers the period 2011 – 2016. It is underpinned by the Housing Need and Demand Assessment which was approved as „robust and credible“ by the Centre for Housing Market Analysis in March 2011.
- 3.4 The Local Housing Strategy helps to deliver and support a range of Single Outcome Agreements, but in particular SOA Local Outcome 14 “South Ayrshire has sustainable and accessible amenities and services to meet the needs of all communities” with particular emphasis on Strategic Objective 14b to “Increase the availability of affordable homes in South Ayrshire.
- 3.5 The Local Housing Strategy outlined five outcomes for the people of South Ayrshire:
  1. People in South Ayrshire can find a suitable place to stay
  2. People in South Ayrshire live in warm, dry, energy efficient homes
  3. People in South Ayrshire are able to access advice and support that allows them to live in the type of accommodation that best suits their needs
  4. Homelessness is prevented for people in South Ayrshire as far as possible and advice and support is available where it cannot be avoided
  5. People in South Ayrshire are proud of their neighbourhoods.
- 3.6 Delivery of the Local Housing Strategy 2011 – 2016 is being implemented by 5 theme groups. The responsibility for delivering affordable housing lies with the „Balanced Housing Market“ theme group, which focuses predominantly on the first outcome listed above.
- 3.7 The outcomes identified by the Balanced Housing Market group include:
  - BHM1 1,000 affordable homes built or acquired by 2016 to meet need
  - BHM2 People in South Ayrshire have quality housing options available
  - BHM3 Existing Housing Stock in South Ayrshire is used in the most effective way
- 3.8 This translates to securing around 200 affordable homes each year between 2011 and 2016.
- 3.9 The evidence within the Housing Need and Demand Assessment suggests a need for family housing of between two to three bedroom homes particularly in Ayr, Maybole, Rural North, Girvan and Rural South (HNDA 2010 p. 113).
- 3.10 However, growth in household numbers has been driven by the formation of one person households, accounting for 68 percent of household growth in recent years. South Ayrshire will have a strong future market for smaller units of 1 – 2 beds. Based on past trends, this growth will be focused in Girvan, Ayr and Prestwick and to a lesser extent in Troon. Further analysis on the pressure on affordable housing in South Ayrshire is shown in the SHIP Technical Appendices - Appendix 2.
- 3.11 In terms of accessible housing, the Local Housing Strategy makes a strong commitment to work with Occupational Therapy and Community Care colleagues to maximise the number of accessible properties developed. With particular reference to Care Home provision, one of the key priorities identified by the Housing Options for Older People Review was the re-provisioning of housing with care in Girvan. Further analysis on housing for particular needs is outlined in the SHIP Technical Appendices - Appendix 3.

- 3.12 The Local Housing Strategy made a commitment to support where possible any regeneration activities identified as a priority by the Council. Regeneration priorities include:
- Lochside
  - Ayr Town Centre
  - Girvan
  - North East Troon
- 3.13 See the SHIP Technical Appendices - Appendix 4 for an outline of recent regeneration activity.

#### **4. Review of Previous Investment in Affordable Housing**

##### ***Previous Investment Rounds***

- 4.1 South Ayrshire Council secured funding from the Scottish Government's Phase 2 and Phase 3 New Build Subsidy to incentivise Council House building at 2 locations in Ayr.
- 4.2 The Phase 2 funding supported the development of 42 units at Thornyflat, Ayr.
- 4.3 Subsidy of £25,000 per unit was awarded with the remainder being funded from HRA Surplus, 2<sup>nd</sup> Home Council Tax funds and prudential borrowing. This development is now complete and the units have been allocated.
- 4.4 Phase 3 funding supported the development of 26 units at Somerset road, Ayr.
- 4.5 Subsidy of £30,000 per unit was awarded with the remaining costs met from 2<sup>nd</sup> Homes Council Tax funds and prudential borrowing. Dawn Homes delivered an additional 14 properties for sale on the same site which, following on from the earlier stage of development work, resulted in an overall mixed tenure development of 80 units.
- 4.6 The impact of the current financial situation on the construction sector and housing market has resulted in some sites included in the 2011-2016 programme, which were acquired as a result of the Affordable Housing Policy, failing to progress as planned.
- 4.7 Table 1 details recent completions:

**Table 1 – Recent Housing Completions**

<b>Project Location</b>	<b>Lead</b>	<b>No. Units</b>	<b>Comments</b>
Seaforth Road (Bakeries Phase 2)	West of Scotland	21	Complete
Tarbolton	Ayrshire Housing	30	Complete
Thornyflat, Ayr	South Ayrshire Council	42	Complete
Somerset Road, Ayr (SAC)	South Ayrshire Council	26	Complete
Cathedral Site, Ayr	Ayrshire Housing	25	Completed
Shawfarm Road, Prestwick	West of Scotland	23	Anticipated completion date – March 2012

### **2011/12 Investment Programme**

- 4.8 In 2011/12, the main source of funding for new build affordable housing was the £50m Innovation and Investment Fund.
- 4.9 The Council was successfully awarded funding from the „Investment“ component of the fund for the projects detailed in Table 2 below:

Table 2 Successful Investment Bids 2011/12

<b>Tranche</b>	<b>Location</b>	<b>Number of Units</b>	<b>Funding</b>	<b>Developer</b>	<b>Status</b>
1	Forehill, Ayr	19	£570,000	Council	With Planning
1	Ayr, Greenan	25	£1,031,180	West of Scotland	Site has planning consent
2	Prestwick, Monkton	14	£596,736	West of Scotland Housing	Site has planning consent
<b>Totals</b>		<b>58</b>	<b>£2,197,916</b>		

- 4.10 In addition to the Investment component, South Ayrshire Council was also successful in a bid for £414,271 from the „Innovation“ component of the fund. This money will be used to establish an Empty Homes Revolving Loan Fund which will enable owners to bring empty properties up to a standard suitable for letting, and lease them to the Council to be used as affordable housing for rent. An Empty Homes Officer will be employed to progress this work and develop the Council’s Empty Homes Strategy.
- 4.11 The aim of the Empty Homes Strategy is to bring between 10 and 20 properties back into use each year using a mix of:
- Targeted advice and information;
  - Financial Incentives; and
  - Enforcement Action.

The numbers may be revised depending on the ongoing success of the scheme and availability of funding.

- 4.12 The Scottish Government’s proposal to potentially increase Council Tax charges on long term empty homes could support additional funds for the delivery of affordable housing in South Ayrshire.

## **5. Investment Priorities**

- 5.1 The investment priorities for the development of affordable housing in South Ayrshire are based on the assessment of housing need established as part of the HNDA process. The priorities reflect the analysis of housing pressure signals outlined in Appendix 2, and the need for housing for particular needs outlined in Appendix 3.
- 5.2 Investment priorities include:

- Increasing the supply of affordable housing in Ayr, Troon and Rural North, where a high demand for social rented housing has been identified.
- Increasing the range of affordable housing options available in Prestwick, where the highest demand for affordable housing has been identified.
- Increasing the provision of affordable rented housing in Rural South. This area is shown to have a high level of affordability pressure due in part to high demand from long distance movers and the second homes market.
- Increasing the provision of wheelchair housing and housing for specific needs as required on a site by site basis in partnership with Social Work and RSLs.
- Addressing the housing and support needs of older people in partnership with Community Care and Health services.
- Support mixed tenure development.
- Maximising the use of energy efficiency measures and sustainability within developments as appropriate.
- Integrating equalities issues in to all social housing developments.
- Improving the quality and sustainability of local neighbourhoods.

5.3 The following criteria was used to prioritise projects:

- They must meet the investment priorities set out in Paragraph 5.2
- Be at an advanced stage in the planning process and there is an expectation that they can be on site within the plan period;
- Can be delivered within available funding.

## 6. **Investment Programme**

6.1 The investment programme is detailed in Appendix 1 of this report.

6.2 The top priorities identified for 2012/13 are detailed in the table below:

**Table 3 - Key Priorities for Affordable Housing Development 2012/13 – 2014/15**

<b>Priority Project</b>			
<b>Area</b>	<b>Type of Project</b>	<b>Number of Units</b>	<b>Developer</b>
Lochside, Ayr	Replacement / Newbuild	96	Council
Hillcrest, Girvan	Re-provisioning of Housing with Care	10	RSL
Buchan Road, Troon	Newbuild – Amenity Housing for older people	12	RSL
Bakeries Site Ayr	Newbuild	15	RSL
North East Troon Phase 1	Newbuild	50	RSL

- 6.3 The ability of the programme to deliver the proposed affordable housing developments will be dependent on the availability of land suitable for affordable housing, development constraints and funding levels. If projects cannot be started in the planned year of the programme they will be prioritised in subsequent years.
- 6.4 A considerable amount of development within the plan is in Lochside, Ayr. This project will help replace around 100 maisonette flats in the Lochside area that are due to be demolished in 2012/13.
- 6.5 Two of the projects in the 2012/13 programme are focused on housing for older people which is one of the key priorities outlined in the Local Housing Strategy 2011 – 2016.
- 6.6 The site at North East Troon will bring both economic and environmental benefits to the Troon area. The site has a capacity for around 700 homes. In the first phase, it is anticipated that there may be around 50 units designated for affordable housing.
- 6.7 South Ayrshire Council has, in consultation with RSL and private sector partners, identified a range of other projects that could be brought forward if more funding was to become available or problems were to arise with the projects outlined above. These projects are shown in Appendix 2 of this report.
- 6.8 There are no affordable developments in Rural South included in this programme. We are working with Planners and other partners to identify sites for affordable housing within rural settlements.
- 6.9 In the event that inadequate funding is available to deliver the affordable housing outlined in Table 3 above, prioritisation of yearly projects will be based on demand for each Housing Market Area and strategic priorities. Also taken in to account will be the deliverability of the project within the expenditure projections to ensure full use of the resource allocation.

### **Stage 3 Adaptations**

- 6.10 „Stage 3 Adaptations“ describe any adaptations required to existing housing owned by RSLs to allow tenants to continue to live independently. The funding is provided by the Scottish Government.
- 6.11 In 2011-2012, £253,329.02 was spent by RSLs in South Ayrshire on adaptations, outlined in Table 3 below.

**Table 3 Funding for Stage 3 Adaptations by RSL in South Ayrshire 2011/12**

<b>RSL</b>	<b>Total Spend by 31 March 2012</b>
Ayrshire Housing	£100,000.00
Blackwood	£16,00.00
Hanover	£97,804.29
Link Group	£2,457.73
Trust	£20,067.00
West of Scotland	£17,000.00
<b>Total</b>	<b>£253,329.02</b>

- 6.12 The figures presented in Table 3 above have been used to estimate the level of funding required for Stage 3 Adaptations for 2012/13 – 2014/15. This is around £750,000 – or around £250,000 per year.
- 6.13 The Council will work with local RSLs to find ways to make best use of existing adaptations and ensure that adaptations are delivered in the most cost-effective way.

## 7. **Funding and Deliverability**

- 7.1 The delivery of affordable housing projects detailed in Appendix 1 is to some extent dependent on the allocation of development funding. It is recognised that the economic climate is still putting significant pressure on funds available.
- 7.2 However, a range of possible funding sources has been identified to help increase the supply of affordable housing. These sources are shown in Figure 1 below.

Figure 1-Key Funding Sources Available



### **Affordable Housing Investment Programme**

- 7.3 As mentioned above, one of the main sources of funding for the delivery of affordable housing will be from the Affordable Housing Investment Programme (AHIP). This funding was allocated through a competitive bidding framework in 2011/12. It is anticipated that AHIP funding will revert back to regional allocation for 2012/13, whereby each Local Authority will receive a proportion of funds based on previous delivery of affordable housing.

### **Council Tax Discount on second homes and Long-Term Vacant Properties**

- 7.4 In April 2011, the Council Tax discount for Empty and Long-Term Vacant properties was reduced to 10%.
- 7.5 A sum of £772,725 from 2<sup>nd</sup> Homes Council Tax was committed towards the development of Council House New Build at Thornyflat and Somerset Road, Ayr during 2010/11.
- 7.6 The projected balance on this account as at 31<sup>st</sup> March 2012 is £844,008 of which £300,000 has also been identified to support a further 19 homes in Forehill, Ayr and £400,000 for the Lochside maisonettes. This leaves a projected uncommitted amount of £144,008.
- 7.7 Funding may be reallocated to other projects as the need for additional funding to assist the delivery of projects is identified. These monies may also be used for the purchase of property or land for affordable housing and to support energy efficiency projects.

### **Commuted Sums**

- 7.8 It is the Council's stated preference that affordable housing contributions should be made on-site, in whole or in part. This is in the interests of meeting identified affordable housing needs

and developing mixed, sustainable communities across South Ayrshire. The exact details of this requirement are set out in the Council's Affordable Housing Policy, discussed in Section 8.2 below.

7.9 The changing economic environment means that traditional funding support is likely to be less certain. Therefore we are keen to be in a strong position to offer alternative approaches to developers to allow them to progress financially viable proposals. Therefore, where an on-site contribution is not possible there are other flexible alternatives:

- 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.

7.10 Each site will be considered on its own merits in line with a range of priorities, including likelihood of funding being available for housing for rent and priorities identified in the HNDA and Local Housing Strategy.

7.11 The current balance of Commuted Sums as at 1<sup>st</sup> March 2012 is £141,866. The total amount raised in Commuted Sums since the Affordable Housing Policy was first implemented is £606,900.

## **8. Mechanisms for the Delivery of Affordable Housing**

8.1 In addition to the investment programme outlined above, there are a number of other mechanisms and structures in place to help deliver affordable housing.

### **Affordable Housing Policy**

8.2 The Local Plan sets out the Affordable Housing Policy (H13) which enables the Council to seek 25% contribution towards affordable housing from all new housing developments which exceed 15 units or 0.6ha.

8.3 The policy is accompanied by Supplementary Policy Guidance. As at 31/3/12 the policy had achieved 222 completed units with 89 currently on site and has generated a total of £606,900 in Commuted Sums as outlined in Section 7.

8.4 The Affordable Housing Policy in South Ayrshire will be reviewed as part of the new Local Development Plan (LDP) process in line with up to date planning guidance. The revised policy will be set out in the LDP which has an anticipated adoption date of late 2013. Furthermore the Council will seek to develop a range of options which can offer alternative solutions to Government subsidised affordable housing for rent.

### **Land-banking and Disposal of Council Owned Buildings**

8.5 A policy has been approved by the Council's Leadership Panel to ensure that all Council owned land and assets, which are identified as surplus to requirements, will be considered in the first instance for the provision of affordable housing. To assist with this, a register of Council owned sites that may potentially be suitable for affordable housing development has been compiled in partnership with Planning and Estates.

8.6 This enables the Council to set aside sites for future affordable housing development where no funding is available to take the site forward in the current financial year.

- 8.7 Land-banked sites will be brought forward for development once funding can be identified, or in the event that sites within the SHIP suffer delay or cancellation.
- 8.10 Over the coming year, further Council owned sites will be assessed and considered for their suitability for housing and potential land-banking in line with the outcome of the Open Space Review.
- 8.11 Sites which can be considered for land-banking are outlined in Table 4 below.

**Table 4 Proposed Sites for Land-Banking**

<b>Site Location</b>	<b>Sub-Area</b>	<b>Number of Units</b>
Dalmilling Primary School	Ayr	41
Marr Drive	Troon	10
Whitletts Primary School	Ayr	26
Elba Gardens	Ayr	20
Kincaidston	Ayr	20
Woodpark	Ayr	6
Mainholm Academy	Ayr	48

#### **Low Cost Home Ownership Options**

- 8.8 The Scottish Government provided funding of £60m to extend the Open Market Shared Equity (OMSE) Scheme nationwide from 1<sup>st</sup> April 2009. In South Ayrshire the OMSE scheme is operated by Link Group Ltd. Since the introduction of the scheme in South Ayrshire, 21 sales have been completed<sup>2</sup>.
- 8.9 There has been no New Supply Shared Equity (NSSE) in South Ayrshire since the last SHIP submission.

#### **Private Sector Leasing Scheme**

- 8.10 In September 2009 the Council's Leadership Panel agreed to an expansion of the Private Sector Leasing (PSL) Scheme after a successful evaluation of 12 properties.
- 8.11 This scheme, designed to increase the range of temporary accommodation options now has 47<sup>3</sup> properties with a maximum of 80 to be procured under the scheme as agreed by the Council's Leadership Panel.

#### **Acquisition of Properties from the Private Sector**

- 8.12 In addition to the mechanisms outlined above, South Ayrshire Council has started to consider acquiring properties from the private sector to be used to meet housing need. All proposals are considered against criteria such as level of demand in the local area, property size, price, and tenure profile of surrounding properties.

#### **8.13 Empty Homes Strategy**

The Council was successful at securing funding from the Government's „Innovation“ fund in 2011/2012 to establish an Empty Homes Revolving Loan Scheme. Details have been provided in section 4.

<sup>2</sup> Sales between 1<sup>st</sup> April 2009 and 30<sup>th</sup> September 2011.

<sup>3</sup> As at 12.1.12

## **9. Structures for the Delivery of Affordable Housing**

- 9.1 The Council has a number of key structures in place to ensure the delivery of affordable housing targets in the Local Housing Strategy and the SHIP.

### **Corporate Working Group on Land Disposal**

- 9.2 This group oversees the process of identifying Council owned land for affordable housing and comprises representatives from Estates, Planning, Finance, Community Care and the Housing and Capital Programme Group. It is chaired by the Head of Property and Neighbourhood Services.

### **Development Working Group**

- 9.3 The Development Working Group is made up of representatives from Community Care and Housing, Estates, Planning, Legal Services, and the Scottish Government's Housing Supply Division. This group meets as required and oversees the progress of sites identified in the development programme, and ensures smooth disposal of sites identified by the Corporate Working Group.

### **Programme Review Meetings**

- 9.4 The Scottish Government Housing Supply Division and Community Care and Housing meets as required to review the development programme, RSL performance, spend against budget and to discuss any issues of concern.

## **10. Energy Efficiency**

- 10.1 Part 4 of the Climate Change (Scotland) Act 2009 places duties on Scottish public bodies to contribute to the delivery of the bill's emission reduction targets. South Ayrshire's Carbon Management Plan has set a target of 20% reduction in carbon emissions by 2013.
- 10.2 The Housing service will contribute to this through improvements to Council house stock and by working in partnership with RSLs to enable energy efficiency measures to be included in new developments as prescribed in the Council's Sustainability Guide<sup>4</sup>.
- 10.3 Furthermore, the Council will identify opportunities to support cross tenure home insulation schemes through various projects. In particular, the Council will look to maximise funding made available through the Universal Home Insulation Scheme (UHIS).

## **11. Equalities**

- 11.1 The planning and delivery of good quality housing and appropriate information, advice and support services in South Ayrshire embraces the principle of equal opportunities, as set out in the South Ayrshire Local Housing Strategy and Corporate Equalities Scheme.
- 11.2 The SHIP has undergone an Equality Impact Assessment, and will play a significant role in promoting the equalities agenda. Section 6 described how significant investment is being targeted to housing for people with particular needs (e.g. older people), as well as addressing the accommodation needs of a range of individuals accessing Community Care services.

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<sup>4</sup> <http://www.south-ayrshire.gov.uk/documents/sustainabledesignguide.pdf>

- 11.3 Increased provision of housing that meets the needs of older people and people with mobility issues, as well as housing with support, will help to deliver outcomes relating to the promotion of equality, set out in various Community Planning Partnership work streams and the Council's Local Housing Strategy.

## **12. Strategic Environmental Assessment**

- 12.1 A Strategic Environmental Assessment (SEA) applies to all qualifying plans, programmes and strategies.
- 12.2 The SHIP, as part of the South Ayrshire Local Housing Strategy 2011 – 2016, was considered under the Environmental Assessment (Scotland) Act 2005. As the SHIP has been developed to deliver the Local Housing Strategy, a determination has been made that a full Strategic Environmental Assessment is not required. The Council has consulted with the SEA consultation authorities and no objections were raised.

## **13. Monitoring and Review**

- 13.1 The SHIP will be monitored through the structures outlined in Section 9 of this document and will be reviewed through the regular programme meetings with the Scottish Government's Housing Supply Division.
- 13.2 The detail of the Investment Programme is likely to change depending on the sites coming forward for development and the approval of future land-banking. Flexibility will be required to ensure successful partnerships are made with private developers. There are also likely to be changes to the programme as a result of development constraints outlined in Sections 6 and 7.
- 13.3 These changes and subsequent amendments to the programme will be agreed in partnership with the Scottish Government Housing Supply Division and the relevant provider.
- 13.4 The context for the SHIP will be reviewed and updated annually through updating the Area Profiling Tool developed by Newhaven Research Ltd as part of the Area Profiling Exercise. This tool allows us to analyse trends in the housing market and for us to adapt our SHIP accordingly to meet changing needs. The 2012/13 – 2014/15 SHIP reflects the priorities identified through the Housing Demand and Needs Assessment and development of the Local Housing Strategy.

## Appendix 1 – SHIP PROGRAMME - PROJECTS AND PROPOSED YEAR OF SITE START

Year	Project	Sub area	No. Units	Site	Status	Comments
<b>2012/13</b>	Lochside Maisonettes	<i>Ayr</i>	96	SAC	Green	Subject to finalisation of neighbourhood master plan and planning permissions.
	Hillcrest, Girvan (re-provision of housing with care)	<i>Girvan</i>	10	RSL	Green	Awaiting completion of feasibility study.
	Buchan Road, Troon (Amenity housing for older people)	<i>Troon</i>	12	RSL	Green	
	Bakery Site– Phase 3	<i>Ayr</i>	15	RSL	Amber	Subject to discussion with developer.
	NE Troon Phase 1	<i>Troon</i>	50	Private	Amber	Full planning consent required.
	Main Street Monkton	<i>Prestwick</i>	14	RSL	Green	Advanced in the planning process.
<b>Total</b>			<b>197</b>			
<b>2013/14</b>	North East Troon – Phase 2	<i>Troon</i>	50	Private	Amber	Subject to site progress
	Buchan Road/North Drive Golf Site	<i>Troon</i>	4	Council	Amber	Subject to discussion with Planning.
	McCalls Avenue/Buchanan Place	<i>Ayr</i>	18	Private	Amber	Subject to site sale
	Kincaidston	<i>Ayr</i>	22	SAC	Amber	Subject to Council approval to land-bank
	Whitletts primary School	<i>Ayr</i>	29	SAC	Amber	Subject to Council approval to land-bank and discussions with Planning.
	Woodpark	<i>Ayr</i>	6	SAC	Amber	Subject to Council approval to land-bank and discussions with Planning.
<b>Total</b>			<b>129</b>			
<b>2014/15</b>	Fisherton (possible LCHO model)	<i>Ayr</i>	7	Private	Amber	
	Greenan Phase 2	<i>Ayr</i>	25	Private	Amber	Priority site for Council in this area
	Symington Road North	<i>Rural North</i>	5	Private	Amber	Subject to A77 improvements
	Peebles Street (Potential mid-market	<i>Ayr</i>	26	Private	Amber	

	rent)					
	Dalmilling Primary	<i>Ayr</i>	41	SAC	Amber	Subject to Council approval to land-bank and discussions with Planning
	Mainholm Academy	<i>Ayr</i>	48	SAC	Amber	Subject to land-banking and discussions with Planning.
	Elba Gardens	<i>Ayr</i>	20	SAC	Amber	Subject to land-banking and discussions with Planning
	Marr Drive	<i>Troon</i>	10	SAC	Amber	Subject to land-banking and discussions with Planning.
	Doonholm	<i>Ayr</i>	16	SAC	Amber	Subject to discussions with Planning and the developer.
<b>Total</b>			<b>198</b>			
<b>Total 2012-2015</b>			<b>524</b>			

**APPENDIX 2 -SITES WHICH COULD BE BROUGHT FORWARD INTO THE PROGRAMME  
DEPENDING ON PROGRESS AND THE AVAILABILITY OF ADDITIONAL  
FUNDING.**

<b>Project</b>	<b>Sub area</b>	<b>No. Units</b>	<b>Ownership</b>	<b>Status</b>	<b>Comments</b>
Ayr Racecourse	Ayr	40	Private	Red	Subject to master plan for racecourse
Back Peebles Street/Waggon Road	Ayr	16	Private	Amber	Subject to discussions with Planning and developers.
Burns Wynd	Maybole	13	RSL	Green	
Citadel Place	Ayr	14	Private	Amber	Subject to discussions with Planning and developers.
Craigie Campus	Ayr	25	Private	Red	Subject to discussions with Planning and developers.
Drumley House (possible LCHO model)	Rural North	15	Private	Red	Awaiting conclusion of Sct75 Agreement.
East Park Road	Ayr	62	Private	Red	Subject to discussions with Planning and developers.
Gardenrose	Maybole	20	SAC	Amber	Subject to discussions with Planning and developers.
Limonds Wynd	Ayr	16	Private	Amber	Subject to discussions with Planning and developers.
Lochside Road	Ayr	35	Private	Red	Subject to Somerset Park redevelopment
Somerset Park	Ayr	25	Private	Red	Site acquisition subject to Somerset Park redevelopment
South Harbour Street	Ayr	28	Private	Red	Early discussion stage
Town Centre Redevelopment (possible LCHO model)	Ayr	30	Private	Red	Subject to finalisation of master plan
West Sanquhar Road	Ayr	26	Private	Amber	Discussions required with Planning and developer.
Wilson Street	Ayr	16	SAC	Red	To be considered within wider area land availability
<b>Total</b>		<b>391</b>			