

STRATEGIC HOUSING INVESTMENT PLAN 2019 - 2024

October 2018

CONTENTS

Section 1: Background	1.1 Introduction & Purpose 1.2 Objectives	3
Section 2: Strategic Framework	2.1 National Strategic Context 2.2 Regional Strategic Context 2.3 Local Strategic Context	4
Section 3: Partnership Working	3.1 Partnership Framework 3.2 Consultation	9
Section 4: Priority Areas	4.1 Housing Need and Demand 4.2 Investment Priority Areas 4.3 Housing Supply Requirements 4.4 Equalities	10
Section 5: Investment Strategy	5.1 Development Funding 5.2 Other Funding Contributions	15
Section 6: Current and Planned Projects	6.1 Introduction 6.2 5-Year Projects 6.3 Aids and Adaptations 6.4 Affordable Housing Standards 6.5 Sustainable Development 6.6 Procurement 6.7 Strategic Environmental Assessment	17
Section 7: Monitoring	7.1 Monitoring Arrangements	21
Tables 1 - 5	Table 1 – Housing Supply Targets Table 2 – Types of Unsubsidised Affordable Table 3 – Housing Demand by Area Table 4 - Intermediate Housing Demand Table 5 – Demand by Area and Bedroom Size Table 6 – New Build Requirement by Bedroom Size Table 7 – East Dunbartonshire RPA Table 8 – New Affordable Housing Supply Table 9 – Development Constraints	

SECTION 1

BACKGROUND

1.1 INTRODUCTION AND PURPOSE OF THE STRATEGIC HOUSING INVESTMENT PLAN (SHIP)

The core purpose of the SHIP is to set out the strategic investment priorities for affordable housing over a five year period to achieve outcomes in the local authority's new Local Housing Strategy 2017-22 (LHS).

The SHIP is a supplement to the LHS and shows how the priorities identified in the LHS will be delivered in practice, focussing on prioritisation and deliverability.

The plan plays an important role to delivering a variety of affordable tenures that will help address housing imbalances within East Dunbartonshire.

East Dunbartonshire Council's SHIP addresses issues relating to all tenures in the private and public sectors and has been developed in consultation with key partners and stakeholders and also considers a range of funding sources.

1.2 OBJECTIVES

The main objective of the SHIP is to increase the supply and quality of affordable housing that will enable people to successfully access suitable housing in their community and tenure of choice.

SECTION 2

STRATEGIC FRAMEWORK

2.1 NATIONAL STRATEGIC CONTEXT

Homes Fit For the 21st Century

This Policy document sets out the Scottish Government's vision for housing to 2020 and a range of actions and proposals to realise that vision. This includes increasing the supply of affordable housing; promote flexibility and choice within the housing system with a goal to provide an affordable home for all.

More Homes Scotland programme

As part of the programme there is a commitment by the Scottish Government to invest more in social Housing. This includes:

- More affordable homes: The Government has made a commitment to fund the delivery of 50,000 affordable homes. This is accompanied by increased subsidy levels, a new Rural Housing Fund to increase the supply of affordable rural housing, and support for City Deals.
- Delivering more mid-market rent homes, building on successful innovative initiatives which use guarantees and loans.

Housing (Scotland) Act

The Housing (Scotland) Act received Royal Assent on 1 August 2014. The Act introduced a range of changes to housing related provision and services. These include:

- ending the Right to Buy in Scotland
- giving social landlords more flexibility in the allocation and management of their housing stock,
- introducing a First Tier Tribunal to deal with disputes in the Private Rented Sector,
- giving local authorities new discretionary powers to tackle disrepair in the Private Rented Sector
- introducing a new regulatory framework for letting agents in Scotland

Scottish Planning Policy (SPP)

The SPP was published in June 2014. It sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. The planning system through the preparation of development plans should ensure the release of sufficient land in sustainable locations to support the provision of all tenures.

Welfare Reform

The UK welfare Reform Act 2012 has introduced significant changes to the welfare system. The main change impacting on the Scottish Government and local authorities is the spare room subsidy and universal credit. Universal Credit is currently being rolled out across East Dunbartonshire. The ongoing impact of Welfare Reform continues to place massive pressures on the social housing sector.

Energy Efficiency Standards for Social Housing (EESH)

The Energy Efficiency Standard for Social Housing (EESH) aims to improve the energy efficiency of social housing in Scotland. It will help to reduce energy consumption, fuel poverty and the emission of greenhouse gases. It will make a significant contribution to reducing carbon emissions by 42 per cent by 2020 and 80 per cent by 2050 in line with the requirements set out in the Climate Change (Scotland) Act 2009.

Other policies include:

- Scottish Social Housing Charter
- Climate Change (Scotland) Act 2009

2.2 REGIONAL STRATEGIC CONTEXT

Housing Market Areas (HMAs)

The eight Local Authorities in the Glasgow and the Clyde Valley (GCV) area have worked together as a 'Housing Market Partnership' to develop a Housing Need and Demand Assessment (HNDA). A multi-disciplinary understanding of the operation of housing market areas, crossing local authority boundaries and including all tenures has been achieved as a result of effective partnership working. A second Housing Need and Demand Assessment (HNDA2) was complete in 2015. Work on a third HNDA will commence in the near future.

2.3 LOCAL STRATEGIC CONTEXT

Local Outcomes Improvement Plan

The Council's 2017-2027 Local Outcomes Improvement Plan (LOIP) sets out what the Council and our partners aim to achieve over the next ten years.

The vision of the LOIP is to "work together on shared priorities to make significant improvements for those people experiencing the most inequality across our communities". Through evidence gathered by engaging with community groups and analysis of statistics the plan sets out how we will implement improvements and what we will measure to demonstrate progress.

The Council's Corporate Improvement Plan underpins the delivery of local priorities set out in the LOIP, including those that directly link to the LHS.

Local Housing Strategy

The Local Housing Strategy (LHS) is the local vehicle for delivering the national priorities of increasing housing supply across all housing tenures. A new LHS has been developed and will be implemented on 1 April 2017.

The Housing Supply targets set within the LHS have been based on the outcome of the Housing Need and Demand Assessment 2 (HNDA2), which will be addressed through, amongst other things, housing land allocation within the Local Development Plan (LDP).

The LHS vision is: Every person in East Dunbartonshire has a home which is affordable, suitable and offers quality both now and in the future.

In order to address this, the following five strategic priorities have been defined:

- Priority 1 - Enable a suitable, efficient and affordable supply of housing**
- Priority 2 - Enhance the role of housing options in preventing homelessness**
- Priority 3 - Encourage independent living**
- Priority 4 - Address housing condition, fuel poverty and regeneration**
- Priority 5 - Improve service delivery, quality and value for money**

Each of the LHS priorities has a series of actions that provide a blueprint for activities to address the housing system imbalances. The LHS has set a housing supply target for affordable housing of 1,300 from 2012 – 2024 which is based on the outcome of the HNDA2 and adjusted in line with local needs and circumstances.

Increasing the supply of affordable housing; making the best use of existing stock; delivering housing led regeneration; promote diversity in affluent communities and to develop a range of social and private housing options to maximise homeless prevention and for newly forming households are the key actions that the SHIP will address.

Development Planning

The Council adopted The East Dunbartonshire Local Development Plan in February 2017. This sets out policies and proposals for the delivery of land for housing across East Dunbartonshire.

The LHS and LDP are complementary work streams and must contribute to the strategy set out in the Glasgow and the Clyde Valley Strategic Development Plan (SDP). The SDP includes an Indicative All Tenure Housing Requirement, which sets out affordable housing estimates for the area, derived from the Housing Need and Demand Assessment 2. The HNDA2 indicated that in total, 2234 new homes are needed by 2024 (626 affordable and 1608 private).

The HNDA2 sets out a number of factors (variations) to consider in justifying any variation from the above need.

There is a clear expectation that there will be an alignment between the HNDA and the HST; however, the two need not be the same. The Guidance sets out a series of eight factors that may be considered in the setting of HSTs. GCV have taken all eight of these into account and added two additional criteria (environmental and social considerations). The full list of factors that influenced HSTs is therefore:

- Environmental factors
- Social factors
- Economic factors
- Capacity within the construction industry
- Interdependencies in market and social housing delivery
- Availability of resources
- Completion rates
- Recent development levels
- Planned demolition levels
- Housing being brought back into use

The Council has investigated the effect of the above factors and amended the Housing Supply Targets accordingly. These are detailed in the table below.

Table 1

Housing Supply Targets

	Private	Affordable	All-Tenure
Final Housing Supply Target 2012 to 2024	2,400	1,300	3,700

Local Development Plan and Affordable Housing Policy

In February 2017, East Dunbartonshire Council adopted its first Local Development Plan (LDP). The LDP sets out the Council's long-term land use strategy and is intended to guide development and regeneration strategies by clearly illustrating where and how new development should take place. It also establishes those parts of East Dunbartonshire that should be protected from development.

The LDP applies a 25% developer contribution towards affordable housing to all new developments over 10 units and a commuted payment will be sought from developments of between 2 and 10 units. A guidance note on the new policy has been published to guide developers and RSLs.

In 2017, the Council also introduced an unsubsidised affordable housing policy. The policy is applicable to sites of 25 units or more. On such developments 15% of the total number of units need to be provided as unsubsidised affordable housing. This is in addition to the 25% quota for affordable housing required by LDP. The types of acceptable unsubsidised affordable housing are detailed in the table below.

Table 2**Types of Acceptable Unsubsidised Affordable Housing**

Type	Summary/ Conditions
A. One bedroom units for sale or private rent	No restrictions.
B. Entry level housing/ discounted sale	1. Must not exceed maximum cost of £125,000. 2. Conditions ensuring future affordability should be attached except in exceptional circumstances.
C. Shared Equity	1. The developers/ builders stake in the property must be retained in perpetuity. 2. Must not exceed maximum cost of £125,000 to the purchaser.
D. Unsubsidised mid-market rent	1. Rents to be set at a maximum of 90% of the Local Housing Allowance rate (see Table 3 below).
E. Serviced self-build plots for sale	1. Plots should be restricted to provide no more than 3 bedroomed properties. 2. Plots must be sold at no more than 90% open market value. 3. Conditions should be attached to ensure that the plots/ new houses are resold at 90% open market value.
F. Serviced land for Co-housing	1. Must demonstrate how resources will be pulled to create a more affordable alternative to similar living standards through standard means. 2. Must demonstrate a level of shared facilities.

Planning authorities are required to replace their LDP every five years. LDP2 is required to be adopted in February 2022. Work on the next LDP has commenced and the Council will be conducting early engagement in late 2018/ early 2019.

Health and Social Care Integration

The Public Bodies (Joint Working) (Scotland) Act 2014 sets out the framework for integrating health and social care in Scotland. From April 2016, Health Boards and Local Authorities are required to delegate some functions to an Integration Authority. The main purpose of which is to tackle some of the challenges linked with present Scottish health and social care services. A fundamental aim of integration is to transfer focus and dependency from acute services such as hospital care to community based care to more effectively meet need.

Housing Contribution Statement

As part of the Joint Integration Framework, local authorities are required to produce a Housing Contribution Statement (HCS). This details how housing providers operating in the local authority area will help achieve the shared outcomes for health and social care. The statement has been created in conjunction with housing, health and social care representatives as well as Housing Associations. A second Housing Contribution Statement produced in February 2018 t adds to the original document and provides a measure of progress towards achieving the National Health and Wellbeing Outcomes.

The National Health and Wellbeing Outcomes are:

Outcome 1 People are able to look after and improve their own health and wellbeing and live in good health for longer.

- Outcome 2 People, including those with disabilities or long term conditions, or who are frail, are able to live, as far as reasonably practicable, independently and at home or in a homely setting in their community.
- Outcome 3 People who use health and social care services have positive experiences of those services, and have their dignity respected.
- Outcome 4 Health and social care services are centred on helping to maintain or improve the quality of life of people who use those services.
- Outcome 5 Health and social care services contribute to reducing health inequalities.
- Outcome 6 People who provide unpaid care are supported to look after their own health and wellbeing, including reducing any negative impact of their caring role on their own health and wellbeing.
- Outcome 7 People using health and social care services are safe from harm.
- Outcome 8 People who work in health and social care services feel engaged with the work they do and are supported to continuously improve the information, support, care and treatment they provide.
- Outcome 9 Resources are used effectively in the provision of health and social care.

Outcome 2 is of particular relevance to housing as this aims to ensure the delivery of community based services which help alleviate inappropriate hospital admissions or long term care services. This outcome is primarily delivered through:

The East Dunbartonshire Care and Repair Service

The service operates across the local authority and is currently managed by Caledonia Housing Association but the Council's Housing Strategy Team has overall responsibility for contract management and monitoring. The purpose of the service is, to assist older and disabled people living in private sector housing to remain in their own homes independently by having adaptations undertaken, as well as some minor works if required. The service works closely with Occupational Therapy services and Building Standards service and contributes strongly to the alleviation of delayed hospital discharge.

There is a handy person service provided to both home owners and council/RSL tenants. A Preventative Support Service has also been developed with funding from the HSCP and this includes falls prevention work.

Housing Adaptations

Housing adaptations assist disabled residents to live independently in their own homes by having essential works undertaken. Examples of common works carried out include: wet floor level access showers, lowering worktops, ramps and grab rails.

Social Landlords carry out adaptations to properties which they own where the tenant has an identified need. The adaptation service enables tenants' to live safely and comfortably in their homes.

The Scheme of Assistance sets out how private sector residents can access grant assistance to have necessary adaptations works carried out.

Currently there are different arrangements for funding adaptations for tenants of Housing Associations, which are directly supported by the Scottish Government. They are effective in meeting the needs of their own tenants.

SECTION 3

PARTNERSHIP WORKING

3.1 PARTNERSHIP FRAMEWORK

A Local Housing Strategy (LHS) Affordable Housing Working Group continues to meet regularly to monitor and review the outcomes of the LHS and SHIP and to prepare the new SHIP. The group representatives are as follows:

- The Council's Neighbourhood Services and Development and Regeneration Service (Housing and Planning)
- The Health and Social Care Partnership
- Scottish Government's Housing Supply Division
- Registered Social Landlords (RSLs)
- Housing Developers (as required)

The Housing Strategy Team also participated in a number of planning workshops on affordable housing and engages in early pre-planning and planning discussion where affordable housing is required. The Service, through the consultation with Planning and Developers on sites being considered for adopted Local Development Plan, provided a preferred affordable tenure mix for each site to assist Developers and landowners in future planning and delivery.

3.2 CONSULTATION

East Dunbartonshire Council Consultation and Engagement Strategy and the Government's National Standards for Community Engagement have been embraced throughout the Strategy.

In the development of the SHIP, the Service continues to engage with other Council Services and key partner organisations such as Social Work, Planning, Developers, RSLs, Tenants' etc. to ensure that shared priorities and their wider remits are incorporated in the SHIP.

SECTION 4

PRIORITY AREAS

4.1 HOUSING NEED AND DEMAND

The Housing Need and Demand Assessment 2 (HNDA2) defines East Dunbartonshire into two areas; Bearsden/Milngavie and Strathkelvin. The Strathkelvin area includes Bishopbriggs, Kirkintilloch, Milton of Campsie, Lennoxton, Torrance and Twechar.

The analysis demonstrates that between 2012 and 2024, East Dunbartonshire will have a requirement for 2234 homes, including:

- 626 affordable homes; and
- 1,608 private homes.

After further investigation of the housing system this has translated into a Housing Supply Target of 2400 (private) and 1300 (affordable). Further detail on how these HST was derived is provided at section 2.3 above.

4.2 INVESTMENT PRIORITY AREAS

There are three main priority areas within East Dunbartonshire Council. These reflect the Council long-term commitment to delivering the Twechar housing regeneration proposals, transforming Town Centre through master planning and to increase supply of affordable housing in the areas of greatest need as outlined in the Council's LHS and HNDA. These are as follows:

- Area A: Regeneration/Masterplan Areas
- Area B: Strathkelvin
- Area C: Bearsden and Milngavie

Housing regeneration development proposals for Twechar do not contribute to increasing the supply of affordable housing across East Dunbartonshire as the proposals replaces stock that is being demolished. It is important to ensure the provision of new affordable homes is maximised to those areas with the greatest need whilst still delivering the regeneration project within the required timescale.

East Dunbartonshire covers 9 settlement areas, 7 of which are situated within the Strathkelvin area. As at October 2018, the Council had over 4500 applicants on the Housing List. Demand for each settlement area is shown in Table 1 below.

Table 3
Housing Demand by Area

Settlement Area	Demand 2017	Demand 2018
Bearsden	12.5%	16.6%
Milngavie	12.0%	10.6%
Lennoxton	6.8%	5.9%
Milton of Campsie	8.2%	3.7%
Torrance	8.1%	2.1%
Twechar	3.4%	1.9%
Bishopbriggs	14.4%	25.4%
Kirkintilloch	17.1%	26.2%
Waterside	5.7%	1.6%
Hillhead	12.0%	6.0%

*Please note that an applicant can choose more than one area to be housed

Of the overall housing waiting list of 3940 people, 34% of demand is for the Kirkintilloch area including Hillhead and Waterside. Around 25% have requested Bishopbriggs followed by Bearsden and Milngavie at 16.6% and 10.6% respectively. The villages experienced the lowest demand which may be down to their remote locations and low turnover and availability of affordable housing stock. Since 2017 there has been a significant increase in demand for the localities of Bishopbriggs and Bearsden. These areas have a limited supply of affordable housing in general, but specifically there is an acute shortage of 3 bedroom properties in Bishopbriggs and 2 bedroom properties in Bearsden/Milngavie. For both these localities our main strategy to help increase the supply of affordable housing is purchasing homes from the private market housing to be converted to social rented purposes through our Open Market Purchase Scheme. Further information on this scheme is detailed at section 5.

There are very few empty homes across East Dunbartonshire. The Council currently makes the best use of its social rented stock. Therefore, there is no requirement to rehabilitate properties in the area. However, there are a number of older people housing in the area that is no longer fit for purpose and therefore require an element of remodelling to meet the Scottish Housing Quality Standard.

In line with the LHS outcomes priority will be given in the first instance to replacement stock in Twechar and new supply in the first instance.

4.3 HOUSING SUPPLY REQUIREMENTS

The tenure of East Dunbartonshire is predominately owner occupation, at 81% of the overall housing stock. House prices in the owner occupied sector continue to be high. According to the Register of Scotland calendar year report 2017 the average house price in East Dunbartonshire was £233,027, a 12K (1%) increase since 2015/16 and around £60K above the Scottish Average.

NOMIS suggests that the median earnings for 2017 were around £32,963 in East Dunbartonshire. This means that people on median income would need to borrow a multiple of over 7 times their salary to afford an average property in the area. Therefore, there are very little affordable housing options available for residents of East Dunbartonshire on a modest or low income.

The HNDA2 highlights that 40% of those in housing need could afford intermediate housing. The remaining 60% require social rented housing.

The LDP also requires 25% of all new housing developments of 10 units or more to be affordable, of which 10% must be social rent and the remainder being either social rent or other tenures.

Additionally, in order to secure the target of unsubsidised affordable housing as required by the LDP, 15% of the total number of units on sites comprising 25 units or more shall be provided as unsubsidised affordable housing. This quota does not apply on sites where the LDP requirements set a level of affordable housing which is different to the standard 25% quota.

There is a clear robust evidence base and policy requirement to support the delivery of a range of affordable housing tenures across East Dunbartonshire. In addressing this, the LHS aims to increase the supply of affordable housing and improve access to the private housing market in order to enable people to successfully access suitable and affordable housing in their community and tenure of choice.

Tenure type

The average income levels for East Dunbartonshire suggest that a variety of intermediate tenures could be affordable if house prices and market rents were set at an affordable level as detailed in the HNDA2. The table below details potential interest in intermediate housing options by applicants on the Council's housing list.

Table 4

Intermediate Housing Demand

Tenure Type	
Social Rent	(3940) 100% of applicants stated an interest (October 2018)
New Shared Equity	16%
Open Market Shared Equity	13%
Mid Market Rent	25%

In line with the outcome of HNDA2, Social rent is the tenure of greatest need and therefore should be maximise where appropriate. The various tenure options for East Dunbartonshire agreed by the SHIP steering group, in order of preference, are therefore as follows:

1. Social Rent
2. Shared Equity
3. Mid-Market Rent
4. Shared Ownership

Shared Equity

The Council has on its own version of the LIFT new shared equity scheme. The scheme is based on the same principles as LIFT (NSSE) such as being aimed at first time buyers and those on low to modest incomes. The Councils scheme, however, does not require grant funding. The discount is achieved with the difference between the agreed purchase price and the market value. Properties need to be sold at least 20% below the market value and also be affordable to those on incomes below the 60th to be included as part of the scheme. This generally equates to no more than £125,000 per unit.

The Council prioritises applications to ensure that those with the greatest housing need are considered first. This includes, applicants who are homeless, applicants in unsuitable housing due to disabilities and serving or ex-serviceman of the armed forces. To date the Council has sold 28 properties under the scheme. All applicants that purchased were on the Council's housing list.

Shared Ownership

New shared ownership homes for sale in Bearsden were officially launched in September 2014 by Bield Housing & Care and was specifically designed for older people. This tenure type is funded without the reliance for Scottish Government grant subsidy The development was completed in May 2015, This is being extended to a further 24 apartments at the former Lenzie Hospital. Affordability criteria include a requirement for applicants to be local occupants earning less than 60% of the Median Household Income for the area, and be aged 50 or over.

Mid Market Rent

Research into demand for MMR undertaken in 2013, demonstrated that demand was high in Towns but not in the villages of East Dunbartonshire. The properties most in demand were one and two bedrooms, self-contained and not part of a social housing mix. The report also highlights that the second hand market was a risky strategy for MMR as these generally experienced problems with lower demand and lower quality.

The first MMR properties in East Dunbartonshire were complete in 2015 in Kirkintilloch and further development is underway with Trust, due to take possession of 16 additional units close to Bishopbriggs town centre October 2019. Demand for MMR has generally been greater than expected with nearly 2 applicants for every property. MMR by an RSL has also been considered by most applicants as a long-term housing solution rather than a short term as is with the private rented market.

House Sizes

Of the 3940 number of people presently on the Council's waiting list, 56% require a one bed property; around a quarter require two beds and 14% require three beds, as illustrated in Table 3. There is little demand for larger four and five bed properties; at 4% collectively.

Although the number of bedrooms required for each settlement area varies, the cumulative requirements for the Council area as a whole is similar.

Table 5

Demand by Area and Bedroom Size

Settlement Area	Bedroom Size				
	1 bed	2 bed	3 bed	4 bed	5 bed
Bearsden	346	177	99	24	11
Milngavie	257	96	53	10	2
Lennoxtown	143	47	28	13	2
Milton of Campsie	85	39	20	2	1
Torrance	47	20	13	4	1
Twechar	28	31	12	4	0
Waterside	36	14	7	0	1
Bishopbriggs	496	312	160	38	3
Kirkintilloch	659	228	117	27	3
Hillhead	122	81	26	10	1
Total	2219	1045	535	132	25

In view of the above, East Dunbartonshire requires a mix of one, two and three bed properties. For social rented, smaller one bed properties are in greatest need whereby the intermediate tenure has a greater requirement for two beds. Nevertheless, building a high proportion of one bedroom properties will not give East Dunbartonshire the flexibility to meet peoples varying housing needs in-situ or create a mixed sustainable community.

The target percentages for each size are suggested at Table 6. However this may need to vary to take cognisance of individual circumstances, client group, location and management issues.

Table 6

New Build Requirement by Bedroom Size

1 bed	25%
2 bed	50%
3 bed	15%
4 bed	10%
*5 bed	5%

- Subject to demand

As part of the MMR research, in terms of intermediate housing, nearly 50% of respondents stated they required a two bedroom house. Around a quarter require a one and three bed. Only 4% stated they required a four bed and no respondents required more than four beds.

Community Care

The Joint Strategic Commissioning Delivery Plan for Older People includes a Housing Contribution Statement on particular needs group. One of the key outcomes of the plan is to develop an evidence base which quantifies need for specialist amenity or adapted housing to meet the strategic aims of the LHS.

In view of East Dunbartonshire's elderly demographics, consideration that the suitability of existing housing for our elderly population is adequate, and/or whether there is a need for future provision of care homes is pivotal. To support future planning for older people's housing the Policy Planning Service will shortly lead on a facilitated research study in partnership with the Health and Social Care Partnership (HSCP) and Housing Service. This will help to determine the need and demand for accommodation that meets the needs of older people, as well as individuals with specialist needs, within their communities. This research will lead to the production of a position statement setting out requirements and a strategy in response to this.

The majority of the community care clients are able to maintain their own tenancy with support services therefore the requirement is primarily for standard types of housing. However, it is the case that some individuals' needs are such that they require high levels of support which may or will involve specifically tailored accommodation.

In advance of this research being undertaken, and to ensure that the housing needs of community care groups are not overlooked, a 10% quota is applied to the total SHIP programme to meet the housing needs of community care groups. This can take various forms, including housing for the elderly, wheelchair access housing, supported housing or individual tenancies. For any proposed affordable housing site, the number and type of community care houses will be discussed and agreed between Housing, the HSCP and any RSL involved early in the planning process.

As part of the Council new build programme, a number of developments will include housing for the ambulant disabled, particularly older people. This term embraces a wide group of people with a range of mobility problems or lack of agility and strength, but whose physical disability permits them to walk with or without the use of walking aids. The majority will be in the older age group but many people may have problems with mobility at other times in their life, due to accident or temporary illness. The design need is for a home that, is easy to move around with a walking frame or sticks or crutches, has a bathroom that can be adapted to their needs and fittings and service controls that are within reach and easy to use.

As part of its housing allocations policy the Council assesses applicants who have a disability/mobility problems and aims to house those in need in accommodation that suits their specific requirements. The service also works in conjunction with the Council's Occupational Therapy department to help meet residents housing needs.

The HSCP in partnership with Housing has launched a Smart flat within one of the Council's new developments. The Smart flat is used to show how assistive technology and adaptations can help maintain older people to live in their own home longer, to help people when they are discharged from hospital, and also to prevent people from having to go into hospital or care homes.

This flat is used by older people, their carer's and families to see how assistive technology could help them to remain independent within their own home.

4.4 EQUALITIES

East Dunbartonshire Council values the diversity of the communities it serves. As such it is committed to eliminating discrimination, promoting equality of opportunity and promoting good relations between different groups. This is supported by the Council's Corporate Development Plan.

An Equalities Impact Assessments (EIA) was performed against the LHS outcome and concluded that it would not have a negative impact on a particular group or sections of the Community in East Dunbartonshire.

The Council is encompassing the new duties of the Equalities Act 2010 to ensure it has an inclusive workforce that can deliver services tailored to meet the needs of diverse communities and individuals.

SECTION 5

INVESTMENT STRATEGY

5.1 DEVELOPMENT FUNDING

Throughout the development of the LHS, it took cognisance of the very challenging funding and resource environment in which the LHS currently sits, to ensure that LHS actions are realistic and capable of being implemented within the life of the plan.

Affordable Housing Supply Programme Funding (AHSP)

The total minimum level of funding for the Council's strategic local programme for 2018/19 to 2020/21 is £24.162m. This represents only a proportion of the overall projected grant requirements for this period of the SHIP. The Scottish Government actively encourages Local Authorities to over-programme within their SHIP in order to ensure that, where slippages occur, there remains a healthy and viable stock of projects to take forwards. Regional variations in the actual delivery of SHIP programmes also meant that grant can be reallocated from less to more active areas to support areas of greater activity.

Table 7

East Dunbartonshire RPA

2018/19	8.949*
2019/20	7.36
2020/21	7.853
Total	24.162

* In October 2018 following a reallocation of resources exercise the Council was allocated a further RPA of 2M by the Scottish Government for the 2018/19. The full RPA award for this period is therefore 8.949M.

New Council Affordable Housing Sites

The Council has identified 11 sites across the locality that could provide affordable Council and shared equity housing. A Design Team lead by Coltart-Earley Architects has been employed to assist the Council reach the planning application stage for all 11 sites. This will result in the construction of 231 new affordable homes. Most of which will be delivered over the lifetime of the SHIP. Six sites now have planning consent and housing construction is programmed to commence on the first 27 homes in early 2019.

A further 98 affordable homes have the potential to be developed at the former Tom Johnston House site in Kirkintilloch. Following the appointment of a Design Team utilising Hub West Scotland newly formed Affordable Housing Framework, it is anticipated that construction work will commence during Summer 2019, and complete by late 2021.

A feasibility study was undertaken with respect to two high rise blocks at Nithsdale Crescent, Bearsden which are in a state of disrepair, and are relatively difficult to let. To help regenerate the area, and introduce better quality and more popular housing types it is anticipated that both blocks could be demolished in the near future with new build affordable housing of around 24 units being constructed on the site.

A further feasibility study is in the process of being undertaken at Huntershill, Bishopbriggs. There is the potential for up to 29 affordable homes will be developed at this locality. The majority of which will be three bedroom properties given that there is a severe shortage of this property size, coupled by high demand. In addition, it is also hoped that a further 57 affordable will be constructed at Beech Road in Bishopbriggs which may further help alleviate housing need in an area of particularly high demand for 3 to 4 bedroom family homes.

Open Market Purchases

Since 2012 the Council has operated an open market purchase scheme. This has involved the purchases of ex Council homes in areas of high housing need to help increase the supply

of affordable housing, and also help alleviate homelessness. These are key priorities of the Local Housing Strategy.

The Council has become more proactive in this activity given the extreme level of housing need and demand within the locality as well as increasing homelessness pressures. Traditionally owners wishing to sell their home have approached the Council for purchases, however in areas where there is high need coupled with limited supply, particularly Bearsden, Milngavie and Bishopbriggs the Council are also actively approaching estate agents advertising suitable ex local authority properties.

Additionally the Council targets mixed tenure flats as part of the purchase scheme. This helps the Council meet its Scottish Housing Quality Standard (SHQS) and Energy Efficiency Standards for Social Housing (EESH) requirements, helping reduce fuel poverty. The Additional ROTS funding enables the Council to buy more affordable homes, or allow increased purchase prices for high demand properties in a buoyant housing market.

During 2017/18 there were 10 open market purchases with 13 in the process of being purchased in 2018/19. Subject to further council approvals, there potentially exists the capacity for a further 15 properties to be purchased from the market during the current year.

Up to £2.0M of HRA budget is being used to purchase affordable homes on the open market to help lessen housing need and demand. The Council expects that the Council's HRA Business Plan will sufficient capacity to borrow against the current programme whilst delivering the SHQS. In 2017/18 the Council was awarded £500,000 funding for Rental of The Shelf Purchases (ROTS) by The Scottish Government. A further £500,000 will be awarded during 2018/19 complementing the Council's own scheme.

RSL Reserves

RSLs are utilising any reserves to off-set the low grant levels, purchase land and subsidise equity loans for shared equity homes up to a period of one to ten years.

Commuted Sums

The Council's recently adopted Developer Contributions SG (2017) introduces a requirement for commuted payments from housing developments of between 2 and 10 units. On the basis of sites allocated within the LDP this has the potential to generate in excess of £1million for affordable housing over the SHIP period.

Land Sales

The Council has transferred two council owned sites in Kirkintilloch and one in Twechar to an RSL at nil value for affordable housing for rent. In addition, the Council has agreed to a defer land receipts payment in Twechar to assist and support the delivery of the Housing Regeneration Project in Twechar. The HRA does not rely upon land receipts in order to deliver the SHIP.

Council Tax 2nd Home Discount

In 2010, the Council agreed to decrease the level of discount on second and empty homes to 10%. It is expected that around £160k will be received each year and this will be used to support the delivery of affordable housing to maximise provision.

Prudential Borrowing

The HRA has access to a prudential borrowing facility. The extent to which borrowing will be utilised in the delivery of new affordable housing will be determined on a site-by-site basis within the context of the overall 30-year housing business plan.

5.2 OTHER FUNDING CONTRIBUTIONS

There are a number of other funding sources which could contribute indirectly to the provision of affordable housing. For example, tackling issues such as disrepair and supporting people living in their own home could contribute to meeting the housing need of those in unsuitable housing without the need to provide additional housing. Other potential funding contributions may be obtained from the following sources:

Scottish Housing Quality Standard (SHQS)

During 2017/18, the HRA Business Plan is investing up to £6.5m in the Council's existing housing stock to maintain the SHQS.

Private Sector Housing Capital Grant (PSHG)

PSHG is allocated each year to assist the private sector, of which £450k is for disabled adaptations and £161k for improvement and repairs. During 2017/18, 104 disabled adaptations were carried out, which represents a typical demand for the area. It is anticipated that this level of grant will continue over the next five years.

Aids and Adaptations

£300k per annum is set aside to provide aids and adaptations to Council tenants to enable them to remain in their current accommodation.

Care and Repair

£214k per annum is awarded from the Council's PSHG to support this service. In addition, £50k per annum for the next 3 years has been secured from Integration Funding for a preventative support service.

Home Energy Efficiency Programme for Scotland (HEEPS)

The Council have been awarded HEEPs funding over the past three years towards mixed tenure properties with a view to installing External Wall Insulation. This has improved around 164 privately owned "harder to treat" properties in Twechar and Kirkintilloch. The council ensured that sufficient housing capital investment funding was made available at the same time to ensure that the EDC owned dwellings, that formed part of these mixed tenure settlement, benefitted from this energy efficient measure. Home Energy Scotland has also provided energy advice advocacy to help the most vulnerable households receive information and advice on reducing energy bills and carbon emissions. Twenty nine Council Homes received External Wall Insulation in 17/18.

SECTION 6

CURRENT AND PLANNED PROJECTS

6.1 INTRODUCTION

It is important that the projects set out in the SHIP reflect the priorities of the LHS. The Council's prioritisation matrix provided the framework in which to prioritise housing projects. Each project was assessed and scored against a range of questions taking account of local and national objectives and then deliverability within the SHIP period.

The SHIP indicates a provision of 1127 affordable homes in East Dunbartonshire until 22/23, Most of these homes will receive Scottish Government grant funding while 74 will be developed without subsidy (this includes shared ownership homes and EDC shared equity homes as the Council retains a share of properties and any profit upon sale).

A minimum planning assumption has been provided for the following years as follows:

- £24,651100 for 2019/20
- £18,422260 for 2020/21
- £10,927722 for 2021-22
- £3,888000 for 2022-23

6.2 5-YEAR PROJECTS

It is essential that the SHIP maximises the provision of affordable housing to meet the high level of housing need. This can be achieved through delivery of a variety of tenure types and by encouraging non-subsidised housing to be developed alongside subsidised.

There are a number of sites listed in the five year SHIP that are being considered for the forthcoming Local Development Plan which is due to go to be approved early 2017. The inclusion of these sites demonstrate deliverability should the Council be minded to approve the inclusion of these sites in the forthcoming LDP. Any sites that are not supported by the Council in the LDP will be removed from the SHIP programme adjusted accordingly.

Housing Priorities

Each project has been prioritised according to the following methodology:

High

- A Council or Board decision has been made on the use of funding, and;
- An agreement has been reached over the use of land, and;
- The site is significantly progressed towards a Planning Application

Medium

- A feasibility study has been undertaken demonstrating the viability of a project, and;
- Discussions are advanced in relation to the ownership of land, and;
- The site is identified in the LDP or favourable pre-application discussions have been undertaken with the Planning department.

Low

- The site has been identified in the Housing Land Audit or LDP but no developer or landowner interest is presently forthcoming.

Replacement – Twechar Regeneration Project

In 2009, the Council entered into a legal agreement with Places for People (PfP) for the Regeneration of Twechar. This agreement included the demolition of 200 council flats and the construction of mixed tenure housing on land owned by the Council to enable 260 new homes

to be provided, of which 80 are to be social rent. A key requirement of the regeneration strategy for Twechar was the need to shift the tenure mix to include more market housing and therefore the agreement was prepared on the basis of market sale funding models.

However, since 2009 the housing market has changed considerably and now requires an innovative solution that provides flexibility to respond to potential purchasers financial circumstances with the ability to flip to a variety of market tenures to meet market interest. This includes developer shared equity; try before you buy; Scottish Government shared equity and outright sale.

PfP have now completed social rented houses, sold houses under the Scottish Government's shared equity scheme and Help to Buy. To support the progression of the regeneration programme, the remaining new homes at Phase 1 were converted from outright sale to Scottish Government's shared equity scheme. Although, should purchasers come forward to purchase outright, PfP will recycle any underspend to the next phase.

A community design group was re-established in the spring 2014 to inform the design and layout of the new homes at Phase 2. This will deliver 98 new homes over three phases, of which 24 will be for rent, 24 Scottish Government's shared equity scheme and 50 for outright sale.

The Council has procured a demolition contractor and has cleared the remaining 24 properties at Phase. A Planning Application was lodged on 22nd September 2014 and the site started in Spring 2015.

The Glen Shirva Road site will deliver the remaining 5 social rented homes and 24 Scottish Government shared equity homes on completion of Phase 2 in 2019/20.

Nithsdale Crescent – Regeneration Project

A feasibility study has been undertaken with respect to two blocks of flats at Nithsdale Crescent, Bearsden; one of which has now been abandoned. The flats are in a state of disrepair, and are relatively difficult to let. The feasibility study provided a number of options on housing regeneration activity including refurbishment of blocks and demolition and new build. Depending on the selected route to development, up to 24 replacement homes could be provided by March 2020.

New Supply

Of the new affordable housing supply, as detailed within the SHIP, 514 will be developed by RSLs, and 520 by the Council. A further 93 units detailed within the SHIP have still to be allocated to a housing provider. A high proportion of the new supply is social rent at 83%, 6% mid-market rent and 8% shared equity, and 3% shared ownership. Some tenure types may change in future years given demand for intermediate housing tenures, particularly for sites which are unallocated presently. A breakdown of the projects by settlement area and tenure type is shown in table 8 below.

Table 8

New Affordable Housing Supply

Settlement Area	Tenure Type			
	Social Rent	Mid Market Rent	Shared Ownership	Shared Equity
Twechar	15	0	0	34
Lenzie	32	0	29	10
Kirkintilloch	511	33	0	30
Bearsden	64	0	0	9
Bishopbriggs	136	28	0	0
Milngavie	51	5	0	0
Lennoxton	57	0	0	0

Torrance	65	0	0	4
Milton of Campsie	14	0	0	0
Total	945	66	29	87

Replacement of Retirement Housing

Bield Housing & Care and East Dunbartonshire Council's Social Work Service provide 36 self-contained sheltered flats and day care facilities that include respite provision for older people at Whitehill Court, Kirkintilloch.

The construction form of the building meant that Bield were unable to meet the Scottish Housing Quality Standard by 2015, in particular the energy efficiency element of the standard. The Council's Social Work Service has also confirmed that the day care centre is sub-standard and therefore requires upgrading to meet the growing needs of its users.

The Council has released part of the site adjacent to the complex for housing in the new LDP. The Council and Bield HA are currently forming a partnership to develop the entire site to create 37 new retirement apartments that will be owned and managed by Bield along with new Council houses for rent and sale.

Although, the new retirement homes will not significantly increase the supply it does provide vital services to older people and the local community. It also addresses a number of the LHS outcomes and actions. It is expected that the project will be jointly funded by the Council and Bield should additional grant be forthcoming.

Development Constraints

It is important that any development constraints are highlighted early on in the development process to allow time for mitigation in order to achieve the delivery of affordable housing within the planned timescales.

Table 6 highlights known constraints and puts in place potential resolutions and timescales to ensure that any constraints are resolved by the estimated start date.

Table 9

Development Constraints – Council Sites

Project Address	Development Constraints	Potential Resolutions	Timeframe	Lead Responsibility
Glasgow Road	Access from West High Street requires land to be purchased Fibre Optic Cable to be relocated	- Talks ongoing with landowner - Council in legal dispute with BT over costs of relocations	Dec 2018-Jan 2019	Council Housing Service
Kerr Street, Kirkintilloch	Demolition of building within Conservation Area	Application submitted for consideration through Planning	Jan 2019	Council Housing Service
The Loaning, Kirkintilloch	Significant deposit of peat below plot	Digging out and underpinning	Feb 2019	Council Housing Service
Blackthorn Grove, Kirkintilloch	Prescriptive right of access to be resolved	Land purchase and provision of replacement parking solution	Nov 2018	Council Housing Service
Cleddans, Kirkintilloch	Form of partnership agreement to be agreed between Bield and EDC	Decision on delivery options to be taken	Nov 2018	Council Housing Service, Legal Services, Bield Housing and Care.
Nithsdale Crescent	Consolidation of ownership at mixed tenure block	Agreement over sale of land	Jan 2019	Council Housing Service, Legal Services.

6.3 AIDS AND ADAPTATIONS

The Council's growing ageing population is likely to increase demand on aids and adaptations in the future. The Council's Housing Service continues to invest £300k per annum on aids and adaptations for minor aids such as handrails, ramps, showers etc. as well as larger adaptations such as stair lifts, walk in showers or extensions etc. and as a result the Council is able to respond very quickly to adaptation requests.

In March 2012, the Scottish Government issued a guidance note on the procedures for funding of existing RSL adaptations for 2012/13. Adaptations will only be considered eligible if they are "structural" for example; handrails, hoists, stair lifts, wet floor showers. RSLs are required to apply for funding on a quarterly basis.

The Council's scheme of assistance allocates £450k for disabled adaptation for owner occupiers. All clients are entitled to mandatory grant, for additional bathing/shower facilities, subject to assessment by occupational therapy department.

There are no longer separate grants for the provision of adaptations in new builds and therefore must now be considered as part of the overall developments costs. It is likely that specially adapted new builds will require grant above the threshold.

6.4 AFFORDABLE HOUSING STANDARDS

The development of any new rented homes in East Dunbartonshire will be built to comply with the applicable Building Regulations and will include all the 'Housing for Varying Needs Standards' essential features as set out by the Scottish Government's guidance. The Council's own Affordable Housing Investment Programme will be designed to achieve Scottish Building Standards Silver Level of Sustainability.

6.5 SUSTAINABLE DEVELOPMENT

The Council is committed to promoting energy efficiency and tackling climate change in East Dunbartonshire and this is reflected in the main LHS framework through actions and activities of Outcome 4. There are eleven key actions and commitments by local partners for LHS Outcome 4 that aims to address and eradicate fuel poverty.

The minimum sustainability standards for new build, alterations and extensions in Scotland are set by the Scottish Government Building Standards Division.

The Scottish Government's design policy is set out in Designing Streets, which the Council has adopted and implements as its own policy. Designing Streets Policy puts place and people before the movement of vehicles and sets out the Government's aspirations for design and the role of the planning system. A design-led approach is required in order to make streets more vibrant, safe and attractive places.

The Council and RSLs are committed to developing sustainable homes and will promote sustainable design and energy efficiency measures in all new affordable homes taking account of the most relevant standards and guidance and Climate Change (Scotland) Act 2009.

6.6 PROCUREMENT

The majority of RSLs have or are in the process of initiating a Main Contractor Framework Agreement with a number of developers. Some of these Framework Agreements provide an opportunity for other housing providers to benefit from the cost efficiencies that bulk procurement can bring. The Council has recently established its own Main Contractor Framework Agreement, which will be used to take forwards the AHIP. In some circumstances the Council will also use external procurement services such as Excel and Hub West Scotland for feasibility and design and delivery work. The first project to be considered by Hub West Scotland is Tom Johnston House and a tender is presently underway.

6.7 STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

In assessing the SHIP against the Schedule 2 criteria of the Environmental Assessment (Scotland) Act 2005, it has been concluded that the SHIP will have no or minimal environmental effects as the proposals contained in the SHIP is designed to provide information for investment planning and not land-use planning. The SHIP was therefore submitted, under the Environmental Assessment (Scotland) Act 2005, for a pre-screening exemption.

SECTION 7

MONITORING AND EVALUATION FRAMEWORK

7.1 Monitoring Arrangements

The key to delivering successful projects is through effective partnership working between a range of skilled agencies and organisations. Securing the necessary additional resources is fundamental if the SHIP is to be delivered successfully. It is equally essential that commitment is made to the management of the funds to maximise the provision of new affordable housing to meet local housing needs.

The LHS is reviewed annually and any progress towards delivering the LHS priorities is presented to Neighbourhood Services Committee. Since the implementation of the LHS there has been significant progress towards delivering the key actions in LHS related to the delivery of affordable housing, and it is anticipated that further progress will be made. The RSL Housing Development Working Group has helped deliver Outcome 1 and will continue to deliver/monitor during the lifetime of the LHS.

The Group meets on a regular basis to oversee the implementation and delivery of the relevant LHS outcomes and SHIP projects. Impediments affecting progress of any projects will be discussed at the group so that possible solutions and interventions can be discussed and agreed, where possible.

Should additional funding be made available and/or new projects are brought forward. Discussion will take place with the Council and the Scottish Government Housing Investment Division to agree funding of the projects. All New projects will be assessed against the Council's prioritisation methodology.

Progress on the delivery of affordable housing will be assessed against the range of actions against the LHS outcomes and SHIP investment programme. The results will be used to update the LHS and succeeding years SHIP programme as appropriate.

The residents of East Dunbartonshire will continue to be provided with an annual update on the delivery of the SHIP through the Tenant Participation Working Group.