

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 15 NOVEMBER 2016

STRATEGIC HOUSING INVESTMENT PLAN 2017/18 – 2021/22

REPORT BY HEAD OF PLANNING AND PLACE

ABSTRACT

This report seeks to inform members of the Strategic Housing Investment Plan (SHIP) for 2017/18 – 2021/22.

1. RECOMMENDATIONS

It is recommended that the Committee:

- (i) notes the contents of this report and approves the content of the SHIP 2017/18 – 2021/22 as detailed in **Appendices 1 and 2**.
- (ii) approves the ongoing development of the SHIP, and its associated programme plans and procedures, with the Council's partners during the lifetime of the Plan.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/COPORATE PLAN

This report contributes to the following local outcome contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Our communities are developed in a sustainable manner.

3. BACKGROUND

- 3.1. The core purpose of the SHIP is to set out the strategic investment priorities for affordable housing over a five year period to achieve the strategic vision set out in the Angus Local Housing Strategy (LHS) 2012-17 to 'create places that people can be proud to call home'.
- 3.2. Scottish Government guidance (revised July 2016) states that the SHIP should:
 - Set out investment priorities for affordable housing
 - Demonstrate how these will be delivered
 - Identify the resources required to deliver these priorities
 - Enable the involvement of key partners
- 3.3. The Council is required to submit its SHIP to the Scottish Government on a two yearly basis. The SHIP 2017/18 – 2021/22 requires to be submitted to the Scottish Government by 30 November 2016. Following approval, the SHIP will inform the basis of the Strategic Local Programme Agreement (SLPA) with the Scottish Government. The SLPA sets out the programme of housing projects that will be funded over the next three years and will be reviewed and updated annually to ensure delivery remains on track.

4. CURRENT POSITION

- 4.1. In March 2016, the Scottish Government provided the Council with a minimum Resource Planning Assumption (RPA) for the four year period 2016/17 to 2019/20. The Scottish Government is committed to providing a new five year RPA following the 2016 Spending Review. As the SHIP is being prepared prior to this announcement, the 2019/20 RPA has been used as the basis for programming in 2020/21 and 2021/22.

- 4.2. The minimum RPA for the life of the SHIP is £14.030m. This is broken down as: £4.315m for 2017/18; £3.236m for 2018/19; and £2.158m for 2019/20, 2020/21 and 2021/22.

5. The Strategic Housing Investment Plan 2017/18 – 2021/22

- 5.1. The SHIP projects that, based on current levels of funding, in the region of 402 units could be delivered in the period to 2021/22. Subsidy of £19.591m will be required to deliver the programme. The SHIP has been prudently overcommitted to enable the Council to manage any programme slippage effectively.
- 5.2. The Council, together with its RSLs partners, has sought to be as realistic as possible in detailing the likely forward programme. Projects which have been assessed as having an early delivery date have been programmed as early in the SHIP as possible, resulting in the early years being 'front loaded' and a fewer number of projects detailed in later years. This reflects the Council's commitment to deliver an ambitious programme of new affordable housing in Angus and in anticipation of further funding announcements the Council and its partners have a number of additional projects which are capable of being brought into the programme.
- 5.3. The Council is committed to delivering a programme of around 250 units over the lifetime of the current SHIP, 190 of which are allocated within the current programme. Funding in the region of £21m has been allocated from the Housing Capital Expenditure Plan 2017/21 for this purpose. It is proposed that the HRA Business Plan is reviewed and consideration will be given to whether further financial capacity can be directed towards the new build programme in future years. Should members agree to the proposal set out in Report 391/16, they will be asked to consider the full detail and analysis within a Business Plan to be submitted to committee in the New Year.

6. FINANCIAL IMPLICATIONS

- 6.1 There are no direct financial implications for the Council arising from the content of this report.

NOTE: No background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

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List of Appendices: Appendix 1 Strategic Housing Investment Plan 2017/18 – 2021/22
 Appendix 2 Strategic Housing Investment Plan Annex A: Supporting Tables
 Appendix 3 Strategic Housing Investment Plan Annex B: Additional Projects
 Appendix 4 Strategic Housing Investment Plan Annex C: Prioritisation
 Framework