

Strategic Housing Investment Plan Annex B: Additional Projects

Introduction

The Strategic Housing Investment Plan (SHIP) 2017/18 – 2021/22 prioritises the delivery of 402 homes over the lifetime of the plan. The extent of the programme reflects the current levels of funding which the Scottish Government has confirmed will be made available through the Affordable Housing Supply Programme.

In preparing the SHIP the Council has included those projects which can be delivered within the early years. This in effect 'front loads' the programme to ensure those projects which are deliverable are taken forward as quickly as possible, freeing up capacity within the Council and RSL partners to deliver a long term programme of affordable housing if new funding is made available.

Additional Projects

The Council projects that an additional 215 homes are capable of being brought into the programme over the lifetime of the SHIP. It is estimated that subsidy in the region of £15m would be required to deliver these projects, although this figure will be affected by future decisions regarding delivery agent and tenure mix.

The majority of these projects relate to land that is in Council ownership and has had an initial feasibility assessment carried out. A number are on sites owned by a private developer that is either subject to a Section 75 agreement which is already in place or where the developer is in active discussion over the provision with a delivery partner(s) over the provision of affordable housing.

The current status of the additional projects varies but the Council and its partners will endeavour to actively manage projects, allowing them to be brought into the programme quickly if necessary. The timescales for bringing projects into the programme will however vary depending on a number of factors including funding and resources within the Council or RSL at the time funding is made available, planning consent and conditions and community consultation.

Table 1 below outlines those projects which will be actively managed to allow them to be progressed should funding become available. This does not indicate a commitment of funding at this time.

Table 1: Additional Projects

Project	Subarea	Units	Developer	Priority	Funding Requirement
St James Road, Forfar	West	16	RSL	Low	£ 1.152
Threwells, Forfar	West	9	TBC	Low	£ 0.648
Jubilee Park, Letham	West	15	TBC	Medium	£ 1.080
Ernest Street, Arbroath	East	19	RSL	Medium	£ 1.368
Fergus Square, Arbroath	East	3	RSL	Low	£ 0.216
Gardyne Street, Friockheim	East	12	TBC	Low	£ 0.864

Victoria Street, Carnoustie	South	7	RSL	Low	£ 0.504
Dubton, Brechin	North	8	TBC	Medium	£ 0.576
Damacre, Brechin	North	15	RSL	Low	£ 1.080
St Drostens, Brechin	North	14	RSL	Low	£ 1.008
Parkview, Brechin	North	18	RSL	Low	£ 1.296
East Brechin	North	25	Council	High	£ 1.475
Sunnyside, Montrose	North	30	RSL	High	£ 2.160
Inverkeilor	North	10	RSL	Low	£ 0.720
Council surplus assets	Various	14	TBC		£ 0.560
Total		215			£14.707