

ANGUS COUNCIL

COMMUNITIES COMMITTEE – 18 NOVEMBER 2014

STRATEGIC HOUSING INVESTMENT PLAN 2015/16 – 2019/20

REPORT BY HEAD OF PLANNING AND PLACE

ABSTRACT

This report seeks to inform members of the Strategic Housing Investment Plan (SHIP) for 2015/16 – 2019/20.

1. RECOMMENDATIONS

It is recommended that the Committee:

- (i) notes the contents of this report and approves the content of the SHIP 2015/16 – 2019/20 as detailed in Appendix A.
- (ii) approves the ongoing development of the SHIP, and its associated programme plans and procedures, with the Council's partners during 2015/16 and 2016/17.

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 June 2014) 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 SHIP 2015/16 – 2019/20 requires to be submitted to the Scottish Government by 28 November 2014. Following approval, the content of 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. In a change to previous requirements, the revised SHIP guidance now requires local authorities to submit a SHIP on a two yearly basis, rather than annually. Councils may however update the SHIP annually if desired.

4. CURRENT POSITION

- 4.1. The Council's SHIP 2013/14 was submitted to the Scottish Government in June 2013 and underwent further revision in September 2013. In 2013/14 91 affordable housing units were completed across Angus, delivered by the Council and Registered Social Landlord (RSL) partners.

- 4.2. The Scottish Government has confirmed the Resource Planning Assumption (RPA) for Angus Council in 2015/16 is £3.254m. For the following three year period the Scottish Government has indicated that the RPA will be at least: £2.683m for 2016/17; £2.0723m for 2017/18; and £1.382m for 2018/19. In line with Scottish Government guidance an RPA of £1.382m has also been assumed for 2019/20. The total RPA for the life of the SHIP is £10.774.

5. STRATEGIC HOUSING INVESTMENT PLAN 2015/16 – 2019/20

- 5.1. The SHIP 2015/16 – 2019/20 prioritises the delivery of 229 units of affordable housing on 12 sites across Angus. Sites have been prioritised based on the extent to which they meet the Council's strategic priorities.
- 5.2. Funding in the region of £11.666m from the Scottish Government's Affordable Housing Supply Programme (AHSP) would be required to support delivery of the SHIP. The SHIP has been prudently overcommitted to enable the Council to manage any programme slippage effectively.
- 5.3. The funding contribution identified from the Council includes capital funding allocated to the new build programme and shared equity programme within the Housing Capital Expenditure Plan 2014/18, revenue raised for the delivery of affordable housing through the long term empty and second homes council tax, contributions in kind through land sales at below market values, and developer contributions for affordable housing.
- 5.4. The 2015/16 – 2019/20 has been prepared in partnership with internal and external partners wherever possible. It is recognised however that the SHIP, and its associated programme plans and procedures, will require ongoing development with partners and the Scottish Government. Any future adjustments will be agreed with partners in line with the Council's strategic priorities.

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 A/B – Strategic Housing Investment Plan 2015/16 – 2019/20