

ITEM No ...3.....

REPORT TO: NEIGHBOURHOOD SERVICES COMMITTEE - 13 JUNE 2016
REPORT ON: STRATEGIC HOUSING INVESTMENT PLAN 2016–2018
REPORT BY: CHIEF EXECUTIVE
REPORT NO: 188-2016

1.0 PURPOSE OF REPORT

1.1 To seek approval of a revision of the Strategic Housing Investment Plan for 2016–2018.

2.0 RECOMMENDATION

2.1 It is recommended that the Committee approves the projects within this Revised Strategic Housing Investment Plan 2016–2018.

3.0 FINANCIAL IMPLICATIONS

3.1 The Scottish Government has provided details of the allocation of the Affordable Housing Investment Programme for the City, starting with £10.6 million available in 2016/17. This resource along with the resources identified within the HRA Capital Plan and those identified by our Registered Social Landlord (RSL) partners will provide up to 150 units.

4.0 BACKGROUND

4.1 The Strategic Housing Investment Plan (SHIP) is the key statement of affordable Housing development priorities within local authority areas. The Scottish Government has announced funding for Affordable Housing Supply Programme within the SHIP of £10.6 million in 2016/17, up from £6.3 million in 2015/16.

From January 2016 the Scottish Government has increased the average unit subsidy levels for the affordable housing supply programme to the levels below.

RSLs

£70,000 per unit – (previously £58,000 per unit)

£72,000 per unit – (previously £62,000 per unit) Greener Standard

Councils

£57,000 per unit – (previously £50,000 per unit)

£59,000 per unit – (previously £46,000 per unit) Greener Standard

To qualify for the Greener Standard new homes must meet the Silver Level of the 2011 Building Regulations minimising carbon dioxide emissions, for example by installing measures such as photovoltaics – solar panels.

4.2 This revision of the SHIP sets out how we plan to apply the Affordable Housing Supply Programme resources to obtain a quick start in maximising the opportunities for developing social rented housing in the City in 2016/17 carrying forward into 2017/18. Given the challenges of planning these new building projects from a standing start the Council and RSLs need to have the ability to be flexible and adaptable to consider the best ways of delivery within tight timescales. This is an ongoing process, there may be other opportunities which come forward enabling the Council, along with its partners, to bring forward further early development projects in 2016/17 to maximise grant spend and meet needs within the City which can be accommodated within the overall programme. We have identified projects

over and above the affordable housing grant target within the lists of projects attached to permit flexibility and to deal with slippage. We will work with the Scottish Government and our partner RSLs to maximise best use of resources. Appendix 1 contains details of the developments.

- 4.3 It is anticipated that further resources may be made available within the programme going forward given the Scottish Government's target to provide 50,000 new affordable homes over the next 5 years. Therefore we will develop the full 5 year SHIP with a good supply of pipe line projects and additional projects to be brought forward to respond to possible additional resource allocations. We are continuing to work with our colleagues in City Development, RSL partners and the private sector to discuss land availability and all possible ways of delivering the maximum programme for Dundee to meet housing need and demand in the City. A further revision of the SHIP will then be brought back to Committee later in the year.
- 4.4 The Council and its partners continues to make good progress in delivering high quality, energy efficient new build social rented housing in the City. Home Scotland has completed phase 2 of Mill O Mains, developing 70 houses.
- 4.5 In the year 2015–2016 there have been 5 developments on site which will result in 193 new social rented units being completed in the city, with a total investment of £6.333m Scottish Government Funding. These are:
- Home Scotland – Mill O' Mains phase 3 – 70 units
 - Home Scotland / Merchant Homes – Summerfield Avenue – 38 units
 - Angus Housing Association – Ormiston Crescent – 32 units
 - Hillcrest Housing Association – Sinclair Street – 32 units
 - Hillcrest Housing Association – Dens Road – 21 units

This SHIP will support commencement of high profile projects in the Hilltown at Alexander Street and Derby Street.

- 4.6 This revision of the SHIP has been developed through the established process of holding meetings including representatives from Neighbourhood Services, City Development and RSLs. The main priority sites are within the regeneration areas - Mill O Mains, Whitfield, Lochee and Hilltown. Thereafter priorities focus on meeting housing need and opportunities to improve housing choice in other neighbourhoods. These opportunities also ensure that existing stable neighbourhoods are sustained and that the Council continues to meet the needs of people with particular housing needs.
- 4.7 This SHIP sets out affordable housing investment priorities for Dundee City Council over the next 2 years. Proposals lie within the 8 sub areas (Local Community Planning Partnership) in Dundee. These sub areas represent the LCPP areas and the multi member ward boundaries that operate within the City. The SHIP is key to fulfilling the recommendation of the Fairness Commission to 'Increase the supply and range of affordable housing options in Dundee.'
- 4.8 The identification of priority areas for investment in affordable housing is linked to the regeneration strategy within the City. This is set out and developed in and through the Single Outcome Agreement, the Dundee Partnership Community Plan, the Development Plan and Local Housing Strategy.

5.0 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. An Equality Impact Assessment is attached to this report.

6.0 CONSULTATIONS

- 6.1 The Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7.0 BACKGROUND PAPERS

7.1 None.

David Martin
Chief Executive

GB/EH

12 May 2016

Appendix 1

Proposed Strategic Housing Investment Plan Projects Year 2016 – 2018

Strategic Housing Investment Plan Projects 2016 - 2017			
Project Location	No. of Units to be completed 2016/17	Developer	Anticipated Grant Figure
Mill 'O' Mains (Driveways)		HOME Group	£0.085
Lochee (Site P)		Hillcrest	£1.110
Blackwood Court	6	Blackwood	£0.302
Alexander Street		DCC	£1.800
Alexander Street		Hillcrest	£3.268
Fintry Drive		Abertay	£1.500
Derby Street		DCC	£2.500
Kilbride Place		HOME Group	£1.300
Mid Craigie Primary		Angus	£0.500
Site under discussion	8	Hillcrest	£0.611
St. Mary's Infant School		Hillcrest	£0.240
Mill 'O' Mains (Phase4)		HOME	£0.200
Site under discussion		Caledonia	£0.300
Site under discussion		Hillcrest	£0.600
Total			£14.316

Note: Site under discussion – negotiations between RSLs and private developers.

Strategic Housing Investment Plan 2017/18			
Projects Carried Forward from 2016/17			
Project Location	No. of Units to be completed 2017/18	Developer	Anticipated Grant Figure
Lochee (Site P)	18	Hillcrest	(see 16/17)
Alexander Street	33	DCC	£0.143
Alexander Street	48	Hillcrest	£0.466
Fintry Drive	65	Abertay	£3.180
Derby Street	67	DCC	£1.386
Derby Street	62	Hillcrest	£3.519
Kilbride Place	28	HOME	£0.716
Mid Craigie Primary	26	Angus	£1.320
St. Marys Infant School	24	Hillcrest	£1.488
Mill 'O' Mains (Phase4)	40	HOME	£2.680
Site under discussion	24	Caledonia	£1.532
Site under discussion	40	Hillcrest	£2.405
Total	475		£18.835

EQUALITY IMPACT ASSESSMENT TOOL

Part 1: Description/Consultation

Is this a Rapid Equality Impact Assessment (RIAT)?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is this a Full Equality Impact Assessment (EQIA)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Date of Assessment: 05 / 05 / 2016	Committee Report Number:	
Title of document being assessed:	Strategic Housing Investment Plan (SHIP) 2016 / 18 (revision)	
1. This is a new policy, procedure, strategy or practice being assessed (If yes please check box)	This is an existing policy, procedure, strategy or practice being assessed? (If yes please check box) x	
2. Please give a brief description of the policy, procedure, strategy or practice being assessed.	The SHIP provides Dundee City Council with an opportunity to set out key investment priorities for affordable housing and demonstrate how these will be delivered. It identifies resources which will help deliver these priorities and enables the involvement of key partners.	
3. What is the intended outcome of this policy, procedure, strategy or practice?	To direct housing investment towards development / refurbishment of affordable and sustainable housing	
4. Please list any existing documents which have been used to inform this Equality and Diversity Impact Assessment.	None	
5. Has any consultation, involvement or research with protected characteristic communities informed this assessment? If yes please give details.	No	
6. Please give details of council officer involvement in this assessment. (e.g. names of officers consulted, dates of meetings etc)	John Wolstencroft (HQPU) Robin Shields (HQPU)	
7. Is there a need to collect further evidence or to involve or consult protected characteristics communities on the impact of the proposed policy? (Example: if the impact on a community is not known what will you do to gather the information needed and when will you do this?)	No	

Part 2: Protected Characteristics

Which protected characteristics communities will be positively or negatively affected by this policy, procedure or strategy?

NB Please place an X in the box which best describes the "overall" impact. It is possible for an assessment to identify that a positive policy can have some negative impacts and visa versa. When this is the case please identify both positive and negative impacts in Part 3 of this form.

If the impact on a protected characteristic communities are not known please state how you will gather evidence of any potential negative impacts in box Part 1 section 7 above.

	Positively	Negatively	No Impact	Not Known
Ethnic Minority Communities including Gypsies and Travellers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gender Reassignment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Religion or Belief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
People with a disability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lesbian, Gay and Bisexual	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Socio-economic	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pregnancy & Maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please state)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Part 3: Impacts/Monitoring

<p>1. Have any positive impacts been identified?</p> <p>(We must ensure at this stage that we are not achieving equality for one strand of equality at the expense of another)</p>	<p>Yes -To direct housing investment towards development of affordable and sustainable housing for the city.</p>
<p>2. Have any negative impacts been identified?</p> <p>(Based on direct knowledge, published research, community involvement, customer feedback etc. If unsure seek advice from your departmental Equality Champion.)</p>	<p>No</p>
<p>3. What action is proposed to overcome any negative impacts?</p> <p>(e.g. involving community groups in the development or delivery of the policy or practice, providing information in community languages etc. See Good Practice on DCC equalities web page)</p>	<p>N/A</p>
<p>4. Is there a justification for continuing with this policy even if it cannot be amended or changed to end or reduce inequality without compromising its intended outcome?</p> <p>(If the policy that shows actual or</p>	<p>N/A</p>

potential unlawful discrimination you must stop and seek legal advice)	
5. Has a 'Full' Equality Impact Assessment been recommended? (If the policy is a major one or is likely to have a major impact on protected characteristics communities a Full Equality Impact Assessment may be required. Seek advice from your departmental Equality lead.)	No
6. How will the policy be monitored? (How will you know it is doing what it is intended to do? e.g. data collection, customer survey etc.)	The SHIP is updated and amended each year as new development sites may be identified. An annual update is carried out of the plan.

Part 4: Contact Information

Name of Department or Partnership	Housing Quality and Performance Unit
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Type of Document	
Human Resource Policy	<input type="checkbox"/>
General Policy	<input type="checkbox"/>
Strategy/Service	<input checked="" type="checkbox"/>
Change Papers/Local Procedure	<input type="checkbox"/>
Guidelines and Protocols	<input type="checkbox"/>
Other	<input type="checkbox"/>

Manager Responsible	Author Responsible
Name: John Wolstencroft	Name: Robin Shields
Designation: Housing Quality and Performance Manager	Designation: Housing Strategy Officer
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Signature of author of the policy:	Robin Shields	Date: 05/05/2016
Signature of Director/Head of Service:	Elaine Zwirlein	Date: 05/05/2016
Name of Director/Head of Service:	Elaine Zwirlein, Director of Neighbourhood Services	
Date of Next Policy Review:	2017	

