



West Dunbartonshire Council

Draft Strategic Housing Investment Plan

2021/22 – 2025/26

November 2020



TABLE OF CONTENTS

Table of Contents.....	2
1. Introduction.....	3
2. Purpose of the Strategic Housing Investment Plan	7
3. Key Objectives	8
4. Policy Context	9
5. Local Housing Strategy 2017 - 2022	10
6. Project Assessment Methodology.....	13
7. Funding.....	14
8. Progress on Previous SHIP 2020/21 – 2024/25	15
9. SHIP 2021/22 – 2025/26 : Priority Projects	18
10. Consultation	21
11. Infrastructure Fund.....	21
12. Council Tax on Empty and Second Homes.....	22
13. Developer Contributions	22
14. Constraints.....	22
15. Local Authority Assistance in the Delivery of the SHIP	23
16. Delivery.....	25
17. Energy Efficiency, Environmental Standards and Sustainability.....	25
18. Equalities Issues.....	26
19. Strategic Environmental Assessment (SEA)	26
20. Monitoring.....	26
21. Feedback.....	27

1. INTRODUCTION.

1.1 The Strategic Housing Investment Plan (SHIP) 2021/22 – 2025/26 sets out the funding priorities for affordable housing in West Dunbartonshire for the next five years as outlined in the West Dunbartonshire More Homes Better Homes Local Housing Strategy 2017-2022. The SHIP is an operational document rather than a strategic one.

1.2 The SHIP is an annual document whose main focus is to set out strategic housing investment priorities through the targeting of the Scottish Government's Affordable Housing Supply Programme Funding (AHSP), including its Council House Building Programme (CHB) component.

1.3 The SHIP details how the Council will assist in meeting the Scottish Government's commitment to support new affordable housing in Scotland. This SHIP is the first which takes us beyond the 31st March 2020 target date for the delivery of 50,000 affordable new homes, which so dominated recent plans and the first after the onset of the Covid pandemic. The coming period is one of unprecedented uncertainty over the economy and what this will mean for housing delivery. Nonetheless, it is aimed to deliver around 700 new social rented homes in West Dunbartonshire during the timeframe of this plan.

1.4 The SHIP has been prepared using the following principal guidance:

- MHDGN 2019/04 Guidance on the Preparation of Strategic Housing Investment Plans - August 2019
- MHDGN 2019/03 Affordable Housing Supply Programme: Process and Procedures - April 2019
- MHDGN 2019/02 Guidance for Setting Local Housing Strategy Targets to Support the Delivery of More Wheelchair Accessible Housing – March 2019.

1.5 Housing Services has worked with all appropriate Council service areas and with the West Dunbartonshire HSCP in the preparation of this Plan. Consultation has taken place with the RSLs operating in West Dunbartonshire through the Housing Providers Forum and regular programme/liaison arrangements. The Scottish Government More Homes Division Glasgow and Clyde Area Team have contributed to the preparation of the SHIP. Further information on the consultation process is contained at Section 10 below.

1.6 The latest SHIP Guidance (MHDGN 2019/04) notes the commencement of public consultation on the Scottish Government's Housing to 2040 Vision and Principles discussion paper. It introduces some new areas for consideration in the SHIP, such as links to the Child Poverty (Scotland) Act 2017 and accommodation for Gypsy/Travellers, while giving greater emphasis to existing areas such as Wheelchair Accessible Housing and Rapid Rehousing Transition Plans. The Scottish Government has acknowledged the difficulties created by the pandemic in drawing up a new SHIP and have advised that a light touch be adopted in its preparation.

1.7 To assist in advance planning of housing investment, the Scottish Government normally advises local authorities annually of their minimum Resource Planning Assumptions (RPA). The West Dunbartonshire RPA for 2020/21 was £11.128m. However, West Dunbartonshire Council was able to secure additional funding which took our total to £20.693m. This was augmented by an element of Scottish Government bond funding for programmes new to the 2019/20 -2023/24 SHIP. This was the second year running we have been able to exceed our notional allocation and speaks well of our programme delivery. There is no certainty however that we will be in a similar position in the coming years although we are heartened by the comments made in the Draft Infrastructure Investment Plan.. Discussions will continue to take place with our Scottish Government colleagues over what level of funding will be available for this SHIP. In the circumstances, we have agreed to proceed on the broad assumption that we will have a RPA of around £11m per annum, in keeping with the last few years but less than what we actually were able to deliver. This would give a projected grant receipt for the period to 2025/26 of £55m in total.

1.8 The high ambitions contained in this SHIP can only be delivered with adequate financial support from the Scottish Government's AHSP, not least in respect of the Council's own new build programme. This is especially true in a period when there is a nation-wide drive to improve the quality of new housing and the understanding that this cannot be done on the cheap. We would hope that the transition to the

new period beyond March 2021 will provide the Scottish Government the opportunity to address the historic disparity between Council and RSL grant levels.

1.9 The Scottish Government published its draft [Infrastructure Investment Plan for Scotland 2021-2022 to 2025-2026](#) on 24 September 2020. Encouragingly, this paper shows a total capital investment of around £3.5bn in affordable housing over the next 5-years. In real terms, this level of investment is on par with for the previous period to 31st March 2021. This represents a welcome platform for the development of a significant programme in West Dunbartonshire in the next 5 years.

1.10 This SHIP is the first covering the period beyond the completion of the More Homes Scotland initiative to provide 50,000 new affordable homes by March 2021 and, more significantly, the first since the onset of the Covid-19 pandemic. The More Homes Scotland initiative saw a very significant affordable housing budget increase. It remains to be seen what funding will be available beyond 2021/22.

1.11 There is a degree of momentum building around the idea that housing development could be an important economic factor in the covid recovery programme. In particular, the Scottish Federation of Housing Associations, the Chartered Institute Housing in Scotland and Shelter Scotland published a report in May 2020 entitled Affordable Housing Need in Scotland Post-2021. The report was carried out by academics from five universities and runs to 112 pages in length. The research is an update on the one they carried out five years ago and calls for 53,000 additional affordable homes to be delivered between 2021 and 2026. The earlier research contributed to the Scottish Government's setting a target of 50,000 additional affordable homes including 35,000 for social rent. We will continue to contribute towards this developing debate.

1.12 Unsurprisingly, the Scottish Government's Programme for Government published in September 2020 places a significant focus on health and well-being. There are several areas emphasised in this programme which have implications for WDC housing and which will impact on the SHIP and feature further in the new Local Housing Strategy due published next year, in particular:

- Housing to 2040: vision & route map due published by end of 2020
- Funding for new build homes
- Design of new homes

- Review of adaptations system
- Refreshed energy efficient Scotland route map by end of 2020
- Investing in renewable energy infrastructure
- Focus on creating 20 minute neighbourhoods
- Digital strategy for planning due in November 2020
- Supporting people with housing costs & stopping homelessness
- Equalities matters
- Digital access

1.13 As always, the funding shown for projects is an indication only of the spending plans and does not guarantee that these sums will be made available. Each proposal will require going through a further detailed assessment before funding is committed to ensure that the project complies with requirements and to ensure that funding is available in this particularly difficult period.

1.14 Following submission of the SHIP, the Scottish Government will issue a Strategic Local Programme Agreement to West Dunbartonshire Council (SLPA) confirming the AHSP funding.

2. PURPOSE OF THE STRATEGIC HOUSING INVESTMENT PLAN

2.1 The principal purpose of the SHIP is to set out the strategic investment priorities for affordable housing over a 5 year period to achieve the outcomes set out in the LHS. This SHIP sets out the planned housing investment programme for 5 years, covering the period 2020/21

2.2 The SHIP:

- Sets out investment priorities for affordable housing
- Demonstrates how these will be delivered
- Identifies the resources required to deliver these priorities
- Enables the involvement of key partners in the delivery of affordable housing.

2.3 Key investment priorities on a site by site basis are set out in the templates attached to this plan. The templates give information on the following:

- The priorities for new affordable housing projects
- Estimated start and completion dates
- Projected funding sources
- The number of units to be provided (by tenure and type)
- Funding requirements of Committed Projects

3. KEY OBJECTIVES

3.1 The overarching objective of the SHIP is to help deliver the Council's key housing priorities as contained in its Local Housing Strategy, in particular by directing investment to the agreed regeneration areas and on increasing the supply of new affordable housing across West Dunbartonshire. The LHS sets an annual Housing Supply Target of 230 new houses across all tenures, with 80 of these being for Social Rent.

3.2 The Council welcomed the Scottish Government's 50,000 new affordable homes target by 2021 under the More Homes Scotland banner supported by measures such as increasing investment, a legislative programme to make planning more effective and supporting infrastructure. Under its More Home West Dunbartonshire initiative, the Council has made and continues to make a significant contribution to this goal. West Dunbartonshire Council would welcome a continuation of this approach to promoting and funding affordable housing through the course of this SHIP





4. POLICY CONTEXT

4.1 The Scottish Government's [Housing to 2040](#) consultation provides the backdrop to housing policy in the period of this SHIP and beyond. The vision setting document for Housing to 2040 identifies challenges relating to the ageing population, changing household structures, climate change, homelessness, child poverty and wider welfare reforms, which will all impact on housing. Scottish Ministers have signalled the following three housing quality areas for early guidance:

- Carbon: Greater use of offsite construction for new social housing.
- Ensure all new social housing offers private or communal outdoor space with room for occupants to sit outside, and space for home working or study.
- Work to make all new social housing digitally-enabled including exploring options for providing ready-to-go internet connections in new social housing.

4.2 The [LHS](#) and its annual updates provide the principal West Dunbartonshire Council policy context to the SHIP. The LHS is in its last year and a new plan is due to be published next year to commence in 2022.

4.3 The Covid-19 crisis has added a whole new dimension to our considerations of future housing needs which will feed into the Housing to 2040 debate.

4.4 Also, in response to the Covid-19 pandemic, and in anticipation of potential negative impacts of Brexit, the Scottish Government has published its [Draft Infrastructure Investment Plan for Scotland 2021/22 to 2025/26](#). This paper highlights the value of new housing in the future economic health of the country and proposes £2.8m of investment over 5 years to deliver affordable and social housing in support of Local Housing Strategies.

4.5 Welfare reform continues to have an impact on the HRA and the financial resources available to deliver all housing related objectives. The full financial costs and impact on the wider economy are unknown.

4.6 All Scottish Local Authorities have in place a Rapid Rehousing Transition Plan (RRTP) setting out their approach to minimising the time a household remains homeless and ensuring they can access appropriate housing as soon as possible. To help the delivery of the WDC RRTP, the Council has agreed to allocate one property in each of its new CHB projects for RRTP purposes. We are engaging with our SHIP developing partners with a view to them taking a similar approach should demand require it.

5. LOCAL HOUSING STRATEGY 2017 - 2022

5.1 The Local Housing Strategy 2017-2022 places an emphasis on regeneration, acknowledging the need to improve many of our neighbourhoods and to provide housing which meets the changing requirements of our communities. In terms of the types of housing which is required, we recognise that physical access to too many of our houses is an issue. We will therefore encourage the provision of more accessible housing and ones which are suitable for wheelchair users. Similarly, we know that there is a size imbalance between the available housing and the demand, with particular shortages of 1-bedroom properties and specifically larger family houses. Developers seeking to access AHSP funding must consult with WDC Housing Development team on how best to contribute to addressing these imbalances and on meeting the objectives of the LHS. Work has commenced on our new Local Housing Strategy 2022 -27 and it is likely that its emphasis will be broadly similar.

5.2 In addition to the regeneration agenda, the Council is keen to encourage an increase in the housing supply more generally across West Dunbartonshire to mitigate an ageing demographic and to stimulate the local economy.

5.3 The Council, as Strategic Housing Authority, has the statutory lead role in setting out the investment priorities for the delivery of affordable housing and through the “More Homes West Dunbartonshire” approach, we are working with our strategic development partners to take forward opportunities to provide a broad range of high quality affordable homes in safe and attractive neighbourhoods that meet the needs of our residents. Our Strategic Housing Partnership with the Wheatley Group, Clydebank HA, Caledonia HA and Dunbritton HA brings added value to the delivery of affordable housing and there continues to be significant scope for other housing developer organisations to make a contribution to the programme. We welcome all proposals for future inclusion should resources allow.

5.4 There is a shared recognition that the Housing Sector – through the leadership of the Council – and the West Dunbartonshire Health and Social Care Partnership (HSCP) must work together closely in supporting the delivery of the health and social care integration agenda. The Local Housing Strategy notes that successful housing and social care support depends on the location, model and range of housing available. A Housing Contribution Statement forms part of the HSCP Strategic Plan outlining our joint objectives. We encourage Housing Associations to bring forward projects which support this agenda.

5.5 Given the local demographic, the prevalent topography and the nature of our housing stock, accessibility to housing for people with a mobility issue is a big concern in West Dunbartonshire. We continue to encourage developers to prioritise developments which meet the needs of people with mobility issues and our Housing Design Standard sets out our requirements.

5.6 While all new housing supported by the AHSP is required to satisfy Housing for Varying Needs (HfVN) criteria, the West Dunbartonshire Design Standard .

5.7 We also aim to continue to improve the supply of housing suitable for wheelchair users. In some circumstances the provision of lifts may present a solution to accessibility issues. The [West Dunbartonshire Design Standard: 2019](#) requires that all SHIP projects provide a minimum 10% proportion of wheelchair accessible homes (see 17.2 below). This requirement may only be relaxed in exceptional circumstances where, for example, the project is being developed for different specialist housing purposes or where the topography is particularly difficult. Where no specific specialist housing provision is stipulated in the project, it will generally be assumed that around 10% on each site will be for this purpose, with the detail being agreed at a later date in consultation with HSCP colleagues.

5.8 The Council has published its Local Child Poverty Action Report 'Improved Life Chances for all Children, Young People and Families'¹ which contains a number of housing related actions relevant to the SHIP. In particular, the SHIP supports those actions in the report around the delivery of new affordable housing through the More Homes better Homes West Dunbartonshire approach (H&E/1819/HD&H/002), developing community benefits including job opportunities (RES/1718/PR/001) and reducing the cost of living through better energy efficiency (H&E/1920/W4U/12). Working 4U are represented on the More Homes Delivery Group where they help shape the development of the programme.

5.9 The Council is currently engaged with the residents of our Gypsy/Travellers site over possible improvements and will give consideration to the option of accessing the AHSP fund for work of this nature.

5.10 While there is no strong evidence that there is great demand for intermediate/mid-market rent products (MMR) in West Dunbartonshire. Some housing providers retain an interest in looking at such products and this SHIP contains a small number of shared equity projects. The Council too will give consideration to

providing some shared equity tenure homes as part of Council house new build programme.

¹ <https://www.west-dunbarton.gov.uk/media/4317421/west-dunbartonshire-lcpr-19-20.pdf>

6. PROJECT ASSESSMENT METHODOLOGY

6.1 Projects considered for inclusion in the SHIP are subject to a matrix based scoring analysis to assess their relative merits. Various criteria are employed in assessing and prioritising the projects. These are

- The strategic priorities of the Council including contributing to Covid-19 recovery plans
- Contribution towards meeting the assessed housing need and demand
- Meeting regeneration /Planning objectives
- SIMD Scoring
- Affordability
- Deliverability including site constraints
- Level of subsidy required

6.2 There are information gaps in respect of some mooted projects: these have been listed on the scoring pro-forma as “shadow” or reserve projects and these will be subject to reassessment when the full information is available. These may feature in future versions of the SHIP.

7. FUNDING

7.1 Funding for the projects in this programme comes from two principal sources:

- the allocation from the Affordable Housing Supply Programme as noted at 1.6 above and
- funding from the housing providers' sources, primarily private borrowing by RSLs and Prudential borrowing by the Council.

7.2 Unless otherwise known, it has been assumed that RSLs projects will be seeking the current benchmark support figure of £72,000 per unit (3 person equivalent) and that the Council equivalent in most cases will be £59,000 (flat rate). It is understood that there is upward pressure on prices and it is felt that this will result in more pressure to equalise the subsidy differences between Local Authorities and RSLs. The imperative to improve quality, not least in light of Covid-19 experience, will come at a cost.

7.3 Where a Council House Building project is proposed on a Housing Revenue Account site, it is assumed that there will be no acquisition costs to the project.

7.4 In collaboration with the Scottish Government More Homes Division, and representative bodies such as ALACHO, the Council will continue to consider alternative and innovative funding proposals for the delivery of affordable housing. In addition, we will seek to explore with partner RSLs any opportunities to support the programme with funding from their financial reserves or other sources.

7.5 West Dunbartonshire Council has entered into a call-off contract with CCG Scotland Ltd under the Scottish Procurement Framework to form a strategic development partnership to deliver its new Council house building programme to 2021/22 as outlined in this SHIP. It is anticipated that new Scotland Excel framework which went live in August 2019 will provide a helpful delivery vehicle for the remainder of the SHIP programme.

8. PROGRESS ON PREVIOUS SHIP 2020/21 – 2024/25

8.1 The progress on the SHIP 2020/21 - 2024/25 priority projects is summarised in table 2 below:

Table 2: Progress on Previous SHIP 2020/21 – 2024/25

Projects Completed 2020/21			
Project	Units	Status	Comments
Stirling Road, Alexandria	8	Completed September/October	Cube HA Off- the-shelf purchases from Barratt Homes.
Westcliff, Dumbarton	46	Completed June	Cube Housing Association.
Projects Currently On-Site/Due on Site 2020/21			
Project	Units	Status	Comments
Dumbarton Harbour, Dumbarton	150	On-site. Nearing completion.	Dunbritton Housing Association: includes new HA office which was completed and occupied in August 2020
Dumbarton Harbour, Dumbarton	45	On site October 2019 and due to complete Summer 2021	WDC
St Andrew's High School, Clydebank	126	Work commenced May 2019. Due to complete in July 2021.	WDC: first handovers took place in October 2020

Queens Quay, Clydebank	146 (WDC 29/ Cube 80/ Clydebank HA 37)	On site March 2020 and due to complete 2022/23	WDC, Cube Housing Association and Clydebank Housing Association are jointly developing this key regeneration site. WDC units for older people and have Dementia Friendly features.
Haldane Primary School, Haldane	58	On site: October 2019 Due complete: March 2021	WDC
Aitkenbar Primary School, Bellsmyre	55	Due on site: October 2019 Due complete: May 2021	WDC
Creveul Court, Alexandria	22	Due on site: November 2019 Due complete: December 2020	WDC: older people and Dementia Friendly
Muir Road, Bellsmyre	66	Site start January :2021 Due complete: late-2021	Caledonia HA
Highdykes, Bonhill	49	Site start January 2020. Due complete August 2021.	Caledonia HA
Dalquhurn Phase 4	25	Site start March 21 Due complete March 22	Caledonia HA
Faifley Bowling Club, Clydebank	15	Site start early 2021 with completion March 2022.	Knowes HA
140 Dumbarton Road, Old Kilpatrick	48	Site start Jan 2021 with completion November 2021	Link HA
Dalton Avenue, Clydebank	24	Site start September 2020 with completion September 2021	Clydebank HA

Future Sites Identified in SHIP*	
Project	Comments
Clydebank Health Centre	<i>WDC is seeking to acquire the site to provide around 60 SR homes.</i>
Dalquhurn Phase4, 5 & 6	<i>Caledonia HA: 50 SR/25 SE. Est to start in Early 2021</i>
Bellsmyre Phases 1-2	<i>Caledonia HA: 66 SR. Est to start in November 2021</i>
Queens Quay Site 3	<i>WDC are drawing up proposals for around 31 units.</i>
Clydebank East	<i>WDC: minimum 60 social rented homes.</i>
Pappert, Alexandria	<i>WDC: 30 SR units on this former demolition site.</i>
Dumbain Road PH2	<i>Dunbritton HA: 39 social rented units subject to Loch Lomond NPA approval</i>
Cottage Hospital, Dumbarton	<i>Dunbritton Housing Association are currently looking at the possibility of developing 10 units of social housing on the site.</i>
Golfhill Drive, Alexandria	<i>Dunbritton Housing Association are continuing to investigate the possibility of developing 7 social housing units. It is anticipated that development costs will be very high on this small site.</i>
Boquhanran Road, Dalmuir	<i>Clydebank HA is in early stage discussions to build up to 90 units here.</i>
Glebe, Old Kilpatrick	<i>Trust HA is interested in developing 22 units on this site.</i>
Hardgate Health Centre	<i>Knowes HA has expressed an interest in developing this site to provide around 10 new SR homes.</i>

*The list of future projects is contained in Appendix 1. Not all have been scored at this stage

9. SHIP 2021/22 – 2025/26 : PRIORITY PROJECTS

9.1 Table 1 of the SHIP Templates at Annexe A, Affordable Housing Supply Programme: Years 2021/22 -2025/26, details the projects contained in this SHIP. The priority projects for this period ,including those currently on site, are as shown in table 3 below. All units are social rented unless otherwise stated and unit numbers are draft in most cases.

Table 3: SHIP 2021- 2026: Priority Projects by Developer*

Site/Developer	Number of Units
West Dunbartonshire Council	
St Andrews School	126
Dumbarton Harbour	45
Creveul Court, Alexandria	22
Haldane Primary School	58
Aitkenbar Primary, Bellsmyre	55
Queens Quay Site B	29
Clydebank East (ex MSF site)	60
Queens Quay Site C	31

Pappert	30
Lilac Ave	30
Bank St	30
516 units	
Wheatley Group/Cube	
Queens Quay, Clydebank	80
80 units	
Clydebank Housing Association	
Queens Quay, Clydebank	37
Dalton Ave	24
61 units	
Link Housing Association	
146 Dumbarton Road, Old Kilpatrick	48
48 units	

Dunbritton Housing Association	
Dumbarton Harbour	150
Golfhill Drive, Dalmonach	7
Cottage Hospital, Dumbarton	10
Dumbain Road PH2	39
206 units	
Caledonia Housing Association	
Bellsmyle Regeneration Phase 1&2	66
Dalquhurn, Renton Phase 4,5,6	75 (inc 25SE)
Muir Road, Bellsmyle	66
Highdykes Primary School	49
256 units	
TOTAL PRIORITY PROJECTS	1206

* All homes are social rented unless otherwise stated and includes projects currently on site, some of which will complete before 31 March 2021.

9.2 WDC operates a very popular “Buy Back” scheme whereby the Council can re-purchase vacant Right to Buy houses which are on the market, to help meet strategic housing objectives, including regeneration projects. Demand for this project currently outstrips the availability of funding and local RSLs are also interested in taking part. It is considered that the buyback scheme would provide support to the Rapid Rehousing Transition Plan and other strategic priorities. The SHIP proposes an annual quota of 20 properties at a £50K AHSP (or 50% of purchase price, to a maximum of £50K) rate, giving a spend of £1.0M each year on the Buy Back scheme, or £5.0M over a five year period.

9.3 Excluding the reserve projects, the SHIP shows the development of around 800 new rented homes over the 5-year plan period. The delivery of this ambitious plan will depend upon the ongoing support of our developing RSL partners and, in particular, appropriate funding from the Scottish Government.

9.4 The funding required to deliver this programme is estimated to be around £50.277m. While this figure is within the estimated Resource Planning Target of £55m for the period, we are likely to be entering a period of rising costs and potentially one where specifications are improved in response to climate change and Covid-19 response issues.

9.5 While most projects contained in this SHIP are for social rent, alternative tenure in the form of shared equity units are proposed by Caledonia HA. Further investigation of the market for alternative tenures requires to be carried out in West Dunbartonshire.

9.6 Due to continuing uncertainties over details of some of the proposed projects in the SHIP and the availability of funding, the SHIP will require to show flexibility and be subject to continual monitoring. With the SHIP now moving to an annual cycle monitoring will be more frequent and will be carried out through the Council's performance management system and through key structures such as the More Homes Delivery Group, the Strategic Housing Providers Forum, Housing Improvement Board and programme review meetings with the Scottish Government.

9.7 The Council has carried out an analysis of potential projects against an objective Prioritisation Scoring Matrix and assessed them accordingly. A number of factors are taken into account including availability of land, type of housing being proposed, compliance with LHS objectives, deliverability and value for money. The scoring mechanism will be kept under review in light of the national response to the Covid-19 crisis. This analysis has informed this SHIP and is attached as Annex B.

9.8 The SHIP scoring matrix contains a longer list of projects which have been brought forward for consideration. These are considered to be reserve projects. If there is slippage, or if additional funding becomes available, some of these projects may be introduced into the programme. We will remain open to consideration of other projects which may be presented during the course of this plan period, indeed these would be welcomed, though bearing in mind that resources are likely to be more limited during this period.

10. CONSULTATION

10.1 While face to face consultation has not been possible this year, every effort has been made to mitigate these difficulties though the use of on-line resources.

10.1 This SHIP has been prepared in consultation with all RSLs operating in West Dunbartonshire who were approached with a “call for sites” for consideration for inclusion in the programme.

10.2 The SHIP was the subject of discussion at the Strategic Housing Providers Forum and subsequent individual meetings took place with potential developing associations.

10.3 The Scottish Government’s More Homes Division, Glasgow and Clyde Team were consulted throughout in the preparation of this SHIP.

10.4 A consultation with West Dunbartonshire Tenants and Residents Organisation was held on 22nd October 2020 to consider the content of the SHIP before presentation to Housing Committee on 3 November 2020. .

11. INFRASTRUCTURE FUND

11.1 The Infrastructure Fund provides grants for local authorities and RSLs as well as loans to the private sector to help in the delivery sites for new affordable housing.

11.2 The Council has so far been unsuccessful in accessing this fund but will engage further with colleagues in the SG More Homes Division to look at possibilities for grant assistance to ease some of the infrastructural constraints likely to affect projects late in the programme.

11.3 It is considered that the Urban Capacity Study referred to above may provide evidence in support of future bids to this fund.



12. COUNCIL TAX ON EMPTY AND SECOND HOMES

12.1 In West Dunbartonshire funding raised from reducing empty and second hand homes is used to support our Homes Again West (Empty Homes) approach which has led to on average 25 homes in the local authority area being brought back into use.

13. DEVELOPER CONTRIBUTIONS

13.1 At present there is no Affordable Housing Policy in West Dunbartonshire, and therefore no developer contributions providing support to the programme in West Dunbartonshire.

14. CONSTRAINTS

14.1 Scottish Government guidance indicates that SHIPs should have an emphasis on deliverability. In preparing the SHIP, every effort has been made to take account of any constraints that may affect the delivery of the projects and this is taken account of in the assessment scoring. There is recognition that many of the easier sites have been developed in the drive to meet the 2021 target and the programme outlined in this Plan may be more problematic to achieve. As noted above, the circumstances that prevail as a result of Covid-19 introduce more uncertainty than is normal in setting out the SHIP.

14.2 A number of the projects contained in this SHIP are at the early stage of their development and the full issues/constraints are not known at this stage. For example, a number of the projects contained within the SHIP are not at the stage of having Planning consent.

15. LOCAL AUTHORITY ASSISTANCE IN THE DELIVERY OF THE SHIP

15.1 The Council is committed to assist where possible in the delivery of the SHIP projects within the context of the More Homes West Dunbartonshire initiative as outlined in the Local Housing Strategy.

15.2 Within the Council, the officers' More Homes Delivery Group monitors the delivery of the new council home element of the programme and will continue to seek to identify additional sites to extend the Council's new build programme, supported by prudential borrowing, the AHSP and the Council's rent pooling strengths. The Council's element of the programme will in the main be carried out in-house by our Housing Development, with the assistance of Consultancy Services and other Council service areas, demonstrating efficiency and best value in the process, however other routes to delivery, such as off-the-shelf and design and build, will continue to be investigated.

15.3 Land has previously been made available by the Council at below market value to facilitate the development of affordable housing to meet identified needs. However, there is a need to balance this against the Housing Revenue Account's (HRA) interests and the very significant pressures facing Council budgets. In addition, the Council is mindful of the need to balance the provision of private sector and affordable housing sites to meet our Housing Supply Targets.

15.4 Vacant sites in the Housing Revenue Account, or areas of surplus stock, have generally been made available to support the development of social rented housing where appropriate. The costs of acquiring all sites will be reviewed on a case by case basis and the Council as a developing organisation and our partner housing associations will be expected to review their ability to make full use of existing assets and borrowing capacity.

15.5 Housing will continue work closely with Planning colleagues to ensure an adequate supply of development land to meet the increased targets within the context of the Local Development Plan and Housing Land Audit. Work has commenced jointly with Planning and other relevant Service Areas in carrying out an Urban Capacity Study to fully scope the potential for future development sites, particularly those

which have been considered difficult in the past due to infrastructure issues. Such a study may help to unlock resources, allowing these sites to become more viable.

15.6 Throughout the lifetime of this new Strategic Housing Investment Plan, the Council will continue to explore options around innovative delivery mechanisms to expand the supply of affordable housing and this theme will be given extra emphasis in the forthcoming LHS .



16. DELIVERY

16.1 In terms of the procurement arrangement noted above, there may be an opportunity in the future to widen the scope to include other partner developers in the programme. In addition, scoping will continue of other new frameworks as they become available to ensure the delivery of the programme and of best value.

17. ENERGY EFFICIENCY, ENVIRONMENTAL STANDARDS AND SUSTAINABILITY

17.1 Local Authorities are among a wide range of public bodies required to meet the duties place on them by the Climate Change (Scotland) Act 2009. In this context, developments arising from the SHIP must take account of the change agenda. New Build developments must contribute to the Single Outcome Agreement local outcome commitment to reduce fuel poverty.

17.2 In 2019, the Council's pioneering higher standard for all Council and Housing Association homes being built in West Dunbartonshire, the [West Dunbartonshire Design Standard](#) was updated. This applies to all new build projects being supported by the Affordable Housing Supply Programme in the SHIP programme

and requires these homes to meet a higher standard than the statutory minimum. New homes constructed under this scheme will achieve at least an Energy Efficiency Rating of B and an Environmental Impact Rating of B (Silver+ Standard). As well as improving energy efficiency, the policy encourages better external design and internal space standards. The Design Standard was shortlisted for the prestigious Chartered Institute of Housing (Scotland) 2016 National Good Practice Excellence Awards in the category "Excellence in Housing Innovation".

17.3 The Council is now seeking to improve the energy efficiency of its new housing even further and the next tranche of its programme are planned to be zero carbon or close to this standard. As part of this SHIP, it is proposed to carry out a pilot project which will encompass a range of high efficiency specifications, including zero carbon and passivhaus, to help assess the best option. Progress to these highest levels of energy efficiency will come at a price but are considered to be worthwhile in the longer term. We will carry out cost benefit analyses of the routes available and engage with the Scottish Government over funding support.

17.4 The Council continues to encourage the consideration of district heating systems or other innovative measures which contribute to meeting climate change objectives. There are plans to roll out the ambitious district heating scheme at Queens Quay, Clydebank to nearby housing projects.

18. EQUALITIES ISSUES

18.1 West Dunbartonshire Council is committed to delivering good quality services which are underpinned by a clear understanding of Equality and Diversity and to promoting and sustaining equality and inclusion, and equality and diversity principles.

18.2 An integrated impact assessment was carried out on which predicted that the strategy would have an overwhelmingly positive impact.

19. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

19.1 A Strategic Environmental Assessment (SEA) pre-screening report has been carried out in respect of the parent Local Housing Strategy. The Council has determined that a SEA is not required in this instance.

20. MONITORING

20.1 Monitoring of progress will be carried out through the Council's performance management system and through key structures such as the Strategic Housing Providers Forum, the Housing Improvement Board, the More Homes Delivery Group and programme review meetings with the Scottish Government. A new SHIP will be submitted annually to the Scottish Government each October following approval by the Housing and Communities Committee

21. FEEDBACK

For more information, or if you want this information in a different format or language, please use the contact details below:

Housing Development Team
Housing Development and Homelessness
Housing and Employability
West Dunbartonshire Council

John Kerr Housing Development and Homelessness Manager

Phone: (01389) 737889

Email: John.Kerr@west-dunbarton.gov.uk

Jamie Dockery Senior Housing Development Officer

Phone: (01389) 737366

Email: Jamie.Dockery@west-dunbarton.gov.uk

Jackie McRory Senior Housing Development Officer

Phone: (01389) 737591

Email: Jackie.McRory@west-dunbarton.gov.uk

Emily Dorrian Housing Development Officer

Email: Emily.Dorrian@west-dunbarton.gov.uk

