

West Dunbartonshire Council
Strategic Housing Investment Plan
2020/21 – 2024/25
November 2019



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1. Introduction

- 1.1 The Strategic Housing Investment Plan (SHIP) 2020/21 – 2024/25 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, including meeting the 50,000 affordable new housing target by 2021 set by the *More Homes Scotland* initiative. Most of this SHIP goes beyond the 2021 and into a period of funding uncertainty. It is aimed to deliver around 1300 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 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 new 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 and 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.
- 1.7 To assist in advance planning of housing investment, the Scottish Government advises local authorities annually of their minimum Resource Planning Assumptions (RPA). The West Dunbartonshire RPA for 2020/21 is £11.128m. In the absence of RPAs post 31 March 2021, SG advises local authorities to plan on the basis of existing RPA levels. The table below shows the RPA to 2024 -25, with estimated figures for the last four years of the programme.

Table 1: WD Resource Planning to 2019/24 at 13 June 2018

Year	Resource Planning Assumption at 29 April 2019
2020 - 2021	£11.128m
2021 - 2022	£11.128*
2022 - 2023	£11.128*
2023 - 2024	£11.128*
2024 - 2025	£11.128*
Total	£55.64*

* Estimated

- 1.8 The period covered by this SHIP is largely beyond the completion of the *More Homes Scotland* initiative to provide 50,000 new affordable homes by March 2021. This programme saw a very significant housing budget increase but it remains uncertain what funding will be available beyond 2021/22. As noted above, the Scottish Government advises that local authorities plan on the basis of their existing Resource Planning Awards. They also suggest that a minimum slippage of 25% be applied to the first year of the programme. The funding required to deliver the programme detailed in this SHIP is estimated to be around £65.5m.

This compares with an estimated Resource Planning Target of £55.64m for the same period. This estimate may be considered generous at this time. Further discussion will be required with the Scottish Government's More Homes Division over resourcing this SHIP programme within the context wider consideration of the approach to housing supply beyond 2021.

- 1.9 WDC has been successful in accessing additional funding from the Scottish Government including bond funding for new programmes to the 2019/20 -2023/24 SHIP which will complete by March 2021. This additional grant funding has augmented the RPA by over £7m in 2019/20 alone.
- 1.10 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.
- 1.11 Following submission of the SHIP, the Scottish Government will issue a Strategic Local Programme Agreement to West Dunbartonshire Council (SLPA) confirming the AHSP funding. The previous SLPA was issued on 2 May 2019.

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 2020/25.

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 rents 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 the recently published 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, 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.





4. Policy Context

- 4.1 The Scottish Government's Joint Delivery Plan, identifies priority actions to ensure housing is able to deliver the strategic objectives set out in Homes Fit for the 21st Century, and other subsequent Scottish Government strategies.
- 4.2 The LHS provides the principal West Dunbartonshire Council policy backdrop to the SHIP.
- 4.3 West Dunbartonshire Council through its representative organisations COSLA and ALACHO will continue to engage with the Scottish Government in identifying more effective and better value processes for the delivery of new affordable housing including on parity between Council and RSL benchmark subsidy rates.
- 4.4 Welfare reform continues to have an impact on the HRA and the financial resources available to deliver all housing related objectives.
- 4.5 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 continues to place 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.
- 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.
- 5.5 The HSCP provides knowledge on the health and social care needs of the West Dunbartonshire population and works with the housing sector in developing the new build housing programme, in regeneration planning and in preparing the SHIP. The SHIP supports the policy of shifting the balance of care from institutional settings to tenancy based support in the community.

- 5.6 A Housing Contribution Statement has been published which acts as the bridge between the HSCP Strategic Plan and the Local Housing Strategy and sets out the important role housing will play in the Health and Social Care integration process. The HCS will be reviewed as part of the forthcoming update of the HSCP Strategic Commissioning Plan. We encourage Housing Associations to bring forward projects which contribute to meeting these objectives.
- 5.7 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.
- 5.8 All new housing supported by the AHSP is required to satisfy Housing for Varying Needs (HfVN) criteria.
- 5.9 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.
- 5.10 The Council has published its Local Child Poverty Action Report 'Improved Life Chances for all Children, Young People and Families'ⁱ 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.
- 5.11 The Council welcomes the prospect of funding being made eligible through the AHSP for permanent affordable housing to meet the needs of Gypsy/Travellers. This is an option the Council will investigate.
- 5.12 An Affordability Analysis carried out for the Council in 2014 did not indicate a strong market for intermediate/mid-market rent products (MMR). 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.

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
- Contribution towards meeting the assessed housing need and demand
- Meeting regeneration /Planning objectives
- SIMD Scoring
- Affordability
- Deliverability including site constraints
- Level of subsidy required

The results of the exercise are contained in **Annexe B Scoring Matrix**.

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.

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 Council programme.

8. Progress on Previous SHIP 2019/20 – 2023/24

8.1 The progress on the SHIP 2019/20 - 2023/24 priority projects is summarised in table 2 below:

Table 2: Progress on Previous SHIP 2019/20 – 2023/24

Projects Completed 2019/20			
Project	Units	Status	Comments
Bonhill Primary School, Alexandria	44	Completed July 2019	Cube Housing Association went on-site in June 2017. Programmed to be complete in February 2019.
Dumbain Road/Carrochan Road, Alexandria	35	Dumbain completed July 2019. Carrochan completed October 2019.	Cube Housing Association.
Stirling Road, Alexandria	8	Completed September/October 2019	Off- the-shelf purchases from Barratt Homes.
Projects Currently On-Site/Due on Site 2019/20			
Project	Units	Status	Comments
Dumbarton Harbour	150	On-site. Now due to complete between May/June 2020 following delays due to harbour wall issues.	Dunbritton Housing Association: it will include a new HA office.
Dumbarton Harbour	45	On site October 2019 and due to complete October 2021	WDC
Westcliff, Dumbarton	46	On site - due to complete March 2020.	Cube Housing Association.
St Andrew's High School, Clydebank	126	Work commenced May 2019. Due to complete in March 2021.	WDC: formerly a joint project with Cube HA, now wholly WDC.

Queens Quay, Clydebank	185 (WDC 29/ Cube 90/ Clydebank HA 66)	Due to commence October 2019 and complete March 2021.	WDC, Cube Housing Association and Clydebank Housing Association are jointly developing this key regeneration site.
Haldane Primary School,	58	Due on site: October 2019. Due complete: February 2021	WDC
Aitkenbar Primary School, Bellsmyre	55	Due on site: October 2019 Due complete: February 2021	WDC
Creveul Court, Alexandria	22	Due on site: November 2019 Due complete: October 2020	WDC
Muir Road, Bellsmyre	66	Site start late 2019 with completion mid-2021	Caledonia HA:
Highdykes, Bonhill	49	Site start achievable late 2019. Anticipated most of the project can completed by March 2021.	Caledonia HA
Dalquhurn Phases 4,5,6	75 (inc 20 Shared Equity)	Site Start possible late 2019.	Caledonia HA:
Faifley Bowling Club, Clydebank	15	Site start early 2020 with completion March 2021.	Knowes HA
140 Dumbarton Road, Old Kilpatrick	40	Site start early 2020 with completion March 2021	Link HA
Dalton Avenue, Clydebank		Site start March 2020 with completion March 2021	Clydebank

Future Sites Identified in SHIP*	
Project	Comments
Queens Quay Site 3	WDC are drawing up proposals for around 31 units.
Clydebank East	WDC are master planning a multi-tenure project on the site of the former MSF blocks which is anticipated to include around 50 social rented homes.
Pappert, Alexandria	WDC are considering a 30 unit development on this former demolition site.
Cottage Hospital, Dumbarton	Dunbritton Housing Association are currently looking at the possibility of developing 10 units of social housing on the site. This project has been delayed due to title issues.
Golfhill Drive, Alexandria	Dunbritton Housing Association are investigating the possibility of developing 7 social housing units. It is anticipated that development costs will be very high on this small site. There may be an option to accelerate this project through Bond funding.
Boquhanran Road, Dalmuir	Clydebank HA is in early stage discussion with a Passivhaus developer to build up to 70 units here.
Glebe, Old Kilpatrick	Trust HA is interested in developing 22 units on this site.
Clydebank /Hardgate Health Centre Sites	There is interest from more than one developer in these sites which may become available in the future.
Regeneration Sites	The Council are assessing other sites for inclusion in future programme post 2021.

9. SHIP 2019 – 2024: Priority Projects

9.1 Table 1 of the SHIP Templates at Annexe A, Affordable Housing Supply Programme: Years 2020/21 -2024/25, details the projects contained in this SHIP. The priority projects for this period 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 2018- 2023: Priority Projects by Developer*

Site/Developer	Number of Units
West Dunbartonshire Council	
St Andrews	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)	54
Queens Quay Site C	31

Pappert	30
Clydebank Health Centre	60
Regeneration	20
530 units	

Wheatley Group/Cube	
Westcliff, Dumbarton	46
Stirling Road, Bonhill	8 (off the shelf)
Dumbain Road/Carrochan Road, Haldane (2 sites)	35
Queens Quay, Clydebank	80
169 units	

Knowes Housing Association	
Faifley Bowling Club	15
15 units	

Clydebank Housing Association	
Queens Quay, Clydebank	37
37 units	

Link Housing Association	
146 Dumbarton Road, Old Kilpatrick	40
40 units	

Dunbritton Housing Association	
Dumbarton Harbour	150
Golfhill Drive, Dalmonach	7
Cottage Hospital, Dumbarton	10
Dumbain Road, Haldane	44
211 units	

Trust Housing Association	
Glebe, Old Kilpatrick	22
22 units	

Caledonia Housing Association	
Bellsmyre Regeneration Phase 1&2	60
Bellsmyre Regeneration Phase 1&2	20 Shared Equity
Dalquhurn, Renton Phase 4	25
Dalquhurn, Renton Phase 5	10
Dalquhurn, Renton Phase 5	10 Shared Equity
Dalquhurn, Renton Phase 6	20
Dalquhurn, Renton Phase 6	10 Shared Equity
Muir Road, Bellsmyre	66
Highdykes Primary School	49
270 units	

TOTAL PRIORITY PROJECTS	1294
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* All homes are social rented unless otherwise stated

- 9.2 WDC operates a very popular “Buy Back” scheme where the Council can purchase vacant properties 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. 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 Including the reserve projects, the SHIP shows the development of around 1,000 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.
- 9.5 The funding required to deliver this programme is estimated to be around £77.45m, significantly in excess of the estimated Resource Planning Target of £55.64m for the period. Discussion will take individually with developing organisations over options
- 9.6 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.
- 9.7 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.
- 9.8 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. This analysis has informed this SHIP and is attached as Annex B.
- 9.9 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 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 24th October 2019 to consider the content of the SHIP before presentation to Housing Committee on 6th November 2019.



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.

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 40 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.
- 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.
- 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.



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 2015 the Council introduced a pioneering a new higher standard for Council and Housing Association homes being built in West Dunbartonshire. The *West Dunbartonshire Design Standard* applies to all new build projects being supported by the Affordable Housing Supply 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. 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”. The *West Dunbartonshire Design Standard* was updated in February 2019 and the revised standard will apply to all schemes being approved through this SHIP commencing from 2020/2021.

- 17.3 West Dunbartonshire Council is part of Scotland’s Housing Network, a benchmarking and practice exchange organisation covering over 120 local authorities and RSLs across Scotland, representing almost 90% of the sector’s stock. We are engaged with the work the SHN is doing, in partnership with the Scottish Government, on a housing development performance framework for benchmarking of new build projects. The work will include looking at value for money in procurement, performance and quality. But it is likely to at least two years to bring the project to its conclusion.
- 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 the recent LHS 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:

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

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2020/21-2024/25

Table 1 - AFFORDABLE HOUSING SUPPLY PROGRAMME - Years 1-5 2020/21-2024/25

West Dunbartonshire Council

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X-EASTING Y-NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE						UNITS - BUILT FORM					UNITS - TYPE		Total Units by Type	Financial Year (Estimated or Actual)	APPROVAL DATE		UNITS SITE STARTS							UNITS - COMPLETIONS		SG AHSP FUNDING REQUIREMENT (€0.00M)											
						Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	GN	Specia list Provisi on			Specialist Particular Need (If Known)	2020/21	2021/22	2022/23	2023/24	2024/25	TOTAL SITE STARTS OVER PERIOD	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	TOTAL COMPL IONS OVER PERIOD	2020/21	2021/22	2022/23	2023/24	2024/25	TOTAL AHSP FUNDING REQUIRED OVER SHIP PERIOD			
St Andrew's High School, Whitecrook Street, Clydebank	Clydebank	High	X250165 Y669660	9	Council	126						126				126	126	115	11	10 wheelchair + Older People	22	2019/20							0		126						126					7.434	
Creveul Court, Alexandria	Dumbarton/Vale	High	X239225 Y680114	9	Council	22						22				22	22		22			2019/20							0		15						15					1.298	
Westcliff, Dumbarton	Dumbarton/Vale	High	X237731 Y675766	5	Cube HA	46						46				46	45	5	Amenity	46	2019/20								0		46						46					0.000	
Muir Road, Bellsmyre	Dumbarton/Vale	High	X241071 Y676732	5	Caledonia HA	66						66				66	66	60	6	Wheelchair	66	2019/20		66					66		66						66		4.752				4.752
Haldane Primary School	Dumbarton/Vale	High	X239810 Y681780	9	Council	58						58				58	58	53	5	Wheelchair	58	2018/19		58					58		58						58					3.596	
Aitkenbar Primary School, Bellsmyre	Dumbarton/Vale	High	X241145 Y676251	9	Council	55						55				55	55	52	3	Wheelchair	55	2018/19		55					55		55						55					3.410	
Bellsmyre Regeneration Phase 1 & 2	Dumbarton/Vale	High	X240580 Y676894	5	Caledonia HA	60						60				60	60	54	6	Wheelchair	60	2019/20			30	30			60						30	30			60		2.160	2.160	4.320
Bellsmyre Regeneration Phase 1 & 2 SE	Dumbarton/Vale	High	X240580 Y676894	7	Caledonia HA				20			20				20	20	18	2	Wheelchair	20	2019/20			20				20						20				20		0.700	0.700	
Clydebank East	Clydebank	High	X250777 Y669222	9	Council	54						54				54	54	49	5	Wheelchair	54	2020/21			27	27			54			27	27			54		1.593	1.593			3.186	
Dumbarton Harbour	Dumbarton/Vale	High	X239853 Y675280	5	Dunbritton HA	150						150				150	150	125	25	20 Supported 5	150	2017/18						0		150						150	5.400					5.400	
Dumbarton Harbour	Dumbarton/Vale	High	X239853 Y675280	9	Council	45						45				45	45	41	4	Wheelchair	45	2018/19						0		45						45					0.000		
Queens Quay, Clydebank Cube	Clydebank	High	X249621 Y670047	5	Cube HA	80						80				80	80	75	5	Wheelchair	80	2019/20						0		80	45	45				80		4.600	4.600			9.200	
Queens Quay, Clydebank CHA	Clydebank	High	X249621 Y670047	5	Clydebank HA	37						37				37	66	31	6	Wheelchair	37	2019/20						0		37						37		2.331	2.331			4.662	
Queens Quay, Clydebank WDC	Clydebank	High	X249621 Y670047	9	Council	29						29				29	29	29	0		29	2019/20						0		29						29					0.000		
Faifley Bowling Club	Clydebank	Medium	X250412 Y672937	5	Knowes HA	15						15				15	15	13	2	Wheelchair	15	2019/20		15				15			15					15		1.080				1.080	
Dalquhurn Phase 4	Dumbarton/Vale	Medium	X239042 Y677788	5	Cordale HA/Caledonia HA	25						25				25	25	25			25	2019/20						0		25						25	1.800					1.800	
Dalquhurn Phase 5	Dumbarton/Vale	Medium	X239042 Y677788	5	Cordale HA/Caledonia HA	10						10				10	10	9	1	Wheelchair	10	2019/20				10			10							10			0.784		0.784		
Dalquhurn Phase 5 SE	Dumbarton/Vale	Medium	X239042 Y677788	7	Cordale HA/Caledonia HA				10			10				10	10	9	1	Wheelchair	10	2019/20				10			10					10				0.400		0.400			
Dalquhurn Phase 6	Dumbarton/Vale	Medium	X239042 Y677788	5	Cordale HA/Caledonia HA	20						20				20	20	18	2	Wheelchair	20	2019/20				20			20						20		0.885	0.885			1.770		
Dalquhurn Phase 6 SE	Dumbarton/Vale	Medium	X239042 Y677788	7	Cordale HA/Caledonia HA				10			10				10	10	9	1	Wheelchair	10	2019/20				10			10						10				0.400		0.400		
Golfhill Drive, Alexandria	Dumbarton/Vale	Medium	X239840 Y680315	5	Dunbritton HA	7						7				7	7	6	1	Wheelchair	7	2018/19		7				7	7							7				0.550			
Queens Quay, Site 3 Clydebank WDC	Clydebank	High	X249621 Y670047	9	Council	29						29				29	29	26	3	Wheelchair	29	2020/21			29			29							29		2.088				2.088		
High Dykes Primary School, Braehead	Dumbarton/Vale	High	X240373 Y678750	5	Caledonia HA	49						49				49	49	45	4	Wheelchair	49	2019/20						0		25	24					49	1.764	1.764				3.528	
OLSP School, Dumbarton	Dumbarton/Vale	Medium	X277703 Y675991	5	Cube HA	40						40				40	40	36	4	Wheelchair	40	2021/22				40			40						40			2.880		2.880			
Cottage Hospital, Dumbarton	Dumbarton/Vale	Medium	X239964 Y676011	5	Dunbritton HA	10						10				10	10	9	1	Wheelchair	10	2018/19		10				10			10							0.780			0.780		
140 Dumbarton Road, Old Kilpatrick	Clydebank	Medium	X246902Y672100	5	Link HA	40						40				40	40	36	4	Wheelchair	40	2020/21		40				40				40					2.880			2.880			
Glebe, Old Kilpatrick	Clydebank	Medium	X246287 Y672987	5	Trust HA	22						22				22	22	20	2	Wheelchair	22	2021/22				22			22									1.584		1.584			
Clydebank Health Centre	Clydebank	Medium	X 249757 Y671484	9	Council	60						60				60	60	54	6	Wheelchair	60	2020/21				60			60						60			3.540			3.540		
Hardgate Clinic	Clydebank	Medium	X249891 Y672668	5	TBC	6						6				6	6	4	2	Wheelchair	6	2020/21				6			6						6			0.432		0.432			
Buy Back Properties					Council/HAs	100						100		100		100	100				100	2020/21		20	20	20	20	20	100		20	20	20	20	20	100	1.000	1.000	1.000	1.000	1.000	5.000	
												0				0					0							0											0.000				
												0				0					0							0											0.000				
Total						1261	0	40	0	0	0	1301	0	100	1201	1330	1166	139	0		1301			271	126	215	60	20	692	7	787	131	231	102	126	1294	9.964	16.823	10.409	15.764	8.756	77.454	

Geographic Code	
West Highland/Island Authorities/Remote/Rural Argyll - RSL - SR - Greener	RSL - SR - Greener
West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Other
Other Rural	RSL - SR - Greener
Other Rural	RSL - SR - Other
City and Urban	RSL - SR - Greener
City and Urban	RSL - SR - Other
All	Market Rent - Greener
	Market Rent - Other
All	SR - Greener
All	Council - SR - Other

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2020/21-2024/25

Table 2 - HOUSING INFRASTRUCTURE FUND (HIF) PROJECTS

Note: Projects should be entered as either Grant or Loan - Any which state a mixed category e.g. Grant/Loan or Grant or Loan will not be considered

TABLE 2.1 - GRANT PROJECTS

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	APPLICANT	PLANNING STATUS (OUTLINE/ MASTERPLAN/ FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE? (Y/N)	CURRENT SITE OWNER	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT (PROVIDE WORK HEADINGS - DO NOT INSERT "INFRASTRUCTURE WORKS")	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION DATE														HIF GRANT FUNDING REQUIRED						POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT UNLOCKED BY INFRASTRUCTURE FUNDING	
									AFFORDABLE				MARKET				PRIVATE RENT				PRIVATE RENT TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20	2020/21	POST 2020/21	TOTAL HIF GRANT FUNDING REQUIRED	UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES	TENURE - AFFORDABLE / MARKET /PRIVATE RENTED		
									2018/19	2019/20	2020/21	POST 2020/21	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20	2020/21	POST 2020/21	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2018/19	2019/20									2020/21	POST 2020/21
North Moulton, Clydebank	Medium	X247864 Y672117	WDC	Masterplan	Y	WDC	Steeply sloping site requires major substructure intervention.	Y						0											0.000					
Carless, Dalmuir	Low	X247067 Y671781	TBC	N	N	Not Known	Ex industrial site requiring significant remediation.	Y						0											0.000					
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STRATEGIC HOUSING INVESTMENT PLAN 2020/21-2024/25

Table 3 - POTENTIAL HIF AFFORDABLE HOUSING PROJECTS WHICH MAY BE DEVELOPED FOLLOWING HIF INVESTMENT

LOCAL AUTHORITY

[illegible]

Drop Down Table Values		Geographic Code	
Numerical Value			
1	West Highland/Island Authorities/Renche/Rural Argyll -	RSL - SR - Greener	
2	West Highland/Island Authorities/Renche/Rural Argyll	RSL - SR - Other	
3	Other Rural	RSL - SR - Greener	
4	Other Rural	RSL - SR - Other	
5	City and Urban	RSL - SR - Greener	
6	City and Urban	RSL - SR - Other	
7	All	RSL - Mid-Market Rent - Greener	
8	All	RSL - Mid-Market Rent - Other	
9	All	Council - SR - Greener	
10	All	Council - SR - Other	

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2021/22-2024/25

LOCAL AUTHORITY:

TABLE 4 - AFFORDABLE HOUSING PROJECTS FUNDED OR SUPPORTED BY SOURCES OTHER THAN THE RPA/TMDF BUDGET

PROJECT ADDRESS	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	FUNDING SUPPORT SOURCE	APPROVAL DATE Financial Year (Actual or Estimated)						TOTAL TOTAL SITE STARTS	UNIT COMPLETIONS					TOTAL UNIT COMPLETIONS	NON SG FUNDING TOTAL £0.000M	OTHER NON-AHSP SG FUNDING (IF APPLICABLE) £0.000M	TOTAL FUNDING £0.000M
							2018/19	2019/20	2020/21	2021/22	2022/23		2018/19	2019/20	2020/21	2021/22	2022/23				
												0						0			0.000
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												0						0			0.000
Total							0	0	0	0	0	0	0	0	0	0	0	0	0.000	0.000	0.000

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 20/21 - 2024/25

LOCAL AUTHORITY:

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES(£0.000M)

	TAX RAISED OR IN HAND	TAX USED TO SUPPORT AFFORDABLE HOUSING	TAX CARRIED FORWARD TO SUBSEQUENT YEARS
PRE - 2015/16			
2015/16			0.000
2016/17			0.000

TABLE 5.2: DEVELOPER CONTRIBUTIONS (£0.000M)

	SUMS			UNITS		
	RAISED OR IN HAND	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
PRE - 2015/16						
2015/16			0.000			0
2016/17			0.000			0

Note: These tables are used to capture financial information. Details of how this has been used to fund/afford housing should be contained in the text of the SHIP as described in the guidance.

