



West Dunbartonshire Strategic Housing Investment Plan 2009/10 – 2013/14

West Dunbartonshire ~ from the banks of Loch Lomond to the shores of the Clyde



**West Dunbartonshire Council
Strategic Housing Investment Plan 2009/10 - 2013/14**

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1. Introduction

- 1.1 Strategic Housing Investment Plans (SHIPs) are intended to help the Government in targeting its Affordable Housing Investment Programme (AHIP) within a developing Strategic Housing Investment Framework (SHIF). The SHIP should indicate how the affordable housing investment priorities arising from Local Authorities' Local Housing Strategies (LHSs) will be delivered.
- 1.2 Local Authorities submitted their first SHIPs in November 2007. This was considered to be a "dry run" exercise, not influencing how the AHIP 2008/09 or other resource allocations were distributed.
- 1.3 Scottish Government Housing Investment Division (SG HID) published its revised guidance on preparing SHIPs in May 2008.¹ This guidance reflects the significant housing policy changes outlined in Firm Foundations: The Future of Housing in Scotland issued for consultation in October 2007.²
- 1.4 Firm Foundations confirms the central strategic role of the Local Authority in shaping the local housing system and the importance of the LHS and SHIP in achieving this. With the publication of the revised SPP3³, links to the identification and provision of land for housing through the planning system have been strengthened.

2. Purpose of the Strategic Housing Investment Plan

- 2.1 The primary purpose of the SHIP is to identify how investment, from whatever sources, is channelled over a five year period to meet the objectives contained in the LHS. The SHIP reinforces the Local Authority as the strategic housing body and the role of the LHS in setting targets and outcomes.
- 2.2 The SHIP sets out the key affordable housing priorities and indicates how they will be met. This SHIP shows a rolling investment programme of 5 years, covering the period 2009/10 – 2013/14.
- 2.3 The SHIP covers both new build and major refurbishment projects and shows tenure by affordable rental and intermediate market housing.
- 2.4 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:
 - LHS Targets
 - Housing units by location, type and tenure
 - Status of projects, including constraints on delivery; and
 - Resources.

¹ Scottish Government Housing Investment Division Guidance on Preparing Housing Investment Plans HIGN 2008/03 May 2008

² Scottish Government Firm Foundations: The future of Housing in Scotland A Discussion Document, October 2007

³ Scottish Government Scottish Planning Policy 3: Planning for Homes (Revised 2008) July 08

- 2.5 Local Authorities are encouraged to provide information to an aggregated sub – area level, the nature of which is decided by the Authority.
- 2.6 The SHIP is required to prioritise its programme, with the prioritisation being the informed by a robust housing need and demand study.
- 2.7 Annexe 3 of the document gives information on the sites where the developments are planned and outlines the principal constraints.
- 2.8 Annexe 4 contains information on the funding likely to be available to resource the programme. Discussions will continue with SG HID and other partners to ensure that there is a stream of projects coming through to ensure that reserve projects can take the place of ones which are subject to delays.

3. Local Strategic Context

- 3.1 West Dunbartonshire Council has published three Annual Updates to its Local Housing Strategy 2004-2009, the latest being in July 2007.
- 3.2 The Council is progressing the preparation of a remedial plan under Section 74 of the Housing (Scotland) Act 2001 that will provide a clear strategic framework for the Council's future housing policies, in response to housing demand and supply, including a plan to substantially reduce the level of Council owned void houses.
- 3.3 A key element of the remedial plan was the decision to commission three major studies carried out by external consultants:
 - A Housing Needs and Supply Study (HNSS)⁴ to provide a robust analysis of housing demand and supply and an understanding of the key relationships, issues and trends within the local affordable housing system. This was completed in July 2008.
 - An Asset Management Plan⁵ of all properties held in the Housing Revenue Account for SHQS purposes. This was completed in August 2008.
 - A study of the management of the Council void housing⁶ to provide a plan for reducing void levels. This was completed in September 2007.
- 3.4 A Best Value review of Care Services for the Elderly is being carried out, reviewing the configuration of these services which will be followed by further work on services for other community care client groups. The review is due to conclude during 2008.

⁴ Arneil Johnston for West Dunbartonshire Council Housing Needs and Supply Study July 2008

⁵ Arneil Johnston for West Dunbartonshire Council Asset Management Plan August 2008

⁶ Heriot Watt University and the Housing Quality Network for West Dunbartonshire Council An Evaluation of Performance on the Management of Empty Homes September 2007

4. National Housing Context

- 4.1 In April 2008 the Scottish Government published its analysis of responses to the Firm Foundations⁷ document and proposes to finalise its consultation paper on Affordable Housing Investment Reform in autumn 2008. This policy development is being taken forward in the context of the Concordat between the Scottish Government and local government and the introduction of Single Outcome Agreements (SOA) based on agreed national outcomes.⁸
- 4.2 A key component of Firm Foundations is the need to make the investment in new social housing more efficient. To this end it is proposed that the Housing Association Grant (HAG) system be made more streamlined and competitive through various measures including the introduction of bulk procurement delivered by “lead developers”. A HAG Short Life Working Group has been established, and further consultation is taking place over summer 2008. The outcomes of these discussions will impact on future SHIPs.
- 4.3 The Housing Supply Task Force (HSTF) established by the Scottish Government to seek to tackle land supply and planning issues, issued a statement on its findings in May 2008⁹. This highlighted the measures considered necessary to impact upon the supply shortages affecting many communities and needed to help meet the new house building target of 35,000 new homes a year by the middle of the next decade.
- 4.4 A consultation on the national spatial planning framework took place in autumn 2007 and was accompanied by a review of Scottish Planning Policy 3 (SPP3) on planning for future housing. The new SPP3 was published July 2008 and provides guidelines on the use of the planning system in the construction of identified housing needs in the right locations.
- 4.5 Since the previous SHIP a reorganisation of Communities Scotland has taken place. The non regulatory functions of the body were transferred to the Scottish Government’s Housing and Regeneration Directorate while the Inspection and Regulation Division became part of the new Scottish Housing Regulator.
- 4.6 The Housing (Scotland) Act 2006 which focuses on improving quality, and legislates for standards, in the private housing sector is being introduced incrementally from 2008. Consultation has just been completed on the draft guidance and regulations. Local Authorities are being required to publish their Scheme of Assistance plans in the interim period before the next scheduled LHS submission.¹⁰

⁷ <http://www.scotland.gov.uk/Publications/2008/04/02094036/1>

⁸ Single Outcome Agreements Guidance, Format and Indicators for Scottish Local Government SG/COSLA February 2008

⁹ Scottish Government Housing Supply Task Force Public Statement 27 May 2008

¹⁰ SG HID Update Note for SHBVN 03.06.08

4.7 The above noted policy developments and housing delivery plans have been overshadowed by the deepening “credit crunch” and a depressed housing market. This is likely to lead to constraints on housing supply at least in the mid-term and will provide challenges to meeting the targets set. In response to this economic downturn the Scottish Government has set out proposals to alleviate the effects on the housing market¹¹, including

- Accelerating the AHIP by bringing forward £100M to years 08/09 and 09/10.
- Looking at the acquisition of unsold private sector new build by housing associations for affordable housing.
- Providing better information and advice for those experiencing difficulties in meeting their mortgage commitments.
- Extending the recently introduced Open Market Shared Equity pilot.
- Lobbying Westminster to take further steps to mitigate the impacts of the credit crunch.

Where details of the measures are known, these have been factored into this SHIP, but it is understood that further amendments may be necessary in view of future developments around this theme. Further discussion on constraints to development is contained in Section 13 of this document.

4.8 The measures proposed under 4.7 may offer opportunities to mitigate the impact of the “credit crunch” by enabling HAs to purchase “off the shelf” properties at cheaper than normal prices or to allow more affordable landbanking for future development. The Council and its partners will give careful consideration to any such arising opportunities, always bearing in mind that any such spend should be considered within a strategic assessment context. Where such projects are agreed, they will be incorporated into an amended SHIP.

4.9 Consideration will be given to the range of initiatives being developed under the Low – Cost Initiative for First Time Buyers (LIFT) banner, aimed at helping first time buyers. For West Dunbartonshire, the New Supply Shared Equity Scheme (NSSE) and the possibly to be extended Open Market Shared Equity Pilot (OMSE) are thought to offer most promise.¹² Equally, schemes to safeguard against repossessions may be a growing feature of the coming period.

5. Current and Planned Housing Provision in West Dunbartonshire

5.1 The West Dunbartonshire Local Plan (WDLP)¹³ is due to go to a Public Local Inquiry in November 2008 with a planned adoption date of March 2009. The document sets a housing policy framework which aims to

- provide an adequate supply and choice of land for private housing development
- encourage the provision of social rented housing

¹¹ SG Responding to the Changing Economic Climate – Further Action on Housing August 2008

¹² <http://www.scotland.gov.uk/Topics/Built-Environment/Housing/BuyingSelling/lift>

¹³ West Dunbartonshire Local Plan Finalised Plan April 2008

- protect, and where possible enhance, the quality of the existing residential environment.

5.2 The WDLP is the primary land use planning document detailing the availability of sites allocated for housing within a context of competing demands and limited availability. In particular the Local Plan contains a series of tables showing:

- Opportunities for Private Sector Housing Dumbarton and Vale of Leven
- Opportunities for Private Sector Housing Clydebank, Milton and Bowling
- Opportunities for Social Rented Housing Dumbarton and Vale of Leven
- Opportunities for Social Rented Housing Clydebank and the Villages.

5.3 The WDLP notes the findings of the HNSS that disaggregated results show that there is a mismatch between demand for affordable housing and the supply available. As well as by new supply, there is the recognition that the mismatch can be addressed by a series of interventions including adjusting policies on allocations, regenerating areas, effectively asset managing existing affordable housing stock and establishing an intermediate housing market.

5.4 West Dunbartonshire Council does not operate an affordable housing policy through its Local Plan. However under Policy H3 it allocates specific sites for social rented housing. Separate private sector housing opportunities and sites for social housing are indicated in the Plan, ensuring an appropriate supply of sites for both tenures. The WDLP identifies a total of 5,047 effective new housing sites, of which 4,287 are for private housing and 760 for social housing. This social housing represents 15% of all the housing proposed in the period of the plan. Additional affordable housing sites are being promoted, leading to the likelihood that closer to the 25% affordable housing quota promoted in SPP3 being reached.¹⁴ The Figures below show housing opportunities identified in the West Dunbartonshire Local Plan Finalised Draft by tenure and location.

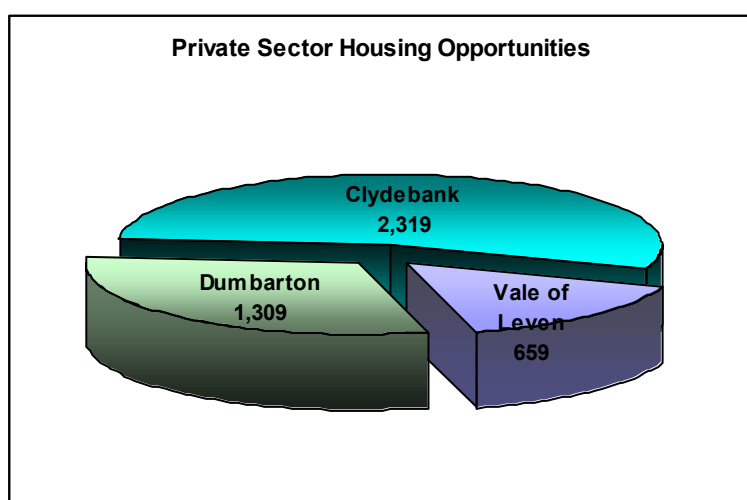


Figure 1: Private Sector Housing Opportunities Identified in WD Local Plan by Sub Area

¹⁴ WDC Report to Planning Ctee 1 April 2008 West Dunbartonshire Local Plan

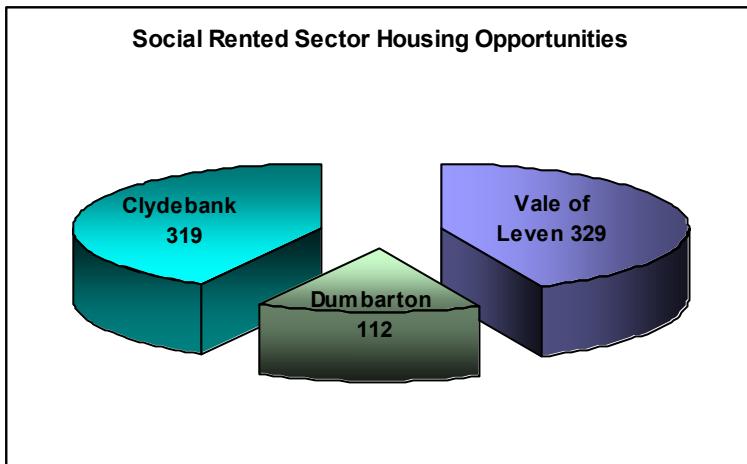


Figure 2: Social rented Sector Housing Opportunities Identified in WD Local Plan by Sub Area

5.5 While house prices in West Dunbartonshire tend to be below the Scottish average, incomes also are below average. The Housing Needs and Supply Study also notes that earnings are rising more slowly in West Dunbartonshire and that consequently affordability may be becoming more acute. Figures 3 and 4 illustrate these prices and income issues.

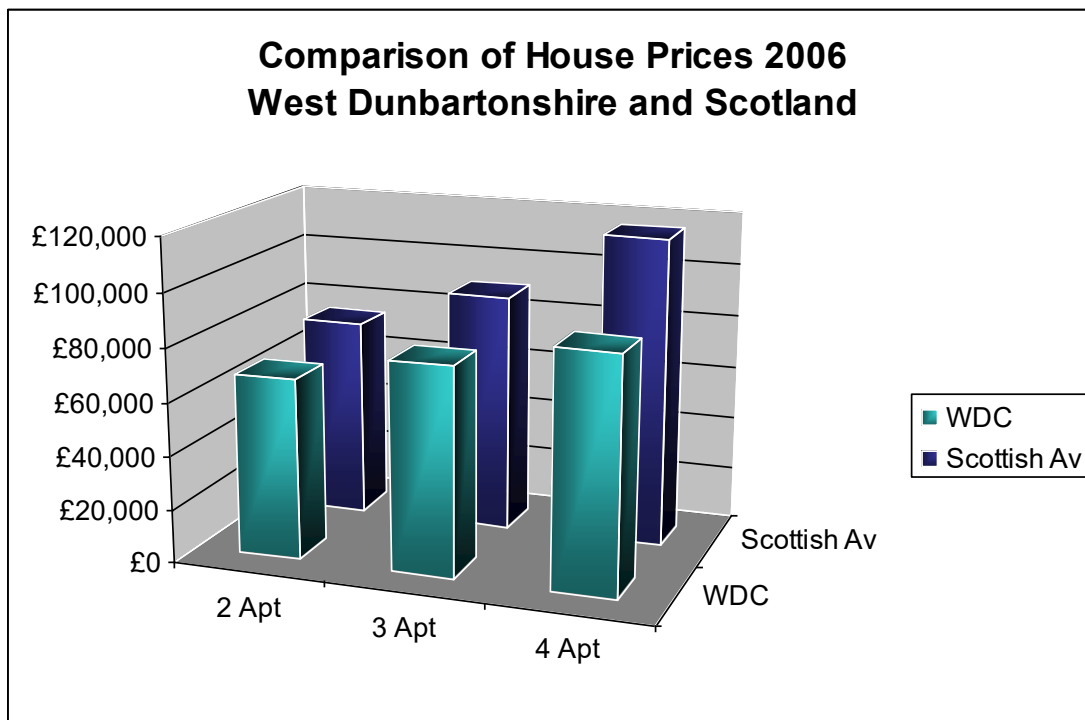


Figure 3: WDC / Scotland Price Comparison (source GROS)

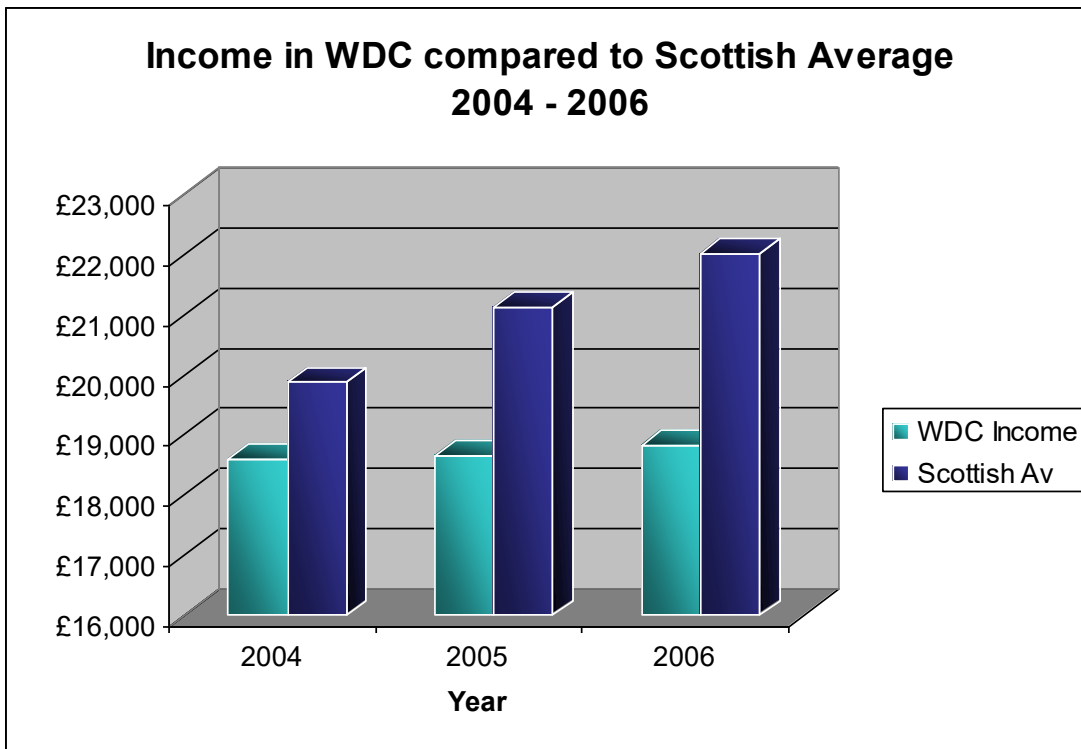


Figure 4: WDC / Scotland Income Comparison (source HNSS)

5.6 The Glasgow and Clyde Valley Joint Structure Plan 2006¹⁵ approved by Ministers in April 2008, concludes that there is no general shortage of affordable housing across the plan area but recognises the need to restructure the existing social rented stock to address the mismatch between stock and household requirements, and the poor quality of some stock. The Structure Plan also indicates that there is no requirement to provide further land allocations within the relevant housing market areas in West Dunbartonshire.

6. West Dunbartonshire Council Standard Delivery Plan and Housing Revenue Account Asset Management Plan 2008

6.1 In February 2004, the Scottish Executive introduced the Scottish Housing Quality Standard (SHQS) and requested that all councils produce a Standard Delivery Plan (SDP) to demonstrate how they would meet this standard for all their housing stock by the year 2015. The Scottish Housing Quality Standard requires that all stock must:

- meet the Tolerable Standard
- be free from serious disrepair
- be energy efficient
- be equipped with modern facilities and services; and
- be healthy safe and secure.

The Draft Standard Delivery Plan has been built on the work undertaken on outputs from the Asset Management Plan and the findings of the Housing Needs and Supply Study.

¹⁵ Glasgow and the Clyde Valley Structure Plan 2006

6.2 A detailed Asset Management Plan (AMP) was carried out by independent consultants of the assets held in the Housing Revenue Account. The Asset Management Plan considered whether, in terms of demand, voids, current performance costs and future investment costs, the stock was:

- the best stock (32%)
- requiring further investigation (52%)
- key risk stock in relation to demand, current cost and future investment requirements (17%).

6.3 Decisions made about the future of the stock and informed by the AMP will influence the requirement for investment and the resources available to invest. It is therefore essential that investment is directed towards stock which is considered to be viable in the long term. In order to achieve viability the following is required:

- restructuring/disposal of low demand stock
- ensuring that stock is in the right areas and of the right type to promote sustainable communities
- rents being kept at affordable levels
- stock being kept in good repair and modernized
- stock meeting and maintaining the SHQS.

6.4 The draft SDP provided 6 options for meeting the SHQS and establishing a robust thirty year investment strategy.¹⁶ This was the subject of a report to Council in June 2008 and subsequently of a tenant consultation exercise.

6.5 The options contained in the report represented variations on demolitions/transfers of stock requiring high investment and stock with low demand.

7. Partnership Approach

7.1 This document has been prepared in consultation with all relevant departments of West Dunbartonshire Council, the Strategic Housing Forum, the West Dunbartonshire housing associations, and the SG HID.

7.2 In addition to the regular SHF meetings, a consultation event for housing association partners on the proposed content of the SHIP 2009/10 – 2013-14 was hosted jointly by WDC and SG HID on 19th September 2008.

7.3 Future SHIP development will link to the Community Planning process through the Strategic Housing Forum.

7.4 There is a recognition that while there is a relative self containment of the WD housing market, there are a number of issues where cross boundary working between neighbouring authorities lends value to the development of the SHIP.

¹⁶ WDC Draft SDP May 2008

The SHBVN Glasgow and Clyde Valley Local Housing Strategy Group, together with its national equivalent, provide invaluable forums for local authorities to share experience and best practice in respect of SHIPs. In the drawing up this SHIP informal discussions have also taken place with the adjoining authorities in Argyll and Bute and Glasgow over SHIP development and this cross boundary liaison will continue with the LHS preparation.

8. Strategic Context for Selection of Sub Areas

8.1 As with last year, the new SHIP is broken down by three sub areas:

- Clydebank
- Dumbarton
- Vale of Leven.

See Annexe B: Plan showing WDC Housing Sub Areas.

8.2 These areas represent the three principal settlements in West Dunbartonshire and are recognised as such by the community in terms of their local identity. This breakdown conforms to the sub area analysis in the HNSS and is consistent with the local authority housing information system held by the Council. Importantly, the SG HID 5-year investment programme is also broken down by these principal settlement areas.

8.3 It is recognised that this breakdown does not comply with the Housing Market Area (HMA) framework operating in West Dunbartonshire. Two HMAs are considered to exist in West Dunbartonshire; the western part, Dumbarton and the Vale of Leven being a self contained HMA, and the eastern section from Milton to Clydebank being part of the Greater Glasgow North and West sub-market area which extends through Bearsden and into west and central Glasgow. Sasines and other analyses carried out for the HNSS and informing this plan have broken down the information below HMA level to the three settlement area noted above, while still taking cognisance of the overarching locational preferences expressed through the HMAs.

9. Investment Strategy

9.1 The AHIP allocation had not been announced at the time of writing this report. The plan assumes an annual figure of £10M, giving a £50M total over the plan period. This is based on the latest available SG HID investment projections contained in their 5-year plan, and on recent annual allocations. The SHIP aggregates figures up to sub-area level. However, given the increasing regeneration opportunities arising from the SDP process, projects to a total of approximately £56M, or 12% over the budget figure have been shown in the templates. The projected spend to 2014 by sub-area is shown below in Figure 5.

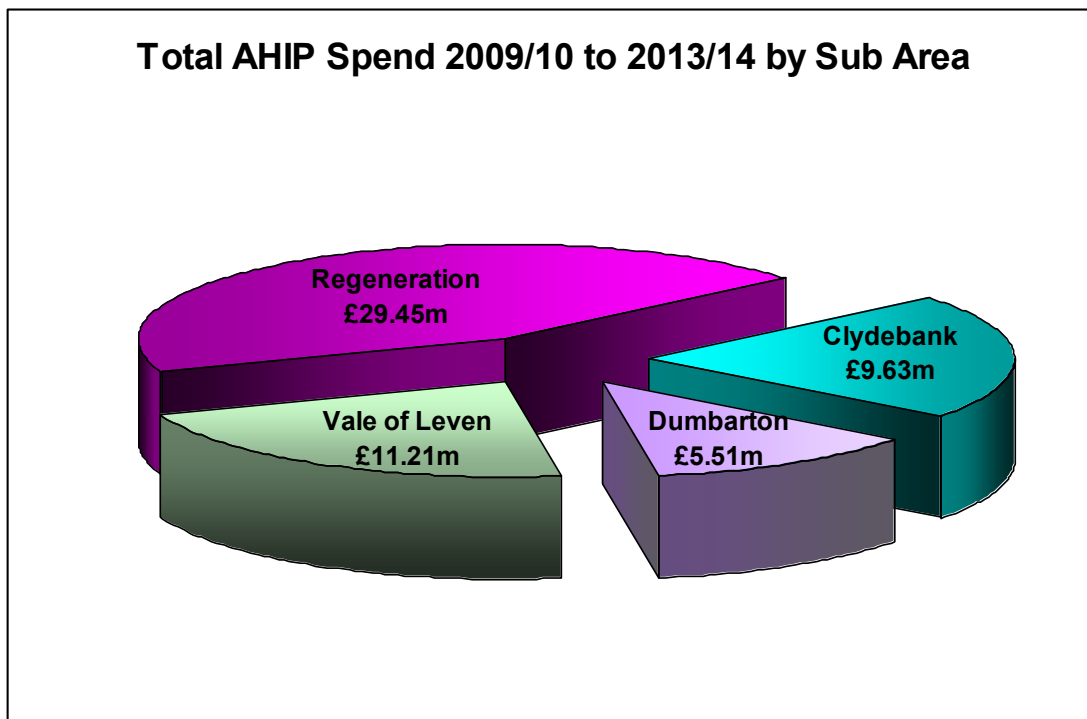


Figure 5: Projected AHIP Spend by Sub Area to 2014

- 9.2 This current 5-year plan prepared by HID is a stage in an ongoing process of discussions with housing associations over their annual Strategy and Development Funding Plans (SDFPs) and with the Council over its housing investment priorities. The SHIP should be read in conjunction with the latest 5-year plan, which is a working document continually being updated.
- 9.3 Projects in the 5-year plan are “traffic light” coded, where green represents committed projects and amber those which are currently with SG HID for assessment with the likelihood of early approval. Only these and Regeneration Projects are contained in the SHIP templates.
- 9.4 Other projects shown in Notes to Template 2 are ones which have been raised by HAs as potential developments or sites which feature in the current version of the WD Local Plan but which have not yet been assessed as priorities. No funding has been allocated against these latter category projects.
- 9.5 It is projected that a total of 870 units will be produced in the five years of the SHIP. The distribution is shown in Figure 6 below:

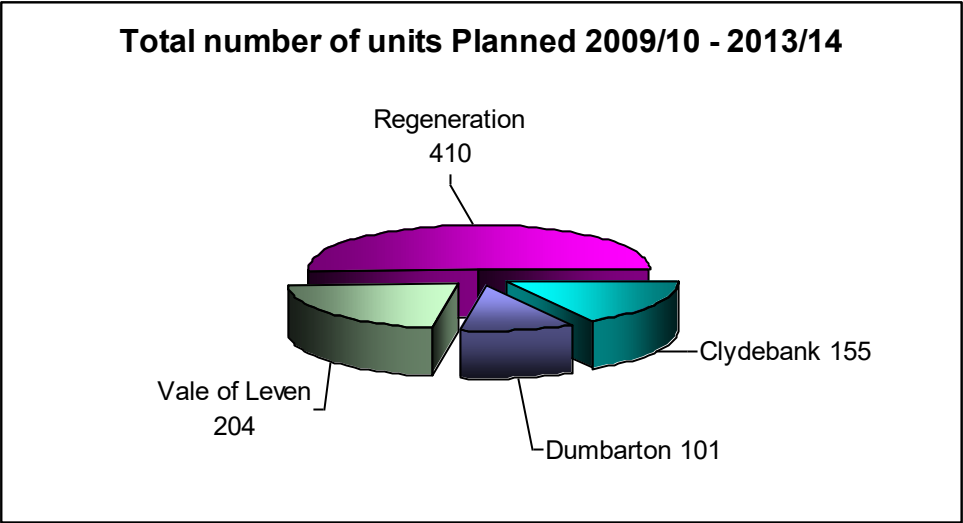


Figure 6: Projected Units by Sub Area to 2014

9.6 Figures 6 and 7 show the breakdown of units by general needs/special needs and affordable rented/Low Cost Home Ownership respectively.

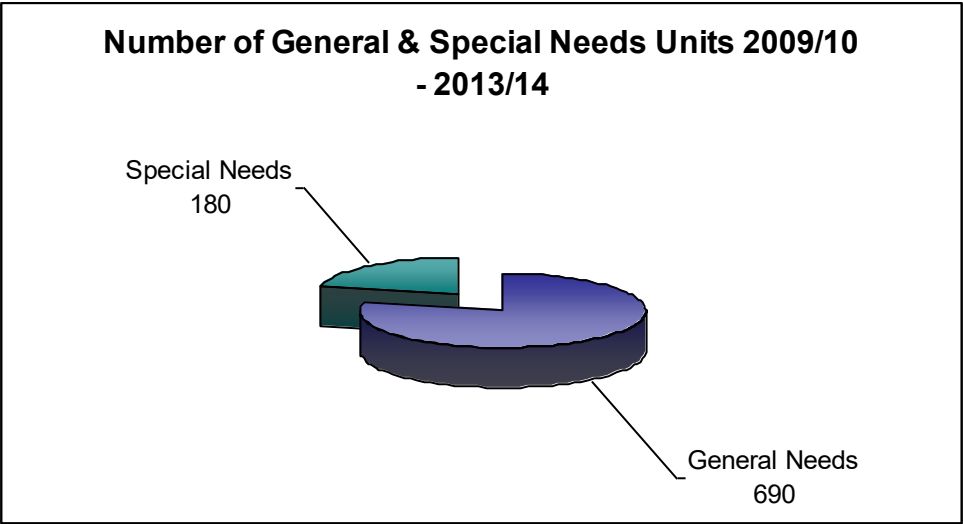


Figure 7: General Needs / Special Needs Units to 2014

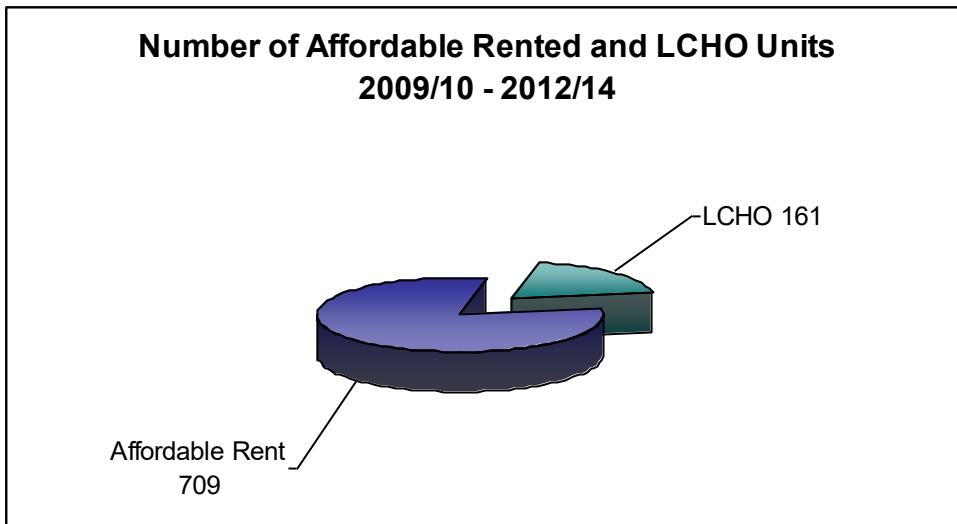


Figure 8: Affordable Rented / LCHO Units to 2014

9.7 The current HID 5-year plan runs from 2008/09 – 2012/2013. The difficulty in planning for the latter stages of the five year period, in particular for year 2013/2014 is noted. The spend profile is currently too high for the early part of the programme period, particularly in year 2010/2011, and will require to be “smoothed out” towards the later years. Discussion will take place with our Scottish Government and Housing Association partners on how best to achieve this once there is confirmation of the AHIP allocation. Figure 8 shows programmed spend in each year.

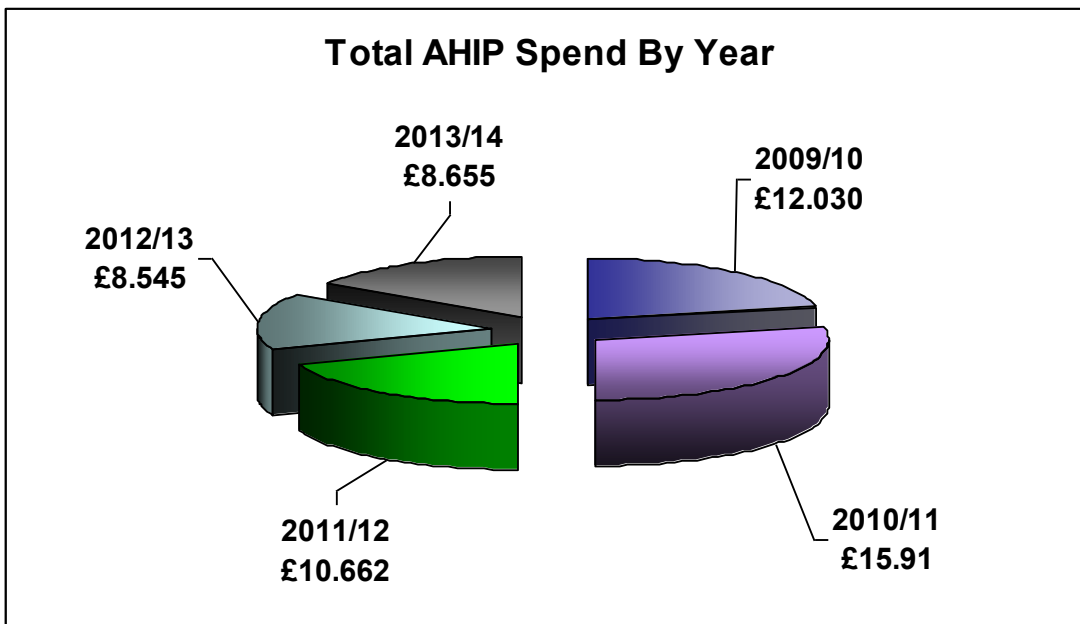


Figure 9 : Total AHIP spend by Year

9.8 By year, the main spending projects which show spend of £1M or more, excluding Regeneration Projects, may be summarised as follows:

2009/10: Queens Quay, Clydebank
Cart St, Clydebank
Miller Road/Cook Road, Haldane
Beardmore, Dalmuir
Valeview Terrace, Bellsmyre
Dalquhurn, Renton

2010/11: Queens Quay, Clydebank
Cart St, Clydebank
Miller Road/Cook Road, Haldane
Dalquhurn

2011/12: Methlan Park, Dumbarton
Ballatynes, Bield, Dumbarton

2012/13: Ballatynes, Bield, Dumbarton.

9.8 It should be noted that this SHIP has been based on an estimated cash allocation to HID and will be subject to amendment. To take account of any slippage, or availability of additional resources, ongoing discussions will take place with SG HID and other partners about bringing forward reserve or new projects. Similarly, schemes may have to be pared back if resources are too limited.

9.9 The focus of previous Communities Scotland investment in West Dunbartonshire has been in regeneration priority areas agreed with the Council and with other partners. While this again is the focus, the link to the SDP agenda has been developed in this plan and will become more important in coming years. The planned expenditure has two principal themes:

- The continuation of projects already agreed in consultation with partners in pursuit of regeneration objectives
- New funding targeted at regeneration projects arising from the SDP/AMP work including reprovisioning spends.

9.10 It is anticipated that from 2011/2012, the majority of the spend will be directed at the second of these two themes, regeneration projects identified through the SDP/AMP work. This thematic funding split is illustrated in the figure below (Note that these figures include Private Funding and Buyers' Mortgage contributions, in addition to AHIP):

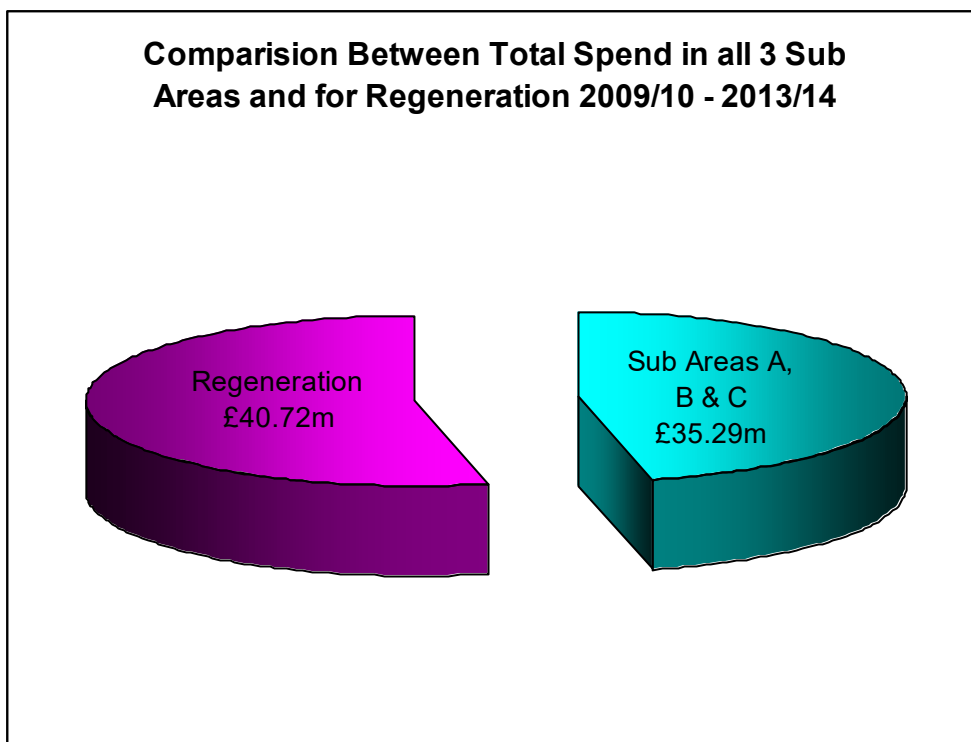


Figure 10: Spend Comparison between Regeneration and All Other Sub Areas

- 9.11 Provision for specialist housing has been built into the 5-year plan and consequently into this SHIP. It is recognised from the HNSS and the work being done around the Best Value Review of Elderly Services that an informed approach needs to be adopted when planning future investment for sheltered and other specialist housing, including a “fit for purpose” analysis of existing premises.
- 9.12 In consultation with HA partners, it has been agreed to retain planned Stage III Adaptation spend for the period to 2010/11 but to carry out a review to consider how best to manage and coordinate adaptations budgets across all housing sectors. The total figure for this element for 2009/10 -2010/11 is estimated at £0.335M.

10. Investment Areas

- 10.1 The principal investment areas in this SHIP are where existing regeneration programmes have been taking place in partnership between the Council, Communities Scotland, housing associations and local communities. As noted above, it is proposed that new funding streams under the WDC Regeneration Projects heading have been included in the plan and these will form the majority of the spend from 2011/12. While some of these Regeneration areas will be “new”, there may be continuing spend against the longer established regeneration projects.

10.2 The approximate planned AHIP spend for the principal established regeneration areas are as follows:

Clydebank

- Dalmuir: £3.3M
- Clydebank Riverside £3.5M (excluding Cart St)

Vale of Leven

- Renton £3.625M
- Haldane £4.709M

Dumbarton

- Bellsmyre £1.18M

These figures do not include new projects coming on stream through the Regeneration Projects category or contributions from housing association Private Finance or Reserves.

11. Other Funding Sources

11.1 As noted above, funding for the work contained in this SHIP emanates almost entirely from the SG HID AHIP programme. Where other funding sources have been accessed these are detailed in Annexe 4.

11.2 The only additional funding sources contained in this SHIP are:

- **Private Finance.** SG HID have set a national Housing Association Grant (HAG) target at a maximum of £73K per unit. Housing Associations require to raise the shortfall in any development through private borrowing.
- **HA Reserves.** Link HA are continuing to invest some money from their reserves in the Dalmuir Projects and plan to invest £3.5M from this source during 2011-13. Proposals in Firm Foundations to reduce HA subsidy rates suggest that more will be required of HAs in releasing their accumulated reserves to support new housing development. The Council looks forward to entering discussions with the associations to investigate what may be achieved through this route.
- **Buyers' Mortgage.** A contribution of £35K per unit has been assumed in respect of LCHO housing.
- **Private Sector Housing Grant.** In 2008/2009 the Council expects to expend £777,000 on PSHG. Powers granted by the Housing (Scotland) Act 2006 will commence incrementally in 2009. The impact of the introduction of this Act will be more fully covered in the revised LHS due in 2011. The grants system is due to change away from an expectation of grant to a 'Scheme of Assistance' within which the onus will be much more on the private householder to look after their own property. The scheme of assistance will include a range of potential help from giving advice on maintenance and/or funding to some grant assistance. While the future level PSHG award, and the breakdown by spend category, is not yet known, it is assumed that the current annual spend will continue until the removal of ring-fencing after 2010 / 2011.

12. Equalities Issues

- 12.1 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.
- 12.2 This plan is an annexe to the Local Housing Strategy which will be subject to a full Integrated Impact Assessment (IIA) in compliance with the single process approach adopted by the Council.¹⁷

13. Constraints to Investment

- 13.1 The principal constraint to investment is the current economic recession and the difficulties being experienced in raising borrowing to support projects. There are a number of emerging issues arising from the “Credit Crunch” which will play out during the course of this Plan and which are likely to have a dampening effect on housing construction, including:
- Major job losses in the construction industry, with 15,000 already lost and more under threat. The loss of these jobs may have long term consequences in terms of future skills shortages.¹⁸
 - Lending for Housing Associations is likely to become more difficult and more expensive. By July 2008, 5 of the 7 main lending institutions operating within the HA sector had stopped new lending.¹⁹
 - The figures shown in the annexes to this document are based on latest available SG HID investment projections and on recent allocations, as the new indicative AHIP allocations have not been announced. Any reduction to the final award will have a negative impact on the programme contained herein. However, the possibility of a fall in construction costs in this period should be noted as firms are attracted to Government funded schemes in a serious private sector downturn.
 - Many housing associations, including most operating within West Dunbartonshire, are already operating with large debts per housing unit and this may affect their ability to borrow in the current climate.²⁰
 - Difficulties in housebuyers, and particularly first time buyers, accessing borrowing and an increasing requirement for prospective purchasers to provide a deposit.
- 13.2 Firm Foundations signalled the Government’s ambition to increase the annual rate of new house building across all sectors from 25,000 to 35,000. In respect of affordable homes, including low cost home ownership properties, the stated intention is to deliver a minimum 21,500 over the three years 2008/09 – 2010/11. The CloH in Scotland has pointed out that the AHIP budget for 2008/09 is 15% down on that of 2007/08 and questions whether the housing delivery targets can be met, even accounting for the efficiency agenda.²¹

¹⁷ WDC Integrated Impact Assessment of Policies and Services Guidelines & Proforma August 2008

¹⁸ Impact of the Credit Crunch on the Scottish Housing Market – A Call to Action Homes for Scotland

¹⁹ Policy Briefing: Stacking Up Housing Supply – The Scottish Government’s Delivering Plans and the Credit Crunch Chartered Institute of Housing in Scotland July 2008

²⁰ Scottish Housing Regulator Financial Digest 2006/07 Appendix 1

²¹ *ibid*

- 13.3 The projects contained within this SHIP are ones where there are no anticipated major physical constraints. Where there are pipeline projects with constraints, these will be held until there is a reasonable expectation that these can be resolved. Where minor constraints are known, or where more serious ones exist but there are plans to address them, brief details are included in Annexe 3.
- 13.4 The Council and its partners recognise that there are constraints around land availability in particular areas of West Dunbartonshire. It is anticipated that this issue will be addressed, at least to a degree, by releasing development sites from demolition programmes arising from the SDP. Regeneration projects contained in this plan's annexes show sites arising from the planned demolition programme as being currently outwith the effective land supply.

14. Strategic Environmental Assessment (SEA)

- 14.1 The Environmental Assessment Act (Scotland) 2005 established the framework for Strategic Environmental Assessment (SEA) in Scotland. SEA is considered a key element of sustainable development, establishing important methods for protecting the environment and providing opportunities for participation in public policy decision making.
- 14.2 The Local Housing Strategy is the key strategic document which directs housing investment and any such investment proposals will be subject to Development Plan policies, through the Glasgow and Clyde Valley structure Plan and WD Local Plan. The SHIP sits below these documents in the strategic plan hierarchy and consequently West Dunbartonshire Council does not consider the SHIP to require a SEA. SEA Gateway at the Scottish Government has confirmed that none of the statutory consultees consider that the SHIP will have a likelihood of significant environmental effects. The Council will respond accordingly to the SEA Gateway.

**West Dunbartonshire Council
Strategic Housing Investment Plan 2009/10 – 2013/14**

Notes to Templates 2 – Reserve Projects

The following schemes listed in the SG HID 5-year plan but have not been included in this year's ship. They should be considered as Reserve Schemes. They have not been prioritised or assessed, and are not listed in any particular order:

- South Douglas Street Blue Triangle HA
- Boquhanran Road Dalmuir Park HA
- Auld St/ Beardmore St Dalmuir Park HA
- Parkhall Terrace Dalmuir Park HA
- Caledonia Street Dalmuir Park HA
- Dalmuir Phase 2 Link HA
- Dalmuir Phase 3 Link HA
- Old Kilpatrick Sheltered Remodelling Trust HA
- Clydebank Women's' Refuge HA TBC
- Clydebank Care Project HA TBC
- Phase 10 Main St / King St Cordale HA
- Salvation Army Building Cordale HA
- Leven Cottage NB Cordale HA
- Millburn Depot Cordale HA
- John Street Cordale HA
- Renton Village Sq Cordale HA
- Shandon Cres Refurb Cube HA
- Golfhill SN Dunbritton HA
- Dalreoch Quarry Dunbritton HA
- Old Bonhill Sites Dunbritton HA
- Brown St Shops Dunbritton HA
- Pappert New Bonhill Dunbritton HA
- Heather Ave JV Dunbritton HA
- Bowling Mixed Use Dunbritton HA
- Dumbarton Quay JV Dunbritton HA
- Susannah St Dunbritton HA
- Main St Alexandria Dunbritton HA
- Townhead Road Dumbarton Dunbritton HA
- Road Depot Alexandria Dunbritton HA
- Dumbarton Joint Hospital Dunbritton HA
- Penniecroft Ave/Stonyflatt Ave Bellsmyre HA
- Greenhead Gardens Dumbarton Margaret Blackwood HA
- Townend Road Margaret Blackwood HA

Jd 29.10.08

West Dunbartonshire Council
Strategic Housing Investment Plan 2009/10 – 2013/14

Notes to Templates 1

1. Costs and units have been broken down by year throughout the templates, with the costs being taken from the current SG HID 5-year plan. An estimate has been made of the yearly unit output to give a better indication of how the targets will be met over the period of the plan. It should be noted that the 5 year plan is based on approvals whilst the SHIP shifts to unit outputs.
2. “Regeneration” has been included as a Sub Area. The spend for the Regeneration projects has been broken down by year, as shown in the current SG HID 5-year plan, and an estimate given for the unit output.
3. It should be noted that the Cost per Unit figure of £81,000 average shown under 5.3.a) appears to be too low. WDC and SG HID are assessing the cause of the slight discrepancy.
4. Only Green and Amber schemes have been shown in the templates (although none of the Regeneration projects have been colour coded). This follows from the traffic light classification contained in the 5-year plan, which also contains aspirational / reserve projects which are not yet sufficiently developed to include in this year’s SHIP. These other projects are listed in Notes to Templates 2.
5. Link HA have indicated that they are contributing a total of £3.5M to a Dalmuir project from their own funds in years 2011/12 and 2012/13. It is understood that no AHIP is involved in this project.
6. A 33% Private Finance element is assumed in each project.
7. For regeneration projects, 25% SN and 25% LCHO has been assumed (also applies to Dalquhurn).
8. Stage III Adaptations spend is not shown in the templates. It has been agreed with our partners that the Stage III budgets as contained in the 5 year plan will continue to apply for the next two years of the programme or until a full review of aids and adaptations processes has taken place.
9. A summary of main potential constraints is contained in Table 3 but reference should be made to the wider range of possible constraints discussed in the SHIP narrative, especially under paragraph 13.
10. On SG advice, a mortgage contribution of £35K per unit has been assumed.

Jd 03.11.08

West Dunbartonshire Council
Title : Annexe B WDC Housing Sub - Areas



Map No : HQ2708
Date : 28/11/2007

Map Ref : NS4279
Scale : 1:90000

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