



MORE HOMES BETTER HOMES 

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INTRODUCTION

1.1 The Strategic Housing Investment Plan (SHIP) 2023/24 – 2027/28 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 2022-2027. 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 in support of the aims of Housing to 2040 the vision and route map for Housing in Scotland to 2040. Housing to 2040 aims to deliver the Scottish Government's ambition for everyone to have a safe, good quality and affordable home that meets their needs in the place they want to be. Despite the uncertainties brought about by the pandemic and the current economic crisis, the SHIP aims to deliver around 935 affordable homes in West Dunbartonshire during the timeframe of this plan

1.4 The LHS describes the overall policy framework behind the SHIP but the following principal guidance notes have been of particularly relevant:

- MHDGN 2022/01 Guidance on the Preparation of Strategic Housing Investment Plans – June 2022
- 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 2022/01) references Housing to 2040 as the key paper describing the Scottish Government's housing ambitions, and notes the role the sector has to play in addressing poverty and inequality, creating jobs, meeting energy efficiency and decarbonisation aims, as well delivery of fuel poverty and child poverty targets, while creating connected, cohesive communities.

To assist in advance planning of housing investment, the Scottish Government advises local authorities annually of their minimum Resource Planning Assumptions (RPA). WDC are working within a 5-year RPA to 2025/26 of £55.829m. The West Dunbartonshire RPA for 2021/22 was £11.128m. However, West Dunbartonshire Council was able to secure additional funding which took our total to £12.515m. It should be noted that the Scottish Government contribution will generally represent a minority funding of around 40% of the total cost of building the new property, with the developing Council or housing association providing the bulk of funding through their own borrowing or other resources. The Scottish Government has recognised that West Dunbartonshire Council and its partners have an excellent track record in delivering affordable housing and in utilising in full the allocated Resource Planning Assumption (RPA) Target. A number of challenges have been identified in achieving the target spend this year, particularly as a result of delays at Clydebank East. Discussions are continuing with our Scottish Government colleagues over how best to mitigate these issues, including by bringing forward projects where possible.

1.8 A review of the Affordable Housing Investment Benchmarks last year resulted in an improved AHSP grant funding arrangement for Councils. Grant levels have been agreed and these are now seen as benchmarks rather than fixed sums, allowing for higher awards in certain circumstances. While there remains some concern that RSL and Council projects seeking the same level of grant funding would be subject to different scrutiny levels, this is an improvement on the previous system. The high ambitions contained in this SHIP can only be delivered with adequate financial support from the

Scottish Government's AHSP, in a period when there is a nation-wide drive to improve the quality of new housing against a backdrop of soaring inflation.

1.9 This SHIP has at its heart the idea that house building will play a vital part in the economic and social recovery from the pandemic. The Scottish Government recognises this positive role and has committed to providing 110,000 new affordable homes in the period to 2032.

1.10 The Scottish Government's housing policy places a significant focus on health and well-being. This is echoed in the Council's LHS and key areas which impact on the SHIP include:

- Housing to 2040: vision & route map
- Funding for new build homes
- Design of new homes
- Referencing the energy efficient Scotland route map
- Investing in renewable energy infrastructure
- Focus on creating 20 minute neighbourhoods
- Supporting people with housing costs & stopping homelessness
- Equalities and inclusion
- Affordability and accessibility
- Digital access

1.11 In March 2022, the Scottish Government provided generally positive feedback on our last SHIP (2022-27), noting that it aligned well with our Local Housing Strategy 2022 -2027. However, it did note concerns that the HNDA used to inform the LHS was not up to date, a point also made in their feedback on the LHS in August 2022. The Scottish Government have also indicated that they would like more detail on Specialist Housing provision, including a summary of projected housing needs by care priority groups, in both the LHS and annually in the SHIP.

1.12 The new Glasgow City Region Housing Market Partnership/Clydeplan Draft HNDA 2022 was submitted for consideration to the Scottish Government in September 2022 and we are hopeful that this will receive “robust and credible” accreditation by January 2023.

Some key findings of the analysis impacting on the SHIP include:

While the City Region is showing a 3% population and 9% household growth, West Dunbartonshire is showing little or no growth. Disruptions caused by Brexit and the COVID-19 pandemic may well have a substantial impact on patterns of future migration.

The report anticipates an increasing demand for purpose-built, accessible housing to meet the particular needs of an ageing population. Most older households are likely to remain within their own homes therefore improving the condition of existing homes, for example retro-fitting with energy efficiency measures and adaptations to aid accessibility, will be a strategic priority.

1.12 As always, the funding shown for projects is an indication only of the spending plans and does not guarantee that these sums shown 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 funding is available. 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 2023/28.

3. KEY OBJECTIVES

3.1 The overarching objective of the SHIP is to help deliver the Council's key housing priorities as contained in our [Local Housing Strategy 2022-2027](#), 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. These targets may be adjusted in view of the discussions being held over the new National Planning Framework 4 and its Minimum All Tenure Housing Land Requirements and in finalising the Glasgow City Region Housing Market Partnership HNDA3.

3.2 The Council welcomed the Scottish Government's 50,000 new affordable homes target by 2021 under the More Homes Scotland banner and supports the continuation of the social house building programme which sets a target of 110,000 new affordable homes across Scotland by 2032. The success of this programme will of course be dependent upon sufficient resources being made available for its delivery.

4. POLICY CONTEXT



4.1 The Scottish Government's [Housing to 2040](#) strategy provides the backdrop to housing policy in the period of this SHIP and beyond. This 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. Particularly in the wake of Covid, key quality areas were identified including:

- Carbon Neutral: Greater use of offsite construction for new social housing and energy efficiency in design.
- Access to private outdoor spaces including balconies.
- Work to make all new social housing digitally-enabled with the provision of space for home working or study.

4.2 The [LHS](#) and its annual updates provide the principal local context for the SHIP.

West Dunbartonshire Council policy context to the SHIP.

4.3 The Covid-19 pandemic added a new dimension to our considerations of future housing needs, influencing the design of new homes and the delivery of housing and housing related support.

4.4 While Covid-19 has eased somewhat, the cost of living crisis has worsened, fuelled by inflation generally and, in particular, soaring energy costs. In these circumstances, the drive towards energy efficiency in our homes becomes even more vital. In scoring the projects under consideration for inclusion in this SHIP programme, weighting has been given to favour the most energy efficient and carbon minimised applications.

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 Housing First purposes, one of the plan's four key objectives. To date we have housed 7 people through this process in our new housing developments. We are engaging with our SHIP developing partners with a view to building on this success, and again this features in the scoring process. Loretto HA is the first of our partners to join us in this venture.

5. LOCAL HOUSING STRATEGY 2022 - 2027

5.1 It is vital that the new SHIP aligns with the Council's Local Housing Strategy. The Local Housing Strategy 2022-2027 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 remains 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, address waiting list demand and to stimulate the local economy. Increasing the supply will also enable more support to be given to the Ukrainian and Afghan Resettlement programmes.

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. 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. The results of our call-for-sites for this SHIP were again disappointing, with only a small number of RSLs bringing forward projects for consideration. We continue to 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. However, we recognise the need to improve our understanding of future needs by care category and work has begun with the HSCP address this. 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 applies additional obligations on developers to achieve the high standard of modern housing we aspire to.

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. We will continue to keep our Design Standard under review. We have an aspiration to extend this quality standard to all new housing in West Dunbartonshire, regardless of tenure and are liaising with colleagues in Planning over encouragement measures which can be taken locally, in advance of Scotland –wide regulation.

5.8 The LHS places great importance on Housing's contribution to addressing the climate change emergency and this SHIP, together with the Design Standard, emphasises the need for new housing to meet high energy efficiency standards and prioritising projects are best at doing so.

5.9 The Council has published its Local Child Poverty Action Report 'Improved Life Chances for all Children, Young People and Families' 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 Project Board where they help shape the development of the programme. The Design Standard recognises the importance of the physical environment and how good design, such as the provision of study/workspaces in new homes, can help the life chances of children growing up in deprived communities.

5.10 Consultations with residents of our Gypsy/Traveller site, as part of the LHS, have highlighted the need for significant improvements at Dennystoun Forge to respond to the changing profile of residents who live there and to meet modern standards. We are exploring this in more detail with the community and with the Scottish Government. ASHP is a possible source of funding for any works agreed upon.

5.11 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 proposes a small number of shared equity projects. The Council too is giving consideration to providing some alternative tenure homes as part of the Council house new build programme to assist in the delivery of national and local priorities and this will be subject to a future report to the Housing and Communities Committee.

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 include energy efficiency measures, meeting need and regeneration objectives, SIMD scoring, affordability, deliverability and level of subsidy required. The scoring criteria are regularly up dated to account for changing priorities. Recently the value of low carbon/energy efficiency and the provision of larger family homes

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 updated or future versions of the SHIP.

7. FUNDING

7.2 New Affordable Housing Investment Benchmarks introduced in June 2021 resulted in improved subsidy levels for local authorities building new Council homes.

The revised arrangements introduced a number of additional benchmark elements which would unlock extra grant funding. These are:

- Silver Level Energy Efficiency Standard
- Provision of balconies in flats where outdoor space is limited
- Home working or study space
- Digitally enabled
- Ducting for electric vehicle charging points
- Installation of fire suppression systems

- Provision of zero emission heating systems.

A number of these items are already contained with the Council's Design Standard, while the others will be introduced into our enhanced specification.

While concerns have been raised at some of the additional benchmark levels, for example, £3000 for a fire suppression system, the Scottish Government has indicated these will be subject to annual review.

7.3 Where a Council House Building project is proposed on a Housing Revenue Account site, there will be no acquisition costs to the project. However, potential sites that are within the Council's General Fund are subject to a market valuation and Housing will work closely with WDC Assets to maximise the availability of land for affordable housing to help deliver more social and affordable housing in West Dunbartonshire.

7.4 In collaboration with the Scottish Government More Homes Division, and representative bodies such as ALACHO and CoSLA, 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 The new Scotland Excel framework which went live in August 2019 with West Dunbartonshire Council as a delivery partner provides a helpful procurement delivery vehicle for the remainder of the SHIP programme when aligned with each contract strategy.

8. PROGRESS ON PREVIOUS SHIP 2022/23–2026/27

8.1 The progress on the SHIP 2022/23 - 2026/27 priority projects is summarised in table 2 below:

Table 2: Progress on Previous SHIP 2022/23 – 2026/27			
Projects Completed 2022/23			
<i>Project</i>	<i>Units</i>	<i>Status</i>	<i>Comments</i>
Queens Quay, Clydebank Loretto HA (Formerly Cube HA)	80	Completed 6/10/22	A joint WDC, Loretto Housing Association and Clydebank Housing Association development on this key regeneration site. WDC units are for older people and have Dementia Friendly features.
Queens Quay, Clydebank Clydebank HA	37	Completed 6/10/22	Clydebank HA
Queens Quay, Clydebank West Dunbartonshire Council	29	Completed 6/10/22	WDC
Dalton Avenue, Clydebank	24	Completed	Clydebank HA
Projects Currently On-Site/Due on Site 2022/23			

Project	Units	Status	Comments
140 Dumbarton Road, Old Kilpatrick	48	Site start 07/ 2021 with completion 11/2022	Link HA
Clydebank Bowling Club	18	On site due complete late 2022	Clydebank HA
Dalquhurn Phase 4,	25	Due to start in 11/ 2022.	Caledonia HA: Subsequent phases (5&6) due to follow on completion of phase 4.
Muir Road, Bellsmyre	54	Due Complete November 2022	Muir Road, Bellsmyre. 12 were completed 21/22 Caledonia HA
Bellsmyre Phase 1	60	Due to start 01/2023	Caledonia HA. Subsequent phases (2&3) delayed until 24/25 at earliest.

Table 3: Future Sites

Future Sites Identified in SHIP*

Project	Comments
Faifley Bowling Club, Clydebank	Knowes HA: Site start 2023/24 with completion 2024. 15 units but KHA hope to increase to 22.

Clydebank Health Centre	WDC is in the process acquiring the site to provide around 38 SR homes.
Dalquhurn Phase 5 & 6	Caledonia HA: 25 SR/25 SE. Projects held back until completion of Dalquhurn Phase 4.
Bellsmyre Phases 2,3	Caledonia HA: 80 SR. Estimated site starts 04/ 2024, and 05/ 2025.
Queens Quay Site C+	WDC are drawing up proposals for around 20 units. Discussions are ongoing to acquire additional sites which will increase the capacity to 100 units of affordable homes, possibly to include alternative tenures such as MMR.
Mitchell Way, Alexandria	A housing site has been identified to complement the retail/town centre regeneration project. Numbers and developer to be confirmed.
Clydebank East	WDC: 88 social rented homes. Construction site start estimated early 05/2023.
Pappert, Alexandria	WDC: 27 SR units as a passivhaus/zero carbon pilot project. Construction Site start estimated 04/ 2023.
Willox Park Phase 1, Dumbarton	WDC: Re-provisioning of previous care home to provide 17 units. Est Construction site start 06/2023.
Mount Pleasant, Old Kilpatrick	WDC: Re-provisioning of previous care home to provide around 25 units. Demolition 2022/23 with works start 2023/24.
Silverton, Dumbarton	WDC: Work relating to defective property replacement. Numbers to be confirmed.

Cottage Hospital, Dumbarton	Dunbritton Housing Association are currently in discussion with the NHS to acquire the site for around 10 units of social housing.
Golfhill Drive, Alexandria	Dunbritton Housing Association are continuing to investigate the possibility of developing 8 social housing units. It is anticipated that development costs will be very high on this small site. Est site start 04/2023.
Boquhanran Road, Dalmuir	Clydebank HA and WDC looking at two adjacent sites for around 90 units in total towards the end of the programme.
Stanford Street, Clydebank	Clydebank HA: Discussions ongoing with developer over 88/100 unit project. Proposed housing mix subject to review.
Bonhill Gap Sites	WDC has assembled a number of small sites to provide 31 units with an estimated site start in 2023/24.
Bank St, Alexandria	WDC has acquired the site for 23 units with an estimated site start in 23/24.
Lilac Ave & Clydebank Gap sites	WDC looking to assemble vacant sites in a similar manner to Bonhill. Numbers/dates undetermined but examining council owned sites.
Radnor Park Hotel	WDC has engaged with agent of proposed developer at the site of the former Radnor Park Hotel. Site capacity estimated at 36
Dennystoun Forge, Dumbarton	WDC in discussion with the Gypsy/Traveller community and the Scottish Government over the G/T Accommodation Fund. If our application is unsuccessful, we will look to the AHSP for funding.

*A full list of future projects is contained in Appendix 1. Not all have been scored at this point and some are a very early stage.

9. SHIP 2023/24 – 2027/28: PRIORITY PROJECTS BY DEVELOPER

9.1 Table 1 of the SHIP Templates at Annexe A, Affordable Housing Supply Programme: Years 2023/24 -2027/28, details the projects contained in this SHIP. The priority projects for this period, including those currently on site, are as shown in table 4 below. All units are social rented unless otherwise stated and unit numbers are draft in many cases.

Table 4: SHIP 2023- 2028: Priority Projects by Developer*

Site/Developer	Number of Units
West Dunbartonshire Council	
Clydebank East (ex MSF site)	88
Queens Quay Site C	100
Pappert	27
Bank St	23
Clydebank Health Centre	38
Mount Pleasant	25
Willox Park	17
Bonhill Gap Sites	31

349 units	
Clydebank Housing Association	
Stanford St, Clydebank**	88
88 units	
Dunbritton Housing Association	
Golfhill Drive, Dalmonach	8
Cottage Hospital, Dumbarton	10
18 units	

Caledonia Housing Association	
Bellsmyre Phases 1,2,3	140
Dalquhurn, Renton Phase 5,6	50 (inc 25 SE)
190 units	
Knowes Housing Association	

Faifley Bowling Club	15
15 units	
TOTAL PRIORITY PROJECTS	660

** All homes are social rented unless otherwise stated and includes projects currently on site. WDC also proposes to acquire 250 further homes through the Buyback/Renting off the Shelf (ROTS) Scheme.*

***Subject to satisfactory housing mix and design*

9.2 We propose to build on our very popular “Buy Back” scheme where the Council re-purchases 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. The scheme provides support to the Rapid Rehousing Transition Plan and other strategic priorities. To augment this scheme, we wish to engage in a wider programme of off-the-shelf acquisitions both directly from the new PS developers and from the market more generally. This programme will again target identified priorities, in particular by purchasing larger family homes. The SHIP proposes an annual quota of 50 properties at a £50K AHSP (or 50% of purchase price, to a maximum of £50K) rate, giving a spend of £2.5M each year on the Buy Back /ROTS scheme, or £12.5M over a five year period.

9.3 Excluding the reserve projects, the SHIP shows the development of around 935 new rented homes over the 5-year plan period, including 250 Buyback properties. 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 £72.857m. While this figure is outwith the estimated Resource Planning Target of £55.829m for the period to 2025/26, the Scottish Government suggest over-programming to allow for the possibility of additional funding becoming available. Where developers have not provided a grant estimate, a £90K per unit figure has been assumed (as against a £85K figure for WDC projects). It is hoped that these unit grant figures are conservative and that an uplift of grant will come from the Scottish Government, as total build cost are currently estimated at upwards of £200K per unit.

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 and is also along with Mid Market Rent being considered by West Dunbartonshire Council. Further investigation of the market for alternative tenures in West Dunbartonshire is being carried out.

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 Project Board, the Strategic Housing Providers Forum, and 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 criteria is subject to regular review. The most recent amendment has seen more weighting given to the provision of larger family homes, energy efficiency/low carbon solutions and to projects which support the Council's Rapid Rehousing Transition Plan. The Scoring Matrix informing this SHIP 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 generally projects where insufficient information is available or are not fully developed at this time. These are

deemed to be reserve projects. Conditions may arise where re-profiling of the programme is necessary. If additional funding becomes available, there may be opportunities bring forward some of projects considered “reserve” at this point. 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 inclusion will be determined by resource availability.

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 and the Programme meetings were held jointly.

10.4 A consultation with West Dunbartonshire Tenants and Residents Organisation was held on 27th October 2022 to consider the content of the SHIP before presentation to Housing Committee in November 2022.

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 A number of the projects identified for future inclusion in the SHIP are noted to have significant infrastructural issues which may affect their viability. It is considered that the Urban Capacity Study referred to below 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 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. Many of the easier housing sites were developed in the drive to meet the 2021 target and the programme outlined in this Plan may be more problematic to achieve. It is recognised that the circumstances that prevail resulting from Covid-19, unprecedented inflationary pressures and economic turmoil introduce more uncertainty than is normal in setting out the SHIP. More than ever, we will have to demonstrate flexibility in our delivery, making the most of all opportunities which arise.

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 or Building Warrant.

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 Project Board 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 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 agreements 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 placed 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 recently shortlisted for the prestigious Chartered Institute of Housing (Scotland) 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, our Pappert development will be a pilot project encompassing a range of high efficiency specifications, including zero carbon and passivhaus, to help assess the best option going forward. 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. In engaging with RSLs in drawing up this SHIP, we have strongly promoted the zero carbon agenda and have adjusted our prioritisation process accordingly. We are encouraged that Caledonia HA’s Bellsmyre Phase 1 is designed to a close to passivhaus specification.

17.4 The Council continues to encourage the consideration of district heating systems or other innovative measures which contribute to meeting climate change objectives. Our ambitious district heating scheme at Clydebank waterfront serves the three social rented projects completed this year at Queens Quay and it is planned to roll it out further in due course.

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 require 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: 07793717981

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

Jamie Dockery Senior Housing Development Officer

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

Emily Dorrian Senior Housing Development Officer

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

Caitlin Walsh Housing Development Officer

Email: Caitlin.Walsh@west-dunbarton.gov.uk