

Erratum Notice



Meeting of Housing and Communities Committee

Date: Wednesday, 3 November 2021

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Dear Member

I refer to the agenda issued on 21 October 2021 and now enclose an additional two Appendices to Item 8 – More Homes West Dunbartonshire Strategic Housing Investment Plan for 2022/2023 – 2026/2027 Update Report, which were omitted from the Document Pack.

Apologies for any inconvenience caused.

Yours faithfully

JOYCE WHITE

Chief Executive

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Date of issue: 25 October 2021

West Dunbartonshire Council

Strategic Housing Investment Plan

2022/23 – 2026/27

Draft October 2021

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1. INTRODUCTION.

1.1 The Strategic Housing Investment Plan (SHIP) 2022/23 – 2026/27 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. It is the first SHIP under this new LHS 2022-2027 and has been prepared in conjunction with it. 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, the SHIP aims to deliver around 755 new social rented 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 2019/04 Guidance on the Preparation of Strategic Housing Investment Plans - August 2019*
- *MHDGN 2019/03 Affordable Housing Supply Programme: Process and Procedures - April 2019*

- *MHDGN 2019/02 Guidance for Setting Local Housing Strategy Targets to Support the Delivery of More Wheelchair Accessible Housing – March 2019.*

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

1.6 The current SHIP Guidance (MHDGN 2019/04) referenced Housing to 2040 and introduced some new areas for consideration in the SHIP, such as links to the Child Poverty (Scotland) Act 2017 and accommodation for Gypsy/Travellers, while giving greater emphasis to existing areas such as Wheelchair Accessible Housing and Rapid Rehousing Transition Plans. The Scottish Government has acknowledged the ongoing pandemic issues in drawing up the SHIP and continue to advise that a light touch be adopted in its preparation.

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 2021/22 was £11.128m. However, West Dunbartonshire Council was able to secure additional funding which took our total to £12.515m. Over the last few years we have been able to exceed our initial funding allocation, reflecting the Scottish Government's confidence in WDC's ability to deliver on the AHSP. WDC have been issued with a 5-year RPA to 2025/26 of £55.829m. Discussions will continue to take place with our Scottish Government colleagues over the possibility of additional funding as the programme is developed.

1.8 A review of the Affordable Housing Investment Benchmarks was undertaken between March and July 2021. The review was carried out by a cross-sector working group jointly chaired by the Scottish Government and COSLA. While higher grant levels have been agreed, there remains concern that RSL and Council projects seeking the same level of grant funding would be subject to different scrutiny levels. In addition, the high ambitions contained in this SHIP can only be delivered with adequate financial support from the Scottish Government's AHSP, not least in respect of the Council's own new build programme. This is especially true in a period when there is a nation-wide drive to improve the quality of new housing and the understanding that this cannot be done on the cheap.

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*
- REVIEW OF ADAPTATIONS SYSTEM*
- REFERENCING THE ENERGY EFFICIENT SCOTLAND ROUTE MAP*
- INVESTING IN RENEWABLE ENERGY INFRASTRUCTURE*
- FOCUS ON CREATING 20 MINUTE NEIGHBOURHOODS*
- DIGITAL STRATEGY FOR PLANNING SUPPORTING PEOPLE WITH HOUSING COSTS & STOPPING HOMELESSNESS*

- *EQUALITIES AND INCLUSION*
- *DIGITAL ACCESS*

1.12 As always, the funding shown for projects is an indication only of the spending plans and does not guarantee that these sums will be made available. Each proposal will require going through a further detailed assessment before funding is committed to ensure that the project complies with requirements and to ensure that funding is available. 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 2022/27.*

2.2 The SHIP:

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

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

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

3. KEY OBJECTIVES

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

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. The vision setting document for Housing to 2040 identifies challenges relating to the ageing population, changing household structures, climate change, homelessness, child poverty and wider welfare reforms, which will all impact on housing. Particularly in the wake of Covid, key quality areas identified include:

- 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 West Dunbartonshire Council policy context to the SHIP.

4.3 *The Covid-19 pandemic has added a whole new dimension to our considerations of future housing needs which influence how housing and housing related support is delivered.*

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

4.5 *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 2022 - 2027

5.1 *The new 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 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. The results of our call-for-sites for this SHIP were a disappointing, with only a small number of RSLs bringing forward projects for consideration. There continues to be significant scope for other housing developer organisations to make a contribution to the programme. We welcome all proposals for future inclusion should resources allow.

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

5.7 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 and our Housing Design Standard sets out our requirements.

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

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. We will continue to keep our Design Standard under review.

5.10 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.

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

5.11 Recent consultation with residents of our Gypsy/Traveller site, as part of the LHS, highlighted that more pitches or different housing options such as cabins may be required at Dennystoun Forge to respond to the changing profile of residents who live there. We will commit to 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.

5.12 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 will give consideration to providing some shared equity tenure homes as part of Council house new build programme.

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

6. PROJECT ASSESSMENT METHODOLOGY

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

- *The strategic priorities of the Council including contributing to Covid-19 recovery plans*
- *Energy efficiency and contribution towards carbon neutral goals*
- *Contribution towards meeting the assessed housing need and demand including homelessness*
- *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 A review of Affordable Housing Investment Benchmarks was carried out by a cross-sector working group of officials, jointly chaired by the Scottish Government and COSLA, and concluded in June 2021 (The 2021 Affordable Housing Benchmark Review Working Group).

The review has resulted in a substantial increase in benchmark assumptions which is welcomed by West Dunbartonshire Council, though there is disappointment that there remains a disparity between Council and RSL levels. The new arrangements introduce 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.

Some concern has been raised that the additional benchmark figures are too low, for example, £3000 for a fire suppression system. However the Scottish Government has indicated that the new benchmarks will be subject to annual review.

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 The new Scotland Excel framework which went live in August 2019 provides a helpful delivery vehicle for the remainder of the SHIP programme.



8. PROGRESS ON PREVIOUS SHIP 2021/22 – 2025/26

8.1 The progress on the SHIP 2021/22 - 2025/26 priority projects is summarised in table 2 below:

Table 2: Progress on Previous SHIP 2021/22 – 2025/26

Projects Completed 2021/22			
Project	Units	Status	Comments
Dumbarton Harbour, Dumbarton	150	Completed August 2020.	Dunbritton Housing Association: includes new HA office.
Dumbarton Harbour, Dumbarton	45	Due to complete October 2021.	WDC
St Andrew's High School, Clydebank	126	Completed September 2021	WDC: includes a 6 bedroom supported accommodation unit developed in partnership the WDHSCP
Haldane Primary School, Haldane	58	Completed September 2021	WDC
Aitkenbar Primary School, Bellsmyre	55	Completed July 2021	WDC
Creveul Court, Alexandria	22	Completed January 2021	WDC: older people and Dementia Friendly

Projects Currently On-Site/Due on Site 2021/22			
Project	Units	Status	Comments
Queens Quay, Clydebank	146 (WDC 29/ Cube 80/ Clydebank HA 37)	On site March 2020 and due to complete April 2022	WDC, Cube Housing Association and Clydebank Housing Association are jointly developing this key regeneration site. WDC units are for older people and have Dementia Friendly features.
Muir Road, Bellsmyre	66	Site start January :2021 Due complete: June 2022	Caledonia HA
Highdykes, Bonhill	49	Site start January 2020. Due complete February 2022	Caledonia HA
140 Dumbarton Road, Old Kilpatrick	48	Site start July 2021 with completion November 2022	Link HA
Dalton Avenue, Clydebank	24	Site start September 2020 with completion July 2022	Clydebank HA

Table 3: Future Sites

<i>Future Sites Identified in SHIP*</i>	
<i>Project</i>	<i>Comments</i>
<i>Faifley Bowling Club, Clydebank</i>	<i>Knowes HA: Site start mid 2022 with completion mid-2023.</i>
<i>Clydebank Health Centre</i>	<i>WDC is seeking to acquire the site to provide around 60 SR homes.</i>
<i>Dalquhurn Phase 4, 5 & 6</i>	<i>Caledonia HA: 50 SR/25 SE. Est to start in Early 2022</i>
<i>Bellsmyle Phases 1,2,3</i>	<i>Caledonia HA: 140 SR. Est to start in 2022/23</i>
<i>Queens Quay Site 3</i>	<i>WDC are drawing up proposals for around 20 units.</i>
<i>Mitchell Way, Alexandria</i>	<i>Caledonia are in talks with a developer for provision of 25 units as part of the wider retail/town centre regeneration project.</i>
<i>Clydebank East</i>	<i>WDC: 88 social rented homes.</i>
<i>Pappert, Alexandria</i>	<i>WDC: 27 SR units as a passivhaus/zero carbon pilot project.</i>
<i>Dumbain Road PH2</i>	<i>Dunbritton HA: 39 social rented units subject to Loch Lomond NPA approval</i>
<i>Wilcox Park Phase 1, Dumbarton</i>	<i>WDC: Reprovisioning of previous care home to provide around 13 units</i>
<i>Mount Pleasant, Old Kilpatrick</i>	<i>WDC: Reprovisioning of previous care home to provide around 20 units</i>

Silverton, Dumbarton	<i>WDC: Work relating to defective property replacement. Numbers to be confirmed.</i>
Clydebank Bowling Club	<i>Clydebank HA: 18 units. Identified as a high cost project.</i>
Cottage Hospital, Dumbarton	<i>Dunbritton Housing Association are currently looking at the possibility of developing 10 units of social housing on the site.</i>
Golfhill Drive, Alexandria	<i>Dunbritton Housing Association are continuing to investigate the possibility of developing 8 social housing units. It is anticipated that development costs will be very high on this small site.</i>
Boquhanran Road, Dalmuir	<i>Clydebank HA is in early stage discussions to build up to 90 passivhaus units.</i>
Glebe, Old Kilpatrick	<i>Trust HA is interested in developing 22 units on this site.</i>
Stanford Street, Clydebank	<i>Clydebank HA: Discussions ongoing with developer over 88 unit project.</i>
Dennystoun Forge, Dumbarton	<i>WDC in discussion with the Gypsy/Traveller community and the Scottish Government over the possibility of AHSP funding for this site.</i>

*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 2022/23 – 2026/27: PRIORITY PROJECTS BY DEVELOPER

9.1 Table 1 of the SHIP Templates at Annexe A, Affordable Housing Supply Programme: Years 2022/23 -2026/27, details the projects contained in this SHIP. The priority projects for this period, including those currently on site, are as shown in table 3 below. All units are social rented unless otherwise stated and unit numbers are draft in many cases.

Table 4: SHIP 2022- 2027: Priority Projects by Developer*

<i>Site/Developer</i>	<i>Number of Units</i>
West Dunbartonshire Council	
<i>Clydebank East (ex MSF site)</i>	<i>88</i>
<i>Queens Quay Site C</i>	<i>20</i>
<i>Pappert</i>	<i>27</i>
<i>Lilac Ave</i>	<i>30</i>
<i>Bank St</i>	<i>30</i>
<i>Clydebank Health Centre</i>	<i>60</i>
<i>Mount Pleasant</i>	<i>20</i>
<i>Willox Park Ph 1</i>	<i>13</i>
288 units	

Clydebank Housing Association	
<i>Stanford St, Clydebank</i>	<i>88</i>
<i>Clydebank Bowling Club</i>	<i>18</i>
<i>Boquhanran, Clydebank</i>	<i>90</i>
196 units	

Dunbritton Housing Association	
<i>Golfhill Drive, Dalmonach</i>	<i>7</i>
<i>Cottage Hospital, Dumbarton</i>	<i>10</i>
<i>Dumbain Road PH2</i>	<i>39</i>
56 units	

Caledonia Housing Association	
<i>Bellsmyre Regeneration Phase 1,2,3</i>	<i>140</i>
<i>Dalquhurn, Renton Phase 4,5,6</i>	<i>75 (inc 25SE)</i>
215 units	

Knowes Housing Association	
<i>Faifley Bowling Club</i>	<i>15</i>
15 units	
TOTAL PRIORITY PROJECTS	770

** All homes are social rented unless otherwise stated and includes projects currently on site. WDC also proposes to acquire 100 further homes through the Buyback Scheme.*

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

9.3 Excluding the reserve projects, the SHIP shows the development of around 870 new rented homes over the 5-year plan period, including 100 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 £75.6m. 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.

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

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

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

9.8 The SHIP scoring matrix contains a longer list of projects which have been brought forward for consideration. These are deemed 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 inclusion will be determined by resource availability.

10. CONSULTATION

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

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

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

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

10.4 A consultation with West Dunbartonshire Tenants and Residents Organisation was held on 24th June 2021 to consider the content of the SHIP before presentation to Housing Committee on 3 November 2021.

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 above may provide evidence in support of future bids to this fund.

12. COUNCIL TAX ON EMPTY AND SECOND HOMES

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

13. DEVELOPER CONTRIBUTIONS

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

14. CONSTRAINTS

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

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

15. LOCAL AUTHORITY ASSISTANCE IN THE DELIVERY OF THE SHIP

15.1 *The Council is committed to assist where possible in the delivery of the SHIP projects within the context of the More Homes*

West Dunbartonshire initiative as outlined in the Local Housing Strategy.

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

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

15.4 Vacant sites in the Housing Revenue Account, or areas of surplus stock, have generally been made available to support the

development of social rented housing where appropriate. The costs of acquiring all sites will be reviewed on a case by case basis and the Council as a developing organisation and our partner housing associations will be expected to review their ability to make full use of existing assets and borrowing capacity.

15.5 Housing will continue work closely with Planning colleagues to ensure an adequate supply of development land to meet the increased targets within the context of the Local Development Plan and Housing Land Audit. Work has commenced jointly with Planning and other relevant Service Areas in carrying out an Urban Capacity Study to fully scope the potential for future development sites, particularly those which have been considered difficult in the past due to infrastructure issues. Such a study may help to unlock resources, allowing these sites to become more viable.

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

16. Delivery

16.1 In terms of the procurement arrangement noted above, there may be an opportunity in the future to widen the scope to

include other partner developers in the programme. In addition, scoping will continue of other new frameworks as they become available to ensure the delivery of the programme and of best value.



17. ENERGY EFFICIENCY, ENVIRONMENTAL STANDARDS AND SUSTAINABILITY

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

developments must contribute to the Single Outcome Agreement local outcome commitment to reduce fuel poverty.

17.2 In 2019, the Council's pioneering higher standard for all Council and Housing Association homes being built in West Dunbartonshire, the [West Dunbartonshire Design Standard](#) was updated. This applies to all new build projects being supported by the Affordable Housing Supply Programme in the SHIP programme and requires these homes to meet a higher standard than the statutory minimum. New homes constructed under this scheme will achieve at least an Energy Efficiency Rating of B and an Environmental Impact Rating of B (Silver+ Standard). As well as improving energy efficiency, the policy encourages better external design and internal space standards. The Design Standard was shortlisted for the prestigious Chartered Institute of Housing (Scotland) 2016 National Good Practice Excellence Awards in the category "Excellence in Housing Innovation".

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

routes available and engage with the Scottish Government over funding support.

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

18. EQUALITIES ISSUES

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

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

19. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

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

20. MONITORING

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

21. FEEDBACK

For more information, or if you 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

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

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

Emily Dorrian Housing Development Officer

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

Item 8 Appendix 2

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2022/23-2026/27

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

West Dunbartonshire Council 21026

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#NAME?

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (EASTING NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE							UNITS - BUILT FORM				UNITS - TYPE				APPROVAL DATE	2020/21-2024/25										50 AHSP FUNDING REQUIREMENT (£0.000M)								
						Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	Total Units	GN	Specialist Particular Need (if Known)	100% Units by Type	Financial Year (Estimated or Actual)	2020/21		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	TOTAL GRS STARTS OVER PERIOD OF 5YR	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL COMPLETION RE OVER PERIOD OF 5YR	2021/22	2022/23	2023/24	2024/25	2025/26
Bellsmyre Regeneration Phase 1 & 2 & 3	DunbartonVale	High	X240580 Y678884	5	Caledonia HA	140						140	140	126	14	Wheelchair	140	2021/22	60	45	35			140				60	45	35	66					5,460	4,095	3,185	12,740	
Clydebank East	Clydebank	High	X250777 Y695022	9	Council	88						88	60	60	54	6	Wheelchair	60	2021/22	88					88				44	44	0		7,392						7,392	
Falvey Bowling Club	Clydebank	Medium	X250412 Y672937	5	Knowes HA	15						15	15	15	13	2	Wheelchair	15	2021/22	15					15		15								1,365			1,365		
Dalquh Phase 4,5	DunbartonVale	Medium	X239042 Y677788	5	Cordale HA/Caledonia HA	50						50	50	50	45	5	Wheelchair	50	2022/23	25	25				50	25	25						2,275	2,275				4,550		
Dalquh Phase 4,5,6 SE	DunbartonVale	Medium	X239042 Y677788	5	Cordale HA/Caledonia HA	25						25	25	25	23	2	Wheelchair	25	2022/23	15	10				25	15	10								1,650			1,650		
Clydebank Bowling Club	Clydebank				Clydebank HA	18						18	18	16	2	Wheelchair	18	2021/22	18					18		18							18	1,638				1,638		
Stanford street	Clydebank				Clydebank HA	88						88	88	88	74	14	Wheelchair	88	2022/23		88				88			44	44	88					4,004	4,004		8,008		
Lilac Ave	Clydebank	Medium			Council	30						30	30	30	27	3	Wheelchair	30	2022/23		30				30	30								2,520			2,520			
Pappert	DunbartonVale	Medium			Council	27						27	27	27	23	4	Wheelchair	27	2022/23	27					27	27									2,268			2,268		
Dumbain Road Ph 2	DunbartonVale	Medium			Dunbarton HA	39						39	39	35	4	Wheelchair	39	2021/22						39	39									3,549			3,549			
Mount Pleasant	Clydebank	Medium			Council	20						20	20	20	16	4	Wheelchair	20	2022/23			20			20			20							1,680			1,680		
Willow Park	DunbartonVale	High			Council	13						13	13	13	13	0	Other People	20	2022/23			13			13			13							1,092			1,092		
Shelton	DunbartonVale	Medium			Council	8						8	8	8	6	2	Wheelchair	8	2023/23		8		8		8											0,672			0,672	
Bank St, Alexandria	DunbartonVale	Medium			Council	30						30	30	30	27	3	Wheelchair	30	2022/23		30				30	30									1,680			1,680		
Golfhill Drive, Alexandria	DunbartonVale	Medium	X239840 Y680315	5	Dunbarton HA	7						7	8	8	7	1	Wheelchair	8	2021/22		8				8	8										0,728			0,728	
Queens Quay, Site 3 Clydebank WDC	Clydebank	High	X249621 Y670047	9	Council	20						20	20	20	18	2	Wheelchair	20	2022/23						20	20									1,829			1,829		
Cottage Hospital, Dunbarton	DunbartonVale	Medium	X239964 Y676011	5	Dunbarton HA	10						10	10	10	9	1	Wheelchair	10	2021/22				10		10			10								0,910			0,910	
Glebe, Old Kilpatrick	Clydebank	Medium	X246297 Y672987	5	Trust HA	22						22	22	22	20	2	Wheelchair	22	2022/23		22				22	22										2,002			2,002	
Clydebank Health Centre	Clydebank	Medium	X249757 Y671484	9	Council	60						60	60	60	54	6	Wheelchair	60	2022/23		60				60			60								5,040			5,040	
Boquhannan Road	Clydebank	Medium			Clydebank HA	90						90	90	90	80	10	Wheelchair	90	2202/23		45	45			90		45	45							8,910			8,910		
Buy Back Properties					Council/HAs	100						100		100	100		100	2020/21	20	20	20			60	20	20	20							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						900	0	0	0	0	0	900	0	100	734	873	773	100	0	880		290	404	130	8	0	861	119	250	306	143	43	689	1,000	14,134	9,932	30,012	13,411	3,185	75,635

Geographic Code	
Area Regeneration	RR - RR - Greener
Area Regeneration/Rural Regeneration	RR - RR - Other
Area Regeneration/Rural Regeneration	RR - RR - Other
Other Rural	RR - RR - Greener
Other Rural	RR - RR - Other
City and Urban	RR - RR - Greener
City and Urban	RR - RR - Other
All	RR - RR - Greener
All	RR - RR - Other
All	RR - RR - Greener
All	RR - RR - Other
All	RR - RR - Greener
All	RR - RR - 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												
									AFFORDABLE				MARKET				PRIVATE				
									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
North Moutblow, Clydebank	Medium	X247864 Y672117	WDC	Masterplan	Y	WDC	Steeply sloping site requires major substructure intervention.	Y					0					0			
Carlless, Dalmuir	Low	X247067 Y671781	TBC	N	N	Not Known	Ex industrial site requiring significant remediation.	Y					0					0			
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TABLE 2.2 - LOAN 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 - PLEASE "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												
									AFFORDABLE				MARKET				PRIVATE				
									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
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MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2020/21-2024/25

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

LOCAL AUTHORITY:

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			GREENER STANDARDS	APPROVAL DATE Financial Year (Estimated or Actual)	UNIT SITE STARTS					
						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	Specialist Provision	Type of Specialist Particular Need (If Known)			Total Units by Type	Enter Y or N	2018/19	2019/20	2020/21	PC 202
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<p>MORE HOMES DIVISION</p>	
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STRATEGIC HOUSING INVESTMENT PLAN 2021/22-2024/25	
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LOCAL AUTHORITY:

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

[illegible]

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/ housing should be contained in the text of the SHIP as described in the guidance.