

EAST AYRSHIRE COUNCIL

CABINET – 17 NOVEMBER 2010

STRATEGIC HOUSING INVESTMENT PLAN 2011/12 – 2015/16

**Report by the Depute Chief Executive/Executive Director of
Neighbourhood Services**

1. PURPOSE OF REPORT

- 1.1** To recommend to Cabinet the contents of the updated East Ayrshire Strategic Housing Investment Plan covering the five year period from 2011/ 2012 to 2015/ 2016, and to seek approval to submit the Plan to the Scottish Government for consideration by the due date of 30 November 2010.

2. BACKGROUND

2.1 Strategic Housing Investment Framework

- 2.1.1** In May 2007 Communities Scotland, the Scottish Government's Housing and Regeneration Agency, announced the introduction of a new Strategic Housing Investment Framework for the allocation of Development Funding Resources to guide investment in affordable housing.

- 2.1.2** All Local Authorities are required to submit a Strategic Housing Investment Plan, which shows how resources will be used over the medium term, up to five years, to deliver the affordable housing investment priorities articulated in the Local Housing Strategy, where applicable. The main focus will be on how Development Funding and social housing providers' funds are to be used to improve the provision of good quality houses in the social rented sector and affordable owner occupation.

- 2.1.3** Local Housing Strategies are expected to cover all tenures. However, the Strategic Housing Investment Plan should identify where public subsidy is needed to address particular pressures within local housing markets. It should cover all types of affordable housing where subsidy is required, and it should address proposals for both regeneration and new supply.

2.2 East Ayrshire Strategic Housing Investment Plan

The updated Strategic Housing Investment Plan has been drafted in accordance with the revised guidance issued to local authorities by the Scottish Government in May 2008, and is based on the Strategic Housing Investment Plan 2010/ 2011 – 2014/ 2015, as approved by Cabinet on 18 November 2009. This updated Strategic Housing Investment Plan will be used by Scottish Government Housing Investment Division to help plan the shape of the Affordable Housing Investment Programme for East Ayrshire in 2011/ 12 and beyond.

2.3 Revised Strategic Housing and Planning Guidance

There have been significant developments in national housing policy in response to the Scottish Government Green Paper 'Firm Foundations: The Future of Housing in Scotland', published in October 2007. Over the course of 2008, a series of new guidance was published that set out the Scottish Government's commitment to the integration of land use planning and housing strategy through a national policy framework.

2.3.1 Housing Need and Demand Assessment - This prescriptive approach to the assessment of Housing Need and Demand published in March 2008 marks a shift from previous arrangements whereby housing services took responsibility for assessing the local need for affordable housing, with the assessment of need and demand for housing in the private market to be provided separately through the Local Plan and Joint Structure Plan Teams.

The new arrangements for Housing Need and Demand Assessment will inform the identification of housing supply targets and the allocation of an adequate land supply across all housing sectors.

Housing and development planning will become integrated and the Housing Need and Demand Assessment will provide the evidence base for housing supply targets, as defined in Local Housing Strategies, so as to ensure that suitable available land is allocated through Local Development Plans to meet these targets. This approach requires close joint working between Housing and Planning services, and other partners. The development of the East Ayrshire Housing Need and Demand Assessment is making good progress, and the initial outcomes will be subject to consultation with members and the key stakeholders over coming weeks.

In anticipation of its submission to Cabinet prior to the year end, the number of Housing market Areas contained in the Strategic Housing Investment Plan has been reduced from seven to three, namely Kilmarnock and Loudoun, Cumnock and Doon Valley.

2.3.2 Local Housing Strategy - Revised Local Housing Strategy guidance was published in June 2008 which sets out key changes to the format and detail of strategies, and outlines a stronger strategic role for the Local Housing Strategy so as to place it at the centre of local authorities' corporate planning activities.

2.3.3 Scottish Planning Policy - Scottish Planning Policy reinforces the importance of local authority housing and planning services taking an integrated approach to producing Housing Needs and Demand Assessments to ensure that the operation of the housing system is considered as a whole. Scottish Planning Policy states that the preparation of Local Development Plans and Local Housing Strategies must be closely aligned and that Local Development Plans must

identify suitable housing sites to meet Housing Needs and Demand assessment housing targets for each housing market area in full.

3. STRATEGIC CONTEXT

3.1 Fresh Thinking, New Ideas

The Fresh Thinking, New Ideas document issued in May 2010 aims to provide for a broad discussion about housing policy for the future, in light of an acknowledged “sustained and substantial reduction in the capital resources available to the Scottish Government.” As a result, it proposes that in order to progress, changes must be made to the way housing is “produce[d], allocate[d], price[d], manage[d] and considere[d]”, set against the current and likely future austerity measures, so as to realise the sustained maintenance and delivery of affordable housing, both in terms of existing stock and new build delivery respectively, across tenures and sectors.

3.2 National Housing Trust

The National Housing Trust seeks to deliver affordable housing for intermediate rent through the release of sites and completed houses from private developers to Local Authorities in the short to medium terms, through the use of Prudential Borrowing, backed up with limited Scottish Government guarantees. The Council is supportive of sustainable initiatives designed to inject activity into the construction industry to realise the development of good quality, affordable housing for the communities of East Ayrshire, as well as much-needed employment within the sector.

3.3 Firm Foundations: ‘The Future of Housing in Scotland’

This document sets out the Scottish Government’s vision for the future of housing in Scotland. The document’s key messages include a commitment to increase the rate of house building; an enhanced role for the private rented sector; regional housing supply targets; further assistance for first time buyers; and competition for grant subsidy.

3.4 Council House Building

As part of the Scottish Government’s commitment to increasing the rate of house building, almost £80M has been allocated through the Kick Start Council House Building Programme to encourage new Council house building. East Ayrshire Council has attracted £1.3M in grant funding for this activity, further to three successful applications to access the available funding. The Strategic Housing Investment Plan also provides for five further phases to be developed from any future Council house building initiative, in addition to the current activity, in anticipation of the likely outcomes arising from the work underway to produce the Housing Needs and Demand Assessment for East Ayrshire.

3.5 Private Sector Housing: Housing (Scotland) Act 2006

The Housing (Scotland) Act 2006 seeks to address housing condition issues within the private sector. In April 2009, Cabinet approved the Scheme of Assistance and Section 72 Statement for East Ayrshire.

3.6 East Ayrshire Local Housing Strategy 2004-2009

The Local Housing Strategy sets out four core aims developed by Local Housing Strategy Planning Partners to meet the housing needs of the people of East Ayrshire. Further, it includes the key priorities to be tackled in order to meet those aims. The revised Local Housing Strategy guidance issued in 2008 means that production of the next Local Housing Strategy requires to be scheduled to ensure alignment with the Council's new Local Development Plan. The new Local Housing Strategy is to be the key planning document for the delivery of housing in all housing tenures, and will become the sole strategic document on housing, homelessness and support issues, Fuel Poverty, and Private Sector Housing duties. The East Ayrshire Local Housing Strategy will be developed, following completion of the Housing Need and Demand Assessment for submission to Cabinet for approval in Autumn 2011 and this will then inform future Strategic Housing Investment Plans. The updated Local Housing Strategy will also include proposals to meet the identified housing needs of Gypsy/Travellers in East Ayrshire following endorsement by the Corporate Management Team of the recommendations from the short life officer Working Group convened to ensure that the Council is adequately fulfilling its public duty in respect of Gypsy/Travellers. New procedures are being introduced to deal with unauthorised encampments in East Ayrshire and an assessment of potential locations for a Gypsy/Traveller site is ongoing.

3.7 The Alteration to the East Ayrshire Local Plan

3.7.1 The Examination into all outstanding objections to the Alteration to the East Ayrshire Local Plan concluded in June 2010. In considering the Reporters comments on affordable housing in relation to the Examination in Public, the Council at its meeting on 26 August 2010 decided not to challenge the comments on the limited grounds available within the new Planning Act and to approve the contents of the schedule of post examination modifications to the Finalised Draft Alteration to the East Ayrshire Local Plan. In doing so, it was recognised that the outcome of the Strategic Housing Investment plan would help to inform the new Local Development Plan. The East Ayrshire Local Plan was adopted by the Council in October 2010. This local plan fully complies with the provisions of the Ayrshire Joint Structure Plan 2007 and identifies a generous supply of housing land to the year 2017.

3.7.2 Draft versions of the Alteration to the East Ayrshire Local Plan contained an affordable housing policy. However, a number of objections to this policy were received during the local plan preparation process which resulted in this matter being dealt with at a local plan examination. In examining objections received and the approach to affordable housing taken by the Council, the appointed Scottish Government Reporter concluded that the affordable

housing policy should be deleted, the main reason given for this being that the Council's evidence base was not sufficiently robust. Instead the Reporter stated that affordable housing should be reassessed as part of the Housing Needs and Demand Assessment process with any new affordable housing policy being promoted through a new local development plan. However, given the time associated with preparing local development plans, any new affordable housing policy is not likely to be in force until 2014.

- 3.7.3** The fact that the current affordable housing policy has been deleted by the Reporter has implications for the provision of affordable housing in Kilmarnock, Stewarton, Kilmaurs and Fenwick which previously were required to produce 15% affordable housing in the case of Kilmarnock and 25% in the northern area settlements. The Council as Planning Authority cannot now require developers to provide affordable housing as part of their developments.
- 3.7.4** Consideration was given to progressing a single issue Local Development plan solely on affordable housing in order to progress this matter expeditiously. However, in order to produce the highest quality Local Development Plan, all planning issues should be considered in parallel in one comprehensive document. Affordable housing is inextricably linked to wider housing supply and demand issues and to other planning policy topics such as regeneration and transportation. Whilst affordable housing is a matter of priority for the Council, issues such as the wider regeneration of East Ayrshire's town centres and its communities are of an equally high priority. It is therefore considered that taking a comprehensive approach to planning policy matters would be the most appropriate way forward. The production of a single issue Local Development Plan would also result in repetition of public consultation exercises and local plan examinations which is not consistent with the principles of best value.
- 3.7.5** Despite the fact that the local plan no longer contains an affordable housing policy, the Council will continue to ask developers to provide affordable housing on a voluntary basis and will look to include any such sites in the Strategic Housing Investment Plan. Further, the local plan identifies specific sites solely for affordable housing purposes, albeit most of these sites are either complete or under construction.
- 3.7.6** Affordable housing will continue to be built in East Ayrshire through funding provided by the Scottish Government through the Affordable Housing Investment Programme, as set out in the Strategic Housing Investment Programme. In 2008/ 2009, 158 units were constructed with 64 being built in 2009/ 2010 by partner Registered Social Landlords. It is anticipated that 78 units will be built during 2010/ 2011, to include 10 new Council houses currently on site, with approval from the Scottish Government for a further 40 new Council houses; all for older/ ambulant disabled people. Whilst the future of Scottish Government funding for the provision of new housing remains uncertain, the Council will continue to utilise Affordable Housing Investment Programme funds to develop sites for the affordable housing which accord with the provisions of the Alteration to the East Ayrshire Local Plan.

3.7.7 In addition, the Council is currently undertaking a review of all Council-owned land and where appropriate, will use its land holdings to support the development of affordable housing.

3.8 Community Plan and Single Outcome Agreement

The East Ayrshire Community Plan's key theme of Delivering Community Regeneration is reflected in the 2011/ 2012 – 2015/ 2016 Strategic Housing Investment Plan.

East Ayrshire Council and its Community Planning Partners agreed the Single Outcome Agreement with Ministers in June 2009. The housing outcomes within the Single Outcome Agreement are broadly defined and will be kept under review to reflect developments in national housing policies, and the new Local Housing Strategy.

4. STRATEGIC HOUSING INVESTMENT PLAN 2011/2012- 2015/2016

4.1 The East Ayrshire Strategic Housing Investment Plan covers a five year period from 2011/12 to 2015/16. The anticipated Affordable Housing Investment Programme Allocation for the Strategic Housing Investment Plan is in the sum of £29.738M.

4.2 The programme supports the provision of general and community care housing, and seeks to deliver 449 affordable houses, with a total programme spend of £54.743M. It should be noted that last year's Strategic Housing Investment plan submission supported the provision of 780 houses from a total proposed programme spend of £91.651M. East Ayrshire Council, along with its partner Registered Social Landlords, anticipates achieving either tender approval or site start for all of the development sites identified in year one of the programme. The downturn in the levels of proposed completions and subsidy requirement is based on assumptions made following meetings with the Scottish Government Housing Investment Division at which time it was noted that the Affordable Housing Investment Programme would be reduced across the lifetime of the plan, and would sit at a rate ranging from 60% of the present level of funding available in 2010/2011, i.e. £3.3M compared to the current funding level of £5.5M.

4.3 Funding to resource the programme is proposed to be drawn from Scottish Government Housing Association Grant, Private Finance, Local Authority contributions, prudential borrowing and private developer funding.

4.4 The Strategic Housing Investment Plan seeks to support the ongoing work of the Council in terms of its statutory duty to promote the eradication of homelessness by 2012 and its corporate parenting responsibility. The programme provides for a range of housing solutions, in response to the varying needs of different service users. Over the lifetime of the Strategic Housing Investment Plan, the plan allows for the provision of housing that

complies with the requirements of the Disability Discrimination Act 2005 in terms of:

- i. a new development project to provide short term accommodation which will replace the existing Peden Court hostel facility in Cumnock;
- ii. accommodation in Kilmarnock to provide housing and support to young people leaving care and for whom the Council retains a corporate parenting responsibility.

4.5 In addition, opportunities to explore the provision of further core and cluster, community care housing developments will be explored through the proposed programme, as jointly assessed by both Health and Educational and Social Services, building on the successful developments completed in East Ayrshire for identified clients.

4.6 The following sites have been removed from the updated Strategic Housing Investment Plan 2011/12 – 2015/16 compared to last year's submission:

- **Nether Robertland, Stewarton:** Atrium on site with new 64 unit social housing development comprising community care and general needs housing. Due for completion March 2012.
- **Old Station Road, Catrine:** Title assignment approved by Cabinet on 29 September 2010. Atrium due on site early 2011 with mix of 16 amenity and general needs housing for social rent.
- **Mossdale Terrace:** Disposal of site following competitive dialogue nearing completion. Existing properties to be retained and refurbished for sale.
- **Darvel Coop:** Project dependent on funding support from Town Centre Regeneration Fund. Bid for funding was unsuccessful and project unable to be delivered within Housing Association Grant Subsidy levels.
- **Newlands Drive, Kilmarnock:** Site being developed for Phase Two and Phase Three of the Council Housing Building Programme. Projects due on site December 2010 and March 2011 respectively.
- **Women's Aid Refuge, Cumnock:** Service delivery model, incorporating accommodation needs, currently under review.
- **Corrie Mains Farm, Mauchline:** Private site. Alternative developer interest noted.
- **Main Street, Auchinleck:** Indicative development costs likely to exceed Housing Association grant subsidy levels.
- **Dalcairney Road, Dalmellington:** Site owned by Shire Housing Association. No development programme being proposed meantime.

- **Altonhill, Kilmarnock:** Private site currently under development.
- **Longpark Phase 6:** Development deferred to reflect projected Affordable Housing Investment Programme funding levels. Development schedule to be reviewed during next Strategic Housing Improvement Plan update.

4.7 The following list of sites has been added to the proposed Strategic Housing Investment Plan 2011/ 2012 – 2015/ 2016 to reflect the successful delivery of sites contained in the 2010/ 2011 Affordable Housing Investment Programme and to replace those sites listed in paragraph 4.6 above:

- **Skeoch Road, Mauchline:** Approach made by current owner for Council to acquire existing tenanted older peoples accommodation and adjoining ground with potential for new housing development of a similar nature.
- **Lochore Terrace, Darvel:** Council owned site suitable for new social rented housing development.

As stated in paragraph 3.2, the Strategic Housing Investment Plan provides for opportunities to support the Council's own house building programme in future years, subject to the reported outcomes of the Housing Need and Demand Assessment.

4.8 Full details of the programme to be delivered in each of the Council's Sub-market Areas, and for each year of the programme are set out in the Strategic Housing Investment Plan document appended to this report.

5. EQUALITIES IMPACT ASSESSMENT & STRATEGIC ENVIRONMENTAL ASSESSMENT

5.1 Strategic Environmental Assessment

As the Strategic Housing Investment Plan is intended to articulate the priorities set out in the Local Housing Strategy, and includes sites identified in the Alteration to the East Ayrshire Local Plan, it does not influence in itself, but rather is influenced by these plans. The Alteration to the East Ayrshire Local Plan was subject to a full Strategic Environmental Assessment as required in terms of the Environmental Assessment (Scotland) Act 2005, and the Local Housing Strategy 2004-2009 was produced prior to the statutory requirement to undertake strategic environmental assessments being implemented. It has been determined that the Strategic Housing Investment Plan is exempt from an Environmental Assessment as it has no, or minimal, effects in relation to the environment. A pre-screening determination report, assessing the Strategic Housing Investment Plan in relation to Schedule 2 of the Act, was submitted to the SEA Gateway on 28 October 2010.

5.2 Equalities Impact Assessment

Public bodies are under a statutory duty to equality impact assess what they do on the grounds of gender, race and disability. The Scottish Government

promotes a six equality group approach to also address issues of age, sexual orientation and religion and belief. The East Ayrshire Community Planning Partners have produced an Equalities Impact Assessment tool to be utilised to assess the possible impacts of proposals across a range of issues. The primary output of Equalities Impact Assessment is a set of evidence-based recommendations that highlight and enhance the intended and unintended positive effects of the proposal and remove, or minimise, any negative impacts. The Equalities Impact Assessment toolkit has been used to equality impact assess the 2011/ 2012 – 2015/ 2016 Strategic Housing Investment Plan submission.

6. CONCLUSIONS

- 6.1** The revised Strategic Housing Investment Framework, introduced by Scottish Government in May 2007, sets new parameters for the delivery of affordable housing and the East Ayrshire Strategic Housing Investment Plan 2011/ 2012 – 2015/ 2016 meets the Council's statutory duty in respect of this Framework.
- 6.2** The Council's Strategic Housing Investment Plan requires to be submitted to Scottish Government by the end of November 2010, in accordance with the timescale set in the Scottish Government's guidance dated October 2010, and sets out how resources will be used over the next five years to deliver the Council's affordable housing investment priorities.
- 6.3** The investment programme detailed in the Strategic Housing Investment Plan anticipates an Affordable Housing Investment Programme Allocation of £29.738M, and seeks to deliver 449 houses with a total programme spend of £54.743M.
- 6.4** The Strategic Housing Investment Plan has been developed within the context of the Scottish Government's vision for the future of housing in Scotland as set out in 'Firm Foundations'.
- 6.5** The Housing Needs and Demand Assessment is due to be completed by the end of 2010, with a view to completing the next Local Housing Strategy in Autumn 2011. This data will inform future Strategic Housing Investment Plans from that date onwards.

7. FINANCIAL / PERSONNEL IMPLICATIONS

- 7.1** In overall terms, the proposed programme requires the use of a range of funding options to include the current prudential borrowing framework, the use of capital receipts and balances, and Scottish Government funding. Registered Social Landlord-led developments will require to be funded from a mix of public subsidy from Scottish Government and private borrowing.
- 7.2** In terms of Council housing, the Standard Delivery Plan financial model which is used to ensure that achieving the Scottish Housing Quality Standard remains financially viable, has been updated to take account of the ongoing three phases of house building programme works under the Scottish

Government's "Kick Start" Council House Building Initiative. Indicators contained within the model confirm that both the building programme and achievement of the Scottish Housing Quality Standard remain financially viable and achievable by 2015. The position will be subject to quarterly review as part of the Council's Capital Monitoring arrangements.

- 7.3** The required funding to achieve the Scottish Housing Quality Standard is reviewed on an annual basis and set aside as indicated in the Council's financial plans to 2015 and this funding remains exclusive of any requirements within this plan. Further funding requirements to maintain the Standard beyond the achievement date of 2015 have also been calculated within the Council's 30 year Housing maintenance financial plan to ensure that future stock maintenance and improvement can be sustained.
- 7.4** The full effect of the Council's funding programme proposals for the three previously approved phases of the new Council house building programme together with the proposed five other schemes would be equivalent to an increased rent of £1 per week (43p in respect of the agreed part Scottish Government funded 50 house programme and 57p in respect of the proposed Council funded 50 house programme) dependent upon the actual interest rate at the time of borrowing, and assuming the borrowing will be repaid over 60 years and 48 weeks rent. The increase will require to be incorporated into the overall rent setting process in line with the anticipated build profile.

8. LEGAL AUTHORITY/POLICY IMPLICATIONS

- 8.1** Local Authorities are required to submit a Strategic Housing Investment Programme to Scottish Government by 30 November 2010 to cover the period 2011/ 12 – 2015/ 2016.
- 8.2** The proposals set out within the updated Strategic Housing Investment Plan have been considered and agreed by the Corporate Management Team.

9. COMMUNITY PLANNING IMPLICATIONS

- 9.1** Within one of the four Main Themes of Delivering Community Regeneration, the Community Planning partners seek to promote a wide range of housing which is attractive to people who live in East Ayrshire, recognising the needs of older people, people with a disability and homeless people, so as to provide suitable accommodation for people as they move through their various life situations. The provision of a range of affordable housing solutions, as detailed in the Strategic Housing Investment Plan 2011/ 2012 – 2015/ 2016, will support this key theme as set out in the East Ayrshire Community Plan.

10. RISK MANAGEMENT IMPLICATIONS

- 10.1** The proposed Affordable Housing Investment, as set out in the Strategic Housing Investment Plan 2011/ 2012 – 2015/ 2016, seeks to promote and sustain housing standards across East Ayrshire through the provision of high quality new build affordable housing, making a more efficient use of public

resources complemented with public sector borrowing so as to meet identified housing need.

11. ASSET MANAGEMENT IMPLICATIONS

11.1 The Strategic Housing Investment Plan 2011/ 2012 – 2015/ 2016 proposals meet the Council's policy objectives in respect of asset management and partnership working in so far as the proposals will enhance both the Council's and partner Registered Social Landlords' range and supply of affordable housing in terms of the proposed affordable development programme through collaborative arrangements with developing partner Registered Social Landlords. The proposals will further complement the ongoing housing improvement programme works to existing Local Authority and Registered Social Landlord stock so as to promote achieving the Scottish Housing Quality Standard for the Council housing stock by 2015, as set out in the East Ayrshire Single Outcome Agreement and previous Local Housing Strategy.

12. RECOMMENDATIONS

12.1 Members are asked to:

- (i) Approve the Affordable Housing Investment priorities detailed in the Strategic Housing Investment Plan 2011/ 2012 – 2015/ 2016 appended to this report for submission to the Scottish Government by 30 November 2010;
- (ii) Due to the timescales involved, authorise implementation of recommendation (i) above prior to any consideration by the Governance and Scrutiny Committee, as to delay implementation would prejudice the Council's position in relation to achieving the deadline set by the Scottish Government; and
- (iii) Otherwise note the content of the report.

Elizabeth Morton
Depute Chief Executive/
Executive Director of Neighbourhood Services

8 November 2010
EM/CMCA/DB

LIST OF BACKGROUND PAPERS

- 1 East Ayrshire Local Housing Strategy 2004 – 2009.
- 2 East Ayrshire Strategic Housing Investment Plan 2010/ 2011 – 2014/ 2015.
- 3 Guidance on Preparing Strategic Housing Investment Plans, Housing Investment Division, Scottish Government, October 2010.

- 4 Local Housing Strategy Guidance, The Scottish Government and the Convention of Scottish Local Authorities, 25 June 2008.
- 5 Scottish Planning Policy: The Scottish Government, February 2010.
- 6 Housing Need and Demand Assessment Guidance, The Scottish Government, March 2008.
- 7 Fresh Thinking, New Ideas, Scottish Government, May 2010.

IMPLEMENTATION OFFICER: Chris McAleavey, Head of Housing

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EAST AYRSHIRE COUNCIL

Strategic Housing Investment Plan

2011/2012 - 2015/2016



East Ayrshire
COUNCIL

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1. Introduction

- 1.1** In May 2007, Communities Scotland, the Scottish Government's former Housing and Regeneration Agency, announced the introduction of a new Strategic Housing Investment Framework for the allocation of Development Funding Resources which guide investment in affordable housing.
- 1.2** Each Local Authority is required to submit a Strategic Housing Investment Plan, which shows how resources will be used over the medium term (up to five years) to deliver the affordable housing investment priorities articulated in their Local Housing Strategy. The main focus is on how Development Funding and social housing providers' funds are used to improve the provision of good quality houses in the social rented sector and affordable owner occupation. The Scottish Government requires the Strategic Housing Investment Plan to be updated annually. This is the third East Ayrshire Strategic Housing Investment Plan and updates the approved submission made to the Scottish Government in November 2009.
- 1.3** Local Housing Strategies are expected to cover all tenures. However, the Strategic Housing Investment Plan should identify where public subsidy is needed to address particular pressures within local housing markets. It should cover all types¹ of affordable housing where subsidy is required, and it should address proposals for both regeneration and new supply.

¹ Affordable housing will include properties for rent and for sale

2. The Strategic Context

2.1 The housing market, both locally and nationally, has witnessed ongoing major changes as a result of activities impacting the wider economy in the recent past. Furthermore, there have been substantial developments in national housing policy and guidance. These features will influence the next East Ayrshire Local Housing Strategy and, necessarily, the Strategic Housing Investment Plan programme that flows from this.

2.2 Fresh Thinking, New Ideas

The Fresh Thinking, New Ideas document issued in May 2010 aims to provide for a broad discussion about housing policy for the future, in light of an acknowledged “sustained and substantial reduction in the capital resources available to the Scottish Government.” As a result, it proposes that in order to progress, changes must be made to the way housing is “produce[d], allocate[d], price[d], manage[d] and considere[d]”, set against the current and likely future austerity measures, so as to realise the sustained maintenance and delivery of affordable housing, both in terms of existing stock and new build delivery respectively, across tenures and sectors.

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2.4 Firm Foundations: ‘The Future of Housing in Scotland’

Firm Foundations, published in October 2007, sets out the Scottish Government’s vision for the future of housing in Scotland. The document’s key messages include: a commitment to increase the rate of house building; an enhanced role for the private rented sector; regional housing supply targets; further assistance for first time buyers; and competition for grant subsidy.

2.5 Council House Building

As part of the Scottish Government’s commitment to increasing the rate of house building, almost £80M has been allocated through the Incentivising Council House Building programme to encourage new Council house building. East Ayrshire Council has attracted £1.3M in grant funding for this activity, further to three successful applications to access the available funding. Further Council house building activity is proposed within the programme.

2.6 Housing Need and Demand Assessment

New guidance on undertaking Housing Need and Demand Assessment was published in March 2008.

2.7 Housing and Development Planning are to become integrated, with the Housing Need and Demand Assessment providing the evidence for housing supply targets, as defined in housing strategies, and ensuring that suitable available land is allocated through Development Plans to meet these identified targets. This approach requires close joint working between Housing and Planning Services, other partners and stakeholders. For the purpose of the Strategic housing Investment Plan 2012 / 2013 – 2015 / 2016, revised Housing Market Areas have been adopted in line with the emerging Housing Need and Demand Assessment proposals.

2.8 Local Housing Strategy Guidance

Revised Local Housing Strategy guidance was published in June 2008 which sets out key changes to the format and detail of strategies, and outlines a stronger strategic role for the Local Housing Strategy which will place it at the centre of Local Authorities' corporate planning activities.

2.9 The Local Housing Strategy sets out four core aims developed by Local Housing Strategy Planning Partners to meet the housing needs of the people of East Ayrshire. Further, it includes the key priorities to be tackled in order to meet those aims. The revised Local Housing Strategy guidance means that production of the next Local Housing Strategy requires to be scheduled to ensure alignment with the Council's new Local Development Plan. The new Local Housing Strategy is to be the key planning document for the delivery of housing in all housing tenures, and will become the sole strategic document on housing, homelessness and support issues, Fuel Poverty, and Private Sector Housing duties. The East Ayrshire Local Housing Strategy will be developed, following completion of the Housing Need and Demand Assessment for submission to Cabinet for approval in Autumn 2011 and this will then inform future Strategic Housing Investment Plans. The updated Local Housing Strategy will also include proposals to meet the identified housing needs of Gypsy/Travellers in East Ayrshire following endorsement by the Corporate Management Team of the recommendations from the short life officer Working Group convened to ensure that the Council is adequately fulfilling its public duty in respect of Gypsy/Travellers. New procedures are being introduced to deal with unauthorised encampments in East Ayrshire and an assessment of potential locations for a Gypsy/Traveller site is ongoing

2.10 Scottish Planning Policy

Scottish Planning Policy reinforces the importance of local authority housing and planning services taking an integrated approach to producing Housing Needs and Demand Assessments to ensure that the operation of the housing system is considered as a whole. Scottish

Planning Policy states that the preparation of Local Development Plans and Local Housing Strategies must be closely aligned and that Local Development Plans must identify suitable housing sites to meet Housing Needs and Demand assessment housing targets for each housing market area in full.

2.11 Private Sector Housing: Housing (Scotland) Act 2006

The Housing (Scotland) Act 2006 seeks to address housing condition issues within the private sector. Local Authorities are to produce a Section 72 Statement in support of the new Scheme of Assistance in 2009/ 2010. East Ayrshire has already produced its Scheme of Assistance and Section 72 Statement, as approved by Cabinet in April 2009.

2.12 The Alteration to the East Ayrshire Local Plan

The Examination into all outstanding objections to the Alteration to the East Ayrshire Local Plan concluded in June 2010 and the Council adopted the Plan in late October 2010. This local plan fully complies with the provisions of the Ayrshire Joint Structure Plan 2007 and identifies a generous supply of housing land to the year 2017.

2.13 Certain housing sites identified in the Alteration to the East Ayrshire Local Plan have been included in the Strategic Housing Investment Plan. However, given the implementation period associated with the new plan, these sites have been identified within the later years if the Strategic Housing Investment Plan period.

2.14 Community Plan and Single Outcome Agreement

Community Planning Partners in East Ayrshire have taken a collective view from the outset that a Community Planning Partnership Single Outcome Agreement will be developed for the local area, covering the three year period from 1 April 2008 to 31 March 2011. The Single Outcome Agreement was approved by East Ayrshire Community Planning Partnership Board at its meeting held on 26 June 2008 and was subsequently signed off by John Swinney MSP, Cabinet Secretary for Finance and Sustainable Growth, on 2 July 2008. It was reviewed and updated, following endorsement by all the Community Planning Partners, and was agreed by the Scottish Government in July 2009. The updated Strategic Housing Investment Plan 2011/ 2012 – 2015/ 2016 will support the delivery of National Outcome 10: “Sustainable Places”.

2.15 Climate Change

Within Firm Foundations and SPP3, there is a commitment to achieve greater sustainable development through enhanced energy efficiency measures and environmental standards for new house building. All new housing developments proposed will be designed with sustainability as a core requirement.

2.16 Current Economic Climate

The continued pressure on the global economy continues to impact on the construction sector and housing markets. It remains difficult to predict the full extent and timescale of the impact on private sector development in the area. However, private developers continue to contact both the Council and local Registered Social Landlords directly, looking to include an element of affordable housing with grant subsidy within their proposed developments. Where such opportunities emerge which could help meet identified priorities, relevant officer groups will consider whether these should be included in the later years of the East Ayrshire Strategic Housing Investment Plan programme, together with any consequential impact on the planned programme and its required resources against available budgets.

2.17 Reduction in Housing Association Grant

Following the issue of the Housing Association Grant allowances guidance note by Scottish Government entitled 'National HAG Subsidy Target Benchmark', Housing Association Grant levels have continued to be reduced, with an expectation that registered Social Landlords will attract greater levels of Private, and other forms of, Finance to support their development programmes. In the current climate, financial institutions are showing a reluctance to lend. Registered Social Landlord partners continue to express concern that in seeking to meet nationally-approved cost parameters, and in striving to attain consistently high quality affordable housing for the residents of East Ayrshire in terms of tenure and type within the published allowance framework, their ability to continue to deliver high standard housing products that will suit residents throughout their lifetimes is becoming increasingly difficult to sustain.

3. The Local Context

3.1 East Ayrshire is home to around 120,250 people within a mixture of urban and rural settlements. Kilmarnock (population 43,600) is the largest settlement in the north of the authority, while the south is more rural comprising many former mining communities, including its main town of Cumnock (population 9,400).

3.2 The key issues in which strategic planning for affordable housing are set are detailed below:

- Mix of urban and rural settlements gives rise to different challenges, particularly between the north and south of the Authority area.
- Significant areas of rural hinterland and a number of particularly remote communities.
- A large number of settlements with varied populations, residential, economic, commercial, cultural and community services.
- Lower levels of owner occupation and private renting than Scotland as a whole, with 1 in 3 East Ayrshire households living within a council property.
- Owner occupation is the dominant tenure, with 58% of the population owning their home.
- Lower house prices overall, than the national average, but with significant variation within each area.
- Major role for the social rented sector within the East Ayrshire housing system split between the Council and thirteen Registered Social Landlords.
- Growing private rented sector, which is responding to the Scottish Government's agenda, to deliver improvements in both landlord services, and property quality in this tenure.
- Challenging Local Economy that, although predicted to grow at a steady rate, is at a pace below the national average.
- Overrepresentation of manufacturing and engineering industries in the area and the continued under representation of financial and business services is forecast.
- High levels of unemployment in particular pockets of the authority and high levels of deprivation, with almost a quarter of the population living in the most deprived wards in Scotland.
- The median annual household income is below the Scottish average.
- The period to 2018 is expected to see an overall decline of 7.8% in the population of East Ayrshire.
- The numbers of younger people is expected to decrease sharply, while the number of people in the older age groups is expected to rise.
- Number of households is expected to rise, with the number of single people households experiencing a significant increase.

4. Needs Assessment and Local Housing Strategy Priorities

4.1 The affordable housing investment strategy within the Strategic Housing Investment Plan is expected to achieve the outcomes set, and reflect the locally agreed objectives and actions within the Local Housing Strategy. The Strategic Housing Investment Plan reinforces the Local Authority as the strategic housing enabler and is linked to the planning timeframes of the Local Housing Strategy and the Local Development Plan.

4.2 Local Housing Strategy Priorities

The East Ayrshire Local Housing Strategy 2004-2009 was submitted to the then Communities Scotland in April 2004, in accordance with the statutory requirement set out in the Housing (Scotland) Act 2001. It set out four core aims developed by Local Housing Strategy Planning Partners to meet the housing needs of the people of East Ayrshire:

4.3 Aim One: Support the Community Planning Partnership to regenerate disadvantaged areas and develop sustainable communities.

Aim Two: Improve resident satisfaction with home and the surrounding environment.

Aim Three: Ensure Equal Access to an Adequate Supply of Good Quality Affordable Accommodation.

Aim Four: Ensure individuals requiring support to live independently in the community are enabled to do so.

4.4 Work towards the production of the Housing Needs and Demand Assessment is now underway, and a new Local Housing Strategy will be prepared by Autumn 2011 to reflect the evidence gathered as a result of this exercise.

5. Structures for Developing and Implementing the Strategic Housing Investment Plan

5.1 Programme Development

The Council's Housing Service is responsible for leading the development of the Strategic Housing Investment Plan.

5.2 Building on previous successful arrangements established for the development of the first formal Strategic Housing Investment Plan, key local stakeholders continue to be involved in the Local Housing Investment Framework:

5.3 Registered Social Landlords

As key partners in the strategic housing investment framework, local developing Registered Social Landlords are central to both the development and delivery of the Strategic Housing Investment Plan. The contribution of Registered Social Landlord partners is secured on an ongoing basis through the work around development programming activities and attendance at the Social Landlords' Forum. Further, a series of dedicated meetings specifically aimed at completing Strategic Housing Investment Plan templates took place during September and October 2010.

5.4 Council Services

The Strategic Housing Investment Plan development process has included close working with colleagues in Planning and has incorporated meetings with, and information provided by Social Work and Asset Management Services.

5.5 Scottish Government

Team members from the local area office have been involved at various levels of the investment framework, most notably via strategic liaison meetings, officer working groups and the Social Landlords' Forum. Guidance has been provided historically both in Strategic Housing Investment Plan development sessions and ongoing officer contact.

5.6 Other Local Authorities

The Local Housing Strategy Best Value Network continues to offer local authorities opportunities to discuss strategic housing matters and Strategic Housing Investment Plan development approaches. In addition, East Ayrshire continues to liaise with neighbouring authorities in the production of their respective Housing Needs and Demand Assessments and Local Housing Strategies.

5.7 Developing Agents

The Affordable Housing Investment Programme in East Ayrshire is currently delivered via robust working relationships between the Council, locally operating Registered Social Landlords, and the Scottish Government's Housing Investment Division. At a strategic level, the

Housing Service meets regularly with Scottish Government officials to review strategic agreement priorities in terms of ongoing, proposed and pipeline developments against the aims set out in the Local Housing Strategy.

- 5.8** Developing Registered Social Landlords are selected to undertake development activity on the basis of their experience, track record, skills and capacity and geographical location, e.g. where a provider already has stock in the area of the proposed project, and/ or a local office base to provide local housing management support.
- 5.9** The Council's Housing Service leads Officer Working Groups for a range of development projects to streamline the development process in more complex development projects.
- 5.10** Registered Social Landlords and Local Authorities are being encouraged to consider volume procurement activity to maximise the number of good quality houses deliverable within fixed subsidy levels so as to realise greater efficiencies in terms of: the cost of development activity; the ability to secure local labour initiatives; reductions in carbon footprints; greater sustainability; and the quality of the product being delivered. However, longer term funding commitments continue to be required to underpin any agreements across Registered Social Landlords and contractors in the local authority area through Framework Agreements for Construction, particularly at a time when the award of public subsidy is in decline, so that Registered Social Landlord partners may better plan their business over the medium and longer terms.
- 5.11** The impact of ongoing austerity measures into local strategic planning agreements cannot be readily measured at this stage. As such, the existing successful arrangements will continue and will be instrumental in developing the activities outlined in this Strategic Housing Investment Plan.
- 5.12 Sustainability**
The Alteration to the East Ayrshire Local Plan has adopted a primary strategic aim, encompassing and encapsulating all of the aspirations expressed in the Community Plan, which is:
- “To promote sustainable development, to maximise the economic potential of East Ayrshire, and to improve the quality of life for its residents.”**
- 5.13** All the aims, strategies, policies and proposals contained within the East Ayrshire Local Plan have been made the subject of a full Sustainability Appraisal. All sites identified for inclusion in the Strategic Housing Investment Plan are included in the Alteration to the East Ayrshire Local Plan, and have therefore been considered against established sustainability and design standards.

5.14 Sustainable design is encouraged through a variety of measures, such as locally sourced materials and skills so as to reduce any site's carbon footprint, to the use of sustainable materials and even the siting of houses on plots to take advantage of passive solar heat gain.

5.15 Strategic Environmental Assessment

As the Strategic Housing Investment Plan is intended to articulate priorities set out in the Local Housing Strategy, and includes sites identified in the Alteration to the East Ayrshire Local Plan, it does not influence in itself, but rather is influenced by these Plans. The Alteration to the East Ayrshire Local Plan was subject to a full Strategic Environmental Assessment, as required in terms of the Environmental Assessment (Scotland) Act 2005. Further, the Local Housing Strategy 2004 - 2009 was produced prior to the statutory requirement to undertake Strategic Environmental Assessment being implemented. Therefore, it has been determined that the Strategic Housing Investment Plan is exempt from an Environmental Assessment as it has no, or minimal, effect in relation to the environment. A pre-screening determination report, assessing the Strategic Housing Investment Plan in relation to Schedule 2 of the Act was submitted to the Strategic Environmental Assessment Gateway on 28 October 2010.

5.16 Equalities Impact Assessment

Public bodies are under a statutory duty to equality impact assess what they do on the grounds of gender, race and disability. The Scottish Government promotes a six equality group approach to also address issues of age, sexual orientation and religion and belief. The East Ayrshire Community Planning Partners have produced an Equalities Impact Assessment tool which is utilised to assess the possible impacts of proposals across a range of issues. The primary output of Equality Impact Assessment is a set of evidence-based recommendations that highlight and enhance the intended and unintended positive effects of the proposal and remove or minimise any negative impacts. All policies, strategies, functions, plans and projects produced by the Council and its Community Planning Partners will be subject to Equality Impact Assessment. The toolkit was used to equality impact assess the 2010 Strategic Housing Investment Plan submission.

6. Selection of Sub-Areas for Strategic Housing Investment Plan

6.1 Defining Sub-Housing Market Areas

As a result of the Housing Need and Demand exercise currently underway and due for completion by the year end, the designation of Housing Market Areas is being considered, and will inform the preparation of the new Local Housing Strategy due for submission in Autumn 2011.

6.2 For the purpose of the Strategic Housing Investment Plan 2011/ 2012 – 2015 / 2016, the proposed Housing Market Areas, as set out in the Housing Need and Demand proposals, have been adopted, as follows:

Table 1: Investment Sub-Areas

SHIP Area Name	Sub Area Name	Previous SHIP Sub Area Name	Main Settlements Included
Kilmarnock and Loudoun	Kilmarnock Central Area		Kilmarnock town centre; Bonnyton; New Farm Loch and the Villages of Crosshouse; Gatehead; Knockentiber;
	Kilmarnock North Area		Altonhill; Hillhead; Longpark; Onthank;
	Kilmarnock South Area		Riccarton; Shortlees; Bellfield
	Northern Area		Dunlop; Stewarton; Kilmaurs; Fenwick; Lugton
	Irvine Valley Area		Hurlford; Galston; Newmilns; Darvel; Crookedholm
Cumnock	Cumnock / Auchinleck Area		Cumnock; Auchinleck; Lugar; Muirkirk; New Cumnock; Drongan; Mauchline
Doon Valley	Doon Valley Area		Dalmellington; Patna; Dalrymple; Hollybush.

7. Securing Affordable Housing in East Ayrshire

7.1 This section sets out the main ways in which new provision of affordable housing will be secured over the lifetime of the Strategic Housing Investment Plan.

7.2 The Alteration to the East Ayrshire Local Plan

An Examination into all outstanding objections to the Alteration to the East Ayrshire Local Plan concluded in June 2010 and it is anticipated that the Council will adopt the plan (to be known as the East Ayrshire Local Plan 2010 on adoption) in late October 2010. This local plan fully complies with the provisions of the Ayrshire Joint Structure Plan 2007 and identifies a generous supply of housing land to the year 2017.

7.3 The Alteration to the East Ayrshire Local Plan includes the Development Strategy information that informs and influences the Strategic Housing Investment Plan.

7.4 The prime housing objective of the Local Plan is to allocate, in accordance with the provisions of the replacement structure plan, a sufficient supply and choice of housing land, together with any associated ancillary and service facilities, to meet all East Ayrshire housing needs to 2017, whilst taking into consideration future housing land requirements to 2025.

7.5 The allocation of housing sites in the revised Local Plan has specifically taken the following factors into consideration:

- the impact of the M77 extension particularly on Kilmarnock and other communities in the Glasgow Link Corridor;
- constraints in water and sewerage infrastructure provision and the ability of a site to overcome those constraints;
- the existence of any physical or topographical constraints;
- the ability of a site to be integrated with the settlement within which it is proposed and with the transport infrastructure to which it relates;
- the ability and capacity of the landscape to accommodate the size and scale of residential development proposed.

7.6 East Ayrshire Affordable Housing Policy

The Ayrshire Joint Structure Plan states that in some areas, demand for affordable housing exceeds the supply, further compounded by the availability and cost of sites. The Structure Plan further adds that to address the deficiencies, affordable policies in Local Plans should be prepared and in general, Local Plans should seek affordable housing contributions consistent with Local Housing Strategies.

7.7 The Council is keen to ensure that housing of a high quality that is affordable to people on modest incomes is available throughout East

Ayrshire's communities, and in this regard, the Council's Housing and Planning Services worked jointly to promote this objective.

7.8 An affordable housing study was commissioned by the Council's Housing Service in 2005/ 06, augmenting a previous Housing Needs Assessment completed by consultants in 2004. The study showed that an affordable housing shortfall existed in Kilmarnock and in the northern area which includes the communities of Fenwick, Kilmaurs, Stewarton, Dunlop and Lugton. Accordingly, an affordable housing policy was incorporated into the local plan alteration, and supplementary planning guidance was prepared to explain how the affordable housing policy would be implemented. As part of the local plan consultation process, a number of objections to the affordable housing policy were received and the matter was dealt with at a local plan examination hearing in April 2010.

7.9 In examining the approach taken by the Council and all objections received to the policy, the appointed Scottish Government Reporter concluded that the affordable housing policy should be deleted. Under new legislation, planning authorities are bound by Reporter's recommendations. The main reason given by the Reporter for this decision is that the Council's evidence base for the affordable housing policy was not sufficiently robust. The Reporter has recommended the insertion of a proposal stating that the Council will prepare Supplementary Planning Guidance on Affordable Housing based upon the findings of the Housing Needs and Demand Assessment with a view to incorporating it into the proposed local development plan as soon as practicable. As stated previously, the draft Housing Needs and Demand Assessment will be completed by late 2010. However, given the time implications of preparing a new local development plan, any new policy on affordable housing contained in the new local development plan will not be in force until Summer 2014.

7.10 The fact that the current affordable housing policy has been deleted by the Reporter has implications for the provision of affordable housing in Kilmarnock, Stewarton, Kilmaurs and Fenwick which were previously required to produce 15% affordable housing in the case of Kilmarnock and 25% in the northern area settlements. The Council, as Planning Authority, cannot now require developers to provide affordable housing as part of their developments. The Council will, however, ask developers to provide affordable housing on a voluntary basis and include any such sites in the Strategic Housing Investment Plan.

7.11 Land-banked Sites for Development

Registered Social Landlord partners have land-banked sites in their ownership that are suitable for development.

7.12 The Council is committed to disposing of sites in its ownership in a way which maximises opportunities to secure good quality affordable housing, in accordance with the Community Plan theme of Delivering

Community Regeneration, whilst also meeting best value objectives. Valuation sums reflect any site specific issues whilst securing best value to the Council, to support the ongoing implementation of the Scottish Housing Quality Standard across Council stock.

7.13 In exceptional circumstances, a nil/ nominal cost has been paid to dispose of Council owned sites, by way of the Council's contribution to securing the development of affordable housing in recognition of the proposed use for the site, (e.g. the previous Women's Aid Refuge development.) The Council's willingness to support strategic housing development must always be balanced against the need to secure both best value, and the increasing pressure on the Council's Housing Revenue Account in the context of maximising Scottish Housing Quality Standard investment, at a time when Right to Buy receipts are significantly reduced.

7.14 Identification of Windfall Sites

Periodically, sites become available that are not featured in either the Local Plan or are recorded in the ownership of East Ayrshire Council or partner Registered Social Landlords. Private developers approaching the Council, where their sites are located within areas where housing need has been identified, will continue to be considered in the context of the completed Housing Need and Demand Assessment, so as to determine their ability to meet identified need for future Strategic Housing Investment Plan submissions, underpinned by the new Local Housing Strategy to be prepared by Autumn 2011.

7.15 Planned Demolition Projects - linked to new build re-provisioning

The Council has acknowledged that clusters of long-term difficult-to-let properties can impact negatively on neighbourhoods, going beyond bricks and mortar issues, so as to heighten a sense of fear of crime within its estates. Whilst investment in the Council's stock may have historically been made in a constructive attempt to let accommodation, due to issues surrounding property type and/ or location, following community consultation exercises with existing residents, decisions have previously been taken by Elected Members to rationalise stock through planned demolition programmes. Cleared sites may then be redeveloped to reflect local aspirations and in response to established housing need within a given area.

7.16 Examples where volume demolitions have been undertaken following consultation include the successful designation of the 'Initiative Areas', where sites have been cleared and new developments, better suited to the needs of the local population, are being undertaken, to include:

7.17 Longpark: Sites One and Two Phase Six affordable housing development works as part of the ongoing regeneration of the area, providing an original sum of 54 houses for social rent for general needs, amenity and community care groups, together with housing for sale in conjunction with a private developer.

- 7.18** Due to ongoing poor market conditions, the Council together with the developing Registered Social Landlord and the developer successfully attracted accelerated funding in 2009/ 2010 to allow a further 39 affordable, social rented houses to be built in the area, that would otherwise not have been completed.
- 7.19** Phase Seven demolition works to clear difficult-to-let Cunninghame Housing Association stock as part of the continued regeneration of Longpark so as to facilitate the further provision of affordable housing in the area, as set out in the Strategic housing Investment Plan submission.
- 7.20 Riccarton West:** A minimum of 20 houses for frail older people together with amenity housing is being procured through the innovative Competitive Dialogue process.
- 7.21 Chapel Lane:** New build housing for social rent for general needs and community care groups is to be designed following the demolition of high-density flats and maisonettes blocks in this town centre location.
- 7.22 Low Cost Initiative for First Time Buyers: New Supply Shared Equity**
New Supply Shared Equity is an initiative that facilitates access to the owner occupied sector for people who wish to own their own homes. The initiative was introduced in East Ayrshire, with the first development completed in the Galston area of the Irvine Valley in 2007. Further provision is not proposed within developments across East Ayrshire in the short to medium terms in light of potential purchasers' inability to secure mortgages, and the lack of available mortgage products, as evidenced by two projects which had to be converted to social rented housing from New Supply Shared Equity, and the guidance being rescinded.
- 7.23 Open Market Shared Equity Pilot**
The announcement of £60M in funding to expand the Open Market Shared Equity pilot scheme for first time buyers across Scotland for one year has been welcomed by the Council. Thirteen passports in total were awarded across East Ayrshire. An evaluation of the pilot is being undertaken. In the interim, no further provision has been assumed.
- 7.24 Council House Building**
As part of the Firm Foundations commitment to increasing the rate of house building, the Scottish Government has made available a total of almost £80M to encourage new Council house building. The Council has been successful in securing three phases of funding for the provision of fifty new Council houses in total. The Strategic Housing Investment Plan 2011/ 2012 – 2015/ 2016 proposes a further five areas

for Council house building beyond the current activity being funded via Council-owned ground and Prudential Borrowing.

8. Investment in Affordable Housing

8.1 Profile of sites

8.2 A total of 20 sites, with 19 for development, have been included in the Strategic Housing Investment Plan programme to include 5 Council house building developments. The remaining site represents an existing development for older people which the Council proposes to acquire. 2 sites, with a total of 90 units, are deemed to be effective in that they are already included in the Alteration to the East Ayrshire Local Plan.

8.3 In tables 3a to 3e the sites have been graded as green, amber or red to reflect presently assessed risk conditions. Risk categories are specified in the guidance and are identified below:

Green:	confidence the project will proceed as indicated in the Strategic Housing Investment Plan
Amber:	confidence the project will start, but there is some risk it may develop later than planned, or unknown costs may jeopardise its development as planned
Red:	a number of factors cause more than 50% uncertainty over the project being delivered within the SHIP programme

8.4 Cost of the Programme

Full detail of the funding required to deliver the investment strategy over the life of the Strategic Housing Investment Plan is given in tables 4a to 4e.

8.5 No affordable housing for sale units being delivered by Registered Social Landlords through the Low cost Initiative for First Time buyers have been assumed given the reluctance of lenders to allow first time buyers and entry level applicants to borrow using this type of financial product. No contributions to the costs by the way of buyers' mortgages have therefore been included. Council contributions have been provided by way of land values and prudential borrowing in terms of Council house building. Other funding sources represent private developer contributions.

8.6 The level of government subsidy available to Registered Social Landlords to construct new housing has been set nationally at £64500 per rented unit (3 person equivalent). These assumptions have broadly been applied by partner Registered Social Landlords to build up project costs.

8.7 Stage 3 Adaptations

£200,000 per annum has been included to assist Registered Social Landlords in meeting the costs of adapting properties for tenants with a disability. The valuable contribution that such works make to improve

the quality of lives of individuals is well understood and supported by the Council.

8.8 Funding to Support the Programme - Affordable Housing Investment Programme Funding

Resource Planning Assumptions for the period of this Strategic Housing Investment Plan were considered at a meeting held with the Scottish Government in September 2010 in the form of a range of budgets from £3.3M - £5.5M for each of the five years of the Strategic Housing Investment Plan, to reflect a 60% baseline derived from the 2010/ 2011 allocation of £5.5M. As a consequence, these resource allocations have been assumed for planning purposes, together with an allocation for slippage, at around 7.53%.

8.9 Therefore the total estimated government resources required to support the programme are £29.738M.

8.10 Prudential Borrowing

8.11 Historically, the Council has been a low debt authority, and is therefore utilising prudential borrowing, supplemented with the value of Council-owned land, as a funding source for the provision of its approved and proposed new build Council-owned housing.

8.12 Prioritisation of Programmes

With resources of £29.738M from the Affordable Housing Investment Programme, it is recognised that the projects outlined may require to be further prioritised.

8.13 In considering the priority order of the proposed projects listed, it is essential to consider not only their deliverability in terms of any funding and development constraints, it is also necessary to consider the resultant balance of projects that may be delivered across sub-areas at one level and with regard to tenure and type at the more detailed level.

8.14 In the event that additional pressure is exerted on public subsidy, the Council would wish to promote the following categories of projects prioritised for funding:

- Green status projects and those projects well advanced, where: planning consent is already in place; tender processes are ongoing; or sites are disposed.

(Skernieland Road, Fenwick; Barbieston Road, Auchinleck; MacDonald Drive, Riccarton West, Shortlees, Longpark Phase Seven – all Kilmarnock)

- Projects to support community care and homelessness provision, as these are identified as priority areas for the Council in the Local

Housing Strategy, and are supported by the Community Plan themes.

(Skeoch Road, Mauchline; Peden Court, Cumnock; Riccarton West, Site in Kilmarnock, New Street – all Kilmarnock)

- Town Centre regeneration initiative works and initiative area proposals, given their contribution to the Delivering Sustainable Communities theme of the East Ayrshire Community Plan.

(Chapel Lane, Galston; Shortlees, Kilmarnock; Knockroon)

8.15 The categories listed provide for almost all of the sub-areas contained in the Strategic Housing Investment Plan, thereby providing a greater balance of affordable housing delivery across East Ayrshire. In addition, those categories listed will respond to identified housing need across both general and community care needs, as set out in the categories of projects, thereby providing a balance of type.

8.16 In terms of tenure mix, the Strategic Housing Investment Plan allows for complementary developments being promoted by the Council through the Council house building programme, together with that of the Prince's Foundation for the Built Environment.

8.17 The Council would likewise seek to promote those projects listed above in the event that additional resources were to be made available by Scottish Government, or should slippage occur and projects are to be brought forward.

8.18 Specific Household Groups

The Housing Needs and Demand Assessment is underway for East Ayrshire to inform the new Local Housing Strategy and Local Development Plan. In addition, as part of the Older People's Housing Service Review completed in 2006, a shortfall in housing provision was identified in the Kilmarnock South area.

8.19 The East Ayrshire Homelessness Strategy has also identified the need for a replacement hostel facility in the Cumnock area, as the current provision is no longer fit for purpose, is not compliant in terms of the Disability Discrimination Act 2005 and does not provide an appropriate model for a homelessness hostel facility.

8.20 In addition, through joint working initiatives with colleagues in Social Services, the requirement for an appropriate housing provision has been identified for clients with complex lifestyles who are currently living in institutional settings, but are due to be discharged into the community in terms of the smaller development proposal in Kilmarnock. Finally, in terms of its corporate parenting responsibilities, the Council has identified the need for a new housing provision for formerly accommodated children as proposed in Kilmarnock, so as to facilitate

the transition from institutional care for young people into the community for service users, and ultimately into sustainable tenancies.

- 8.21** For each of the proposed housing developments for specific household groups, revenue funding will be identified to support any specialist provision.

9. Constraints

9.1 This section considers the constraints that could affect the deliverability of the development proposals in accordance with the appended tables, the action being taken, timings and partners involved.

9.2 Provision of Water and Sewerage Infrastructure

The Council is aware that the existing water and sewerage infrastructure of East Ayrshire may not be able to cope with the levels of construction necessary to retain population at 2005 levels, as required by the Ayrshire Joint Structure Plan. In order to deliver the rate of residential development as identified in the structure plan, developers are strongly encouraged to work in partnership with Scottish Water, the Council and, where appropriate, with other developers in order to deliver the water and sewerage infrastructure required to service their individual developments and to ensure that new development in accord with the plan is progressed timeously.

9.3 The current situation relating to sewerage provision in East Ayrshire is described in Scottish Water's investment plan for the period 2006 to 2010, this period representing the first four years of its current capital programme, Quality and Standards III (Q&SIII) which also extends to cover the period 2010 to 2014. Scottish Water recognises that there are currently sewerage infrastructure constraints in East Ayrshire within the Irvine Valley Sewer catchment area (ie in the communities of Darvel, Newmilns, Galston, Hurlford, Crookedholm, Kilmarnock, Fenwick, Kilmaurs, Knockentiber, Crosshouse and Gatehead). Scottish Water has announced that, as part of the Q&SIII Investment Programme, it will be undertaking its multi million pound Irvine Bay Improvement Scheme project which will significantly improve river and coastal water quality and the water environments in both East and North Ayrshire. The Improvement Scheme has taken consideration of proposed development with both Councils and involves the construction of a new storm sewer running from the centre of Kilmarnock to the Gatehead Tanks. Additional storage at this site will hold storm water prior to a controlled release to the treatment works. The new pipeline continues to run from the Gatehead Tanks, through North Ayrshire, to connect with the Meadowhead Waste Water Treatment Works near Irvine.

9.4 Scottish Water has also undertaken a study of the water network in the Kilmarnock area which has provided baseline information. A subsequent study carried out scenario modelling for Kilmarnock to investigate the impact of proposed new local plan greenfield release developments on the water supply network and to determine whether all new and existing properties within the town would receive an adequate security of supply and at an adequate level of service. The study concluded that, in general terms, new greenfield release sites in Kilmarnock can be developed without resulting in any unacceptable significant adverse impact on the water supply network.

- 9.5** Scottish Water is required under Ministerial Direction to provide new strategic capacity in terms of water and waste treatment works to meet the needs of developers as they arise. Funding is not, however, available to provide improvements to local infrastructure which remain the responsibility of individual developers, although Scottish Water may make a contribution. When preparing their development proposals for the short and medium term, all developers, either individually or collectively, are therefore advised to design their infrastructure requirements, bearing in mind any future long term development requirements they may have in the area. Early consultation with Scottish Water is recommended to identify any such requirements.
- 9.6** In general terms, the provision of water and sewerage infrastructure is an integral component of all residential and other development throughout East Ayrshire. It is therefore considered that essential non-strategic water and sewerage infrastructure designed to serve a development and which would not have been necessary but for the development should be provided directly by the particular developer concerned. It is not considered appropriate that such service provision should be funded by developer contributions.
- 9.7 Statutory Consents**
For the purposes of Building Warrant applications, where there is an element of affordable housing contained in the housing proposals, these applications are fast-tracked. This work is led by the Council's Building Standards Section, working with partner Registered Social Landlords and their consultants on a project-by-project basis.
- 9.8** In an attempt to further assist in this process, a quarterly return has been devised by the Housing Service which the developing Registered Social Landlords complete, which is forwarded to Building Standards to allow appropriate resources to be planned and allocated, in accordance with each project's development stages.
- 9.9** In terms of the timescales taken to secure planning consents, in order to promote and facilitate pre-application discussions, the Housing Service attends pre-application and other meetings on request, and further liaises between the Planning Service and the Registered Social Landlord on a site-by-site basis within set timeframes. This work is led by the Housing Service, and involves the Planning Service, partner Registered Social Landlords and their consultants.
- 9.10 Quality of Brownfield sites**
The development of sites may be delayed, or increased costs incurred, as a result of site remediation works required to remove contamination, or tackle other ground condition issues that are identified as threats to successful development.

9.11 The Council encourages site investigation works to be undertaken by developing Registered Social Landlords prior to site disposal, so that these factors may be given consideration in terms of the agreed site valuation. However, where a disposal is being transacted at a financial year end, often it is impossible to carry out either detailed or any site investigation works prior to completion of the disposal within the timescales available. It is therefore written into the standard offer to sell from the Council that reasonable unforeseen abnormal ground conditions identified and their associated costs post completion of the sales transaction will be considered relative to the site valuations previously agreed, subject to technical appraisal by the Council.

9.12 In an attempt to militate against the need for this exercise, representatives of the Scottish Government and East Ayrshire Council's Housing and Asset Management Services have met to agree a list of eligible abnormal costs for reference for future site disposals. Developing Registered Social Landlords will also be party to these discussions. This work is being led by the Council's Housing Service.

9.13 In addition, the Scottish Government may award Social and Environmental Grants to Registered Social Landlords, where eligible project costs are identified.

9.14 Development Costs and Securing Efficiency

One locally based Registered Social Landlord has entered into a Framework Agreement with a locally-based contractor in an attempt to secure greater cost efficiencies through larger scale, longer-term programming, whilst securing good quality affordable housing, with a second currently procuring a Framework Agreement. In addition, local labour and youth employment initiatives are being realised on a project by project basis, with continuity of employment. This work is being led by Atrium Homes, McTaggart Construction and is supported, among others, by East Ayrshire Council. The Council house building programme further supports these efficiencies.

9.15 Abnormal Costs

Refer to 'Quality of Brownfield sites'.

9.16 Insufficient Resources

Following the issue of the annual and updated Housing Association Grant allowances and the downturn in available public resources, Registered Social Landlord partners continue to express concern that in seeking to meet nationally-approved cost parameters, and in striving to attain consistently high quality affordable housing for the residents of East Ayrshire within the published allowance framework, their ability to continue to deliver high standard housing products is becoming increasingly difficult to sustain, even allowing for front-funding of projects to support the delivery of affordable housing.

9.17 Through the implementation of the Strategic Housing Investment Plan process, the Council seeks to forward plan, in conjunction with the Scottish Government, so as to allocate projects in response to identified housing need, and maximise public investment so that partner Registered Social Landlords may secure longer term development programme activity, and therefore greater efficiencies.

9.18 Whilst it is acknowledged that the allocation of Housing Association Grant funding in coming years is to continue to be restrained, the Council will continue to work with the Scottish Government through its regular joint strategic meetings held quarterly throughout each financial year to monitor the investment programme in order to make the best use of resources available, and plan effectively for any reduction in funding, by supplementing the programme through investigating innovative procurement options and Council house building programme proposals.

9.19 Location

Sites in Registered Social Landlord or Council ownership that have been identified as potential development projects, and that have been included in this investment plan, may yet need to be assessed for suitability in terms of their topography within specific locations, albeit their location within the authority area has already been considered. Where ground condition issues are identified within any given site, it is acknowledged that excessive costs may preclude them from development. It is anticipated that those sites not yet disposed would have site investigation works carried out prior to their disposal, in an attempt to mitigate against unforeseen abnormal development or abortive costs. The Strategic Housing Investment Plan process allows for better forward planning of development activity and any associated investigative works that would require to be carried out by the Registered Social Landlords' consultants, coordinated by the Housing Service and facilitated via other Council service such as Asset Improvement and Legal. Development partners will therefore continue to identify potential sites which may be brought forward should any of the proposed sites prove unviable.

9.20 Strategic Land Supply

Scottish Planning Policy sits within the context of the modernisation of the planning system and the resultant changes to the identification of housing requirements. Work is well underway in terms of the development of a Housing Needs and Demand Assessment for East Ayrshire. The conclusions of the Housing Need and Demand Assessment will inform the production of the Council's Main Issues Report, its subsequent Local Development Plan and the Local Housing Strategy, which is due to be prepared during 2011, in line with the provisions of Scottish Planning Policy.

9.21 Resourcing the Strategic Housing Investment Plan

It is noted that the delivery of the Strategic Housing Investment Plan will be constrained by the level of funding available. Indeed, the indicative Resource Planning Assumption for 2011/ 2012 – 2015/ 2016 is between a baseline of £3.3M and £5.5M, compared to the Affordable Housing Investment Programme allocation for 2010/ 2011 of £5.5M.

9.22 However, the Council continues to support, and contribute to the delivery of the Strategic Housing Investment Plan as follows:

- Through the ongoing successful, complementary Council house building programme, the Council may supplement development activity across East Ayrshire with its identified developer Registered Social Landlord partners, thereby assisting in the provision of affordable housing in response to identified need.
- In addition, through both the provision of both prudential borrowing and Council contributions in the form of land supply for those sites identified as suitable and appropriate for Council house building, the Council will contribute to the delivery of the Strategic Housing Investment Plan.
- The Council coordinates a Competitive Dialogue Process for one of the projects detailed in the Strategic Housing Investment Plan which seeks to promote innovative solutions to develop a complex site in order to realise additional affordable homes in East Ayrshire.
- The Council has contributed in the form of land supply in the past in the form of the site for the previously constructed Women's Aid refuge in the north of the authority. The Strategic Housing Investment Plan proposes a further disposal for the provision of a small-scale community care housing development in Kilmarnock.
- A significant sum of money has been spent by the Council from the Housing Revenue Account in recent years to demolish low-demand stock, so as to procure clear sites for the development of appropriate housing in terms of the designated Initiative Areas. Most recently, the former St. Matthew's primary school in New Farm Loch was demolished by the Council to provide a clear site for the ongoing Phase One Council house building project, together with a year one new build affordable housing development on the balance of the site.
- Representatives from a range of departments within the Council attend, and chair, project-specific working groups in order to facilitate the more complex housing development projects, in association with partner Registered Social Landlords to realise the delivery of new affordable housing where demand has been established.

- The Council, across Housing and Planning services, arranges to meet individually with each developing Registered Social Landlord to inform its Strategic Housing Investment Plan preparation, so as to develop a realistic and deliverable programme that is aligned to each of the developing local Registered Social Landlords' Strategy and Development Funding Plans.
- The Council has a strong track record of spending up to its Affordable Housing Investment Programme allocation as a result of achieving tender approvals and site starts within each given financial year.

9.23 The Council will therefore continue to promote these activities, and seek to devise other innovative solutions with partners, in order to promote the successful delivery of the programme as set out in the Strategic Housing Investment Plan 2011/ 2012 – 2015/ 2016.

10. Explanatory Notes

10.1 *The Alteration to the East Ayrshire Local Plan*

The Examination into all outstanding objections to the Alteration to the East Ayrshire Local Plan concluded in June 2010 and the Council published its Notice of Intention to adopt this local plan (to be known as the East Ayrshire Local Plan 2010 on adoption) in September 2010. It is anticipated that the plan will be adopted by the Council in late October 2010. This local plan fully complies with the provisions of the Ayrshire Joint Structure Plan 2007 and identifies a generous supply of housing land to the year 2017.

10.2 Certain housing sites identified in the Alteration to the East Ayrshire Local Plan have been included in the Strategic Housing Investment Plan. However, given the implementation period associated with the new plan, these sites have been identified within the later years of the Strategic Housing Investment Plan period.

10.3 *Adaptations*

Costs have been included in support of the provision of Stage 3 Adaptations over the life of the Strategic Housing Investment Plan for Registered Social Landlord stock, in accordance with current funding commitments.

10.4 *Council House Building*

The tables allow for a number of smaller projects to be developed for older people in response to demand data and demographic patterns. The sites are currently held in Council ownership. The tables include additional proposals to complement the three phases of development already approved.

10.5 *Credit Crunch*

Given the current financial climate, where the construction industry and the finance sector are reporting redundancies and losses respectively, this is a time of uncertainty for Local Authority housing investment planning. It is impossible to accurately predict how the construction industry and the financial sector will continue to act and re-act over the coming months and years to recession, in practical, if not technical, terms. The tables therefore set out East Ayrshire Council's and Registered Social Landlord partners' forward programme for the delivery of affordable housing during the lifetime of the plan, albeit these proposals must be caveated by the prevailing uncertainty.

10.6 *Housing Association Grant Allowances*

Following the issue of the Housing Association Grant allowances guidance note SGGN 08 "National HAG Subsidy Target Benchmark" and the annual updates, Registered Social Landlord partners continue to express concern that in seeking to meet nationally-approved cost parameters and in striving to attain consistently high quality affordable housing for the residents of East Ayrshire within the published

allowance framework, their ability to continue to deliver high standard housing products that will suit residents throughout their lifetimes is becoming increasingly difficult to sustain, particularly where Registered Social Landlords are routinely front funding projects to sustain the delivery of the affordable housing programme.

10.7 *'Traffic light system'*

The 'traffic light system' whereby projects are to be designated red, amber or green therefore reflects a realistic response to the current financial climate and ongoing site constraints that continue to operate out-with the control of Community Planning partners.

10.8 *Homelessness*

The current East Ayrshire Homelessness Strategy sets out specific housing requirements to include:

- a replacement facility for the existing homelessness hostel at Peden Court in Cumnock, that will be fit for purpose and will provide the appropriate setting for identified housing support.
- a new facility to provide much-needed appropriate housing for formerly accommodated children and young, single homeless people in response to identified demand.

10.9 *Housing Need as per the Local Housing Strategy or Agreed Update, by Sub Area, Type and Tenure*

As the Strategic Housing Investment Plan is to be submitted in advance of East Ayrshire's new Housing Need and Demand Assessment and Local Housing Strategy, which are due for completion by the end of 2010 and 2011 respectively, the Strategic Housing Investment Plan cannot be compared with the previously published Local Housing Strategy 2004 - 2009. Further, as the Strategic Housing Investment Plan programme submissions only commenced in 2009/2010, any agreed update programme is subject to annuality of funding, and does not therefore look forward. The Strategic Housing Investment Plan submission should therefore be considered as a stand-alone document.

10.10 *Initiative Areas*

There are two phases to the Initiative Areas that have been identified by the Council. The first of these comprises two sites in the north of the authority area, namely Riccarton West in Kilmarnock and Chapel Lane in Galston, and these are currently being progressed by specific officer groups. The latter of the two is being procured using the innovative and flexible Two Stage Competitive Dialogue process. The second phase again comprises two sites; one of which is also the subject of an ongoing Competitive Dialogue process, and the other will be progressed in response to the Four Towns Enquiry by Design process facilitated by the Prince's Foundation for the Built Environment.

10.11 *Profiling*

In accordance with the Strategic Housing Investment Plan guidance, p.29: *'Local Authorities are not required to profile planned programme expenditure within individual years. The total project costs should be input against each project, in the year in which a start on site is anticipated.'* As a consequence, the year by year sub totals contained in the tables report projected unit out-turn and expenditure based on the guidance as it relates to site starts but it is acknowledged that projects may run beyond a single financial year.

10.12 Sub Areas

The sub areas reflect the previous Local Housing Strategy 2004 - 2009, and will be reviewed following completion and approval of the ongoing Housing Needs and Demand Assessment in preparation for the new Local Housing Strategy to be prepared in late 2011.

10.13 Town Centre Regeneration

The priority given to town centre regeneration in East Ayrshire reflects the stated aims contained within the East Ayrshire Single Outcome Agreement and Community Plan, and as a consequence, features in the tables in terms of main town centres.

10.14 National Housing Trust

The National Housing Trust seeks to deliver affordable housing for intermediate rent through the release of sites and completed houses from private developers to Local Authorities in the short to medium terms, through the use of Prudential Borrowing, backed up with limited Scottish Government guarantees. The Council is supportive of sustainable initiatives designed to inject activity into the construction industry to realise the development of good quality, affordable housing for the communities of East Ayrshire, as well as much-needed employment within the sector.

Whilst the Council regularly receives enquiries from developers, large and small, to consider the disposal of existing sites and completed housing developments, many of the sites offered are located out-with areas of highest demand, and comprise housing which would not compare favourably with Housing for Varying Needs standards, nor provide the type of housing being sought. The Council therefore continues to note its interest in the National Housing Trust initiative, as set out in previous consultation exercises, and the outcomes reported from the initial developments being funded by a small number of Local Authorities over the short-term. In the interim, the Council will continue to complement the Affordable Housing Investment Programme being delivered by partner Registered Social Landlord partners through its Council House Building programme and other Council-led initiatives.

Summary 1- Total Programme - units, tenure and type

	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
Total Supply Target	449	449	0	0%	100%
General Needs	275	275	0	0%	61%
Special Needs	174	174	0	0%	39%
Affordable Rent					
Affordable - RSL	388	388	0	0%	86%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	61	61	0	0%	14%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Summary of Proposed Units to be Provided by Local Authority

Affordable Rent	61
Mid Market Rent (MMR)	0
NSSE	0
LCHO	0
TOTAL	61

Summary 1 - Sub Area Delivery - units, tenure and type

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
A - Kilmarnock and Loudoun	326	326	0	0%	100%
General Needs	222	222	0	0%	68%
Special Needs	104	104	0	0%	32%
Affordable Rent					
Affordable - RSL	296	296	0	0%	91%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	30	30	0	0%	9%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
B - Cumnock	113	113	0	0%	100%
General Needs	53	53	0	0%	47%
Special Needs	60	60	0	0%	53%
Affordable Rent					
Affordable - RSL	92	92	0	0%	81%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	21	21	0	0%	19%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
C - Doon Valley	10	10	0	0%	100%
General Needs	0	0	0	n/a	0%
Special Needs	10	10	0	0%	100%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	10	10	0	0%	100%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
D - RSL Adaptations	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
E - Enter Sub Area name	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
F - Enter Sub Area name	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
G - Enter Sub Area name	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
H - Enter Sub Area name	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
I - Enter Sub Area name	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
J - Enter Sub Area name	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
K - Enter Sub Area name	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
L - Enter Sub Area name	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
LSVT	0	0	0	n/a	0%
Glasgow - CBHA Reprov	0	0	0	n/a	0%
Glasgow - GHA Reprov	0	0	0	n/a	0%
Affordable - LA	0	0	0	n/a	0%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Market Rent (MMR)					
MMR - RSL	0	0	0	n/a	0%
MMR - LA	0	0	0	n/a	0%
MMR - Private	0	0	0	n/a	0%
NSSE					
NSSE - RSL	0	0	0	n/a	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSEP	0	0	0	n/a	0%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

East Ayrshire Council

Summary 2 -Total Programme - potential advantages or constraints on development

TOTAL SHIP PROGRAMME	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	156	35%
Land Owned by Local Authority	176	39%
Land Owned by Private Developer (under negotiation)	76	17%
Land Owned by Private Owner (under negotiation)	41	9%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	449	100%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	90	20%
Sites outwith effective supply	359	80%
Development Status		
Green	86	19%
Amber	363	81%
Red	0	0%

Summary 2 - Sub Area Delivery - potential advantages or constraints on development

A - Kilmarnock and Loudoun	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	120	27%
Land Owned by Local Authority	130	29%
Land Owned by Private Developer (under negotiation)	76	17%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	326	73%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	60	13%
Sites outwith effective supply	266	59%
Development Status		
Green	86	19%
Amber	240	53%
Red	0	0%

B - Cumnock	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	36	8%
Land Owned by Local Authority	36	8%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	41	9%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	113	25%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	30	7%
Sites outwith effective supply	83	18%
Development Status		
Green	0	0%
Amber	113	25%
Red	0	0%
C - Doon Valley	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	10	2%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	10	2%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	10	2%
Development Status		
Green	0	0%
Amber	10	2%
Red	0	0%

D - RSL Adaptations	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

E - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

F - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

G - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

H - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

I - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

J - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

K - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

L - Enter Sub Area name	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSLs	0	0%
Land Owned by Local Authority	0	0%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

East Ayrshire Council

Summary 3 - Total Programme Funding Proposals

Funding Source		Total Contribution £0.000m	Contribution per SHIP unit £0.000m	Funding Contribution as % of SHIP programme
AHIP				
	CORE	29.738	0.066	54%
	COP	0.000	0.000	0%
	LSVT	0.000	0.000	0%
	Glasgow - CBHA Reprov	0.000	0.000	0%
	Glasgow - GHA Reprov	0.000	0.000	0%
	Other	0.000	0.000	0%
	AHIP Total	29.738	0.066	54%
RSL				
	Private Finance	18.463	0.041	34%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	RSL Total	18.463	0.041	34%
Council Contribution				
	Council Tax	0.000	0.000	0%
	Cash / Land	0.792	0.002	1%
	Prudential Borrowing	5.750	0.013	11%
	Other	0.000	0.000	0%
	Council Contribution Total	6.542	0.015	12%
Buyer's Mortgage		0.000	0.000	0%
	Buyer's Mortgage	0.000	0.000	0%
Other Funding Sources				
	Public funding	0.000	0.000	0%
	Private funding	0.000	0.000	0%
	Other Total	0.000	0.000	0%

	Total Units	Total Programme £0.000m	Total Cost per unit £0.000m
TOTAL SHIP PROGRAMME	449	54.743	0.122
<i>Includes RSL Adaptations</i>		<i>1.000</i>	

	<u>£0.000m</u>	
ANTICIPATED AHIP ALLOCATION 2011 - 2016	29.738	
SHIP AHIP REQUIREMENT 2011 - 2016	29.738	
VARIANCE	0.000	0%

Summary 3 - Sub Area Funding Proposals

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
A - Kilmarnock and Loudoun		£0.000m	£0.000m	
AHIP	CORE	21.001	0.064	54%
	COP	0.000	0.000	0%
	LSVT	0.000	0.000	0%
	Glasgow - CBHA Reprov	0.000	0.000	0%
	Glasgow - GHA Reprov	1.150	0.004	3%
	Other	0.000	0.000	0%
	AHIP Total	22.151	0.068	57%
RSL	Private Finance	14.177	0.043	37%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	RSL Total	14.177	0.043	37%
Council Contribution	Council Tax	0.000	0.000	0%
	Cash / Land	0.000	0.000	0%
	Prudential Borrowing	3.450	0.011	9%
	Other	0.000	0.000	0%
	Council Contribution Total	3.450	0.011	9%
Buyer's Mortgage		0.000	0.000	0%
	Buyer's Mortgage	0.000	0.000	0%
Other Funding Sources	Public funding	0.000	0.000	0%
	Private funding	0.000	0.000	0%
	Other Total	0.000	0.000	0%
Total Units		Total Programme	per unit	
A - Kilmarnock and Loudoun		£0.000m	£0.000m	
	326	38.628	0.118	
Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
B - Cumnock		£0.000m	£0.000m	
AHIP	CORE	7.737	0.068	55%
	COP	0.000	0.000	0%
	LSVT	0.000	0.000	0%
	Glasgow - CBHA Reprov	0.000	0.000	0%
	Glasgow - GHA Reprov	0.000	0.000	0%
	Other	0.000	0.000	0%
	AHIP Total	7.737	0.068	55%
RSL	Private Finance	4.286	0.038	31%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	RSL Total	4.286	0.038	31%
Council Contribution	Council Tax	0.000	0.000	0%
	Cash / Land	0.792	0.007	6%
	Prudential Borrowing	1.150	0.010	8%
	Other	0.000	0.000	0%
	Council Contribution Total	1.942	0.017	14%
Buyer's Mortgage		0.000	0.000	0%
	Buyer's Mortgage	0.000	0.000	0%
Other Funding Sources	Public funding	0.000	0.000	0%
	Private funding	0.000	0.000	0%
	Other Total	0.000	0.000	0%
Total Units		Total Programme	per unit	
B - Cumnock		£0.000m	£0.000m	
	113	13.965	0.124	

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
C - Doon Valley		£0.000m	£0.000m		
AHIP					
	CORE	0.000	0.000	0%	
	COP	0.000	0.000	0%	
	LSVT	0.000	0.000	0%	
	Glasgow - CBHA Reprov	0.000	0.000	0%	
	Glasgow - GHA Reprov	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	AHIP Total	0.000	0.000	0%	
RSL					
	Private Finance	0.000	0.000	0%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	RSL Total	0.000	0.000	0%	
Council Contribution					
	Council Tax	0.000	0.000	0%	
	Cash / Land	0.000	0.000	0%	
	Prudential Borrowing	1.150	0.115	100%	
	Other	0.000	0.000	0%	
	Council Contribution Total	1.150	0.115	100%	
Buyer's Mortgage					
		0.000	0.000	0%	
	Buyer's Mortgage	0.000	0.000	0%	
Other Funding Sources					
	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	Other Total	0.000	0.000	0%	
		Total Units	Total Programme		per unit
			£0.000m		£0.000m
C - Doon Valley		10	1.150		0.115

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
D - RSL Adaptations		£0.000m	£0.000m		
AHIP					
	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL					
	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
Council Contribution					
	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage					
		0.000	n/a	n/a	
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources					
	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
		Total Units	Total Programme		per unit
			£0.000m		£0.000m
D - RSL Adaptations		0	0.000		n/a

Funding Source E - Enter Sub Area name		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
Council Contribution	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage		0.000	n/a	n/a	
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total Units		Total Programme £0.000m			per unit £0.000m
E - Enter Sub Area name		0	0.000		n/a

Funding Source F - Enter Sub Area name		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
Council Contribution	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage		0.000	n/a	n/a	
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total Units		Total Programme £0.000m			per unit £0.000m
F - Enter Sub Area name		0	0.000		n/a

Funding Source G - Enter Sub Area name		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
Council Contribution	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage		0.000	n/a	n/a	
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total Units		Total Programme			per unit
		£0.000m			£0.000m
G - Enter Sub Area name		0	0.000		n/a

Funding Source H - Enter Sub Area name		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
Council Contribution	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage		0.000	n/a	n/a	
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total Units		Total Programme			per unit
		£0.000m			£0.000m
H - Enter Sub Area name		0	0.000		n/a

Funding Source I - Enter Sub Area name		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
Council Contribution	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage		0.000	n/a	n/a	
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total Units		Total Programme £0.000m			per unit £0.000m
I - Enter Sub Area name		0	0.000		n/a

Funding Source J - Enter Sub Area name		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	AHIP Total	0.000	n/a	n/a	
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
Council Contribution	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage		0.000	n/a	n/a	
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	Other Total	0.000	n/a	n/a	
Total Units		Total Programme £0.000m			per unit £0.000m
J - Enter Sub Area name		0	0.000		n/a

Funding Source K - Enter Sub Area name		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
		AHIP Total	0.000	n/a	n/a
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
Council Contribution	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
		Council Contribution Total	0.000	n/a	n/a
Buyer's Mortgage		0.000	n/a	n/a	
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
		Other Total	0.000	n/a	n/a
Total Units		Total Programme £0.000m			per unit £0.000m
K - Enter Sub Area name		0	0.000		n/a

Funding Source L - Enter Sub Area name		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP	CORE	0.000	n/a	n/a	
	COP	0.000	n/a	n/a	
	LSVT	0.000	n/a	n/a	
	Glasgow - CBHA Reprov	0.000	n/a	n/a	
	Glasgow - GHA Reprov	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
		AHIP Total	0.000	n/a	n/a
RSL	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	RSL Total	0.000	n/a	n/a	
Council Contribution	Council Tax	0.000	n/a	n/a	
	Cash / Land	0.000	n/a	n/a	
	Prudential Borrowing	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
		Council Contribution Total	0.000	n/a	n/a
Buyer's Mortgage		0.000	n/a	n/a	
	Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
		Other Total	0.000	n/a	n/a
Total Units		Total Programme £0.000m			per unit £0.000m
L - Enter Sub Area name		0	0.000		n/a

Table 1 a) Sub Area Reference Codes

Sub Area Name	SHIP Reference
Kilmarnock and Loudoun	A
Cumnock	B
Doon Valley	C
RSL Adaptations	D
Enter Sub Area name	E
Enter Sub Area name	F
Enter Sub Area name	G
Enter Sub Area name	H
Enter Sub Area name	I
Enter Sub Area name	J
Enter Sub Area name	K
Enter Sub Area name	L

East Ayrshire Council

Table 1 c) AHIP Allocation

SHIP Programme	Anticipated AHIP Allocation £0.00m
11/12 - 15/16	29.738

East Ayrshire Council

Table 3 a) YEAR 2011/12

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Affordable Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description (use pull down list)	Secondary Constraint Description (use pull down list)	Comment	
1.01 MacDonald Drive, Kilmarnock	A	41		41							41		Infrastructure - Scottish Water	Local Plan Issues	Site to be considered against new open space requirements	Green	
1.02 Skerrieland Road, Fenwick	A	15		15							15		Land Ownership Issues	Planning	Subject to land disposal	Green	
1.03 Skeoch Road, Mauchline	B	11				11					11		Land Ownership Issues	Other	Subject to land disposal	Amber	
1.04 RSL Adaptations		0															
1.05 Council House Building: Kilmarnock and Loudoun	A	10		10							10		Other	Other		Amber	
1.06		0															
1.07		0															
1.08		0															
1.09		0															
1.10		0															
1.11		0															
1.12		0															
1.13		0															
1.14		0															
1.15		0															
1.16		0															
1.17		0															
1.18		0															
1.19		0															
1.20		0															
1.21		0															
1.22		0															
1.23		0															
1.24		0															
1.25		0															
1.26		0															
1.27		0															
1.28		0															
1.29		0															
1.30		0															
1.31		0															
1.32		0															
1.33		0															
1.34		0															
1.35		0															
1.36		0															
1.37		0															
1.38		0															
1.39		0															
1.40		0															
1.41		0															
1.42		0															
1.43		0															
1.44		0															
1.45		0															
1.46		0															
1.47		0															
1.48		0															
1.49		0															
1.50		0															
1.51		0															
1.52		0															
1.53		0															
1.54		0															
1.55		0															
1.56		0															
1.57		0															
1.58		0															
1.59		0															
TOTALS		77	0	66	0	11	0	0	0	77	0	77	0	77			

East Ayrshire Council

Table 3 b) YEAR 2012/13

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Affordable Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description (use pull down list)	Secondary Constraint Description (use pull down list)	Comment	
2.01 Riccarton West, Kilmarnock	A	30		30						30		30	Infrastructure - Transport	Infrastructure - Scottish Water	Pending a second stage tender bid	Green	
2.02 Shortlees Phase 1	A	28	28							28		28	Other	Planning	Subject to Site Investigation/ Use of existing layout	Amber	
2.03 Peden Court Replacement, Cumnock	B	26		26						26		26	Planning	Infrastructure	Subject to agreement of accommodation type	Amber	
2.04 RSL Adaptations	0	0								0							
2.05 Council House Building: Cumnock	B	10		10						10		10	Other	Other		Amber	
2.06	0	0								0							
2.07	0	0								0							
2.08	0	0								0							
2.09	0	0								0							
2.10	0	0								0							
2.11	0	0								0							
2.12	0	0								0							
2.13	0	0								0							
2.14	0	0								0							
2.15	0	0								0							
2.16	0	0								0							
2.17	0	0								0							
2.18	0	0								0							
2.19	0	0								0							
2.20	0	0								0							
2.21	0	0								0							
2.22	0	0								0							
2.23	0	0								0							
2.24	0	0								0							
2.25	0	0								0							
2.26	0	0								0							
2.27	0	0								0							
2.28	0	0								0							
2.29	0	0								0							
2.30	0	0								0							
2.31	0	0								0							
2.32	0	0								0							
2.33	0	0								0							
2.34	0	0								0							
2.35	0	0								0							
2.36	0	0								0							
2.37	0	0								0							
2.38	0	0								0							
2.39	0	0								0							
2.40	0	0								0							
2.41	0	0								0							
2.42	0	0								0							
2.43	0	0								0							
2.44	0	0								0							
2.45	0	0								0							
2.46	0	0								0							
2.47	0	0								0							
2.48	0	0								0							
2.49	0	0								0							
2.50	0	0								0							
2.51	0	0								0							
2.52	0	0								0							
2.53	0	0								0							
2.54	0	0								0							
2.55	0	0								0							
2.56	0	0								0							
2.57	0	0								0							
2.58	0	0								0							
2.59	0	0								0							
TOTALS		94	28	66	0	0	0	0	0	94	0	94	0	94			

East Ayrshire Council

Table 3 c) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Affordable Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status * Green * Amber * Red	
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description (use pull down list)	Secondary Constraint Description (use pull down list)	Comment		
3.01 Chapel Lane, Galston	A	30	30								30			30	Planning	Infrastructure	Subject to Site Investigation Subject to Masterplanning exercise Subject to review of design/ layout required	Amber
3.02 Fardalehill	A	60			60						60	60		60	Local Plan Issues	Planning		Amber
3.03 James Little Street, Kilmarnock	A	16			16						16			16	Local Plan Issues	Planning		Amber
3.04 RSL Adaptations		0									0							
3.05 Council House Building: Kilmarnock and Loudoun	A	10		10							10			10	Other	Other		Amber
3.06		0									0							
3.07		0									0							
3.08		0									0							
3.09		0									0							
3.10		0									0							
3.11		0									0							
3.12		0									0							
3.13		0									0							
3.14		0									0							
3.15		0									0							
3.16		0									0							
3.17		0									0							
3.18		0									0							
3.19		0									0							
3.20		0									0							
3.21		0									0							
3.22		0									0							
3.23		0									0							
3.24		0									0							
3.25		0									0							
3.26		0									0							
3.27		0									0							
3.28		0									0							
3.29		0									0							
3.30		0									0							
3.31		0									0							
3.32		0									0							
3.33		0									0							
3.34		0									0							
3.35		0									0							
3.36		0									0							
3.37		0									0							
3.38		0									0							
3.39		0									0							
3.40		0									0							
3.41		0									0							
3.42		0									0							
3.43		0									0							
3.44		0									0							
3.45		0									0							
3.46		0									0							
3.47		0									0							
3.48		0									0							
3.49		0									0							
3.50		0									0							
3.51		0									0							
3.52		0									0							
3.53		0									0							
3.54		0									0							
3.55		0									0							
3.56		0									0							
3.57		0									0							
3.58		0									0							
3.59		0									0							
TOTALS		116	30	10	76	0	0	0	0	116	0	116	60	56				

East Ayrshire Council

Table 3 d) YEAR 2014/15

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Affordable Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description (use pull down list)	Secondary Constraint Description (use pull down list)	Comment	
4.01 Shortlees Phase 2	A	18	18							18		18	Other	Planning	Subject to Site investigations/ Use of existing layout	Amber	
4.02 Lochore Terrace, Darvel	A	10		10						10		10	Infrastructure	Planning	Subject to Site investigations	Amber	
4.03 Longpark Phase 7, Kilmarnock	A	44	44							44		44	Infrastructure - Scottish Water	Ground Contamination	Subject to Site Investigations	Amber	
4.04 RSL Adaptations	0	0								0		0					
4.05 Council House Building: Doon Valley	C	10		10						10		10	Other	Subsidence		Amber	
4.06	0	0								0		0					
4.07	0	0								0		0					
4.08	0	0								0		0					
4.09	0	0								0		0					
4.10	0	0								0		0					
4.11	0	0								0		0					
4.12	0	0								0		0					
4.13	0	0								0		0					
4.14	0	0								0		0					
4.15	0	0								0		0					
4.16	0	0								0		0					
4.17	0	0								0		0					
4.18	0	0								0		0					
4.19	0	0								0		0					
4.20	0	0								0		0					
4.21	0	0								0		0					
4.22	0	0								0		0					
4.23	0	0								0		0					
4.24	0	0								0		0					
4.25	0	0								0		0					
4.26	0	0								0		0					
4.27	0	0								0		0					
4.28	0	0								0		0					
4.29	0	0								0		0					
4.30	0	0								0		0					
4.31	0	0								0		0					
4.32	0	0								0		0					
4.33	0	0								0		0					
4.34	0	0								0		0					
4.35	0	0								0		0					
4.36	0	0								0		0					
4.37	0	0								0		0					
4.38	0	0								0		0					
4.39	0	0								0		0					
4.40	0	0								0		0					
4.41	0	0								0		0					
4.42	0	0								0		0					
4.43	0	0								0		0					
4.44	0	0								0		0					
4.45	0	0								0		0					
4.46	0	0								0		0					
4.47	0	0								0		0					
4.48	0	0								0		0					
4.49	0	0								0		0					
4.50	0	0								0		0					
4.51	0	0								0		0					
4.52	0	0								0		0					
4.53	0	0								0		0					
4.54	0	0								0		0					
4.55	0	0								0		0					
4.56	0	0								0		0					
4.57	0	0								0		0					
4.58	0	0								0		0					
4.59	0	0								0		0					
TOTALS		82	62	20	0	0	0	0	0	82	0	82	0	82			

East Ayrshire Council

Table 3 e) YEAR 2015/16

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							Affordable Units proposed through Planning System eg Section 75		Effective Land Supply (input no of units)		Site Development Constraints			Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	Agreed or Advanced Stage	Not Begun or Very Early Stage	YES	NO	Primary Constraint Description (use pull down list)	Secondary Constraint Description (use pull down list)	Comment	
5.01 Barbieston Road, Auchinleck	B	36	36							36			36	Planning	Infrastructure	Subject to Site investigations	Amber
5.02 Knockroon	B	30				30				30		30	30	Planning	Infrastructure	Part of a larger Masterplanning exercise	Amber
5.03 New Street, Kilmarnock	A	4		4						4			4	Planning	Infrastructure	Subject to Amenity issues	Amber
5.04 RSL Adaptations	0	0								0							
5.05 Council House Building: Kilmarnock and Loudoun	A	10		10						10			10	Other	Other		Amber
5.06	0	0								0							
5.07	0	0								0							
5.08	0	0								0							
5.09	0	0								0							
5.10	0	0								0							
5.11	0	0								0							
5.12	0	0								0							
5.13	0	0								0							
5.14	0	0								0							
5.15	0	0								0							
5.16	0	0								0							
5.17	0	0								0							
5.18	0	0								0							
5.19	0	0								0							
5.20	0	0								0							
5.21	0	0								0							
5.22	0	0								0							
5.23	0	0								0							
5.24	0	0								0							
5.25	0	0								0							
5.26	0	0								0							
5.27	0	0								0							
5.28	0	0								0							
5.29	0	0								0							
5.30	0	0								0							
5.31	0	0								0							
5.32	0	0								0							
5.33	0	0								0							
5.34	0	0								0							
5.35	0	0								0							
5.36	0	0								0							
5.37	0	0								0							
5.38	0	0								0							
5.39	0	0								0							
5.40	0	0								0							
5.41	0	0								0							
5.42	0	0								0							
5.43	0	0								0							
5.44	0	0								0							
5.45	0	0								0							
5.46	0	0								0							
5.47	0	0								0							
5.48	0	0								0							
5.49	0	0								0							
5.50	0	0								0							
5.51	0	0								0							
5.52	0	0								0							
5.53	0	0								0							
5.54	0	0								0							
5.55	0	0								0							
5.56	0	0								0							
5.57	0	0								0							
5.58	0	0								0							
5.59	0	0								0							
TOTALS		80	36	14	0	30	0	0	0	80	0	80	30	50			

East Ayrshire Council

Table 4 b) YEAR 2012/13

Project Address	Sub Area	Total Unit Nos	AHIP £0.000m							RSL £0.000m				Council Contribution £0.000m					Buyer's Mortgage £0.000m	Other Funds £0.000m			Total Project Cost £0.000m
			CORE	COP	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other (eg Commuted Sum)	Total		Public	Private	TOTAL	
2.01 Riccarton West, Kilmarnock	A	30	2.024						2.024	1.322			1.322					0.000			0.000	3.346	
2.02 Shortlees Phase 1	A	28	1.572						1.572	1.479			1.479					0.000			0.000	3.051	
2.03 Peden Court Replacement, Cumnock	B	26	2.494						2.494	1.055			1.055					0.000			0.000	3.549	
2.04 RSL Adaptations	0	0	0.200						0.200				0.000					0.000			0.000	0.200	
2.05 Council House Building: Cumnock	B	10							0.000				0.000			1.150		1.150			0.000	1.150	
2.06	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.07	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.08	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.09	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.10	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.11	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.12	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.13	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.14	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.15	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.16	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.17	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.18	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.19	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.20	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.21	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.22	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.23	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.24	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.25	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.26	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.27	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.28	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.29	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.30	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.31	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.32	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.33	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.34	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.35	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.36	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.37	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.38	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.39	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.40	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.41	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.42	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.43	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.44	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.45	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.46	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.47	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.48	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.49	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.50	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.51	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.52	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.53	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.54	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.55	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.56	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.57	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.58	0	0	0						0.000				0.000					0.000			0.000	0.000	
2.59	0	0	0						0.000				0.000					0.000			0.000	0.000	
TOTALS		94	6.290	0.000	0.000	0.000	0.000	0.000	6.290	3.856	0.000	0.000	3.856	0.000	0.000	1.150	0.000	1.150	0.000	0.000	0.000	11.296	

East Ayrshire Council

Table 4 c) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	AHIP £0.000m							RSL £0.000m				Council Contribution £0.000m					Buyer's Mortgage £0.000m	Other Funds £0.000m			Total Project Cost £0.000m
			CORE	COP	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other (eg Commuted Sum)	Total		Public	Private	TOTAL	
3.01 Chapel Lane, Galston	A	30	2.392						2.392	1.605			1.605					0.000				0.000	3.997
3.02 Fardalehill	A	60	4.246						4.246	2.758			2.758					0.000				0.000	7.004
3.03 James Little Street, Kilmarnock	A	16	1.139						1.139	0.736			0.736					0.000				0.000	1.875
3.04 RSL Adaptations	0	0	0.200						0.200				0.200					0.000				0.000	0.200
3.05 Council House Building: Kilmarnock and Loudoun	A	10							0.000				0.000			1.150		1.150				0.000	1.150
3.06	0	0							0.000				0.000					0.000				0.000	0.000
3.07	0	0							0.000				0.000					0.000				0.000	0.000
3.08	0	0							0.000				0.000					0.000				0.000	0.000
3.09	0	0							0.000				0.000					0.000				0.000	0.000
3.10	0	0							0.000				0.000					0.000				0.000	0.000
3.11	0	0							0.000				0.000					0.000				0.000	0.000
3.12	0	0							0.000				0.000					0.000				0.000	0.000
3.13	0	0							0.000				0.000					0.000				0.000	0.000
3.14	0	0							0.000				0.000					0.000				0.000	0.000
3.15	0	0							0.000				0.000					0.000				0.000	0.000
3.16	0	0							0.000				0.000					0.000				0.000	0.000
3.17	0	0							0.000				0.000					0.000				0.000	0.000
3.18	0	0							0.000				0.000					0.000				0.000	0.000
3.19	0	0							0.000				0.000					0.000				0.000	0.000
3.20	0	0							0.000				0.000					0.000				0.000	0.000
3.21	0	0							0.000				0.000					0.000				0.000	0.000
3.22	0	0							0.000				0.000					0.000				0.000	0.000
3.23	0	0							0.000				0.000					0.000				0.000	0.000
3.24	0	0							0.000				0.000					0.000				0.000	0.000
3.25	0	0							0.000				0.000					0.000				0.000	0.000
3.26	0	0							0.000				0.000					0.000				0.000	0.000
3.27	0	0							0.000				0.000					0.000				0.000	0.000
3.28	0	0							0.000				0.000					0.000				0.000	0.000
3.29	0	0							0.000				0.000					0.000				0.000	0.000
3.30	0	0							0.000				0.000					0.000				0.000	0.000
3.31	0	0							0.000				0.000					0.000				0.000	0.000
3.32	0	0							0.000				0.000					0.000				0.000	0.000
3.33	0	0							0.000				0.000					0.000				0.000	0.000
3.34	0	0							0.000				0.000					0.000				0.000	0.000
3.35	0	0							0.000				0.000					0.000				0.000	0.000
3.36	0	0							0.000				0.000					0.000				0.000	0.000
3.37	0	0							0.000				0.000					0.000				0.000	0.000
3.38	0	0							0.000				0.000					0.000				0.000	0.000
3.39	0	0							0.000				0.000					0.000				0.000	0.000
3.40	0	0							0.000				0.000					0.000				0.000	0.000
3.41	0	0							0.000				0.000					0.000				0.000	0.000
3.42	0	0							0.000				0.000					0.000				0.000	0.000
3.43	0	0							0.000				0.000					0.000				0.000	0.000
3.44	0	0							0.000				0.000					0.000				0.000	0.000
3.45	0	0							0.000				0.000					0.000				0.000	0.000
3.46	0	0							0.000				0.000					0.000				0.000	0.000
3.47	0	0							0.000				0.000					0.000				0.000	0.000
3.48	0	0							0.000				0.000					0.000				0.000	0.000
3.49	0	0							0.000				0.000					0.000				0.000	0.000
3.50	0	0							0.000				0.000					0.000				0.000	0.000
3.51	0	0							0.000				0.000					0.000				0.000	0.000
3.52	0	0							0.000				0.000					0.000				0.000	0.000
3.53	0	0							0.000				0.000					0.000				0.000	0.000
3.54	0	0							0.000				0.000					0.000				0.000	0.000
3.55	0	0							0.000				0.000					0.000				0.000	0.000
3.56	0	0							0.000				0.000					0.000				0.000	0.000
3.57	0	0							0.000				0.000					0.000				0.000	0.000
3.58	0	0							0.000				0.000					0.000				0.000	0.000
3.59	0	0							0.000				0.000					0.000				0.000	0.000
TOTALS		116	7.977	0.000	0.000	0.000	0.000	0.000	7.977	5.099	0.000	0.000	5.099	0.000	0.000	1.150	0.000	1.150	0.000	0.000	0.000	0.000	14.226

East Ayrshire Council

Table 4 e) YEAR 2015/16

Project Address	Sub Area	Total Unit Nos	AHIP £0.000m							RSL £0.000m				Council Contribution £0.000m					Buyer's Mortgage £0.000m	Other Funds £0.000m			Total Project Cost £0.000m
			CORE	COP	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other (eg Commuted Sum)	Total		Public	Private	TOTAL	
5.01 Barbieston Road, Auchinleck	B	36	3.127						3.127	1.851			1.851					0.000			0.000	4.978	
5.02 Knockroon	B	30	2.116						2.116	1.380			1.380					0.000			0.000	3.496	
5.03 New Street, Kilmarnock	A	4	0.367						0.367	0.184			0.184					0.000			0.000	0.551	
5.04 RSL Adaptations	0	0	0.200						0.200				0.200					0.000			0.000	0.200	
5.05 Council House Building: Kilmarnock and Loudoun	A	10							0.000				0.000			1.150		1.150			0.000	1.150	
5.06	0	0							0.000				0.000					0.000			0.000	0.000	
5.07	0	0							0.000				0.000					0.000			0.000	0.000	
5.08	0	0							0.000				0.000					0.000			0.000	0.000	
5.09	0	0							0.000				0.000					0.000			0.000	0.000	
5.10	0	0							0.000				0.000					0.000			0.000	0.000	
5.11	0	0							0.000				0.000					0.000			0.000	0.000	
5.12	0	0							0.000				0.000					0.000			0.000	0.000	
5.13	0	0							0.000				0.000					0.000			0.000	0.000	
5.14	0	0							0.000				0.000					0.000			0.000	0.000	
5.15	0	0							0.000				0.000					0.000			0.000	0.000	
5.16	0	0							0.000				0.000					0.000			0.000	0.000	
5.17	0	0							0.000				0.000					0.000			0.000	0.000	
5.18	0	0							0.000				0.000					0.000			0.000	0.000	
5.19	0	0							0.000				0.000					0.000			0.000	0.000	
5.20	0	0							0.000				0.000					0.000			0.000	0.000	
5.21	0	0							0.000				0.000					0.000			0.000	0.000	
5.22	0	0							0.000				0.000					0.000			0.000	0.000	
5.23	0	0							0.000				0.000					0.000			0.000	0.000	
5.24	0	0							0.000				0.000					0.000			0.000	0.000	
5.25	0	0							0.000				0.000					0.000			0.000	0.000	
5.26	0	0							0.000				0.000					0.000			0.000	0.000	
5.27	0	0							0.000				0.000					0.000			0.000	0.000	
5.28	0	0							0.000				0.000					0.000			0.000	0.000	
5.29	0	0							0.000				0.000					0.000			0.000	0.000	
5.30	0	0							0.000				0.000					0.000			0.000	0.000	
5.31	0	0							0.000				0.000					0.000			0.000	0.000	
5.32	0	0							0.000				0.000					0.000			0.000	0.000	
5.33	0	0							0.000				0.000					0.000			0.000	0.000	
5.34	0	0							0.000				0.000					0.000			0.000	0.000	
5.35	0	0							0.000				0.000					0.000			0.000	0.000	
5.36	0	0							0.000				0.000					0.000			0.000	0.000	
5.37	0	0							0.000				0.000					0.000			0.000	0.000	
5.38	0	0							0.000				0.000					0.000			0.000	0.000	
5.39	0	0							0.000				0.000					0.000			0.000	0.000	
5.40	0	0							0.000				0.000					0.000			0.000	0.000	
5.41	0	0							0.000				0.000					0.000			0.000	0.000	
5.42	0	0							0.000				0.000					0.000			0.000	0.000	
5.43	0	0							0.000				0.000					0.000			0.000	0.000	
5.44	0	0							0.000				0.000					0.000			0.000	0.000	
5.45	0	0							0.000				0.000					0.000			0.000	0.000	
5.46	0	0							0.000				0.000					0.000			0.000	0.000	
5.47	0	0							0.000				0.000					0.000			0.000	0.000	
5.48	0	0							0.000				0.000					0.000			0.000	0.000	
5.49	0	0							0.000				0.000					0.000			0.000	0.000	
5.50	0	0							0.000				0.000					0.000			0.000	0.000	
5.51	0	0							0.000				0.000					0.000			0.000	0.000	
5.52	0	0							0.000				0.000					0.000			0.000	0.000	
5.53	0	0							0.000				0.000					0.000			0.000	0.000	
5.54	0	0							0.000				0.000					0.000			0.000	0.000	
5.55	0	0							0.000				0.000					0.000			0.000	0.000	
5.56	0	0							0.000				0.000					0.000			0.000	0.000	
5.57	0	0							0.000				0.000					0.000			0.000	0.000	
5.58	0	0							0.000				0.000					0.000			0.000	0.000	
5.59	0	0							0.000				0.000					0.000			0.000	0.000	
TOTALS		80	5.810	0.000	0.000	0.000	0.000	0.000	5.810	3.415	0.000	0.000	3.415	0.000	0.000	1.150	0.000	1.150	0.000	0.000	0.000	10.375	

