

# **EAST AYRSHIRE COUNCIL**

## **CABINET – 18 NOVEMBER 2009**

### **STRATEGIC HOUSING INVESTMENT PLAN 2010/11 – 2014/15**

#### **Report by the 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 2010/2011 to 2014/2015, and to seek approval to submit the Plan to the Scottish Government for consideration by the due date of 30 November 2009.

## **2. BACKGROUND**

### **2.1 Strategic Housing Investment Framework**

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.

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. 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.

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**

This 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 2009/ 2010 – 2013/ 2014, as approved by Cabinet on 3 December 2008. The Council has a strong track record of spending up to its Affordable Housing Investment Programme allocation - and indeed over the initial allocation where the Scottish Government has presented additional funding opportunities as a result of slippage elsewhere - as a result of achieving tender approvals and site starts within each given financial year.

The Council anticipates having achieved either tender approval or site start for each of the projects identified in year one of the current year's Strategic Housing Investment Plan, 2009/ 2010. 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 2010/ 2011 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 new 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 Development Plans to meet these targets. This new approach requires close joint working between Housing and Planning services, and other partners but this is not regarded as a challenge for the Council given our track record.

**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.

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.

**2.3.3 *Scottish Planning Policy (SPP) 3: Planning for Housing*** - The revised SPP3: Planning for Housing will strengthen the link between

the assessed housing need, Local Housing Strategies and development planning. The policy guidance sets out the ways in which planning and housing sectors should work together to identify housing requirements, a process which will involve: defining housing market areas; forming a housing market partnership; undertaking Housing Need and Demand Assessment; developing a Main Issues Report; and subsequently producing a Local Housing Strategy which includes a housing supply target, together with a Development Plan which includes the housing land requirement to meet this target.

### **3. STRATEGIC CONTEXT**

#### **3.1 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.

#### **3.2 Council House Building**

As part of the Firm Foundations commitment to increasing the rate of house building, the Scottish Government has announced investment amounting to £50M to encourage new council house building. The key principles associated with the allocation of this money have been issued jointly by the Convention of Scottish Local Authorities and the Scottish Government in November 2008 and again in June 2009. Building new council houses in East Ayrshire is one of the Council's 3 strategic priorities. The Council has submitted two applications to access available funding to date, and has been successful in its first application to provide ten houses in Kilmarnock. Confirmation of the second phase awards is due to be announced in December 2009 and allows for a further forty houses across East Ayrshire. The Strategic Housing Investment Plan also provides for two further bids for funding support to be made from any future 'Kick Start' council house building initiative for sites in the Doon Valley and in the Irvine Valley areas, in addition to the current bid for funding under the "Kick Start" initiative, in anticipation of the likely outcomes from the work now being done to update the Housing Needs and Demand Assessment for East Ayrshire and which is due to report during Summer 2010.

#### **3.3 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 which is to be implemented during 2009/ 2010, as approved by Cabinet in April 2009.

### **3.4 East Ayrshire Local Housing Strategy 2004-2009**

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. 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. Annual updates were required by the Scottish Government in 2005, 2006 and 2007, which afforded Local Housing Strategy partners the opportunity to revise the Local Housing Strategy priorities and actions to reflect changes in the national and local strategic and economic contexts. 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 Development Plan. To this end, work has begun on the production of a Housing Need and Demand Assessment for East Ayrshire, with a view to completing the next Local Housing Strategy in 2011, which will then inform future Strategic Housing Investment Plans.

### **3.5 The Alteration to the East Ayrshire Local Plan, finalised version with modifications**

East Ayrshire Council published the Alteration to the East Ayrshire Local Plan, finalised version with modifications in February 2009. It is envisaged that this plan will be formally adopted by the Council during Summer 2010, after an Examination into all outstanding objections has been undertaken by the Scottish Government's Department of Planning and Environmental Appeals. 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.

Sites have been included that feature in the published Alteration to the East Ayrshire Local Plan, finalised version with modifications. 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.

### **3.6 Community Plan and Single Outcome Agreement**

The East Ayrshire Community Plan's key themes are incorporated in the objectives of the Local Housing Strategy. The key themes of the East Ayrshire Community Plan were assessed as part of the mid-term review and redefined as:

- Delivering Community Regeneration
- Improving Health and Wellbeing
- Improving Community Safety
- Promoting Lifelong Learning

These themes are reflected in the 2010/2011–2014/2015 updated Strategic Housing Investment Plan.

East Ayrshire Council and its Community Planning Partners agreed the update to the Single Outcome Agreement with Ministers in July 2009. The updated Strategic Housing Investment Plan for 2010/2011-2014/2015 will support delivery of National Outcome 10: “Sustainable Places”. 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.

### **3.7 Affordable Housing Investment Reform**

A statement was issued in June 2009 by the Scottish Government setting out key themes to: strengthen strategic investment; maximise housing numbers of the right quality and type within limited subsidy levels; introduce the status of approved developers for future subsidy; encourage collaborative working; introduce three-year budgets for Registered Social Landlords at Local Authority level; and share best practice.

The East Ayrshire Strategic Housing Investment Plan 2010/ 2011 – 2014/ 2015 has been developed within this context, and reflects the priorities set out in this statement.

## **4. STRATEGIC HOUSING INVESTMENT PLAN 2010/ 2011- 2014/ 2015**

- 4.1** The East Ayrshire Strategic Housing Investment Plan covers a five year period from 2010/2011 to 2014/2015. The anticipated Affordable Housing Investment Programme Allocation for the Strategic Housing Investment Plan is in the sum of £50.741M.
- 4.2** The programme supports the provision of general and community care housing across tenures, and seeks to deliver 780 affordable houses, with a total programme spend of £91.651M. It should be noted that last year’s Strategic Housing Investment Plan submission supported the provision of 929 houses from a total proposed programme spend of £96.972M. 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 in year one of the plan, and would sit at a rate ranging from the year one proposed spend and the present level of funding available in 2009/ 2010.
- 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. 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 for the homeless which will replace the existing Peden Court hostel facility in Cumnock;
  - ii) a new Women's Aid refuge in the south of the area, to respond to the identified needs of women fleeing domestic violence which complements the existing refuge provision in Kilmarnock;
  - iii) a new unit 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 recently completed in East Ayrshire for identified clients.
- 4.6** The following sites have been removed from the updated Strategic Housing Investment Plan 2010/2011 – 2014/2015 compared to last year's submission:
- West Langlands Street, Kilmarnock – Registered Social Landlord unable to acquire site within funding criteria.
  - Netherthird House, Cumnock – Registered Social Landlord retaining site ownership : listed building.
  - Commercially Sensitive Site Two – no identified demand at present.
  - Sillyhole, Dalmellington – change of site ownership.
- 4.7** The following list of sites has been added to the proposed Strategic Housing Investment Plan 2010/2011 – 2014/2015 to reflect the successful delivery of the 2009/2010 Affordable Housing Investment Programme and to replace those sites listed in paragraph 4.6 above:
- MacDonald Drive, Kilmarnock
  - Newlands Drive, Kilmarnock
  - Stoner Crescent, Auchinleck
  - Corrie Mains Farm, Mauchline
  - Longpark Phase Six, Kilmarnock

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 for both the Doon and Irvine Valley areas, and the

availability of continued Scottish Government funding under the Kick Start Council Housing Building Initiative.

- 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, finalised version with modifications, it does not influence in itself, but rather is influenced by these plans. The Alteration to the East Ayrshire Local Plan, finalised version with modifications 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 30 October 2009.

### **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 which will 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 impact. All policies, strategies, functions, plans and projects produced by the Council and its Community Planning Partners will be subject to Equalities Impact Assessment. The Equalities Impact Assessment toolkit has been used to equality impact assess the 2010/ 2011 – 2014/ 2015 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 2010/ 2011 – 2014/ 2015 meets the Council's statutory duty in respect of this Framework.

- 6.2** The Strategic Housing Investment Plan document will be submitted to Scottish Government by the end of November 2009, in accordance with the timescale set in the Scottish Government's guidance dated August 2009, 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 £50.741M, and seeks to deliver 780 houses with a total programme spend of £91.651M.
- 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 Council has begun work on its Housing Needs and Demand Assessment with a view to completing the next Local Housing Strategy in late 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 proposed house building programme under the second round of the Scottish Governments Kick Start Council Housing Building Initiative. A bid for funding support was agreed by Cabinet on 16 September 2009 and a Ministerial announcement on the outcome of that bid is expected in December 2009. 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 bid. 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** As previously indicated, the full effect of the Council's funding bids for both council house build phases 1 and 2 would be equivalent to an increased rent of between 30p and 37p per week, 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. The model will require to be reviewed following the reported outcomes for both Doon and Irvine Valley areas arising from the Housing Need and Demand Assessment which is presently ongoing and is due to report in Summer 2010.

**7.5** In view of the above, it will be necessary to review the current annual rent increase policy of RPI plus 1% as part of the 2010/2011 budget process.

## **8. LEGAL AUTHORITY/ IMPLICATIONS**

**8.1** Local Authorities are required to submit a Strategic Housing Investment Programme to Scottish Government by 30 November 2009 to cover the period 2010/ 11 – 2014/ 2015.

## **9. POLICY IMPLICATIONS**

**9.1** Local Authorities are required to submit a Strategic Housing Investment Plan to the Scottish Government to cover the period 2010/ 2011 – 2014/ 2015.

**9.2** The proposals set out within the updated Strategic Housing Investment Plan have been considered and agreed by the Corporate Management Team.

## **10. COMMUNITY PLANNING IMPLICATIONS**

**10.1** 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 2010/ 2011 – 2014/ 2015, will support this key theme as set out in the East Ayrshire Community Plan.

## **11. RISK MANAGEMENT IMPLICATIONS**

**11.1** The proposed Affordable Housing Investment, as set out in the Strategic Housing Investment Plan 2010/ 2011 – 2014/ 2015, 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.

## **12. ASSET MANAGEMENT IMPLICATIONS**

**12.1** The Strategic Housing Investment Plan 2010/ 2011 – 2014/ 2015 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 the East Ayrshire Local Housing Strategy.

## **13. RECOMMENDATIONS**

**13.1** Members are asked to:

- i) Approve the Affordable Housing Investment priorities detailed in the Strategic Housing Investment Plan 2010/ 2011 – 2014/ 2015 appended to this report for submission to Scottish Government by 30 November 2009; and
- ii) Note that it will be necessary to review the current council house rent increase policy of RPI plus 1% as part of the 2010/2011 budget process; and
- iii) Otherwise note the content of the report.

**Chris McAleavey**  
**Head of Housing**

**3 November 2009**  
WS/CMCA/DB

### **LIST OF BACKGROUND PAPERS**

- 1 East Ayrshire Local Housing Strategy 2004 – 2009.
- 2 East Ayrshire Strategic Housing Investment Plan 2009/ 10 – 2013/ 2014.
- 3 Guidance on Preparing Strategic Housing Investment Plans, Housing Investment Division, Scottish Government, August 2009.
- 4 Local Housing Strategy Guidance, The Scottish Government and the Convention of Scottish Local Authorities, 25 June 2008.
- 5 SPP3: Planning for Homes (revised 2008), The Scottish Government, July 2008.
- 6 Housing Need and Demand Assessment Guidance, The Scottish Government, March 2008.

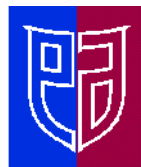
**IMPLEMENTATION OFFICER**

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# **EAST AYRSHIRE COUNCIL**

## **Strategic Housing Investment Plan**

**2010/2011 - 2014/2015**



**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 5 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 second East Ayrshire Strategic Housing Investment Plan and updates the approved submission made to the Scottish Government in November 2008.
- 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<sup>1</sup> of affordable housing where subsidy is required, and it should address proposals for both regeneration and new supply.

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<sup>1</sup> 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 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 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.

### **2.3 Council House Building**

As part of the Firm Foundations commitment to increasing the rate of house building, the Scottish Government has announced investment amounting to £50M to encourage new Council house building. The key principles associated with the allocation of this money were issued jointly by the Convention of Scottish Local Authorities and the Scottish Government in November 2008 and in June 2009. East Ayrshire Council has submitted two applications to access the available funding to date, and has been successful in its first application. Confirmation of the second phase awards is due to be announced by the Scottish Government in early December 2009.

### **2.4 Housing Need and Demand Assessment**

New guidance on undertaking Housing Need and Demand Assessment was published in March 2008. This new prescriptive approach to the assessment of housing need and demand marks a shift from previous arrangements whereby Housing Services took responsibility for assessing the need for affordable housing, while the assessment of need and demand for housing in the private market was provided separately by Planning Services through the Local Plan and Joint Structure Plan Teams.

**2.5** 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. East Ayrshire Council anticipates producing its first Housing Need and Demand Assessment by summer 2010.

## **2.6 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.

**2.7** The new Local Housing Strategy will be the key planning document for the delivery of housing across all tenures, and will become the sole strategic document for housing, homelessness and support issues, Fuel Poverty, and Private Sector Housing duties.

## **2.8 Scottish Planning Policy (SPP) 3: Planning for Housing**

The revised SPP3: Planning for Housing will strengthen the link between the assessed housing need as detailed in Local Housing Strategies and Local Development Plans. The policy guidance sets out the ways in which planning and housing sectors should work together to identify housing requirements, a process which will involve: defining housing market areas; forming a housing market partnership; undertaking Housing Need and Demand Assessments; developing a Main Issues Report and subsequently producing a Local Housing Strategy which includes a housing supply target, and a Development Plan which includes the housing land requirement to meet this target.

## **2.9 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 which is to be implemented during 2009/ 2010, as approved by Cabinet in April 2009.

## **2.10 The Alteration to the East Ayrshire Local Plan, finalised version with modifications**

East Ayrshire Council published the Alteration to the East Ayrshire Local Plan, finalised version with modifications in February 2009 and it is envisaged that this plan will be formally adopted by the Council during summer 2010, after an Examination into all outstanding objections has been undertaken by the Scottish Government's Department of Planning and Environmental Appeals. 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.

**2.11** The Strategic Housing Investment Plan programme incorporates sites identified in the Alteration to the East Ayrshire Local Plan, finalised version with modifications. 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.

### **2.12 Community Plan and Single Outcome Agreement**

The East Ayrshire Community Plan's key themes are incorporated in the objectives of the Local Housing Strategy, and are therefore reflected in the Strategic Housing Investment Plan 2010/ 2011 – 2014/ 2015.

**2.13** East Ayrshire Council and its Community Planning Partners agreed the updated Single Outcome Agreement with Ministers in July 2009. The updated Strategic Housing Investment Plan for 2010/11 – 2014/15 will support delivery of National Outcome 10: "Sustainable Places". 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.

### **2.14 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.

### **2.15 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 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.

### **2.16 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 Finance to support their development programmes. In the current climate, financial institutions are reluctant 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. 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:

### **4.3 Aim One**

Support the Community Planning Partnership to regenerate disadvantaged areas and develop sustainable communities.

Key priorities are:

- Ensuring that the Local Housing Strategy is integrated within the Community Planning Framework
- Creating revitalised, sustainable communities in identified initiative areas
- Increasing community involvement in housing regeneration activities
- Ensuring housing led development/ regeneration includes added value outcomes and promotes the development of social capital

### **4.4 Aim Two**

Improve resident satisfaction with home and the surrounding environment.

Key priorities are:

- Ensuring 100% of social rented sector housing meets the Scottish Housing Quality Standard by 2015
- Supporting owner occupiers and private landlords to improve property conditions
- Reducing the numbers of people living in fuel poverty
- Supporting residents to live without fear of crime, harassment and anti-social behaviour
- Improving neighbourhood quality via enhanced estate management

#### **4.5 Aim Three**

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

Key priorities are:

- Increasing our understanding of housing requirements
- Increasing supply of properties available across all tenures
- Improving access to existing accommodation
- Ensuring individuals have access to quality housing information and advice
- Improving the way in which residents access the Council's Housing Service

#### **4.6 Aim Four**

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

Key priorities are:

- Improving our understanding of housing and housing support requirements of all client groups
- Enhancing the supply of suitable accommodation and support for those with particular needs
- Further developing service co-ordination and joint working arrangements between Council departments and external agencies

**4.7** The work undertaken by Local Housing Strategy partners to deliver the strategy's action plan and address these priorities has been set out in annual Local Housing Strategy updates. This process of annual review has afforded the planning partners the opportunity to ensure the priorities and objectives of the Local Housing Strategy remain relevant and reflect updated housing needs information.

**4.8** No update has been prepared in 2009, as work towards the production of the Housing Needs and Demand Assessment is now underway, and the key priorities identified in the Local Housing Strategy 2004 – 2009 presently remain unchanged.

#### **4.9 Housing Need**

The Housing Needs Assessment used to inform the Local Housing Strategy concluded that there would be a net surplus of housing within East Ayrshire by 2007 and that the greatest surplus would be in the social rented sector, and in particular, local authority housing stock. To address this surplus, the Council's Local Housing Strategy 2004 - 2009 included a number of priorities focused on tackling low demand, regenerating identified areas and promoting social rented housing as an attractive and affordable option for new customers.

**4.10** Much of the development programme activity to date has therefore focused on clearance and renewal, and the delivery of accommodation

for individuals with particular needs, rather than having a specific focus on the delivery of affordable housing units to meet an identified demand. The Local Housing Strategy recognises that further work would be required to supplement the Housing Needs Assessment, and includes a commitment to undertake an affordable housing needs study.

**4.11** The Council has undertaken two studies considering the issue of affordable housing:

**4.12 Affordable Housing Needs Study – Tribal Consultants**

In August 2006, Tribal Consultants completed a research study of Affordable Housing Needs in East Ayrshire with the Final Report being received by the Council in August 2006.

**4.13** The Study concluded that, although as a whole East Ayrshire is not an area of housing market pressure, there are some sub areas within the area where access to the housing market may be problematic for some households, notably, the Northern Area, Doon Valley and Kilmarnock Central, if trends continue. Moreover, within Kilmarnock (Central and South) and the Northern Areas, there were rapidly rising house prices, pressure on the socially rented sector and households in unmet housing need.

**4.14 Ayrshire Affordability and Migration Study – Newhaven Consultants**

The three Ayrshire Authorities, in conjunction with Communities Scotland, the former Housing Investment Agency of the Scottish Government, commissioned Newhaven Research in April 2007 to investigate affordability and migration within the Ayrshire housing system.

**4.15** This study concluded that since January 2000, house prices had risen sharply in all housing market areas, with the Kilmarnock Housing Market Area experiencing high house price increases within the second hand market relative to other housing market areas. It further re-affirmed that within East Ayrshire, there was greatest pressure on affordability in the Kilmarnock and Northern Sub-Areas, with Cumnock Valley on the margins of being unaffordable in 2006.

**4.16** The study also investigated migration patterns within Ayrshire, and between it and other areas, and looked specifically at the impact of the M77 extension on the extent of integration of the Glasgow and Ayrshire Housing Markets.

**4.17** The findings showed that 85% of annual household movement took place wholly within East Ayrshire; and that, between local authority areas, the largest cross-boundary flows were across East and South Ayrshire.

- 4.18** East Ayrshire may therefore be defined as a relatively self-contained Housing Market Area.
- 4.19** The Alteration to the East Ayrshire Local Plan, finalised version with modifications has responded to the findings of this research with the inclusion of an Affordable Housing Policy in its supplementary planning guidance, which will seek to increase the delivery of affordable housing in the private sector.
- 4.20** **Updating the Local Housing Strategy**  
The East Ayrshire Local Housing Strategy 2004 – 2009 expired in April 2009. Arrangements for submission of second round Local Housing Strategies were published by the Scottish Government, and were supported by updated guidance in June 2008. This guidance, which has been agreed between the Scottish Government and the Convention of Scottish Local Authorities and has been issued jointly, sets out key changes to the format and detail of Local Housing Strategies in accordance with the new relationship between central and local government established through the Concordat, and in line with proposed changes in national policy direction.
- 4.21** So as to better align and integrate the content of Local Housing Strategies and Local Development Plans, the submission of Local Housing Strategies is now to be linked to the submission dates of Local Development Plans. It is therefore important for the Local Housing Strategy and Main Issues Reports of Local Development Plans to be prepared in tandem, with both informed by the outcomes of the Housing Need and Demand Assessment.
- 4.22** Local Authorities can choose to submit the Local Housing Strategy at any point between the conclusion of consultation on the Main Issues Report and submission of the proposed plan to Scottish Ministers. Therefore, submission will be staggered between the end of 2009 and the end of 2011, depending on the local authority's timescale for submission of the proposed plan.
- 4.23** East Ayrshire Council published the Alteration to the East Ayrshire Local Plan, finalised version with modifications in February 2009, and it is envisaged that this plan will be formally adopted by the Council during summer 2010, after an Examination into all outstanding objections has been undertaken by the Scottish Government's Department of Planning and Environmental Appeals. 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.
- 4.24** The proposed deadline for submission of the next East Ayrshire Local Housing Strategy is therefore autumn 2011.

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

### **5.1 Programme Development**

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

**5.3** Building on the 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:

### **5.4 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 October 2009.

### **5.5 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.

### **5.6 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.

### **5.7 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.

### **5.8 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.

**5.9** 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.

**5.10** 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:

- The Officer Groups comprise representation from all relevant departments within the Council and partner organisations, to include Housing, Asset Management, Legal, Planning, Roads, Social Work, Scottish Government's Housing Investment Division and Registered Social Landlords. Officers also attend pre-application meetings with Development Management in the Planning Service, and the Registered Social Landlord with their consultants and contractor at the request of the Registered Social Landlord, in an attempt to promote the Local Housing Strategy priorities.
- Project consultants more recently are also being encouraged to attend Officer Group meetings as and when they feel it would be of use, to assist in the design process in sourcing 'best fit' solutions for projects at an early stage.
- Nominated contractors through framework agreements may also be invited to attend project meetings to assist in the design process at an early stage, where this is feasible, to draw on their expertise.

### **5.11 Procurement**

As a result of the extensive Affordable Housing Investment Reform process during 2009, the Scottish Government is to introduce a system of approved developers for those seeking to receive future subsidy. In addition, collaborative working practices are to be encouraged, alongside the introduction of three-year budgets at local authority level, for Registered Social Landlords that are eligible.

**5.12** Registered Social Landlords and Local Authorities are therefore 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.

**5.13** The impact of these proposed changes 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.

**5.14 Sustainability**

The Alteration to the East Ayrshire Local Plan, finalised version with modifications 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.”**

**5.15** 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, finalised version with modifications, and have therefore been considered against established sustainability and design standards.

**5.16** 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.

**5.17 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, finalised version with modifications, it does not influence in itself, but rather is influenced by these Plans. The Alteration to the East Ayrshire Local Plan, finalised version with modifications 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 30 October 2009.

**5.18 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 will be 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 2009 Strategic Housing Investment Plan submission.

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

### 6.1 Defining Sub-Housing Market Areas

Ayrshire has a complex geographic housing structure. The Ayrshire Structure Plan designated seven Housing Market Areas, based on the origins and destinations analysis of private house purchasers. Four major Housing Market Areas - Ayr Housing Market Areas, Kilmarnock Housing Market Area, Irvine Housing Market Area and the Three Towns Housing Market Area - operate across the core investment area outlined in the Ayrshire Joint Structure Plan. The remaining three local housing markets are North Coast, Garnock Valley and Girvan and South Carrick.

6.2 East Ayrshire includes five distinct Housing Market Sub Areas. However, for the purposes of strategic planning and housing analysis, the Kilmarnock Sub area is divided into three, smaller sub areas. This approach has been adopted in the Council's Local Housing Systems Analysis, and was used to set the study geography for the Affordable Housing Study completed by Tribal in 2006.

**Table 1: Investment Sub-Areas**

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

6.3 As part of the consultation process, in preparation for the first formal Strategic Housing Investment Plan, consultees within the East Ayrshire Social Landlords' Forum agreed that the proposed sub areas represented an appropriate geographical split and that the sub area size was large enough to allow development activities to be plotted in a meaningful and logical manner for the purposes of the Strategic Housing Investment Plan.

## **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, finalised version with modifications**

East Ayrshire Council published the Alteration to the East Ayrshire Local Plan, finalised version with modifications in February 2009 and it is envisaged that this plan will be formally adopted by the Council during summer 2010, after an Examination into all outstanding objections has been undertaken by the Scottish Government's Department of Planning and Environmental Appeals. 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, finalised version with modifications 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 the Council's Housing and Planning Services have been working 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 has shown that there is an affordable housing shortfall in Kilmarnock and in the northern area which includes the communities of Fenwick, Kilmaurs, Stewarton, Dunlop and Lugton.
- 7.9** In order to address identified shortfalls in affordable housing, Policy RES31 of the Alteration to East Ayrshire Local Plan finalised version with modifications, states:
- 7.10** The Council will require the provision of social/ rented/ affordable housing:
- (i) on those sites specifically identified and reserved for such purposes in the Local Plan; and
  - (ii) on all housing sites of 40 or more houses proposed for Kilmarnock, and communities in the Glasgow Link Corridor, comprising the settlements of Stewarton, Kilmaurs, Dunlop, Lugton, Fenwick and Laigh Fenwick. The Council will require a benchmark figure of 25% of all the houses proposed for Stewarton, Kilmaurs, Dunlop, Lugton, Fenwick and Laigh Fenwick to be affordable in nature, with a benchmark figure of 15% being adopted for Kilmarnock.
- 7.11** The Council will also require other smaller windfall or redevelopment residential development sites of between 4 and 39 housing units within Kilmarnock and the Glasgow Link communities to make an appropriate financial contribution to meeting affordable housing requirements within the communities concerned. Agreements under Section 75 of the Town and Country Planning (Scotland) Act 1997 will be requested in respect of the above matters.
- 7.12** In formulating their development proposals, prospective developers will be required to fully reflect and respect the provisions of the Council's Supplementary Planning Guidance on Affordable Housing.'
- 7.13 On-Site Provision**  
Whilst the Council is willing to accept a range of affordable housing provision, it will, in conjunction with the grant provider, determine the appropriate level of affordable housing provision for any site taking into consideration local factors. Where affordable housing with a Registered Social Landlord is agreed by the Council, developers are encouraged to work in partnership with the Registered Social Landlord

in achieving delivery of the housing proposed. PAN 74 'Affordable Housing' notes that progress is smoothest where a developer enters into early discussion with a Registered Social Landlord as a potential development partner. To this end, the Council encourages discussions with Registered Social Landlords to be undertaken at the outset of the development process. To assist in the process, developers should, in the first instance, contact the relevant Council planning officer who will, in conjunction with the Council's housing officers and the Scottish Government, identify an appropriate partner Registered Social Landlord to deliver the affordable housing element of a proposal.

- 7.14** Where proposals are brought forward on a partnership model, the affordable housing must be designed as an integral part of the overall development and be visually integrated with the rest of the development. Developers and Registered Social Landlords are recommended to engage in discussions with the Council at the earliest possible opportunity in the planning application preparation process to agree the precise scale, location and design of the affordable housing element of the overall proposal. Wherever possible, a joint planning application should be submitted by the developer and the Registered Social Landlord. The provision of affordable housing will require to be captured in any outline or full planning application submitted via a Section 75 legal agreement. For information purposes, the Scottish Government's minimum space standard for Registered Social Landlord developments is attached as Appendix 1 to the guidance.
- 7.15** Serviced land provided to Registered Social Landlords will require to be transferred from the developer to the Registered Social Landlord at a price agreed between both parties, equivalent to the value of the serviced land to be used for affordable housing purposes. In the event of a dispute, the District Valuer or an independent third party shall determine an appropriate price for the land, which shall be paid for by the developer. The transfer of the serviced sites from the developer to a Registered Social Landlord or the Council will be agreed through a Section 75 Legal Agreement.
- 7.16** Serviced land transferred to an Registered Social Landlord (or other party) shall revert to the developer if development has not commenced on the affordable housing portion of the site, or if no funding has been secured to implement the development after 5 years of the date of planning consent, or one year following completion of the wider development, whichever is the later date. In this instance, the developer will then be required to pay the appropriate commuted sum.
- 7.17** The Council will insist on on-site affordable housing provision for all developments in the affected communities in excess 40 units, with an exception being made only in cases where no development partners can be identified, thus undermining the entire development e.g. a large scale flatted development. In these instances an appropriate commuted payment will be sought. In exceptional circumstances and

only where a full justification can be made, a developer may opt to provide the affordable housing provision on a different site to that to which the application relates. The Council will consider such proposals on their individual merits. However, any off-site affordable housing provision must be located within the same settlement/ local area as the main development itself and consideration will also be given to the particular housing needs of the settlement or local area concerned. It should be noted that the Council is not obliged to accept any off-site affordable housing provision as may be offered by a developer and that this option remains at the Council's own discretion.

#### **7.18 Commuted Payments**

It is acknowledged that on smaller residential sites, the threshold for a Registered Social Landlord is likely to be too low to make the development financially viable and unrealistic to manage. Therefore, on sites of between 4 and 39 units, the Council will consider commuted payments as a viable option to direct on site provision.

**7.19** With the payment of a commuted sum the developer is free to develop the site without providing affordable housing on the site itself. In such cases, the Council can also accumulate the commuted sums for purposes that will help meet identified affordable housing needs elsewhere. It is anticipated that commuted sums will be used to fund or part fund;

- Council house developments (these are anticipated to be small scale and may focus on specific types of housing).
- The provision of financial assistance to Registered Social Landlords to assist in funding the purchase of land and the development of affordable homes.

**7.20** Commuted payments will be calculated in accordance with the provisions of PAN 74 and will be set at the value per unit of serviced land for rented affordable housing. It is acknowledged that this value will be less than the unrestricted market value. In the event of a dispute, the District Valuer or an independent third party shall determine the appropriate price, costs of which will be borne by the developer. All commuted payments will be agreed through a Planning Agreement and will be payable prior the commencement of development or as agreed with the Planning Authority. Commuted payments will be paid into an Affordable Housing Fund, managed by the Council for affordable housing provision as set out above.

#### **7.21 Impact of the Affordable Housing Policy**

The finalised version of the Alteration to the East Ayrshire Local Plan identifies housing land allocations for each settlement. For those particular housing market sub-areas where the greatest need for affordable homes has been identified, a total of 3054 housing units have been allocated in Kilmarnock and 667 in the Northern Area (referred to in the Local Plan as the Glasgow Link Corridor) to meet

demand to 2017. However, a significant number of these units already have existing planning consent (1154 units in Kilmarnock and 121 units in the Northern Area). Within the Northern Area there are also two local plan sites without planning consent totalling 72 units identified solely for affordable housing. Consequently, all of these units will not be subject to the provisions of the affordable housing policy for the settlements concerned.

**7.22** Of the 1154 units which had received planning consent in Kilmarnock at the time, 202 of these were purely for affordable housing. For this reason these units have not been included in the calculations as they will not assist in meeting future emerging demand for affordable housing after this time.

**7.23** In reality, therefore, only 1900 of the housing units identified in Kilmarnock and 474 of those identified in the Northern Area are considered capable of helping meet the affordable housing requirements of the areas concerned. The table below provides a summary of the Housing Land Supply projections.

**Table 2: Housing Land Supply Projections**

<b>Area</b>	<b>Total Housing Land Allocations to 2017</b>	<b>No. of units where planning consent issued</b>	<b>No. of units from affordable only local plan sites without planning consent</b>	<b>Balance of Units where Affordable Housing Policy would apply</b>	<b>Potential No. of Affordable Units</b>
Kilmarnock	3054	1154		1900	285 (15%)
Northern Area	667	121	72	474	119 (25%)

**7.24** Applying the accepted benchmark of 25% of the capacity of development sites within the Kilmarnock area being affordable in nature, an affordable housing allocation of 475 affordable units could be achieved, which exceeds the identified projected need for 393 units. Accordingly, the Council has considered it appropriate and justifiable to establish a reduced benchmark figure of 15% of all housing units being allocated for affordable housing purposes within Kilmarnock.

**7.25** Similarly, applying the accepted benchmark of 25% of the capacity of development sites within the Northern Area being affordable in nature, an affordable housing allocation of 119 affordable units could be achieved. When the 72 affordable only units are added to this figure the total number of affordable units in the northern area is 191 which falls some way short of the identified projected need for 347 units. However,

it is considered that it is not appropriate at this particular time to increase the benchmark figure for this area beyond 25%, although this position will be reviewed when the Local Housing Strategy is updated in 2011 and in the preparation of any subsequent new local development plan for the area.

#### **7.26 Local Housing Need**

With an affordable housing need having been identified through the studies undertaken by both Tribal and Newhaven Consultants from the Northern Sub Area to the Glasgow Link Corridor, the affordable housing solutions contained within the East Ayrshire Strategic Housing Investment Plan 2010/ 2011 – 2014/ 2015 seek to address the shortfall in affordable housing provision.

**7.27** Over the life of the Local Plan, presently unanticipated affordable housing needs may be identified in other communities throughout East Ayrshire. Such needs would be identified annually as part of the statutory requirement to provide an annual update of the Council's Local Housing Strategy. This is in accordance with the East Ayrshire Community Plan. Where such a need has been identified, the Council will seek appropriate levels of affordable housing provision for the particular settlements concerned, including areas of emerging affordable housing need out-with those referenced above, in line with the provisions of this policy, such as the Ayrshire Affordability and Migration Study reporting that Cumnock Valley was on the margins of being unaffordable in 2006.

#### **7.28 Land-banked Sites for Development**

In addition to sites identified in the Alteration to the East Ayrshire Local Plan, finalised version with modifications, Registered Social Landlord partners have land-banked sites in their ownership that are suitable for development.

**7.29** The Council is committed to disposing of sites in its ownership in a way which maximises opportunities to meet Local Housing Strategy objectives, whilst also meeting best value objectives. In the past, the Council's practice has been to negotiate directly with Registered Social Landlords' surveyors on the sale of sites. Agreed disposal valuations have taken cognisance of both the status of the site in terms of any Local Plan designation and any relevant topographical issues resulting in unforeseen abnormal development costs. Sales values have been negotiated by the Council's Asset Management Services with the Registered Social Landlords' nominated surveyors or the District Valuer to determine the valuation. The valuation sums therefore reflect any site specific issues whilst securing best value to the Council, to support the implementation of the Scottish Housing Quality Standard across Council stock.

**7.30** 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 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.

### **7.31 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. It is anticipated that the use of commuted sums proposed to be collected under the Council's Affordable Housing Policy will allow Registered Social Landlords to better compete with private developers in the acquisition of sites that may otherwise be out-with the financial parameters available, yet are located within areas where housing need has been identified.

### **7.32 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.

**7.33** 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:

**7.34 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.

**7.35** 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.

**7.36** 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.

**7.37 Riccarton West:** A minimum of 20 houses for frail older people together with amenity housing is being procured through the innovative Competitive Dialogue process.

**7.38 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.

**7.39 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 the very recent experience where two projects have had to be converted to social rented housing from New Supply Shared Equity, and the guidance being rescinded.

**7.40 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. To date, nine passports have been awarded across East Ayrshire. Further guidance is awaited in terms of whether or not the Open Market Shared Equity pilot will be extended, following its evaluation. In the interim, no further provision has been assumed.

**7.41 Council House Building**

As part of the Firm Foundations commitment to increasing the rate of house building, the Scottish Government announced plans, in April 2008 and again in June 2009, to make available a total of £50M to encourage new Council house building. The Council has applied for, and has been successful in securing, first phase funding for ten new Council houses in Central Kilmarnock. A second phase bid was submitted to the Scottish Government and to the Convention of Scottish Local Authorities in September 2009, for a further four sites across East Ayrshire to realise a further forty affordable Council houses. The Strategic Housing Investment Plan 2010/ 2011 – 2014/ 2015 proposes a further two areas for Council house building beyond the current bid submission with funding support to be sought from any future "Kick Start" council house building initiative.

## **8. Investment in Affordable Housing**

### **8.1 Profile of sites**

**8.2** 31 sites for development have been included in the Strategic Housing Investment Plan programme to include six Council house building developments. 3 sites, with a total of 126 units, are deemed to be effective in that they are already included in the Alteration to the East Ayrshire Local Plan, finalised version with modifications.

**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 open market shared equity pilot have been assumed given the pilot expires in March 2010. 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 £74,000 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**

£210,000 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 provided at a meeting held with the Scottish Government in October 2009 in the form of a range of budgets from £5.316M for 2010/ 2011 to between £5.316M - £8.933M for the balance of the Strategic Housing Investment Plan. As a consequence, these resource allocations have been assumed for planning purposes, together with an allocation for slippage, as indicated within the Strategic Housing Investment Plan guidance, at around 19% including Council house building, or 16.5% excluding Council house building.

**8.09** Therefore the total estimated government resources required to support the programme are £50.741M.

## **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 £50.741M 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 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.

(Nether Robertland, Stewarton; Barbieston Road, Auchinleck; Riccarton West, Shortlees, MacDonald Drive, Longpark – 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.

(Catrine; Peden Court, Women's Aid –both 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.

(Darvel Cooperative; Chapel Lane, Galston; Shortlees, Kilmarnock; Dalmellington; Auchinleck Road, Knockroon)

- 8.15** The categories listed provide for 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, 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**  
Whilst a Housing Needs and Demand Assessment has only recently commenced in East Ayrshire to inform the Local Housing Strategy and Local Development Plan, as noted, research has previously been commissioned by the Council. 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** Further, the successful submission for funds under the Domestic Abuse Refuge Development Fund demonstrated the need for a new Women's Aid facility in the south of the authority, to complement the newer provision in the north. The East Ayrshire Homelessness Strategy has also identified this need, together with that of 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 the 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 (i.e. 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 as described below.
- 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 during the current financial year. This work is being led by the Council's Housing Service.

**9.13** It is anticipated that through the Affordable Housing Policy, the use of developer contributions will be made available to assist developers in meeting these costs.

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

**9.15 Development Costs and Securing Efficiency**

Development costs resulting from land acquisition and ground remediation costs, and construction price inflation due to projects such as the 2014 Commonwealth Games and a correlating skills shortage have driven costs up in the current economic downturn, where there are fewer contractors in the local market. In response to the consultation "Investing in Affordable Housing", two locally based Registered Social Landlords have 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. 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, Shire Housing Association and McTaggart Construction. It is anticipated that the Council's approved and proposed council house building programme will further support these efficiencies.

**9.16 Abnormal Costs**

Refer to 'Quality of Brownfield sites'.

### **9.17 Insufficient Resources**

Following the issue of the annual and updated Housing Association Grant allowances, 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.

**9.18** Firm Foundations sets out the Scottish Government's commitment to improving efficiency in the use of housing subsidy via the use of collaborative working and longer term budget planning for subsidy.

**9.19** 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.

**9.20** Whilst it is acknowledged that the allocation of Housing Association Grant funding in coming years may not be sufficient to deliver all the development proposals as outlined in this Strategic Housing Investment Plan, 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.

### **9.21 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. Their suitability in terms of location within the authority area has already been considered in terms of the Local Housing Strategy priority areas. 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 militate 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 Services. Development partners will therefore

continue to identify potential sites which may be brought forward should any of the proposed sites prove unviable.

#### **9.22 Strategic Land Supply**

Scottish Planning Policy (SPP) 3: Planning for Housing sits within the context of the modernisation of the planning system and the resultant changes to the identification of housing requirements. Work has already begun on the preparation of a Housing Needs and Demand Assessment for East Ayrshire, and it is expected that this will be largely complete by summer 2010. The conclusions of the Housing Need and Demand Assessment will inform the production of the Council's Main Issues Report, due for completion during 2010, 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 3.

#### **9.23 Resourcing the Strategic Housing Investment Plan**

The delivery of the Strategic Housing Investment Plan, and therefore the Local Housing Strategy outcomes, may be constrained by the level of funding available. Indeed, the Resource Planning Assumption for 2010/ 2011 is £5.316M, compared to the Affordable Housing Investment Programme allocation for 2009/ 2010 of £8.931M. The Resource Planning Assumption between 2011/ 2012 – 2014/ 2015 is to range between £5.316M and £8.931M.

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

- Through the 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 two projects detailed in the Strategic Housing Investment Plan which seek to promote innovative solutions to develop complex sites 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

both a second Women's Aid facility in the south of the authority, and 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 is to be demolished by the Council to provide a clear site for a first phase Council house building project, together with a year one new build affordable housing development.
- 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 - and indeed over the initial allocation where the Scottish Government has presented additional funding opportunities as a result of slippage elsewhere - as a result of achieving tender approvals and site starts within each given financial year. Indeed, the Council anticipates having achieved either tender approval or site start for each of the projects identified in year one of the current year's Strategic Housing Investment Plan, 2009/ 2010.

**9.25** The Council will therefore continue to promote these activities, and seek to devise others, in order to promote the successful delivery of the programme as set out in the Strategic Housing Investment Plan 2010/ 2011 – 2014/ 2015.

## **10. Explanatory Notes**

### **10.1 *The Alteration to the East Ayrshire Local Plan, finalised version with modifications***

East Ayrshire Council published the Alteration to the East Ayrshire Local Plan, finalised version with modifications in February 2009. It is envisaged that this plan will be formally adopted by the Council during summer 2010, after an Examination into all outstanding objections has been undertaken by the Scottish Government's Department of Planning and Environmental Appeals. 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** Sites have been included that feature in the published Alteration to the East Ayrshire Local Plan, finalised version with modifications. 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 *Commercially Sensitive Sites***

One commercially sensitive site has been included in the tables. Further details of this site may be obtained directly by contacting East Ayrshire Council Housing Service.

### **10.5 *Council House Building***

Tables 3a, b and c together with Table 5 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 both approved and submitted projects, together with two further proposals not yet submitted for consideration.

### **10.6 *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.

**10.7** 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.

**10.8** 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.

#### **10.9 *Housing Association Grant Allowances***

Following the issue of the new 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.

**10.10** 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.

#### **10.11 *Homelessness***

The current East Ayrshire Homelessness Strategy sets out the housing requirements in response to the overarching aims of the Local Housing Strategy, i.e. Aim Three:

**10.12** *‘Ensure equal access to an adequate supply of good quality affordable accommodation.’*

**10.13** The tables therefore allow for:

- the provision of a new Women’s Aid Refuge facility in the south of the authority area to complement the highly successful new build provision in Kilmarnock.
- 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 in Kilmarnock.

#### **10.14 *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 Local Housing Strategy, which is due for submission in 2011, the Strategic Housing Investment Plan cannot be compared with the Local Housing Strategy. 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.

### **10.15 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 and Chapel Lane at Galston, and these are currently being progressed by specific officer groups. Two developments, including one in the south area, are being procured using the innovative and flexible Competitive Dialogue process.

### **10.16 Profiling**

In accordance with the Strategic Housing Investment Plan guidance, p.24: *'Local authorities are asked to place their proposed projects in the year they anticipate that the works will commence on site.'* 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.

### **10.17 Sub Areas**

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

### **10.18 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, Community Plan and Local Housing Strategy, and as a consequence, features in the tables in terms of both the main town centre of Kilmarnock and Darvel, which is located in the Irvine Valley. It is anticipated that such initiatives will provide opportunities to bring vacant buildings of historical importance back into use through conversion works to affordable housing in response to identified demand.

### **10.19 Affordable Housing Investment Reform**

It is noted that Affordable Housing Investment Reform has been the subject of an extensive consultation exercise in 2009, and that further guidance is to be issued with regard to 'approved developer', collaborative working and three-year budgets to strengthen strategic approaches to investment so as to maximise the number of houses that may be developed within finite subsidy levels, without compromising quality or type. In the absence of more detailed information, two Registered Social Landlord partners have entered into a Framework Agreement for forthcoming development activity in East Ayrshire with a locally based contractor.

**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	%	%
<b>Total Supply Target</b>	<b>780</b>	<b>780</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
General Needs	568	568	0	0%	73%
Special Needs	212	212	0	0%	27%
Affordable Rent					
Affordable - RSL	672	672	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	60	60	0	0%	8%
Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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	48	48	0	0%	6%

### Summary of Proposed Units to be Provided by Local Authority

Affordable Rent	60
Mid Rent	0
NSSE	0
LCHO	0
<b>TOTAL</b>	<b>60</b>

### 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	%	%
<b>A - Cumnock - Auchinleck</b>	<b>180</b>	<b>180</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
General Needs	140	140	0	0%	78%
Special Needs	40	40	0	0%	22%
Affordable Rent					
Affordable - RSL	170	170	0	0%	94%
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%	6%

Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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				n/a	0%
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	%	%
<b>B - Doon Valley</b>	<b>83</b>	<b>83</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
General Needs	68	68	0	0%	82%
Special Needs	15	15	0	0%	18%
Affordable Rent					
Affordable - RSL	25	25	0	0%	30%
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%	12%

Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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	48	48	0	0%	58%

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	%	%
<b>C - Irvine Valley</b>	<b>44</b>	<b>44</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
General Needs	27	27	0	0%	61%
Special Needs	17	17	0	0%	39%
Affordable Rent					
Affordable - RSL	34	34	0	0%	77%
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%	23%

Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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	%	%
<b>D - Kilmarnock Central</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
General Needs	84	84	0	0%	84%
Special Needs	16	16	0	0%	16%
Affordable Rent					
Affordable - RSL	100	100	0	0%	100%
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 Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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	%	%
<b>E - Kilmarnock North</b>	<b>180</b>	<b>180</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
General Needs	151	151	0	0%	84%
Special Needs	29	29	0	0%	16%
Affordable Rent					
Affordable - RSL	167	167	0	0%	93%
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	13	13	0	0%	7%

Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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	%	%
<b>F - Kilmarnock South</b>	<b>106</b>	<b>106</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
General Needs	33	33	0	0%	31%
Special Needs	73	73	0	0%	69%
Affordable Rent					
Affordable - RSL	96	96	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	10	10	0	0%	9%

Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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	%	%
<b>G - Northern</b>	<b>87</b>	<b>87</b>	<b>0</b>	<b>0%</b>	<b>100%</b>
General Needs	65	65	0	0%	75%
Special Needs	22	22	0	0%	25%
Affordable Rent					
Affordable - RSL	80	80	0	0%	92%
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	7	7	0	0%	8%

Affordable - Other	0	0	0	n/a	0%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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	%	%
<b>H - RSL Adaptations</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>100%</b>
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 Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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	%	%
<b>I -</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>100%</b>
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 Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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	%	%
<b>J -</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>100%</b>
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 Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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	%	%
<b>K -</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>100%</b>
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 Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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	%	%
<b>L -</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>n/a</b>	<b>100%</b>
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 Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent	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**

<b>TOTAL SHIP PROGRAMME</b>	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	231	30%
Land Owned by Local Authority	343	44%
Land Owned by Private Developer (under negotiation)	152	19%
Land Owned by Private Owner (under negotiation)	44	6%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	10	1%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	780	100%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	126	16%
Sites outwith effective supply	634	81%
<b>Development Constraints</b>		
Top 2 Development Constraints	Planning Land Ownership Issues	
<b>Development Status</b>		
Green	215	28%
Amber	541	69%
Red	24	3%

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

A - Cumnock - Auchinleck	Units	% of SHIP

		programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	50	6%
Land Owned by Local Authority	64	8%
Land Owned by Private Developer (under negotiation)	26	3%
Land Owned by Private Owner (under negotiation)	30	4%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	10	1%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	180	23%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	180	23%
<b>Development Constraints</b>		
Top 2 Development Constraints	Planning Land Ownership Issues	
<b>Development Status</b>		
Green	10	1%
Amber	160	21%
Red	10	1%

B - Doon Valley	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	25	3%
Land Owned by Local Authority	58	7%
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%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	83	11%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	73	9%
<b>Development Constraints</b>		
Top 2 Development Constraints	Planning Land Ownership Issues	
<b>Development Status</b>		
Green	0	0%
Amber	83	11%
Red	0	0%

C - Irvine Valley	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	0	0%
Land Owned by Local Authority	30	4%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	14	2%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%

<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	44	6%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	34	4%
<b>Development Constraints</b>		
Top 2 Development Constraints	Planning Land Ownership Issues	
<b>Development Status</b>		
Green	0	0%
Amber	30	4%
Red	14	2%

D - Kilmarnock Central	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	0	0%
Land Owned by Local Authority	40	5%
Land Owned by Private Developer (under negotiation)	60	8%
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%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	100	13%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	100	13%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A	
	Land Ownership Issues	
<b>Development Status</b>		
Green	40	5%
Amber	60	8%
Red	0	0%
<b>E - Kilmarnock North</b>	<b>Units</b>	<b>% of SHIP programme</b>
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	45	6%
Land Owned by Local Authority	85	11%
Land Owned by Private Developer (under negotiation)	50	6%
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%
<b>S75 / PLANNING NEGOTIATION</b>		

Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	180	23%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	110	14%
Sites outwith effective supply	70	9%
<b>Development Constraints</b>		
Top 2 Development Constraints	Infrastructure Land Ownership Issues	
<b>Development Status</b>		
Green	25	3%
Amber	155	20%
Red	0	0%

F - Kilmarnock South	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	46	6%
Land Owned by Local Authority	44	6%
Land Owned by Private Developer (under negotiation)	16	2%
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%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	106	14%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	16	2%
Sites outwith effective supply	90	12%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A	
	Land Ownership Issues	
<b>Development Status</b>		
Green	68	9%
Amber	38	5%
Red	0	0%
<b>G - Northern</b>	<b>Units</b>	<b>% of SHIP programme</b>
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	65	8%
Land Owned by Local Authority	22	3%
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%
<b>S75 / PLANNING NEGOTIATION</b>		

Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	87	11%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	87	11%
<b>Development Constraints</b>		
Top 2 Development Constraints	Infrastructure Land Ownership Issues	
<b>Development Status</b>		
Green	72	9%
Amber	15	2%
Red	0	0%

H - RSL Adaptations	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	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%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A	
	#N/A	
<b>Development Status</b>		
Green	0	0%
Amber	0	0%
Red	0	0%

I -	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	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%
<b>S75 / PLANNING NEGOTIATION</b>		

Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A	
	#N/A	
<b>Development Status</b>		
Green	0	0%
Amber	0	0%
Red	0	0%

J -	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	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%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A	
	#N/A	
<b>Development Status</b>		
Green	0	0%
Amber	0	0%
Red	0	0%

K -	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	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%
<b>S75 / PLANNING NEGOTIATION</b>		

Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A	
	#N/A	
<b>Development Status</b>		
Green	0	0%
Amber	0	0%
Red	0	0%

L -	Units	% of SHIP programme
<b>LAND OWNERSHIP</b>		
Land Owned by RSL's	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%
<b>S75 / PLANNING NEGOTIATION</b>		
Agreed or Advanced Stage	0	0%
Not Begun or Very Early Stage	0	0%
<b>EFFECTIVE LAND SUPPLY</b>		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
<b>Development Constraints</b>		
Top 2 Development Constraints	#N/A	
	#N/A	
<b>Development Status</b>		
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	49.241	0.063	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	1.500	0.002	2%
	<b>AHIP Total</b>	<b>50.741</b>	<b>0.065</b>	<b>55%</b>
RSL				
	Private Finance	33.394	0.043	36%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>RSL Total</b>	<b>33.394</b>	<b>0.043</b>	<b>36%</b>
Council Contribution				
	Council Tax	0.000	0.000	0%
	Cash / Land	1.036	0.001	1%
	Prudential Borrowing	4.500	0.006	5%
	Other	0.000	0.000	0%
	<b>Council Contribution Total</b>	<b>5.536</b>	<b>0.007</b>	<b>6%</b>
Buyer's Mortgage				
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Other Funding Sources				
	Public funding	0.000	0.000	0%

Private funding		1.980	0.003	2%
<b>Other Total</b>		<b>1.980</b>	<b>0.003</b>	<b>2%</b>

	Total Units	Total Programme £0.000m	Total Cost per unit £0.000m
<b>TOTAL SHIP PROGRAMME</b>	780	<b>91.651</b>	0.118
<i>Includes RSL Adaptations</i>		<i>1.050</i>	

	<u>£0.000m</u>	
ANTICIPATED AHIP ALLOCATION 2010 - 2015	50.741	
SHIP AHIP REQUIREMENT 2010 - 2015	50.741	
<b>VARIANCE</b>	<b>0.000</b>	<b>0%</b>

### Summary 3 - Sub Area funding Proposals

Funding Source	Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme
<b>A - Cumnock - Auchinleck</b>			
AHIP			
CORE	13.260	0.074	57%
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		0.250	0.001	1%
	<b>AHIP Total</b>		<b>13.510</b>	<b>0.075</b>	<b>58%</b>
RSL	Private Finance		8.840	0.049	38%
	Reserves		0.000	0.000	0%
	Other		0.000	0.000	0%
	<b>RSL Total</b>		<b>8.840</b>	<b>0.049</b>	<b>38%</b>
Council Contribution					
	Council Tax		0.000	0.000	0%
	Cash / Land		0.161	0.001	1%
	Prudential Borrowing		0.750	0.004	3%
	Other		0.000	0.000	0%
	<b>Council Contribution Total</b>		<b>0.911</b>	<b>0.005</b>	<b>4%</b>
Buyer's Mortgage			0.000	0.000	0%
	<b>Buyer's Mortgage</b>		<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Other Funding Sources					
	Public funding		0.000	0.000	0%
	Private funding		0.000	0.000	0%
	<b>Other Total</b>		<b>0.000</b>	<b>0.000</b>	<b>0%</b>
		<b>Total</b>	<b>Total</b>		
		<b>Units</b>	<b>Programme</b>	<b>per unit</b>	
			<b>£0.000m</b>	<b>£0.000m</b>	
<b>A - Cumnock - Auchinleck</b>		180	23.261	0.129	
<b>Funding Source</b>					
<b>B - Doon Valley</b>			Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
			£0.000m	£0.000m	
AHIP	CORE		1.950	0.023	31%

	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		0.250	0.003	4%
	<b>AHIP Total</b>		<b>2.200</b>	<b>0.027</b>	<b>34%</b>
RSL					
	Private Finance		1.300	0.016	20%
	Reserves		0.000	0.000	0%
	Other		0.000	0.000	0%
	<b>RSL Total</b>		<b>1.300</b>	<b>0.016</b>	<b>20%</b>
Council Contribution					
	Council Tax		0.000	0.000	0%
	Cash / Land		0.150	0.002	2%
	Prudential Borrowing		0.750	0.009	12%
	Other		0.000	0.000	0%
	<b>Council Contribution Total</b>		<b>0.900</b>	<b>0.011</b>	<b>14%</b>
Buyer's Mortgage			0.000	0.000	0%
	<b>Buyer's Mortgage</b>		<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Other Funding Sources					
	Public funding		0.000	0.000	0%
	Private funding		1.980	0.024	31%
	<b>Other Total</b>		<b>1.980</b>	<b>0.024</b>	<b>31%</b>
		<b>Total</b>	<b>Total</b>		<b>per unit</b>
		<b>Units</b>	<b>Programme</b>		<b>£0.000m</b>
			<b>£0.000m</b>		<b>£0.000m</b>
	<b>B - Doon Valley</b>	83	6.380		0.077

<b>Funding Source</b>	<b>Total Cost</b>	<b>Contribution per SHIP</b>	<b>Total Funding as %</b>
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<b>C - Irvine Valley</b>		£0.000m	unit £0.000m	of SHIP programme	
AHIP					
	CORE	2.652	0.060	48%	
	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	0.250	0.006	4%	
	<b>AHIP Total</b>	<b>2.902</b>	<b>0.066</b>	<b>52%</b>	
RSL					
	Private Finance	1.768	0.040	32%	
	Reserves	0.000	0.000	0%	
	Other	0.000	0.000	0%	
	<b>RSL Total</b>	<b>1.768</b>	<b>0.040</b>	<b>32%</b>	
Council Contribution					
	Council Tax	0.000	0.000	0%	
	Cash / Land	0.150	0.003	3%	
	Prudential Borrowing	0.750	0.017	13%	
	Other	0.000	0.000	0%	
	<b>Council Contribution Total</b>	<b>0.900</b>	<b>0.020</b>	<b>16%</b>	
Buyer's Mortgage		0.000	0.000	0%	
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
Other Funding Sources					
	Public funding	0.000	0.000	0%	
	Private funding	0.000	0.000	0%	
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
<b>Total Units</b>		<b>Total Programme £0.000m</b>		<b>per unit £0.000m</b>	

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
D - Kilmarnock Central		£0.000m	£0.000m	
AHIP				
	CORE	6.839	0.068	58%
	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%
	<b>AHIP Total</b>	<b>6.839</b>	<b>0.068</b>	<b>58%</b>
RSL				
	Private Finance	5.025	0.050	42%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>RSL Total</b>	<b>5.025</b>	<b>0.050</b>	<b>42%</b>
Council Contribution				
	Council Tax	0.000	0.000	0%
	Cash / Land	0.000	0.000	0%
	Prudential Borrowing	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Buyer's Mortgage		0.000	0.000	0%
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Other Funding Sources				
	Public funding	0.000	0.000	0%
	Private funding	0.000	0.000	0%
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>

	Total Units	Total Programme £0.000m	per unit £0.000m
<b>D - Kilmarnock Central</b>	100	11.864	0.119

<b>Funding Source</b>	Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme
<b>E - Kilmarnock North</b>			
AHIP			
CORE	11.492	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	0.325	0.002	2%
<b>AHIP Total</b>	<b>11.817</b>	<b>0.066</b>	<b>56%</b>
RSL			
Private Finance	8.394	0.047	40%
Reserves	0.000	0.000	0%
Other	0.000	0.000	0%
<b>RSL Total</b>	<b>8.394</b>	<b>0.047</b>	<b>40%</b>
Council Contribution			
Council Tax	0.000	0.000	0%
Cash / Land	0.180	0.001	1%
Prudential Borrowing	0.750	0.004	4%
Other	0.000	0.000	0%
<b>Council Contribution Total</b>	<b>0.930</b>	<b>0.005</b>	<b>4%</b>
Buyer's Mortgage	0.000	0.000	0%
<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>

Other Funding Sources				
Public funding		0.000	0.000	0%
Private funding		0.000	0.000	0%
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
		<b>Total Units</b>	<b>Total Programme £0.000m</b>	<b>per unit £0.000m</b>
<b>E - Kilmarnock North</b>		180	21.141	0.117

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
F - Kilmarnock South		£0.000m	£0.000m	
AHIP				
	CORE	6.554	0.062	53%
	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	0.250	0.002	2%
	<b>AHIP Total</b>	<b>6.804</b>	<b>0.064</b>	<b>55%</b>
RSL				
	Private Finance	4.575	0.043	37%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>RSL Total</b>	<b>4.575</b>	<b>0.043</b>	<b>37%</b>
Council Contribution				
	Council Tax	0.000	0.000	0%
	Cash / Land	0.206	0.002	2%
	Prudential Borrowing	0.750	0.007	6%
	Other	0.000	0.000	0%

<b>Council Contribution Total</b>		<b>0.956</b>	<b>0.009</b>	<b>8%</b>
Buyer's Mortgage		0.000	0.000	0%
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Other Funding Sources				
Public funding		0.000	0.000	0%
Private funding		0.000	0.000	0%
	<b>Other Total</b>	<b>0.000</b>	<b>0.000</b>	<b>0%</b>
		<b>Total Units</b>	<b>Total Programme £0.000m</b>	<b>per unit £0.000m</b>
<b>F - Kilmarnock South</b>		106	12.335	0.116

<b>Funding Source</b>		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme
<b>G - Northern</b>				
AHIP				
	CORE	5.444	0.063	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	0.175	0.002	2%
	<b>AHIP Total</b>	<b>5.619</b>	<b>0.065</b>	<b>56%</b>
RSL				
	Private Finance	3.492	0.040	35%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	<b>RSL Total</b>	<b>3.492</b>	<b>0.040</b>	<b>35%</b>
Council Contribution				

Council Tax		0.000	0.000	0%
Cash / Land		0.189	0.002	2%
Prudential Borrowing		0.750	0.009	7%
Other		0.000	0.000	0%
<b>Council Contribution Total</b>		<b>0.939</b>	<b>0.011</b>	<b>9%</b>
Buyer's Mortgage		0.000	0.000	0%
<b>Buyer's Mortgage</b>		<b>0.000</b>	<b>0.000</b>	<b>0%</b>
Other Funding Sources				
Public funding		0.000	0.000	0%
Private funding		0.000	0.000	0%
<b>Other Total</b>		<b>0.000</b>	<b>0.000</b>	<b>0%</b>
	<b>Total</b>	<b>Units</b>	<b>Total</b>	<b>per unit</b>
			<b>Programme</b>	<b>£0.000m</b>
				<b>£0.000m</b>
<b>G - Northern</b>		87	10.050	0.116

<b>Funding Source</b>	<b>Total Cost</b>	<b>Contribution per SHIP unit</b>	<b>Total Funding as % of SHIP programme</b>
<b>H - RSL Adaptations</b>	£0.000m	£0.000m	
AHIP			
CORE	1.050	n/a	100%
COP	0.000	n/a	0%
LSVT	0.000	n/a	0%
Glasgow - CBHA Reprov	0.000	n/a	0%
Glasgow - GHA Reprov	0.000	n/a	0%
Other	0.000	n/a	0%
<b>AHIP Total</b>	<b>1.050</b>	<b>n/a</b>	<b>100%</b>
RSL			
Private Finance	0.000	n/a	0%

Reserves		0.000	n/a	0%
Other		0.000	n/a	0%
	<b>RSL Total</b>	<b>0.000</b>	<b>n/a</b>	<b>0%</b>
Council Contribution				
Council Tax		0.000	n/a	0%
Cash / Land		0.000	n/a	0%
Prudential Borrowing		0.000	n/a	0%
Other		0.000	n/a	0%
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>n/a</b>	<b>0%</b>
Buyer's Mortgage		0.000	n/a	0%
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>n/a</b>	<b>0%</b>
Other Funding Sources				
Public funding		0.000	n/a	0%
Private funding		0.000	n/a	0%
	<b>Other Total</b>	<b>0.000</b>	<b>n/a</b>	<b>0%</b>
	<b>Total Units</b>		<b>Total Programme</b>	<b>per unit</b>
			<b>£0.000m</b>	<b>£0.000m</b>
	<b>H - RSL Adaptations</b>	0	1.050	n/a

<b>Funding Source</b>	<b>Total Cost</b>	<b>Contribution per SHIP unit</b>	<b>Total Funding as % of SHIP programme</b>
<b>I -</b>	<b>£0.000m</b>	<b>£0.000m</b>	
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	
		<b>AHIP Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
RSL	Private Finance		0.000	n/a	n/a	
	Reserves		0.000	n/a	n/a	
	Other		0.000	n/a	n/a	
		<b>RSL Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
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	
		<b>Council Contribution Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Buyer's Mortgage			0.000	n/a	n/a	
		<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Other Funding Sources						
	Public funding		0.000	n/a	n/a	
	Private funding		0.000	n/a	n/a	
		<b>Other Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
		<b>Total Units</b>	<b>Total Programme</b>			<b>per unit</b>
			<b>£0.000m</b>			<b>£0.000m</b>
<b>I -</b>		0	0.000			n/a

<b>Funding Source</b>		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme	
<b>J -</b>		£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	
	<b>AHIP Total</b>		<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
RSL						
	Private Finance		0.000	n/a	n/a	
	Reserves		0.000	n/a	n/a	
	Other		0.000	n/a	n/a	
	<b>RSL Total</b>		<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
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	
	<b>Council Contribution Total</b>		<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Buyer's Mortgage						
		<b>Buyer's Mortgage</b>	0.000	n/a	n/a	
			<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Other Funding Sources						
	Public funding		0.000	n/a	n/a	
	Private funding		0.000	n/a	n/a	
	<b>Other Total</b>		<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
		<b>Total Units</b>	<b>Total Programme</b>			<b>per unit</b>
			<b>£0.000m</b>			<b>£0.000m</b>
<b>J -</b>		0	0.000			n/a

<b>Funding Source</b>	<b>Total Cost</b>	<b>Contribution per SHIP</b>	<b>Total Funding as %</b>
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K -		£0.000m	unit £0.000m	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	
	<b>AHIP Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
RSL					
	Private Finance	0.000	n/a	n/a	
	Reserves	0.000	n/a	n/a	
	Other	0.000	n/a	n/a	
	<b>RSL Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
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	
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Buyer's Mortgage					
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
Other Funding Sources					
	Public funding	0.000	n/a	n/a	
	Private funding	0.000	n/a	n/a	
	<b>Other Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>	
<b>Total Units</b>		<b>Total Programme £0.000m</b>		<b>per unit £0.000m</b>	

K -

0

0.000

n/a

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
L -		£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
	<b>AHIP Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>
RSL				
	Private Finance	0.000	n/a	n/a
	Reserves	0.000	n/a	n/a
	Other	0.000	n/a	n/a
	<b>RSL Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>
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
	<b>Council Contribution Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>
Buyer's Mortgage				
	<b>Buyer's Mortgage</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>
Other Funding Sources				
	Public funding	0.000	n/a	n/a
	Private funding	0.000	n/a	n/a
	<b>Other Total</b>	<b>0.000</b>	<b>n/a</b>	<b>n/a</b>

	<b>Total Units</b>	<b>Total Programme £0.000m</b>		<b>per unit £0.000m</b>
<b>L -</b>	0	0.000		n/a

**Table 1 a) Sub Area Reference Codes**

<b>Sub Area Name</b>	<b>SHIP Reference</b>
Cumnock - Auchinleck	A
Doon Valley	B
Irvine Valley	C
Kilmarnock Central	D
Kilmarnock North	E
Kilmarnock South	F
Northern	G
RSL Adaptations	H
	I
	J
	K
	L

East Ayrshire Council

Table 1 b) Years 2010/15 - Housing Need as per the local housing strategy or agreed update, by sub area, type and tenure.

Sub Area	Target no of Units	Type - Target No of Units			Tenure - Target No of Units																TOTAL		
		General	Specialist	TOTAL	Affordable Rent						Mid Rent				Intermediate Affordable				TOTAL				
					RSL	LSVT	Glasgow CBHA Reprov	Glasgow GHA Reprov	LA	Other	Private Rent		NSSE		LCHO								
											RSL	LA	RSL	LA	PS	OMSEP	RSL	LA		PS			
Local Authority Area	780	568	212	780	672					60												48	780
A - Cumnock - Auchinleck	180	140	40	180	170					10													180
B - Doon Valley	83	68	15	83	25					10													83
C - Irvine Valley	44	27	17	44	34					10													44
D - Kilmarnock Central	100	84	16	100	100																		100
E - Kilmarnock North	180	151	29	180	167					13													180
F - Kilmarnock South	106	33	73	106	96					10													106
G - Northern	87	65	22	87	80					7													87
H - RSL Adaptations				0																			0
I -				0																			0
J -				0																			0
K -				0																			0
L -				0																			0
Total Local Authority	780	568	212	780	672	0	0	0	0	60	0	0	0	0	0	0	0	0	0	0	0	48	780
Total Sub Areas	780	568	212	780	672	0	0	0	0	60	0	0	0	0	0	0	0	0	0	0	0	48	780

**East Ayrshire Council**

**Table 1 c) AHIP Allocation**

SHIP Programme	Anticipated AHIP Allocation £0.00m
10/11 - 14/15	50.741

**East Ayrshire Council**

**Table 2 a) YEAR 2010/11**

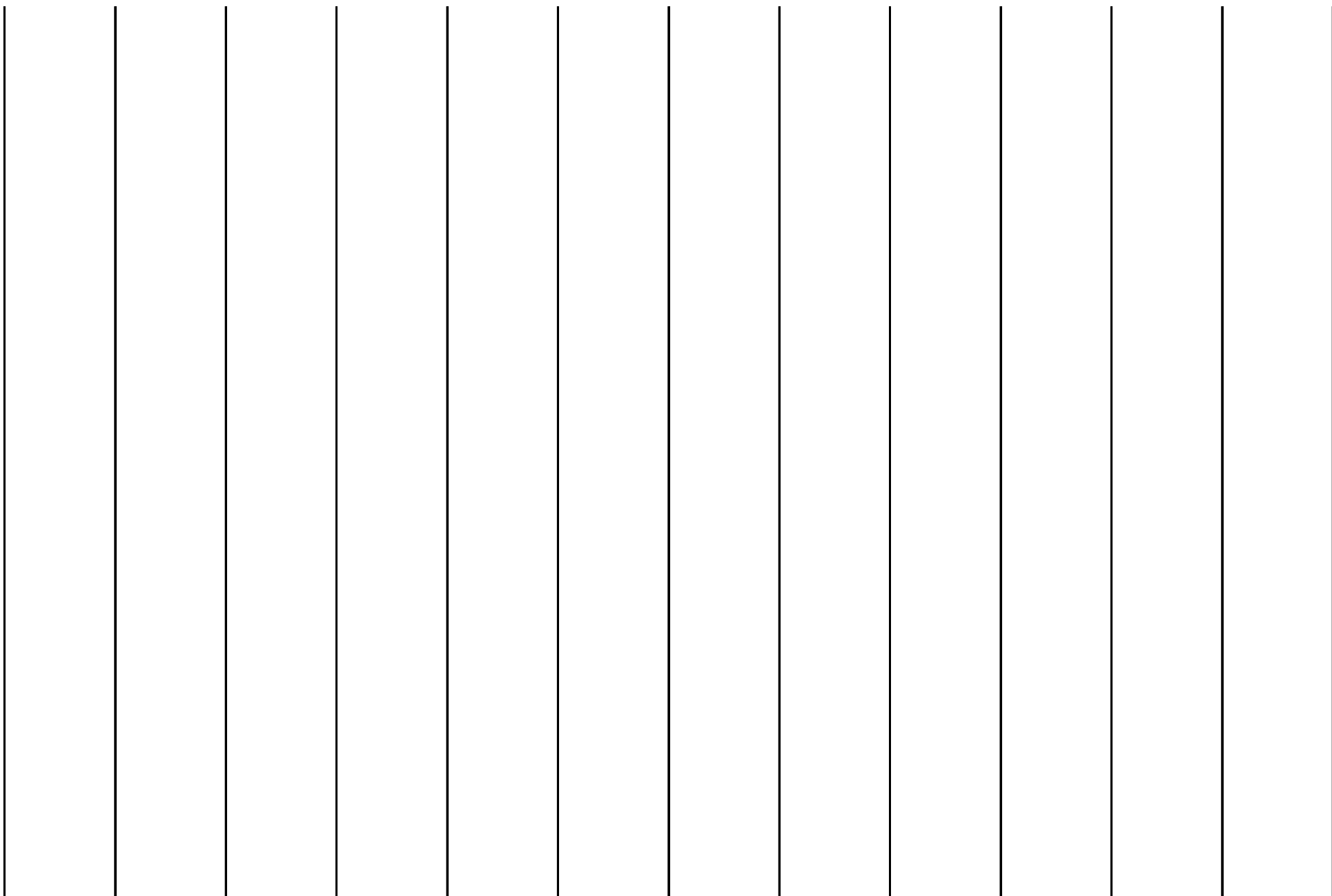
	Project Address	Sub Area	Total Unit Nos	Type - No of Units			RSL
				General	Special	Type	
				TOTAL			
1.01	Netherrobertland, Stewarton	G	65	50	15	65	65
1.02	Old Station Road, Catrine	A	14	12	2	14	14
1.03	Riccarton West	F	30		30	30	30
1.04	Darvel Coop	C	14	10	4	14	14
1.05	Commercially Sensitive Site 1	B	48	48		48	
1.06	MacDonald Drive, Kilmarnock	D	40	34	6	40	40
1.07	RSL Adaptations	H				0	
1.08	Council House Building: Creelshaugh Road, Fenwick	G	7		7	7	
1.09	Council House Building: Drumbrochan, Cumnock	A	10		10	10	
1.10	Council House Building: Newlands Drive, Kilmarnock	E	13		13	13	
1.11	Council House Building: Lammermuir Road, Kilmarnock	F	10		10	10	
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	



1.52					0	
1.53					0	
1.54					0	
1.55					0	
1.56					0	
1.57					0	
1.58					0	
1.59					0	
TOTALS		251	154	97	251	163

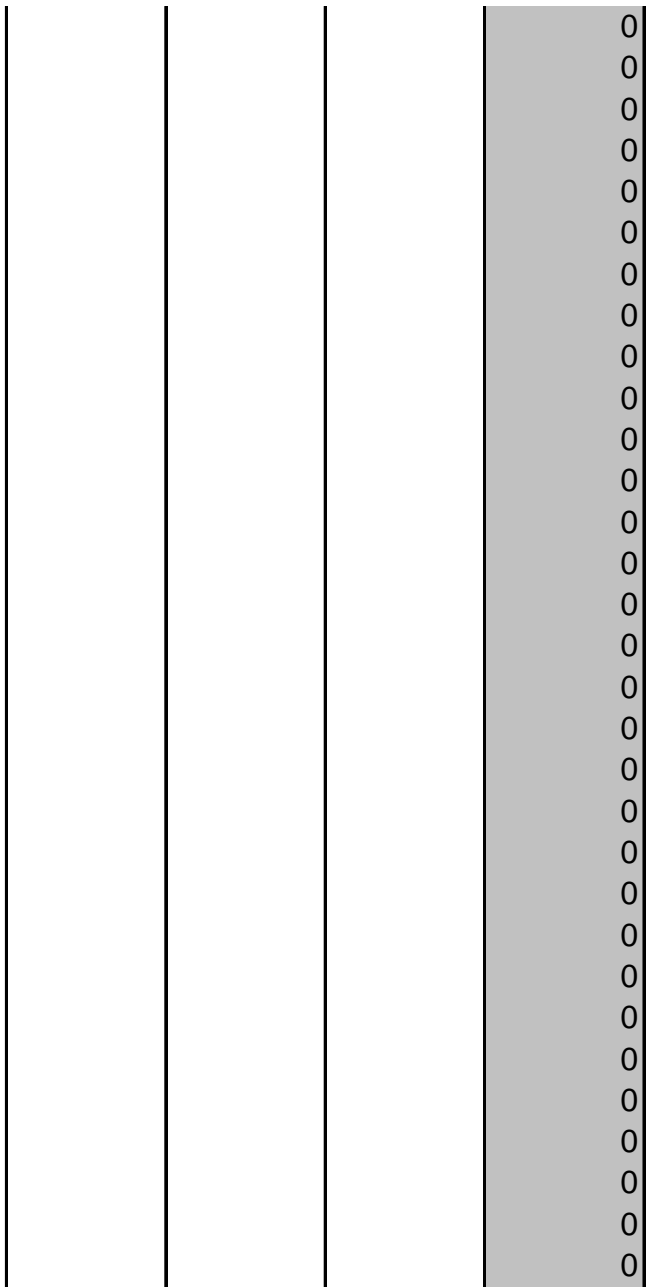
Sum by Sub Area Ref					
A	24	12	12	24	14
B	48	48	0	48	0
C	14	10	4	14	14
D	40	34	6	40	40
E	13	0	13	13	0
F	40	0	40	40	30
G	72	50	22	72	65
H	0	0	0	0	0
I	0	0	0	0	0
J	0	0	0	0	0
K	0	0	0	0	0
L	0	0	0	0	0
	251	154	97	251	163





















East Ayrshire Council

Table 3 a) YEAR 2010/11

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							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 Netherbertland, Stewarton	G	65	65							65			65	Infrastructure - Transport	Planning	Subject to a Planning Pre-application Notice	green
1.02 Old Station Road, Catrine	A	14	14							14			14	Other Ground Conditions	Planning	Design Team appointed	Amber
1.03 Riccarton West	F	30		30						30			30	Infrastructure - Transport	Infrastructure - Scottish Water	Pending a second stage tender bid	green
1.04 Darvel Coop	C	14				14				14			14	Planning	Other Ground Conditions	Subject of a Town Centre Regeneration bid	red
1.05 Commercially Sensitive Site 1	B	48		48						48			48	Land Ownership Issues	Infrastructure		Amber
1.06 MacDonald Drive, Kilmarnock	D	40		40						40			40	Other Ground Conditions	Infrastructure - Scottish Water	Subject to Site Investigations	green
1.07 RSL Adaptations	H	0								0			0				
1.08 Council House Building: Creelshaugh Road, Fenwick	G	7			7					7			7	Infrastructure	Other Ground Conditions	Subject to Site Investigations. Forms part of	green
1.09 Council House Building: Drumbrochan, Cumnock	A	10			10					10			10	Infrastructure - Transport	Other Ground Conditions	Subject to Site Investigations. Forms part of	green
1.10 Council House Building: Newlands Drive, Kilmarnock	E	13			13					13			13	Infrastructure	Other Ground Conditions	Subject to Site Investigations. Forms part of	green
1.11 Council House Building: Lammerruir Road, Kilmarnock	F	10			10					10			10	Infrastructure	Other Ground Conditions	Subject to Site Investigations. Forms part of	green
1.12	0	0			0					0			0				
1.13	0	0			0					0			0				
1.14	0	0			0					0			0				
1.15	0	0			0					0			0				
1.16	0	0			0					0			0				
1.17	0	0			0					0			0				
1.18	0	0			0					0			0				
1.19	0	0			0					0			0				
1.20	0	0			0					0			0				
1.21	0	0			0					0			0				
1.22	0	0			0					0			0				
1.23	0	0			0					0			0				
1.24	0	0			0					0			0				
1.25	0	0			0					0			0				
1.26	0	0			0					0			0				
1.27	0	0			0					0			0				
1.28	0	0			0					0			0				
1.29	0	0			0					0			0				
1.30	0	0			0					0			0				
1.31	0	0			0					0			0				
1.32	0	0			0					0			0				
1.33	0	0			0					0			0				
1.34	0	0			0					0			0				
1.35	0	0			0					0			0				
1.36	0	0			0					0			0				
1.37	0	0			0					0			0				
1.38	0	0			0					0			0				
1.39	0	0			0					0			0				
1.40	0	0			0					0			0				
1.41	0	0			0					0			0				
1.42	0	0			0					0			0				
1.43	0	0			0					0			0				
1.44	0	0			0					0			0				
1.45	0	0			0					0			0				
1.46	0	0			0					0			0				
1.47	0	0			0					0			0				
1.48	0	0			0					0			0				
1.49	0	0			0					0			0				
1.50	0	0			0					0			0				
1.51	0	0			0					0			0				
1.52	0	0			0					0			0				
1.53	0	0			0					0			0				
1.54	0	0			0					0			0				
1.55	0	0			0					0			0				
1.56	0	0			0					0			0				
1.57	0	0			0					0			0				
1.58	0	0			0					0			0				
1.59	0	0			0					0			0				
TOTALS		251	79	158	0	14	0	0	0	251	0	251	0	251			

East Ayrshire Council

Table 3 b) YEAR 2011/12

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							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 Shortlees Phase 1	F	28	28						28	28			28	Other Ground Conditions	Planning	Subject to Site Investigations	green
2.02 Chapel Lane, Galston	C	20		20					20	20			20	Planning	Other Ground Conditions	Subject to Site Investigations	amber
2.03 Peden Court Replacement, Cumnock	A	20		20					20	20			20	Planning	Infrastructure	Subject to site availability	amber
2.04 Site in Kilmarnock	F	16			16				16	16	16		16	Land Ownership Issues	Planning	Review of existing design/ layout requ	amber
2.05 Longpark Phase 7, Kilmarnock	E	45	45						45	45			45	Infrastructure - Scottish Water	Ground Contamination	Subject to Site Investigations	amber
2.06 RSL Adaptations	H	0							0	0			0				
2.07 Council House Building: Doon Valley	B	10		10					10	10			10	Planning	Other Ground Conditions	Subject to site identification	amber
2.08	0	0							0	0			0				
2.09	0	0							0	0			0				
2.10	0	0							0	0			0				
2.11	0	0							0	0			0				
2.12	0	0							0	0			0				
2.13	0	0							0	0			0				
2.14	0	0							0	0			0				
2.15	0	0							0	0			0				
2.16	0	0							0	0			0				
2.17	0	0							0	0			0				
2.18	0	0							0	0			0				
2.19	0	0							0	0			0				
2.20	0	0							0	0			0				
2.21	0	0							0	0			0				
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2.23	0	0							0	0			0				
2.24	0	0							0	0			0				
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2.27	0	0							0	0			0				
2.28	0	0							0	0			0				
2.29	0	0							0	0			0				
2.30	0	0							0	0			0				
2.31	0	0							0	0			0				
2.32	0	0							0	0			0				
2.33	0	0							0	0			0				
2.34	0	0							0	0			0				
2.35	0	0							0	0			0				
2.36	0	0							0	0			0				
2.37	0	0							0	0			0				
2.38	0	0							0	0			0				
2.39	0	0							0	0			0				
2.40	0	0							0	0			0				
2.41	0	0							0	0			0				
2.42	0	0							0	0			0				
2.43	0	0							0	0			0				
2.44	0	0							0	0			0				
2.45	0	0							0	0			0				
2.46	0	0							0	0			0				
2.47	0	0							0	0			0				
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2.54	0	0							0	0			0				
2.55	0	0							0	0			0				
2.56	0	0							0	0			0				
2.57	0	0							0	0			0				
2.58	0	0							0	0			0				
2.59	0	0							0	0			0				
<b>TOTALS</b>		<b>139</b>	<b>73</b>	<b>50</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>139</b>	<b>0</b>	<b>139</b>	<b>16</b>	<b>113</b>				

East Ayrshire Council

Table 3 c) YEAR 2012/13

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							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 Newlands Drive, Kilmarnock	E	12		12						12			12	Infrastructure	Other Ground Conditions	Subject to Access issues	Green	
3.02 Skernieland Road, Fenwick	G	15		15						15			15	Land Ownership Issues	Other Ground Conditions	Subject to land disposal issues	amber	
3.03 Auchinleck Road, Knockroon	A	30				30				30			30	Planning	Infrastructure	Part of larger master planning exercise	amber	
3.04 Women's Aid Refuge, Cumnock	A	4		4						4			4	Planning	Other Ground Conditions	Subject to Site identification	amber	
3.05 Barbieston Road, Auchinleck	A	36	36							36			36	Planning	Ground Contamination	Subject to Site Investigations	amber	
3.06 New Street, Kilmarnock	F	4		4						4			4	Planning	Infrastructure	Subject to Amenity issues	amber	
3.07 RSL Adaptations	H	0								0			0					
3.08 Council House Building: Irvine Valley	C	10		10						10			10	Planning	Other Ground Conditions	Subject to Site Identification	amber	
3.09	0	0								0			0					
3.10	0	0								0			0					
3.11	0	0								0			0					
3.12	0	0								0			0					
3.13	0	0								0			0					
3.14	0	0								0			0					
3.15	0	0								0			0					
3.16	0	0								0			0					
3.17	0	0								0			0					
3.18	0	0								0			0					
3.19	0	0								0			0					
3.20	0	0								0			0					
3.21	0	0								0			0					
3.22	0	0								0			0					
3.23	0	0								0			0					
3.24	0	0								0			0					
3.25	0	0								0			0					
3.26	0	0								0			0					
3.27	0	0								0			0					
3.28	0	0								0			0					
3.29	0	0								0			0					
3.30	0	0								0			0					
3.31	0	0								0			0					
3.32	0	0								0			0					
3.33	0	0								0			0					
3.34	0	0								0			0					
3.35	0	0								0			0					
3.36	0	0								0			0					
3.37	0	0								0			0					
3.38	0	0								0			0					
3.39	0	0								0			0					
3.40	0	0								0			0					
3.41	0	0								0			0					
3.42	0	0								0			0					
3.43	0	0								0			0					
3.44	0	0								0			0					
3.45	0	0								0			0					
3.46	0	0								0			0					
3.47	0	0								0			0					
3.48	0	0								0			0					
3.49	0	0								0			0					
3.50	0	0								0			0					
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3.54	0	0								0			0					
3.55	0	0								0			0					
3.56	0	0								0			0					
3.57	0	0								0			0					
3.58	0	0								0			0					
3.59	0	0								0			0					
TOTALS		111	36	45	0	30	0	0	0	111	0	111	0	101				

East Ayrshire Council

Table 3 d) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							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, Kilmarnock	F	18	18							18			18	Other Ground Conditions	Planning	Subject to Site Investigations/ Use of ex	amber
4.02 Stoner Crescent, Auchinleck	A	30		30						30			30	Planning	Other Ground Conditions	Subject to Site Investigations	amber
4.03 Fardalehill, Kilmarnock	D	60			60					60			60	Local Plan Issues	Planning	Subject to Local Plan outcome	amber
4.04 Corrie Mains Farm, Mauchline	A	26			26					26			26	Planning	Other Ground Conditions	Subject to Site Investigations	amber
4.05 RSL Adaptations	H	0								0							amber
4.06	0	0								0							
4.07	0	0								0							
4.08	0	0								0							
4.09	0	0								0							
4.10	0	0								0							
4.11	0	0								0							
4.12	0	0								0							
4.13	0	0								0							
4.14	0	0								0							
4.15	0	0								0							
4.16	0	0								0							
4.17	0	0								0							
4.18	0	0								0							
4.19	0	0								0							
4.20	0	0								0							
4.21	0	0								0							
4.22	0	0								0							
4.23	0	0								0							
4.24	0	0								0							
4.25	0	0								0							
4.26	0	0								0							
4.27	0	0								0							
4.28	0	0								0							
4.29	0	0								0							
4.30	0	0								0							
4.31	0	0								0							
4.32	0	0								0							
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4.34	0	0								0							
4.35	0	0								0							
4.36	0	0								0							
4.37	0	0								0							
4.38	0	0								0							
4.39	0	0								0							
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4.43	0	0								0							
4.44	0	0								0							
4.45	0	0								0							
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4.52	0	0								0							
4.53	0	0								0							
4.54	0	0								0							
4.55	0	0								0							
4.56	0	0								0							
4.57	0	0								0							
4.58	0	0								0							
4.59	0	0								0							
<b>TOTALS</b>		<b>134</b>	<b>18</b>	<b>30</b>	<b>86</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>134</b>	<b>0</b>	<b>134</b>	<b>0</b>	<b>134</b>			

East Ayrshire Council

Table 3 e) YEAR 2014/15

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							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 Main Street, Auchinleck	A	10							10				10	Planning	Land Ownership Issues	Subject to land assembly	red	
5.02 Dalcairney Road, Dalmellington	B	25	25						25				25	Planning	Other Ground Conditions	Part of cleared site	amber	
5.03 Altonhill, Kilmarnock	E	50			50				50				50	Land Ownership Issues	Ground Contamination	Subject to land assembly	amber	
5.04 Longpark Phase 6, Site 1, Kilmarnock	E	60		60					60			60	60	Planning	Other Ground Conditions	Subject to site traffic management issue	amber	
5.05 RSL Adaptations	H	0							0									
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									
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5.18	0	0							0									
5.19	0	0							0									
5.20	0	0							0									
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5.22	0	0							0									
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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									
<b>TOTALS</b>		<b>145</b>	<b>25</b>	<b>60</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>145</b>	<b>0</b>	<b>145</b>	<b>110</b>	<b>35</b>					

East Ayrshire Council

Table 4 a) YEAR 2010/11

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		
																								£0.000m
1.01 Netherrobertland, Stewarton	G	65	4.258						4.258	2.771			2.771						0.000				0.000	7.029
1.02 Old Station Road, Catrine	A	14	1.092						1.092	0.728			0.728						0.000				0.000	1.820
1.03 Riccarton West	F	30	2.144						2.144	1.198			1.198						0.000				0.000	3.342
1.04 Darvel Coop	C	14	1.092						1.092	0.728			0.728						0.000				0.000	1.820
1.05 Commercially Sensitive Site 1	B	48							0.000				0.000						0.000			1.980	1.980	
1.06 MacDonald Drive, Kilmarnock	D	40	2.864						2.864	1.997			1.997						0.000				0.000	4.861
1.07 RSL Adaptations	H	0	0.210						0.210				0.000						0.000				0.000	0.210
1.08 Council House Building: Creelshaugh Road, Fenwick	G	7						0.175	0.175				0.000		0.189	0.750			0.939				0.000	1.114
1.09 Council House Building: Drumbrochan, Cumnock	A	10						0.250	0.250				0.000		0.161	0.750			0.911				0.000	1.161
1.10 Council House Building: Newlands Drive, Kilmarnock	E	13						0.325	0.325				0.000		0.180	0.750			0.930				0.000	1.255
1.11 Council House Building: Lammermuir Road, Kilmarnock	F	10						0.250	0.250				0.000		0.206	0.750			0.956				0.000	1.206
1.12	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.13	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.14	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.15	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.16	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.17	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.18	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.19	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.20	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.21	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.22	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.23	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.24	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.25	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.26	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.27	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.28	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.29	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.30	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.31	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.32	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.33	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.34	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.35	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.36	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.37	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.38	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.39	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.40	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.41	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.42	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.43	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.44	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.45	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.46	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.47	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.48	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.49	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.50	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.51	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.52	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.53	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.54	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.55	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.56	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.57	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.58	0	0						0.000	0.000				0.000						0.000				0.000	0.000
1.59	0	0						0.000	0.000				0.000						0.000				0.000	0.000
TOTALS		251	11.660	0.000	0.000	0.000	0.000	1.000	12.660	7.422	0.000	0.000	7.422	0.000	0.736	3.000	0.000	3.736	0.000	0.000	1.980	1.980	25.798	

East Ayrshire Council

Table 4 b) YEAR 2011/12

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	Total		Public	Private	TOTAL	
2.01 Shortlees Phase 1	F	28	1.617						1.617	1.597			1.597					0.000			0.000	3.214	
2.02 Chapel Lane, Galston	C	20	1.560						1.560	1.040			1.040					0.000			0.000	2.600	
2.03 Peden Court Replacement, Cumnock	A	20	1.560						1.560	1.040			1.040					0.000			0.000	2.600	
2.04 Site in Kilmarnock	F	16	1.157						1.157	0.718			0.718					0.000			0.000	1.875	
2.05 Longpark Phase 7, Kilmarnock	E	45	3.240						3.240	2.160			2.160					0.000			0.000	5.400	
2.06 RSL Adaptations	H	0	0.210						0.210				0.000					0.000			0.000	0.210	
2.07 Council House Building: Doon Valley	B	10							0.250	0.250			0.000		0.150	0.750		0.900			0.000	1.150	
2.08	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.09	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.10	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.11	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.12	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.13	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.14	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.15	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.16	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.17	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.18	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.19	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.20	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.21	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.22	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.23	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.24	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.25	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.26	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.27	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.28	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.29	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.30	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.31	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.32	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.33	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.34	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.35	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.36	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.37	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.38	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.39	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.40	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.41	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.42	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.43	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.44	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.45	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.46	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.47	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.48	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.49	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.50	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.51	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.52	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.53	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.54	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.55	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.56	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.57	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.58	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
2.59	0	0	0.000						0.000				0.000					0.000			0.000	0.000	
<b>TOTALS</b>		<b>139</b>	<b>9.344</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.250</b>	<b>9.594</b>	<b>6.555</b>	<b>0.000</b>	<b>0.000</b>	<b>6.555</b>	<b>0.000</b>	<b>0.150</b>	<b>0.750</b>	<b>0.000</b>	<b>0.900</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>17.049</b>	







